

PEARL PLAZA – CHIPOTLE AND CITIZENS BANK ANCHORED

Middleburg Heights, Ohio

OFFERING MEMORANDUM



CONTENTS

THE PROPERTY

- 01 Investment Summary
- 02 Investment Highlights
- 03 Property Description
- 04 Property Photos
- 09 Parcel Map

PERFORMANCE AND TENANCY

- 10 NOI Budget
- 11 Rent Roll
- 13 Tenant Information

MARKET OVERVIEW

- 16 Regional Snapshot
- 17 Property Aerial
- 19 Regional Map
- 20 Local Map
- 21 Demographics



KYLE HARTUNG
DIRECTOR OF INVESTMENT SALES

kyle@goodmanrealestate.com
216.342.9305

CONTACT ME



Goodman Real Estate Services Group is the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.

DISCLAIMER: The information contained herein has been obtained from sources believed to be reliable. Goodman Real Estate Services Group LLC and its agents, associates, and employees make no guarantee, warranty or representation about it. The information may be subject to changes in price, financing, leases, or other errors and omissions without prior notice. Evaluating retail investment opportunities requires careful due diligence and information gathering, which is why we suggest that you and your advisors conduct your own careful investigation of the property.

INVESTMENT SUMMARY



PRICE: \$9,772,000

**CLICK FOR
GOOGLE MAP**



PROPERTY

PEARL PLAZA

ADDRESS

6842-6860 Pearl Road
Middleburg Heights, Ohio 44130

PROPERTY TYPE

Nationally Anchored
Strip Center

TENANTS

Service:
Chipotle, Citizens, Smoothie
King, Potbelly, AT&T

Medical:
SVS Vision, Health Express
Urgent Care

MARKET

Cleveland, Ohio MSA

POPULATION

2,058,844

YEAR BUILT

2023

BUILDING SIZE

15,690 Square Feet

LAND SIZE

2.34 Acres

PERCENT LEASED

100%

LEASE TERM REMAINING

8.5-10 Years (All Tenants)

NET OPERATING INCOME

\$610,778.85

CAP RATE

Years 1-4: 6.25%

Years 5-9: 6.89%

INVESTMENT HIGHLIGHTS

Chipotle (NYSE: CMG) and Citizens (NYSE: CFG) Anchored

Health Express Urgent Care and SVS Vision are 35% of Total GLA

Citizens and Chipotle Both Feature Drive Thru Prototypes

Corporate Credit

Medical Draw

Double End Cap Drive Thru

INVESTMENT HIGHLIGHTS

High Traffic

Heavy Retail Area

New Construction

Densely Populated

Over 25,000 Daily Vehicles on Pearl Road Directly in Front of the Property

Surrounded by BJ's Wholesale, Marshall's, Burlington, Giant Eagle, Etc.

Brand New Buildings Featuring Current Prototypes and Drive Thru's

Over 84,000 People in 3 Miles with Average HH Income \$73,000

PROPERTY DESCRIPTION

CLEVELAND, OHIO

Cleveland is a major city in the U.S. state of Ohio and the county seat of Cuyahoga County. Greater Cleveland is ranked as the 32nd largest metropolitan area in the U.S., with 2,055,612 people. The city is located on the southern shore of Lake Erie and was founded in 1796 near the mouth of the Cuyahoga River. It became a manufacturing center due to its location on both the river and lake shore, as well as being connected to numerous canals and railroad lines. As Cleveland continues to evolve and grow, the economy relies on diversified sectors such as manufacturing, financial services, healthcare, entertainment and biotechnology. Over the last 5 years, Cleveland has added over \$5 billion worth of new construction, including 1,500 hotel rooms, converting 1 million square feet of commercial space into 3,300 residential units and added 350,000 square feet of prime office space. The city is home to some of the best hospitals in the U.S., including The Cleveland Clinic, University Hospital and MetroHealth. Additionally, the city is home to Playhouse Square, the second largest performing arts center in the U.S. behind New York City's Lincoln Center.



