



508 Lexington Rd.
Versailles, Ky 40383

Giovanni's Pizza

INVESTMENT ADVISORS

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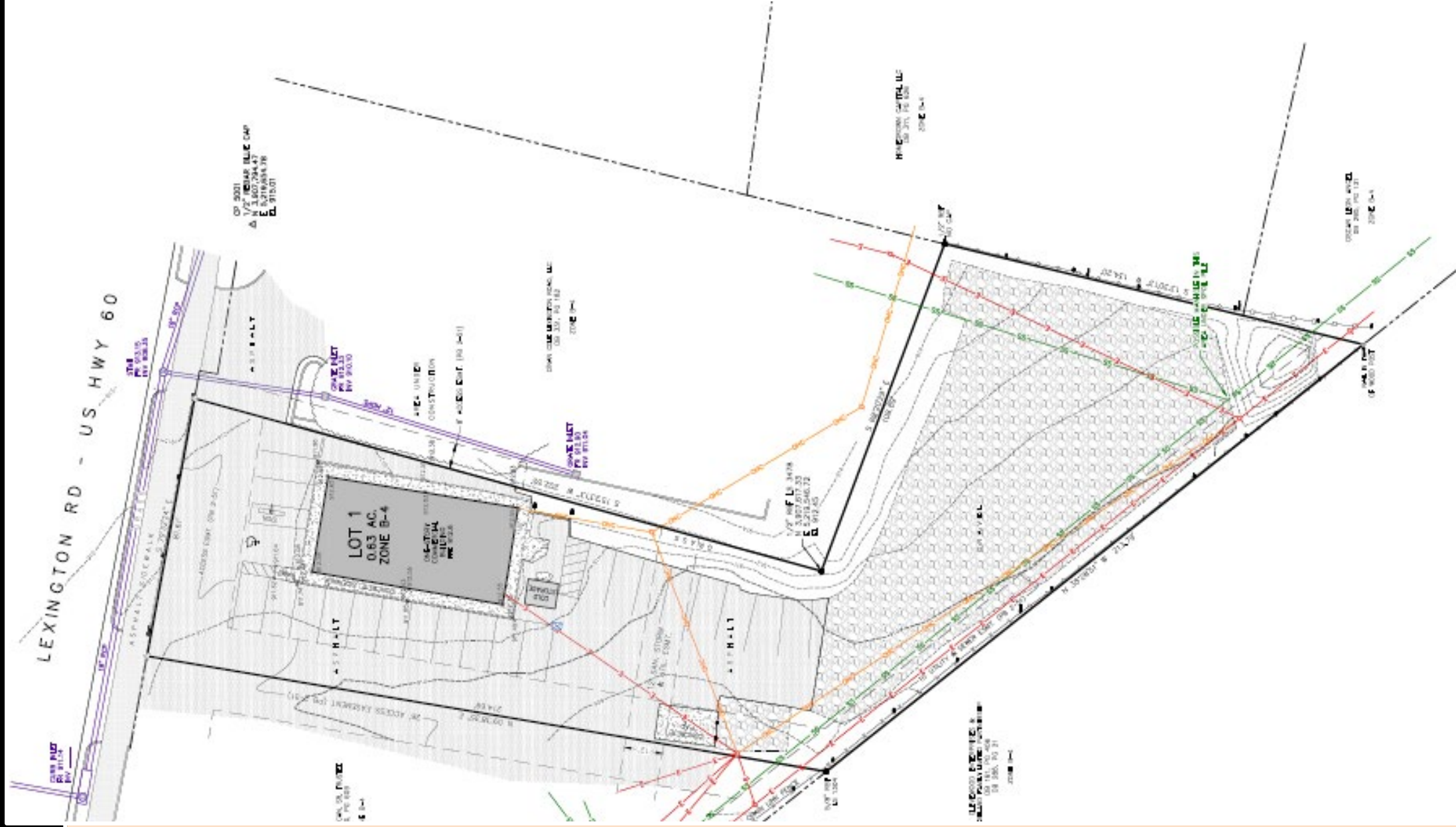
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The image features a central white rectangular area containing the text "INVESTMENT SUMMARY" in a dark gray, serif font. This central area is framed by four geometric shapes in shades of gray. The top-left corner is a dark gray triangle pointing towards the center. The top-right corner is a light gray trapezoid. The bottom-left corner is a light gray trapezoid. The bottom-right corner is a dark gray triangle pointing towards the center. The overall design is modern and professional.

INVESTMENT SUMMARY

INVESTMENT SNAPSHOTS

\$550,000

Asking Price

6.75%

Cap Rate

\$37,173

NOI

3 Yrs 10 Mn

Remaining Lease Term

- **There is 3 years 10 months remaining on the original lease term**
- Below market rent with income upside.
- Tenant responsible for all utilities, property taxes, and HVAC preventative maintenance.
- **Resilient** business – with drive-through access.
- Positioned along a major retail and traffic corridor.
- Located across the highway from **Kroger** – Kentucky's most popular grocery store.
- Surrounded by **national** and **regional** retailers: Chipotle, Valvoline, Kroger, Wendy's, Starbucks, and Dunkin.
- **Great visibility**, from road, with two easily accessible entry points.
- Abundance of parking on adjacent rear lot.





