



**Asking Price:**

- \$250,000 purchase price, or
- \$2,000/month NNN

**Square Ft:**

- 3,496

**Acreage:**

- 1

**Property Highlights:**

- Former YMCA building available for lease.
- Open floor plan with one private office.
- Great for retail, restaurant, office, church, etc.
- Traffic count: 8,900



For more information:

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,623	69,344	126,711
2010 Population	8,280	67,837	122,301
2016 Population	8,393	70,678	128,311
2021 Population	8,618	73,750	133,695
2000-2010 Annual Rate	-0.41%	-0.22%	-0.35%
2010-2016 Annual Rate	0.22%	0.66%	0.77%
2016-2021 Annual Rate	0.53%	0.85%	0.83%
2016 Male Population	48.4%	48.4%	49.3%
2016 Female Population	51.6%	51.6%	50.7%
2016 Median Age	39.7	34.8	35.9

In the identified area, the current year population is 128,311. In 2010, the Census count in the area was 122,301. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 133,695 representing a change of 0.83% annually from 2016 to 2021. Currently, the population is 49.3% male and 50.7% female.

**Median Age**

The median age in this area is 39.7, compared to U.S. median age of 38.0.

**Race and Ethnicity**

2016 White Alone	68.7%	55.4%	56.0%
2016 Black Alone	19.2%	32.5%	33.0%
2016 American Indian/Alaska Native Alone	1.1%	0.8%	0.8%
2016 Asian Alone	3.7%	4.4%	4.1%
2016 Pacific Islander Alone	0.3%	0.3%	0.3%
2016 Other Race	2.2%	2.0%	1.7%
2016 Two or More Races	4.8%	4.5%	4.1%
2016 Hispanic Origin (Any Race)	7.0%	6.4%	6.2%

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.5 in the identified area, compared to 63.5 for the U.S. as a whole.

**Households**

2000 Households	3,675	26,462	46,207
2010 Households	3,434	26,258	46,427
2016 Total Households	3,430	26,911	47,673
2021 Total Households	3,497	27,926	49,504
2000-2010 Annual Rate	-0.68%	-0.08%	0.05%
2010-2016 Annual Rate	-0.02%	0.39%	0.42%
2016-2021 Annual Rate	0.39%	0.74%	0.76%
2016 Average Household Size	2.43	2.54	2.47

The household count in this area has changed from 46,427 in 2010 to 47,673 in the current year, a change of 0.42% annually. The five-year projection of households is 49,504, a change of 0.76% annually from the current year total. Average household size is currently 2.47, compared to 2.44 in the year 2010. The number of families in the current year is 29,634 in the specified area.



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$30,822	\$34,553	\$35,521
2021 Median Household Income	\$30,108	\$35,813	\$36,833
2016-2021 Annual Rate	-0.47%	0.72%	0.73%
<b>Average Household Income</b>			
2016 Average Household Income	\$43,027	\$45,087	\$48,861
2021 Average Household Income	\$45,448	\$48,568	\$52,960
2016-2021 Annual Rate	1.10%	1.50%	1.62%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$18,070	\$18,136	\$20,454
2021 Per Capita Income	\$18,931	\$19,328	\$21,815
2016-2021 Annual Rate	0.94%	1.28%	1.30%

**Households by Income**

Current median household income is \$35,521 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$36,833 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$48,861 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$52,960 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$20,454 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$21,815 in five years, compared to \$32,025 for all U.S. households

**Housing**

2000 Total Housing Units	4,015	29,551	51,589
2000 Owner Occupied Housing Units	2,319	16,293	28,906
2000 Renter Occupied Housing Units	1,356	10,169	17,301
2000 Vacant Housing Units	340	3,089	5,382
2010 Total Housing Units	4,060	30,626	53,803
2010 Owner Occupied Housing Units	2,112	15,192	27,598
2010 Renter Occupied Housing Units	1,322	11,066	18,829
2010 Vacant Housing Units	626	4,368	7,376
2016 Total Housing Units	4,111	31,681	55,772
2016 Owner Occupied Housing Units	1,919	14,108	25,796
2016 Renter Occupied Housing Units	1,511	12,802	21,877
2016 Vacant Housing Units	681	4,770	8,099
2021 Total Housing Units	4,193	32,895	57,959
2021 Owner Occupied Housing Units	1,938	14,441	26,566
2021 Renter Occupied Housing Units	1,559	13,485	22,938
2021 Vacant Housing Units	696	4,969	8,455

Currently, 46.3% of the 55,772 housing units in the area are owner occupied; 39.2%, renter occupied; and 14.5% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 53,803 housing units in the area - 51.3% owner occupied, 35.0% renter occupied, and 13.7% vacant. The annual rate of change in housing units since 2010 is 1.61%. Median home value in the area is \$99,609, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 5.34% annually to \$129,227.



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