PROPERTY DESCRIPTION

For sale to qualified investors is a brand-new, corporate-credit dominant, service-oriented strip center located in Middleburg Heights, Ohio. Featuring new construction and neighboring Aldi shadow-anchor, this two-building retail strip includes Chipotle (NYSE: CMG), Citizens Bank (NYSE: CFG), Potbelly (Nasdaq: PBPB), AT&T (TS Mobility, Inc.), SVS Vision, Inc., Health Express Urgent Care and Smoothie King. Citizens and Chipotle both include end-cap locations with newest drive-thru corporate prototypes. Opened in 2023, leases feature desired triple-net pass-through structure and have an average of 9.5 years of base term remaining, plus options. The property has multiple access points on Pearl Road (25,000+ VPD), including signalized access shared with Giant Eagle, BJ's Wholesale Club, Marshall's, Petco, Burlington, OfficeMax and more. The property is situated in the center of an extremely dense population base with over 84,000 people in just a 3 miles radius and corresponding incomes over \$73,000. Due to the high residential density, large retail development opportunities are scarce, making the intersection of Pearl Road and West 130th the core of the retail market for this nearby population.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

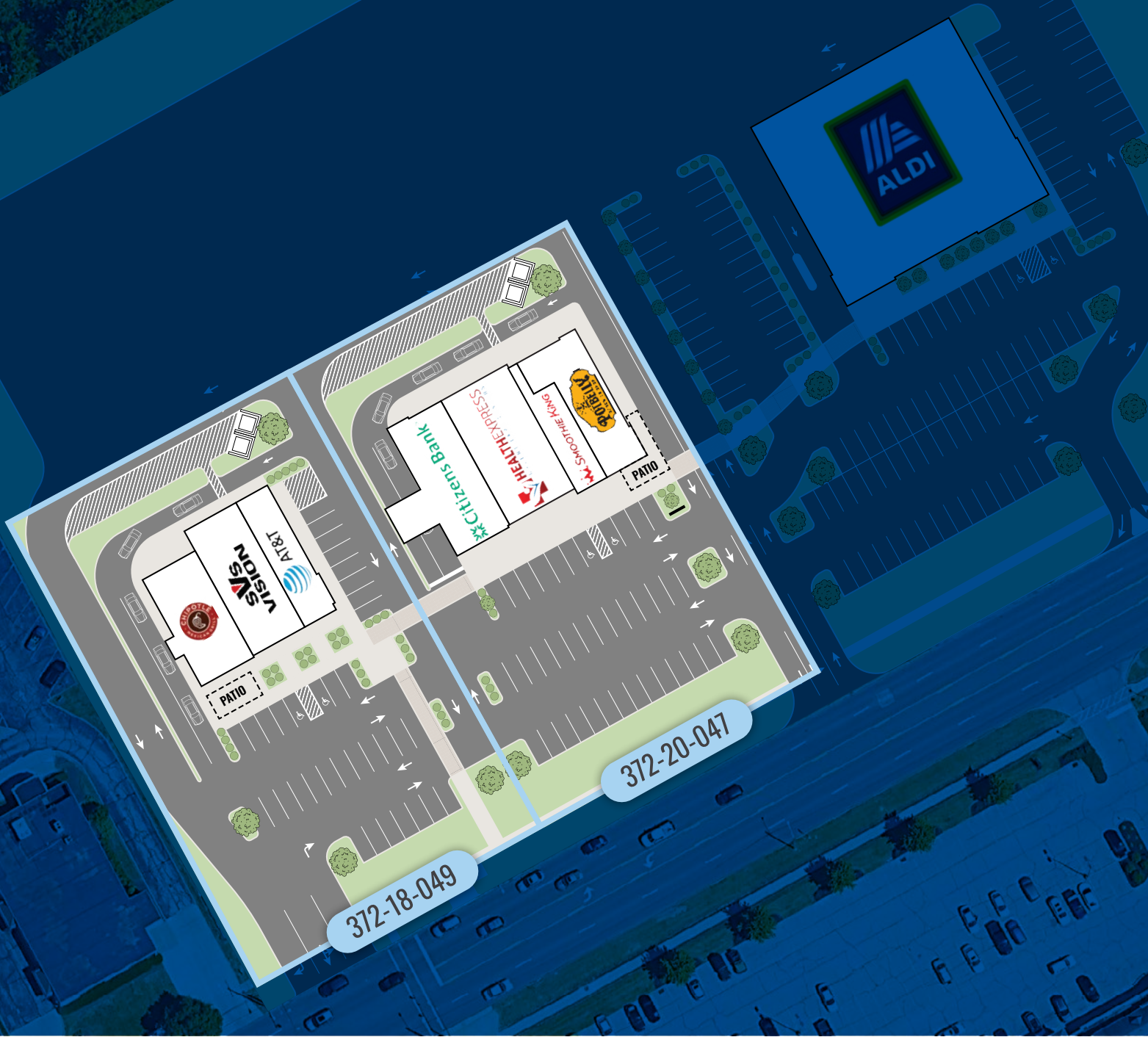