TENANT OVERVIEW

Headquarters: Ashland, Ky

USALocations: Approximately 100

Founded: 1967

Founded in 1967, Giovanni's is a popular pizza chain primarily located in the United States with over 100 locations across 6 states. Giovanni's® signature mix of spices and food products enables their restaurants to create a delicious variety of food that cannot be found anywhere else. These mouthwatering recipes have helped Giovanni's® grow to now include 99 franchises in 6 states! Giovanni's® continued success is due directly to the superior quality of the food their restaurants provide and the people who provide it. Their loyal customers will be the first to say that Giovanni's Pizza® is "The Italian place to be.®"



The slide features a central white rectangular area containing the title. This area is flanked by two large, dark gray triangular shapes pointing towards the center. The top-left triangle is a darker shade of gray, while the bottom-right triangle is a slightly lighter shade. The remaining background space is a light gray color.

FINANCIAL ANALYSIS

LEASE ABSTRACT



\$550,000
Asking Price

6.75%
Cap Rate

Insurance:	Landlord maintains property insurance on the premises.
Real Estate Taxes:	Tenant is responsible for real estate taxes on the premises.
Repairs & Maintenance:	Tenant is responsible for repairs and maintenance on the premises.
Utilities:	Tenant is responsible for all utility services on the premises.

Rent Schedule

Description	Dates	Annual Rent
Current Term: 62 Months	4/15/2024 -03/31/2029	\$42,000

Options: Operator would like to extend lease for 5 years and add additional option terms

LEASE DETAILS

ADDRESS:	508 Lexington Rd. Versailles, Ky 40383
TENANT:	KRH, LLC d/b/a Giovanni's Pizza
LOT AREA:	0.6283 AC
BUILDING SIZE:	1,812 SF
YEAR RENOVATED:	2022 - 2024
ANNUAL RENT:	\$42,000
LEASE TYPE:	Modified (See Lease Abstract)
RENT COMMENCEMENT:	04/15/2024
LEASE EXPIRATION:	3/31/2029
REMAINING LEASE TERM:	3 Years 10 Months
REMAINING OPTIONS:	N/A



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MARKET OVERVIEW

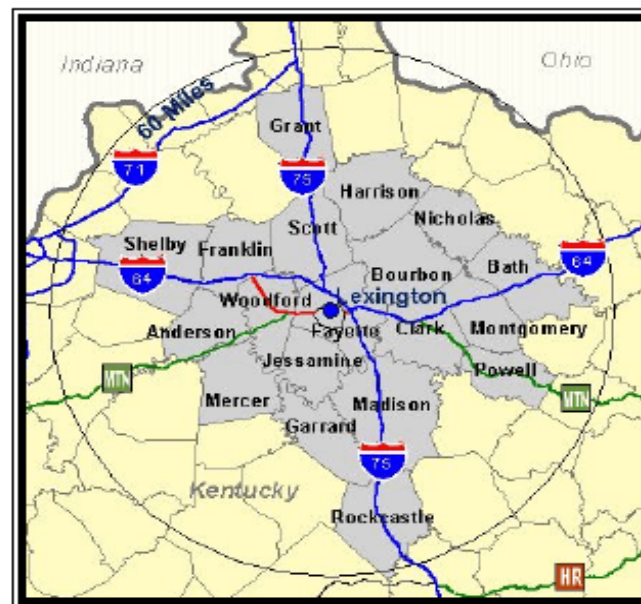
GENERAL AREA DATA

Population and Geography

Lexington, located in the famous Bluegrass area of Kentucky, is 84 miles south of Cincinnati, 76 miles east of Louisville, Kentucky, 175 miles north of Knoxville, Tennessee; and 335 miles east of St. Louis, Missouri.

Lexington and the Bluegrass have four distinct seasons that include cool plateau breezes, cool nights in summer and no prolonged periods of heat, cold, rain, wind or snow. The mean annual temperature is 54.9° Fahrenheit. Annual precipitation is 45.68 inches. Average minimum and maximum temperatures are as follows: Spring 34-74° Fahrenheit, Summer 61-86° Fahrenheit, Fall 36-79° Fahrenheit, and Winter 23-54° Fahrenheit. Lexington's average elevation is 966 feet above sea level.

Lexington is the state's second largest metropolitan area. The Fayette County area includes 285 square miles of gently rolling terrain. Having merged its city and county governments in 1974, Lexington is the only "urban county" form of government in Kentucky. Lexington has enjoyed a steady growth in population over the past decade. Its strong efforts towards planned expansion have blended strong growth while preserving its world-famous horse farms. Kentucky has the 8th lowest overall business cost in the nation and the fourth lowest cost state for industrial power. Lexington has seen dramatic industrial growth in the past decade in the automotive industry, computers, as well as service industry growth, pharmaceutical research, and as a medical, legal, and banking center for central and eastern Kentucky. Lexington's expansion has greatly enhanced growth in a number of the contiguous counties in the Lexington Labor Market Area. The Lexington Labor Market Area includes



Fayette, Anderson, Bourbon, Boyle, Clark, Estill, Franklin, Garrard, Harrison, Jackson, Jessamine, Lincoln, Madison, Mercer, Montgomery, Nicholas, Powell, Rockcastle, Scott, and Woodford Counties. The historical, current, and future population estimates are in the following tables.

The historical, and current population estimates are in the following tables.

Historic Population					
	1980	1990	2000	2010	2020
Fayette County	204,165	226,641	261,357	296,868	324,735
Annual Change	NA	1.10%	1.53%	1.36%	0.94%
Source: <i>U.S. Department of Commerce, Bureau of the Census</i>					
Recent Population					
	2016	2017	2018	2019	2020
Fayette County	318,190	321,554	322,597	323,922	324,735
Annual Change	0.67%	1.06%	0.32%	0.41%	0.25%
Source: <i>U.S. Department of Commerce, Bureau of the Census</i>					



Lexington / Fayette County has had a steady growth pattern for the past 50 years, and is expected to maintain a stable growth rate for the foreseeable future.

