

FOR SALE**Asking Price**

- \$200,000

Zoning

- C-1

Lot Size

- 215'x206'

Acres

- 0.97

Property Description

- Former convenience store
- High visibility location on Hwy 98, just West of Fairfield Drive. Access road at rear leads to Fairfield Drive.
- 1,000 SF auto wash bay
- Lamar sign generates \$1,265 in additional income annually
- Sold "As Is"
- 22,000 cars daily



For more information:
 Fred Gunther, CCIM
 850.433.0666

EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$38,221	\$35,843	\$36,113
2018 Median Household Income	\$42,754	\$39,833	\$40,493
2013-2018 Annual Rate	2.27%	2.13%	2.32%
Average Household Income			
2013 Average Household Income	\$46,097	\$44,383	\$46,216
2018 Average Household Income	\$51,284	\$50,337	\$52,774
2013-2018 Annual Rate	2.16%	2.55%	2.69%
Per Capita Income			
2013 Per Capita Income	\$19,899	\$17,869	\$18,077
2018 Per Capita Income	\$22,225	\$20,243	\$20,598
2013-2018 Annual Rate	2.24%	2.53%	2.65%

Households by Income

Current median household income is \$36,113 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$40,493 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$46,216 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$52,774 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$18,077 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$20,598 in five years, compared to \$32,073 for all U.S. households

Housing

2000 Total Housing Units	2,461	17,331	37,896
2000 Owner Occupied Housing Units	1,044	9,448	21,299
2000 Owner Occupied Housing Units	1,173	6,201	12,800
2000 Vacant Housing Units	244	1,682	3,797
2010 Total Housing Units	2,566	18,285	40,457
2010 Owner Occupied Housing Units	1,129	9,091	20,653
2010 Renter Occupied Housing Units	1,124	6,679	14,178
2010 Vacant Housing Units	313	2,515	5,626
2013 Total Housing Units	2,595	18,545	40,984
2013 Owner Occupied Housing Units	1,051	8,621	19,709
2013 Renter Occupied Housing Units	1,208	7,266	15,523
2013 Vacant Housing Units	336	2,658	5,753
2018 Total Housing Units	2,652	18,967	41,879
2018 Owner Occupied Housing Units	1,091	9,040	20,712
2018 Renter Occupied Housing Units	1,210	7,269	15,602
2018 Vacant Housing Units	351	2,658	5,565

Currently, 48.1% of the 40,984 housing units in the area are owner occupied; 37.9%, renter occupied; and 14.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 40,457 housing units in the area - 51.0% owner occupied, 35.0% renter occupied, and 13.9% vacant. The annual rate of change in housing units since 2010 is 0.58%. Median home value in the area is \$109,550, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 5.21% annually to \$141,225.



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Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Population			
2000 Population	6,185	40,596	97,846
2010 Population	5,320	40,298	94,186
2013 Population	5,317	40,579	95,120
2018 Population	5,388	41,540	97,542
2000-2010 Annual Rate	-1.49%	-0.07%	-0.38%
2010-2013 Annual Rate	-0.02%	0.21%	0.30%
2013-2018 Annual Rate	0.27%	0.47%	0.50%
2013 Male Population	48.6%	49.5%	51.0%
2013 Female Population	51.4%	50.5%	49.0%
2013 Median Age	34.9	34.0	33.2

In the identified area, the current year population is 95,120. In 2010, the Census count in the area was 94,186. The rate of change since 2010 was 0.30% annually. The five-year projection for the population in the area is 97,542 representing a change of 0.50% annually from 2013 to 2018. Currently, the population is 51.0% male and 49.0% female.

Median Age

The median age in this area is 33.2, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	60.7%	66.1%	62.8%
2013 Black Alone	22.2%	21.3%	25.9%
2013 American Indian/Alaska Native Alone	0.5%	0.9%	0.9%
2013 Asian Alone	8.7%	4.6%	4.0%
2013 Pacific Islander Alone	0.2%	0.2%	0.3%
2013 Other Race	2.8%	2.2%	1.9%
2013 Two or More Races	4.9%	4.6%	4.2%
2013 Hispanic Origin (Any Race)	7.5%	6.8%	6.8%

Persons of Hispanic origin represent 6.8% of the population in the identified area compared to 17.4% 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 59.6 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	2,218	15,650	34,099
2010 Households	2,253	15,770	34,831
2013 Total Households	2,259	15,887	35,231
2018 Total Households	2,301	16,309	36,314
2000-2010 Annual Rate	0.16%	0.08%	0.21%
2010-2013 Annual Rate	0.08%	0.23%	0.35%
2013-2018 Annual Rate	0.37%	0.53%	0.61%
2013 Average Household Size	2.31	2.44	2.48

The household count in this area has changed from 34,831 in 2010 to 35,231 in the current year, a change of 0.35% annually. The five-year projection of households is 36,314, a change of 0.61% annually from the current year total. Average household size is currently 2.48, compared to 2.49 in the year 2010. The number of families in the current year is 22,491 in the specified area.



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