PROPERTY PHOTOS



PARCEL MAP

PARCEL #'S
372-18-049
372-20-047



NOI BUDGET

VALUATION SUMMARY | 2025 NOI BUDGET

INCOME

Occupancy: 100%

BASE RENTAL INCOME

| Tenant | Size (SF) | Annual Rent | PSF |
|---------------|---------------|---------------------|----------|
| Citizens Bank | 2,421 | \$99,600.00 | \$ 41.14 |
| Smoothie King | 1,266 | \$50,007.00 | \$39.50 |
| Urgent Care | 3,210 | \$134,820.00 | \$42.00 |
| Potbelly | 2,203 | \$92,526.00 | \$42.00 |
| Chipotle | 2,350 | \$85,775.00 | \$36.50 |
| SVS Vision | 2,400 | \$81,600.00 | \$34.00 |
| ATT | 1,840 | \$73,600.00 | \$40.00 |
| Total | 15,690 | \$617,928.00 | |

REIMBURSED EXPENSES

| | |
|-------------------|---------------------|
| CAM | \$46,138.06 |
| Real Estate Taxes | \$104,240.96 |
| Insurance | \$4,707.00 |
| Admin | \$3,868.95 |
| Management | \$13,741.32 |
| Total | \$172,696.29 |

OPERATING EXPENSES

2025

| | |
|------------------------|--------------|
| Landscaping | \$8,210.00 |
| Snow Removal | \$25,050.07 |
| Parking Lot Cleaning | \$7,618.09 |
| Common Area Lighting | \$3,467.42 |
| Rubbish | \$1,536.48 |
| Backflow Test | \$256.00 |
| Real Estate Taxes | \$104,240.96 |
| Insurance (\$0.30 psf) | \$4,707.00 |
| Management Fees (3%) | \$23,190.42 |
| Reserves (\$0.10 psf) | \$1,569.00 |