The Economic Framework

Labor statistics for the area are in the following tables:

Civilian Labor Force: Fayette County, KY (June)				
	2018	2019	2020	2021
Civilian Labor Force	174,719	174,429	173,688	169,855
Source: <i>U.S. Department of Labor, Bureau of Labor Statistics</i>				



WOODFORD COUNTY, KY

📍 COUNTY

➕ ADD COMPARISON

2023 POPULATION

27,017

0.487% 1-YEAR GROWTH

US SENATOR



Mitch
McConnell

REPUBLICAN PARTY

US SENATOR



Rand
Paul

REPUBLICAN PARTY

2023 MEDIAN AGE

42.3

0.471% 1-YEAR DECREASE

2023 POVERTY RATE

10%

19.1% 1-YEAR INCREASE

2023 MEDIAN HOUSEHOLD INCOME

\$80,006

219% 1-YEAR GROWTH

2023 MEDIAN PROPERTY VALUE

\$270,400

4.36% 1-YEAR GROWTH

2023 EMPLOYED POPULATION

13,668

0.456% 1-YEAR GROWTH

About

In 2023, Woodford County, KY had a population of 27k people with a median age of 42.3 and a median household income of \$80,006. Between 2022 and 2023 the population of Woodford County, KY grew from 26,886 to 27,017, a 0.487% increase and its median household income grew from \$78,295 to \$80,006, a 2.19% increase.

The 5 largest ethnic groups in Woodford County, KY are White (Non-Hispanic) (85.1%), Black or African American (Non-Hispanic) (3.86%), Other (Hispanic) (3.14%), Two+ (Non-Hispanic) (3.04%), and White (Hispanic) (2.72%).

None of the households in Woodford County, KY reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household. 95.5% of the residents in Woodford County, KY are U.S. citizens.

The largest universities in Woodford County, KY are [Frontier Nursing University \(156727\)](#) (1,020 degrees awarded in 2022) and [Midway University](#) (348 degrees).

In 2023, the median property value in Woodford County, KY was \$270,400, and the homeownership rate was 71.6%.

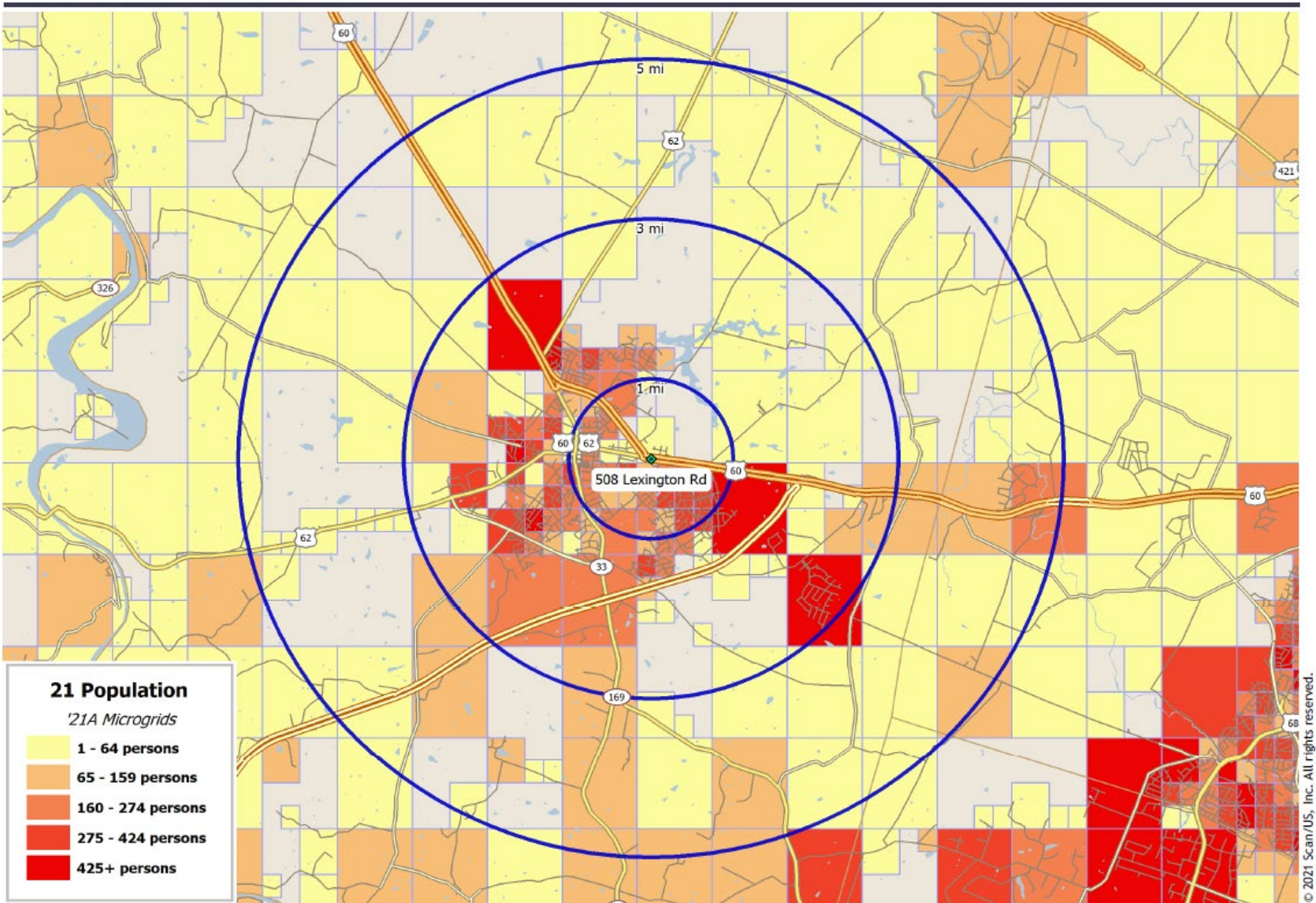
Most people in Woodford County, KY drove alone to work, and the average commute time was 24.6 minutes. The average car ownership in Woodford County, KY was 2 cars per household.

Woodford County, KY borders [Anderson County, KY](#), [Fayette County, KY](#), [Franklin County, KY](#), [Jessamine County, KY](#), [Mercer County, KY](#), and [Scott County, KY](#).

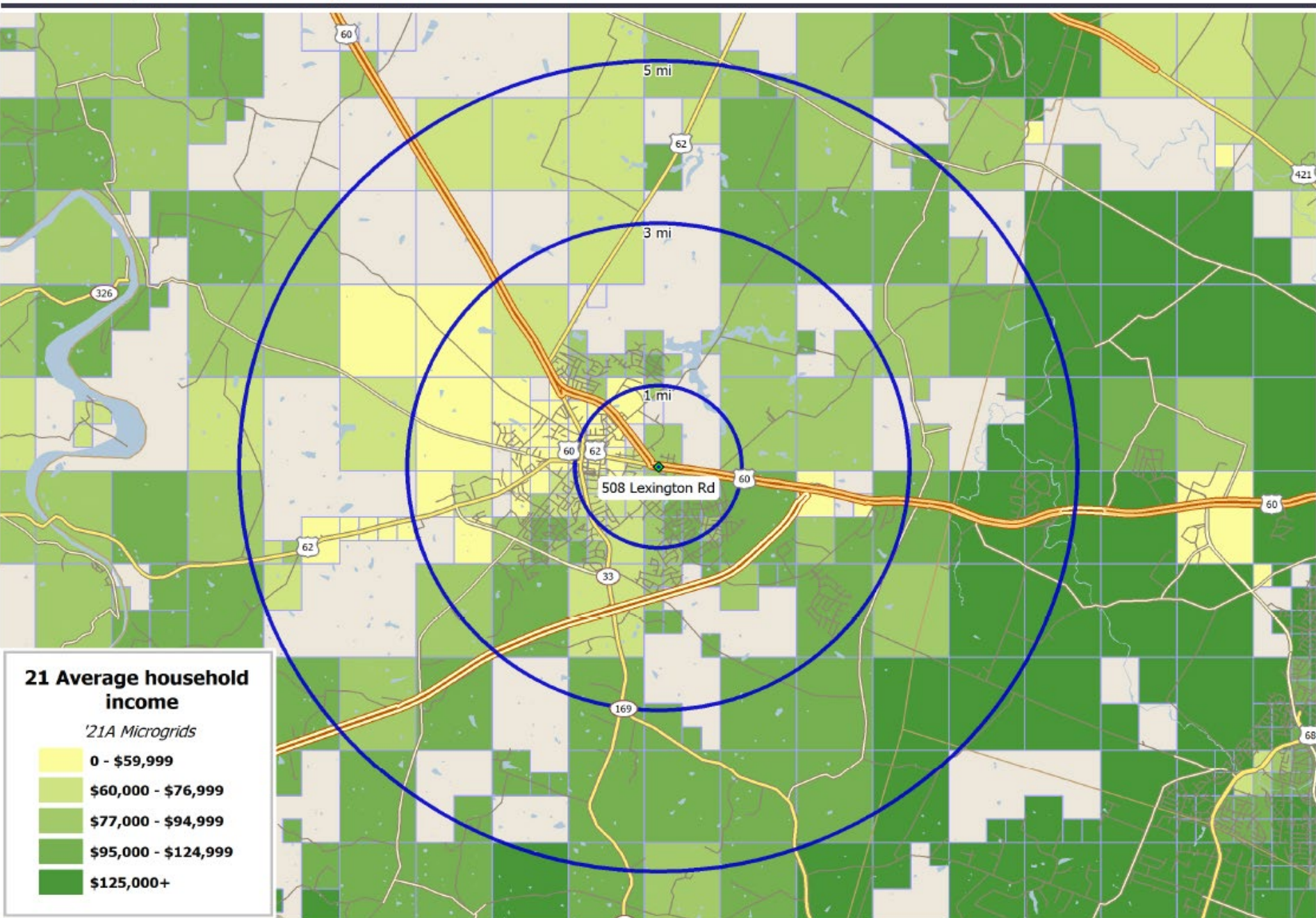
📍 UNITED STATES \ KENTUCKY \ LEXINGTON-FAYETTE, KY



Versailles, KY: 2021 Population



Versailles, KY: 2021 Average Household Income



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508 LEXINGTON RD: VERSAILLES, KY 40383:
SITE LOCATED AT 38.05065, 84.71354