Total \$179,845.44

Total Operating Expenses \$179,845.44

Net Operating Income \$610,778.85

GROSS ANNUAL RENT \$617,928.00

GROSS ANNUAL INCOME \$790,624.29

CAP RATE PRICING

6.25% \$9,772,000

RENT ROLL

| TENANT NAME | SQUARE FEET | PRO RATA | LEASE TERM | | RENTAL RATES | | PSF | RECOVERY TYPE | COMMENTS/OPTIONS |
|---------------|-------------|----------|------------|------------|--------------|--------------|---------|---------------|--|
| | | | BEGIN | END | BEGIN | ANNUALLY | | | |
| Chipotle | 2,350 | 14.98% | 6-13-2023 | 6-30-2033 | Current | \$85,775.04 | \$36.50 | NNN | Tenant reimburses Landlord for its pro rata share of common area maintenance, taxes, and insurance, excluding management and administrative fees. Options: Three 5-year options to extend, to be exercised 120 days prior to lease expiration. HVAC Repairs and Replacement: Tenant responsibility |
| | | | | | 7-1-2028 | \$94,352.50 | \$40.15 | | |
| | | | | | Options: | | | | |
| | | | | | 7-1-2033 | \$103,400.00 | \$44.17 | | |
| | | | | | | | | | |
| | | | | | 7-1-2038 | \$114,186.48 | \$48.59 | | |
| | | | | | 7-1-2043 | \$125,607.48 | \$53.45 | | |
| SVS Vision | 2,400 | 15.3% | 9-9-2023 | 9-30-2033 | Current | \$81,600.00 | \$34.00 | NNN | Tenant reimburses Landlord for its pro rata share of common area maintenance, taxes, insurance, management and 10% admin on CAM. Options: Two 5-year options to extend, to be exercised 180 days prior to lease expiration. HVAC Repairs and Replacement: Tenant responsibility |
| | | | | | 10-1-2028 | \$89,760.00 | \$37.40 | | |
| | | | | | Options: | | | | |
| | | | | | 10-1-2033 | \$98,736.00 | \$41.14 | | |
| | | | | | 10-1-2038 | \$108,600.00 | \$45.25 | | |
| AT&T | 1,840 | 11.73% | 7-5-2023 | 7-31-2033 | Current | \$73,600.00 | \$40.00 | NNN | Tenant reimburses Landlord for its pro rata share of common area maintenance (excluding management), taxes, insurance, and 10% admin on CAM. Options: Two 5-year options to extend, to be exercised 8 months prior to lease expiration. HVAC Repairs and Replacement: Tenant responsibility |
| | | | | | 8-1-2028 | \$82,800.00 | \$45.00 | | |
| | | | | | Options: | | | | |
| | | | | | 8-1-2033 | \$92,000.00 | \$50.00 | | |
| | | | | | 8-1-2038 | \$101,200.00 | \$55.00 | | |
| Citizens Bank | 2,421 | 15.43% | 10-1-2023 | 9-30-2033 | Current | \$99,600.00 | \$41.14 | NNN | Tenant reimburses Landlord for its pro rata share of common area maintenance, taxes, insurance, and management. Options: Two 5-year options to extend, to be exercised 180 days prior to lease expiration. HVAC Repairs and Replacement: Tenant responsibility |
| | | | | | 10-1-2028 | \$109,560.00 | \$45.25 | | |
| | | | | | Options: | | | | |
| | | | | | 10-1-2033 | \$120,516.00 | \$49.78 | | |
| | | | | | 10-1-2038 | \$132,580.80 | \$54.76 | | |
| Smoothie King | 1,266 | 8.07% | 12-10-2023 | 12-31-2033 | Current | \$50,007.00 | \$39.50 | NNN | Tenant reimburses Landlord for its pro rata share of common area maintenance, taxes, insurance, management and 15% admin on CAM. Options: Two 5-year options to extend, to be exercised between 6 and 8 months prior to lease expiration. HVAC Repairs and Replacement: Tenant responsibility |
| | | | | | 1-1-2029 | \$54,000.00 | \$42.65 | | |
| | | | | | Options: | | | | |
| | | | | | 1-1-2034 | \$58,320.00 | \$46.07 | | |
| | | | | | 1-1-2039 | \$62,985.60 | \$49.75 | | |

RENT ROLL

| TENANT NAME | SQUARE FEET | PRO RATA | LEASE TERM | | RENTAL RATES | | PSF | RECOVERY TYPE | COMMENTS/OPTIONS |
|---|-------------|----------|-------------|--------------|-----------------|--------------|---------|---------------|---|
| | | | BEGIN | END | BEGIN | ANNUALLY | | | |
| Health Express Urgent Care Centers | 3,210 | 20.46% | 9-1-2024 | 8-31-2034 | Current | \$134,820.00 | \$42.00 | NNN | Tenant reimburses Landlord for its pro rata share of common area maintenance, taxes, insurance, management and 15% admin on CAM. Options: Two 5-year options to extend, to be exercised between 6 and 8 months prior to lease expiration. HVAC Repairs and Replacement: Tenant responsibility |
| | | | | | 9-1-2029 | \$148,302.00 | \$46.20 | | |
| | | | | | Options: | | | | |
| | | | | | 9-1-2034 | \$163,132.20 | \$50.82 | | |
| | | | 9-1-2039 | \$179,439.00 | \$55.90 | | | | |
| Potbelly | 2,203 | 14.04% | 2025 | 2035 | Years 1-5 | \$92,526.00 | \$42.00 | NNN | Tenant reimburses Landlord for its pro rata share of common area maintenance (excluding management), taxes, insurance, and 10% admin on CAM. Options: Two 5-year options to extend, to be exercised 1 year prior to lease expiration. HVAC Repairs and Replacement: Tenant responsibility |
| | | | | | Years 6-10 | \$101,778.60 | \$46.20 | | |
| | | | | | Options: | | | | |
| | | | | | Years 11-15 | \$111,965.52 | \$50.82 | | |
| | | | Years 16-20 | \$123,152.16 | \$55.90 | | | | |

TENANT INFORMATION



CHIPOTLE MEXICAN GRILL, INC., known simply as Chipotle, is an American chain of fast casual restaurants with locations in the United States, United Kingdom, Canada, Germany, and France, specializing in bowls, tacos and Mission burritos that are made to order in front of the customer. Its name derives from chipotle, the Nahuatl name for a smoked and dried jalapeño chili pepper. Chipotle is one of the first chains of fast casual dining establishments. Founded by Steve Eells on July 13, 1993, Chipotle had 16 restaurants (all in Colorado) when McDonald's Corporation became a major investor in 1998. By the time McDonald's fully divested itself from Chipotle in 2006, the chain had grown to over 500 locations. With more than 3,000 locations in 49 US states, Chipotle currently employs roughly 45,000 people and is one of the largest fast casual restaurant chains in the United States.



Founded in 1974, **SVS VISION, INC.**, is a Michigan-based company with over 80+ locations in nine states. SVS Vision has one of the largest selections of the latest designer frames and contact lenses and utilizes the most advanced technology to offer the most experienced eye care in the industry. With their laboratory and corporate headquarters located in Mt. Clemens, Michigan, SVS Vision proudly supports the local economy, crafts quality lenses and is known for affordable prices. Over half of the 600+ employees who make up the SVS Vision team have been with the company for more than fifteen years – and many have been there for twenty and even thirty years – allowing them to better serve their communities. As a result, the company knows the unique eyecare needs of the neighborhoods they serve better than their competition. SVS is currently growing and seeking new retail locations.



TS Mobility, Inc., is a dominant **AT&T** Authorized Retailer and is headquartered in Marlton, New Jersey. The group owns and operates over 40 AT&T Stores throughout Ohio and the Mid-Atlantic including Long Island, and, according to their website, are the fastest growing AT&T Authorized Retailer. They offer all AT&T mobile, wireless, home and business solutions that are available through AT&T including 5G products and services and DirectTV.

AT&T Inc. is an American multinational telecommunications holding company headquartered in downtown Dallas, Texas. It is the world's fourth-largest telecommunications company by revenue and the largest wireless carrier in the United States. As of 2023, AT&T was ranked 13th on the Fortune 500 rankings of the largest United States corporations, with revenues of \$120.7 billion. The company is publicly traded on the New York Stock Exchange (T), and currently has over 5,300 stores throughout the United States.

TENANT INFORMATION



CITIZENS FINANCIAL GROUP, INC. is an American bank holding company, headquartered in Providence, Rhode Island. Citizens operates 1,078 branches and 4 wealth centers as of August 31, 2023, and over 3,200 ATMs across 11 states under the Citizens Bank brand. Citizens ranks 13th on the list of largest banks in the United States. The company owns the bank Citizens Bank, N.A., which operates in the states of Connecticut, Delaware, Florida, Maryland, Massachusetts, Michigan, New Hampshire, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, Vermont, and Virginia, as well as Washington, DC. Between 1988 and its 2014 initial public offering, Citizens was a wholly owned subsidiary of Royal Bank of Scotland, before the group sold its last 20.9% stake in the company in October 2015. The bank began trading on the New York Stock Exchange under the ticker symbol CFG in 2014, raising \$3 billion. In June 2016, it was announced that Citizens Financial Group had joined the Fortune 500, where they have remained to this date. In 2023, Citizens was named to FORTUNE's World's Most Admired Company List.



SMOOTHIE KING FRANCHISES, INC. is a privately held, New Orleans area-based franchise company and the premier Smoothie Bar and Nutritional Lifestyle Center in the industry. Smoothie King offers guests the original nutritional fresh-blended smoothie and healthy retail products, including sports beverages, energy bars, healthy snacks, vitamin supplements, herbs, minerals and other sports nutrition products. Smoothie King opened its first store in 1973 and started as the first franchised smoothie bar/health food store in the United States in 1989. Smoothie King was ranked the #1 Juice Bar Franchise on Entrepreneur Magazine's Annual Franchise 500 list through 2020, marking the 28th year the brand has occupied the top spot. The ranking is primarily based upon financial strength and stability, growth rate, and system size. The company is also the #1 ranked Smoothie brand focused on health and fitness with close to 1,400 stores with another 100+ opening in the next year.