	1 MI RING		3 MI RING		5 MI RING	
<u>Population</u>						
2026 Projection	5,934		19,607		21,896	
% Change 2021-2026		6.2%		4.9%		4.8%
2021 Estimate	5,588		18,684		20,900	
% Change 2010-2021		10.5%		9.9%		9.1%
2010 Census	5,057		17,000		19,152	
% Change 2000-2010		5.2%		11.3%		9.5%
2000 Census	4,808		15,280		17,483	
<u>Households</u>						
2026 Projection	2,410		7,727		8,664	
% Change 2021-2026		5.7%		4.5%		4.4%
2021 Estimate	2,281		7,393		8,299	
% Change 2010-2021		12.5%		11.2%		10.4%
2010 Census	2,027		6,651		7,519	
% Change 2000-2010		7.2%		13.4%		12.0%
2000 Census	1,891		5,863		6,716	
<u>Age, total population</u>						
	5,588		18,684		20,900	
under 5 years	314	5.6%	1,136	6.1%	1,213	5.8%
5 to 9 years	341	6.1%	1,203	6.4%	1,308	6.3%
10 to 14 years	355	6.4%	1,172	6.3%	1,322	6.3%
15 to 19 years	335	6.0%	1,121	6.0%	1,269	6.1%
20 to 24 years	297	5.3%	1,116	6.0%	1,190	5.7%
25 to 34 years	582	10.4%	2,102	11.3%	2,241	10.7%
35 to 44 years	703	12.6%	2,296	12.3%	2,512	12.0%
45 to 54 years	651	11.6%	2,173	11.6%	2,504	12.0%
55 to 64 years	783	14.0%	2,634	14.1%	3,046	14.6%
65 to 74 years	677	12.1%	2,273	12.2%	2,652	12.7%
75 to 84 years	392	7.0%	1,088	5.8%	1,240	5.9%
85 years and over	161	2.9%	370	2.0%	404	1.9%
Median Age	45.68		43.29		45.34	
<u>Age, male population</u>						
	2,682		8,995		10,094	
under 20 years	653	24.3%	2,307	25.6%	2,556	25.3%
20 to 34 years	458	17.1%	1,586	17.6%	1,695	16.8%
35 to 44 years	351	13.1%	1,154	12.8%	1,256	12.4%
45 to 64 years	716	26.7%	2,344	26.1%	2,712	26.9%
65 to 84 years	448	16.7%	1,474	16.4%	1,733	17.2%
85 years and over	59	2.2%	129	1.4%	143	1.4%
Median Age	43.51		42.21		44.04	
<u>Age, female population</u>						
	2,907		9,689		10,806	
under 20 years	692	23.8%	2,325	24.0%	2,556	23.7%
20 to 34 years	421	14.5%	1,632	16.8%	1,736	16.1%
35 to 44 years	352	12.1%	1,142	11.8%	1,256	11.6%
45 to 64 years	718	24.7%	2,463	25.4%	2,838	26.3%
65 to 84 years	621	21.4%	1,887	19.5%	2,159	20.0%
85 years and over	102	3.5%	241	2.5%	261	2.4%
Median Age	47.56		43.79		46.41	

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	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
Total Aggregate Income (\$mil)	\$169.8		\$564.3		\$667.0	
Per Capita Income	\$30,394		\$30,201		\$31,913	
<u>Household Income (households)</u>	2,281		7,393		8,299	
under \$10,000	109	4.8%	389	5.3%	407	4.9%
\$10,000 - \$14,999	95	4.2%	254	3.4%	268	3.2%
\$15,000 - \$19,999	72	3.2%	344	4.7%	361	4.3%
\$20,000 - \$24,999	112	4.9%	338	4.6%	378	4.6%
\$25,000 - \$29,999	93	4.1%	319	4.3%	362	4.4%
\$30,000 - \$34,999	97	4.3%	316	4.3%	364	4.4%
\$35,000 - \$39,999	144	6.3%	423	5.7%	482	5.8%
\$40,000 - \$49,999	155	6.8%	552	7.5%	637	7.7%
\$50,000 - \$59,999	157	6.9%	562	7.6%	622	7.5%
\$60,000 - \$74,999	219	9.6%	816	11.0%	880	10.6%
\$75,000 - \$99,999	362	15.9%	987	13.4%	1,070	12.9%
\$100,000 - \$124,999	275	12.1%	866	11.7%	968	11.7%
\$125,000 - \$149,999	166	7.3%	532	7.2%	617	7.4%
\$150,000 - \$199,999	161	7.1%	448	6.1%	526	6.3%
\$200,000 - \$249,999	28	1.2%	106	1.4%	152	1.8%
\$250,000 and over	38	1.7%	142	1.9%	204	2.5%
Aggregate Household Income (\$mil)	\$169.8		\$563.1		\$665.7	
Average Household Income	\$74,459		\$76,169		\$80,216	
Median Household Income	\$66,586		\$65,147		\$66,628	
<u>Family Income (families)</u>	1,566		5,296		5,975	
under \$10,000	28	1.8%	139	2.6%	146	2.4%
\$10,000 - \$14,999	9	0.6%	38	0.7%	40	0.7%
\$15,000 - \$19,999	26	1.7%	118	2.2%	119	2.0%
\$20,000 - \$24,999	38	2.4%	131	2.5%	148	2.5%
\$25,000 - \$29,999	35	2.2%	165	3.1%	197	3.3%
\$30,000 - \$34,999	36	2.3%	168	3.2%	185	3.1%
\$35,000 - \$39,999	102	6.5%	283	5.3%	312	5.2%
\$40,000 - \$49,999	113	7.2%	344	6.5%	401	6.7%
\$50,000 - \$59,999	95	6.1%	386	7.3%	432	7.2%
\$60,000 - \$74,999	163	10.4%	683	12.9%	735	12.3%
\$75,000 - \$99,999	304	19.4%	901	17.0%	977	16.4%
\$100,000 - \$124,999	238	15.2%	781	14.7%	871	14.6%
\$125,000 - \$149,999	155	9.9%	471	8.9%	552	9.2%
\$150,000 - \$199,999	159	10.2%	443	8.4%	518	8.7%
\$200,000 - \$249,999	28	1.8%	105	2.0%	148	2.5%
\$250,000 and over	38	2.4%	140	2.6%	195	3.3%
Aggregate family income (\$mil)	\$139.7		\$472.6		\$559.7	
Average family income	\$89,198		\$89,234		\$93,672	
Median family income	\$79,167		\$80,431		\$82,671	
<u>Non-Family Income (non-families)</u>	714		2,097		2,323	
Aggregate non-family income (\$mil)	\$30.2		\$90.5		\$106.0	
Average non-family income	\$42,220		\$43,181		\$45,634	
Median non-family income	\$30,744		\$29,916		\$30,697	

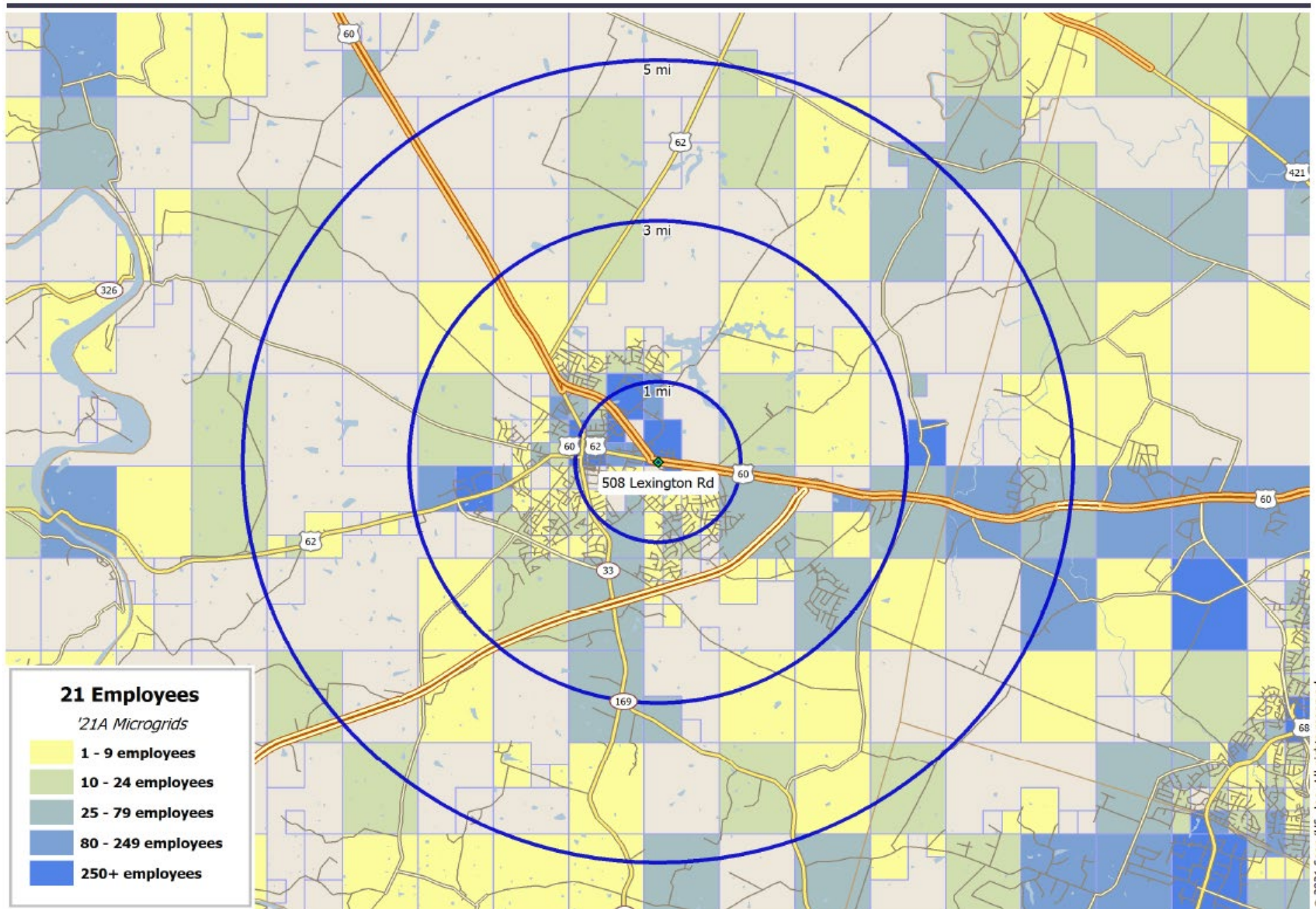
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SITE LOCATED AT 38.05065, 84.71354

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
<u>Population by Race/Ethnicity</u>	5,588		18,684		20,900	
White	4,822	86.3%	16,266	87.1%	18,309	87.6%
Black	338	6.0%	1,159	6.2%	1,219	5.8%
Asian	42	0.8%	165	0.9%	195	0.9%
Hawaiian/Pacific Islander	0	0.0%	2	0.0%	6	0.0%
American Indian/AK Native	6	0.1%	26	0.1%	27	0.1%
Other/multiple races	379	6.8%	1,066	5.7%	1,144	5.5%
Hispanic Origin	550	9.8%	1,517	8.1%	1,625	7.8%
<u>Education (persons 25+)</u>	3,952		12,953		14,633	
No high school diploma	342	8.7%	1,143	8.8%	1,271	8.7%
High school diploma	1,206	30.5%	4,048	31.3%	4,456	30.5%
College, no diploma	769	19.5%	2,379	18.4%	2,659	18.2%
Associate degree	355	9.0%	1,144	8.8%	1,300	8.9%
Bachelor's degree	827	20.9%	2,668	20.6%	3,055	20.9%
Graduate/professional degree	453	11.5%	1,571	12.1%	1,892	12.9%
<u>Labor Force (persons 16+ yrs)</u>						
Total Population, Age 16+	4,499		14,923		16,776	
Employed	2,708	60.2%	8,955	60.0%	10,005	59.6%
Unemployed	137	3.0%	357	2.4%	386	2.3%
In armed forces	1	0.0%	9	0.1%	10	0.1%
Not in labor force	1,653	36.7%	5,602	37.5%	6,375	38.0%
Male Population, Age 16+	2,165		7,135		8,054	
Employed	1,466	67.7%	4,848	67.9%	5,417	67.3%
Unemployed	64	3.0%	183	2.6%	197	2.4%
In armed forces	0	0.0%	0	0.0%	1	0.0%
Not in labor force	635	29.3%	2,104	29.5%	2,439	30.3%
Female Population, Age 16+	2,334		7,788		8,722	
Employed	1,242	53.2%	4,107	52.7%	4,588	52.6%
Unemployed	73	3.1%	174	2.2%	189	2.2%
In armed forces	1	0.0%	9	0.1%	9	0.1%
Not in labor force	1,018	43.6%	3,498	44.9%	3,936	45.1%
<u>Vehicles Available (households)</u>	2,281		7,393		8,299	
Households with no vehicles	208	9.1%	413	5.6%	433	5.2%
Households with 1 vehicle	616	27.0%	2,222	30.1%	2,405	29.0%
Households with 2 vehicles	1,055	46.3%	3,250	44.0%	3,649	44.0%
Households with 3+ vehicles	402	17.6%	1,509	20.4%	1,812	21.8%
Vehicles in owner households	3,157	77.6%	10,510	76.4%	12,285	77.3%
Vehicles in renter households	913	22.4%	3,255	23.6%	3,605	22.7%
Total vehicles available	4,070		13,765		15,890	
Average vehicles per household	1.78		1.86		1.91	

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	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
<u>Households</u>	2,281		7,393		8,299	
Average household size	2.42		2.51		2.50	
<u>Families</u>	1,566		5,296		5,975	
Average family size	2.96		3.01		2.99	
<u>Non-Families</u>	714		2,097		2,323	
Average non-family size	1.25		1.23		1.23	
<u>Group Quarters</u>	59		142		149	
<u>Household Type</u>						
Families	1,566		5,296		5,975	
Married couples	1,202	76.8%	4,090	77.2%	4,692	78.5%
with children	455	37.9%	1,526	37.3%	1,710	36.4%
Male householder, no wife	105	6.7%	308	5.8%	335	5.6%
with children	61	58.1%	163	52.9%	181	54.0%
Female householder, no husband	260	16.6%	898	17.0%	948	15.9%
with children	144	55.4%	554	61.7%	582	61.4%
Non-Families	714		2,097		2,323	
with children	7	1.0%	31	1.5%	31	1.3%
<u>Age of Householder (households)</u>						
under 25 years	68	3.0%	234	3.2%	249	3.0%
25 to 34 years	248	10.9%	889	12.0%	945	11.4%
35 to 44 years	361	15.8%	1,149	15.5%	1,263	15.2%
45 to 54 years	354	15.5%	1,171	15.8%	1,344	16.2%
55 to 64 years	465	20.4%	1,544	20.9%	1,763	21.2%
65 to 74 years	438	19.2%	1,419	19.2%	1,628	19.6%
75 to 84 years	256	11.2%	731	9.9%	824	9.9%
85 years and over	92	4.0%	257	3.5%	282	3.4%
<u>Household Size (households)</u>						
1 person	603	26.4%	1,763	23.8%	1,952	23.5%
2 person	831	36.4%	2,634	35.6%	3,047	36.7%
3 to 4 persons	677	29.7%	2,406	32.5%	2,653	32.0%
5+ persons	169	7.4%	589	8.0%	647	7.8%
<u>Total Housing Units</u>						
Occupied	2,281	95.6%	7,393	96.1%	8,298	95.4%
Owner-occupied	1,590	69.7%	5,150	69.7%	5,872	70.8%
Renter-occupied	691	30.3%	2,243	30.3%	2,426	29.2%
Vacant	105	4.4%	302	3.9%	401	4.6%
<u>Housing Value</u>						
Average Home Value	\$234,649		\$243,773		\$261,393	
Median Home Value	\$217,447		\$213,604		\$224,990	
Average Contract Rent	\$744		\$718		\$709	
Median Contract Rent	\$662		\$659		\$646	

Versailles, KY: 2021 Employees



508 LEXINGTON RD: VERSAILLES, KY 40383:
SITE LOCATED AT 38.05065, 84.71354

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
<u>Total Establishments</u>	336		656		750	
<u>Establishments by Type</u>						
Industrial	32	9.5%	65	9.9%	72	9.6%
Mining	0	0.0%	1	1.5%	1	1.4%
Construction	2	6.3%	3	4.6%	5	6.9%
Construction, <10 employees	10	31.3%	27	41.5%	29	40.3%
High-tech/research	0	0.0%	1	1.5%	1	1.4%
Trans/comm/utilities	6	18.8%	13	20.0%	15	20.8%
Wholesale/industrial	7	21.9%	11	16.9%	12	16.7%
Warehousing	4	12.5%	5	7.7%	5	6.9%
General industrial	3	9.4%	4	6.2%	4	5.6%
Manufacturing	11	3.3%	21	3.2%	24	3.2%
Heavy manufacturing	1	9.1%	1	4.8%	1	4.2%
General manufacturing	3	27.3%	5	23.8%	5	20.8%
Light manufacturing	3	27.3%	4	19.0%	4	16.7%
Manufacturing, <10 employees	4	36.4%	11	52.4%	14	58.3%
Commercial	121	36.0%	203	30.9%	220	29.3%
Retail trade	50	41.3%	80	39.4%	86	39.1%
Restaurants/bars	27	22.3%	41	20.2%	43	19.5%
Personal/rental/repair services	10	8.3%	28	13.8%	30	13.6%
Automotive repair services	11	9.1%	13	6.4%	13	5.9%
Hotels/motels	2	1.7%	2	1.0%	5	2.3%
Theaters/retail amusements	0	0.0%	0	0.0%	0	0.0%
Equipment rental	1	0.8%	4	2.0%	5	2.3%
Wholesale/commercial	2	1.7%	4	2.0%	4	1.8%
General commercial	18	14.9%	31	15.3%	34	15.5%
Offices	136	40.5%	252	38.4%	280	37.3%
Business and corporate administration	5	3.7%	6	2.4%	8	2.9%
Finance/ins/real estate	7	5.1%	8	3.2%	9	3.2%
Finance/ins/real estate, <10 employees	22	16.2%	60	23.8%	66	23.6%
Professional services	15	11.0%	37	14.7%	43	15.4%
Business services	10	7.4%	15	6.0%	16	5.7%
General office	14	10.3%	38	15.1%	46	16.4%
Medical services	63	46.3%	88	34.9%	92	32.9%
Other	25	7.4%	77	11.7%	91	12.1%
Schools and colleges	5	20.0%	16	20.8%	18	19.8%
Libraries	1	4.0%	3	3.9%	3	3.3%
Hospitals/medical services	1	4.0%	1	1.3%	3	3.3%
Museums/art galleries/gardens	0	0.0%	3	3.9%	3	3.3%
Outdoor recreation/amusement parks	1	4.0%	11	14.3%	13	14.3%
Public administration	6	24.0%	16	20.8%	16	17.6%
Churches	11	44.0%	23	29.9%	31	34.1%
Other, not elsewhere classified	0	0.0%	4	5.2%	4	4.4%
Agriculture	9	2.7%	37	5.6%	63	8.4%
Agricultural production	0	0.0%	0	0.0%	0	0.0%
Agricultural services	9	100.0%	37	100.0%	63	100.0%

508 LEXINGTON RD: VERSAILLES, KY 40383:
SITE LOCATED AT 38.05065, 84.71354

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
<u>Total Employees</u>	3,829		6,501		7,666	
<u>Employees by Type</u>						
Industrial	317	8.3%	523	8.0%	584	7.6%
Mining	0	0.0%	2	0.4%	2	0.3%
Construction	128	40.4%	172	32.9%	211	36.1%
Construction, <10 employees	24	7.6%	85	16.3%	93	15.9%
High-tech/research	2	0.6%	3	0.6%	3	0.5%
Trans/comm/utilities	27	8.5%	57	10.9%	67	11.5%
Wholesale/industrial	51	16.1%	83	15.9%	87	14.9%
Warehousing	34	10.7%	49	9.4%	49	8.4%
General industrial	51	16.1%	72	13.8%	72	12.3%
Manufacturing	1,068	27.9%	1,511	23.2%	1,519	19.8%
Heavy manufacturing	14	1.3%	20	1.3%	20	1.3%
General manufacturing	503	47.1%	897	59.4%	897	59.1%
Light manufacturing	533	49.9%	544	36.0%	544	35.8%
Manufacturing, <10 employees	18	1.7%	50	3.3%	58	3.8%
Commercial	1,147	30.0%	1,679	25.8%	1,789	23.3%
Retail trade	504	43.9%	757	45.1%	775	43.3%
Restaurants/bars	497	43.3%	649	38.7%	670	37.5%
Personal/rental/repair services	26	2.3%	60	3.6%	76	4.2%
Automotive repair services	31	2.7%	35	2.1%	35	2.0%
Hotels/motels	4	0.3%	4	0.2%	10	0.6%
Theaters/retail amusements	0	0.0%	0	0.0%	0	0.0%
Equipment rental	2	0.2%	8	0.5%	10	0.6%
Wholesale/commercial	3	0.3%	41	2.4%	77	4.3%
General commercial	80	7.0%	125	7.4%	136	7.6%
Offices	608	15.9%	978	15.0%	1,064	13.9%
Business and corporate administration	36	5.9%	46	4.7%	68	6.4%
Finance/ins/real estate	89	14.6%	114	11.7%	121	11.4%
Finance/ins/real estate, <10 employees	55	9.0%	144	14.7%	158	14.8%
Professional services	57	9.4%	131	13.4%	141	13.3%
Business services	100	16.4%	118	12.1%	121	11.4%
General office	47	7.7%	152	15.5%	179	16.8%
Medical services	224	36.8%	273	27.9%	276	25.9%
Other	664	17.3%	1,659	25.5%	2,253	29.4%
Schools and colleges	309	46.5%	999	60.2%	1,515	67.2%
Libraries	8	1.2%	20	1.2%	20	0.9%
Hospitals/medical services	147	22.1%	147	8.9%	179	7.9%
Museums/art galleries/gardens	0	0.0%	31	1.9%	31	1.4%
Outdoor recreation/amusement parks	14	2.1%	46	2.8%	53	2.4%
Public administration	115	17.3%	279	16.8%	279	12.4%
Churches	70	10.5%	113	6.8%	152	6.7%
Other, not elsewhere classified	1	0.2%	24	1.4%	24	1.1%
Agriculture	27	0.7%	150	2.3%	456	5.9%
Agricultural production	0	0.0%	0	0.0%	0	0.0%
Agricultural services	27	100.0%	150	100.0%	456	100.0%