Potbelly Corporation, known as **POTBELLY SANDWICH SHOP** or Potbelly Sandwich Works, is a publicly traded fast-casual restaurant chain (Nasdaq: PBPB) that focuses on submarine sandwiches and milkshakes. Potbelly was founded in 1977 in Chicago, and its name refers to the potbelly stove. Potbelly's menu features a variety of sandwiches that are all served hot, and the menu includes soup, shakes, smoothies, potato chips and cookies. After only the second store was opened in 1997, Potbelly started a rapid growth to over 300 stores in several states and the District of Columbia in a few years. Potbelly had their IPO on Nasdaq in 2013 to raise \$75 million, and shortly thereafter, the market cap rose to \$650,000,000. Today, Potbelly operates 439 stores and recently reported company wide revenue of \$125 Million.

TENANT INFORMATION



HEALTH EXPRESS URGENT CARE AND OCCUPATIONAL HEALTH CENTERS was founded in 2014 in Parma, Ohio. The founding partners created the company after observing a need for affordable, reliable and accessible health care in Northeast Ohio. They noticed if a patient was unable to see their primary doctor, their only choice was often the emergency room. There was a great need within the market for a third option offering quicker, less costly urgent health care with excellent patient care.

As their patients noticed Health Express's commitment to serving outstanding, affordable, and top-rated medical care, Health Express became committed to serving more communities. As the owners are loyal to serving the Northeast Ohio community, they opened our Avon Lake, Ohio, facility in 2017 and facilities in Mayfield Heights and North Ridgeville in 2019. They most recently opened an office in a very underserved area of Cleveland on Pearl Road in 2022 and will open in Middleburg Heights in 2024. The company also began offering virtual care (telemedicine) visits, available daily from the convenience of customers' homes.



CLEVELAND REGIONAL HIGHLIGHTS

- The Cleveland Clinic consistently ranks in the Top 5 for Best Hospitals in the U.S., with 5.1 million patient visits per year.
- In the 2024 Fortune 500 ranking of the largest U.S. corporations, 10 companies are based in Northeast Ohio.
- According to the 2021 Census Estimate, the Cleveland-Akron-Canton CSA has a population of 3,615,968 people. The area is also home to NBA, NFL, and MLB professional franchises.
- Cleveland hosted the Republican National Convention in 2016, the MLB All-Star Game in 2019, and the NBA All-Star Weekend in 2022. In 2024, all 3 Cleveland teams reached the playoffs for the first time since 1995.
- Case Western Reserve University & Cleveland State University reside in the heart of downtown Cleveland. Combined enrollment is over 28,000 students.
- Developers have rolled out an average of 1,000 new apartment units per year over the past 5 years in Cleveland. According to a recent National Rent Report by Zumper, Cleveland also ranked #1 of the top 100 Cities in terms of one-bedroom rent growth, showing the continuing demand.



TOP EMPLOYERS

| COMPANY | EMPLOYEES |
|---------------------------------|-----------|
| Cleveland Clinic | 32,251 |
| University Hospitals | 14,518 |
| Progressive Insurance | 8,379 |
| The MetroHealth System | 5,823 |
| Key Corp | 4,812 |
| Case Western Reserve University | 4,512 |
| Swagelok Co | 4,186 |
| Sherin-Williams Co | 3,430 |
| Lincoln Electric Co | 2,800 |
| Nestle USA | 2,298 |

PROPERTY AERIAL

HIGH TRAFFIC - ACCESS TO OVER 40,000 VEHICLES PER DAY AT INTERSECTION

LOOKING SW 



PEARL PLAZA

PROPERTY AERIAL

LOOKING EAST 



SOUTHLAND SOUTH

- RESTA
- Minuteman Press INTERNATIONAL INC.
- revive
- THE BRICK OVEN
- Allstate

SOUTHLAND

- petco
- Marshalls
- OfficeMax
- Party City

SOUTHLAND

- JOANN
- CHARLEYS
- Bank of America
- Great Clips
- verizon

- Firestone
- CHOPSTICKS EXPRESS (CHINESE FOOD & TERIYAKI)
- Dollar Bank

- CLEVELAND Home Buffet
- Little Stars
- Cygnatics
- goodwill
- PATEL BROTHERS

GALILEO SOUTHLAND

- CAIO
- Bath & Body Works
- tandy LEATHER

- UNITED STATES POSTAL SERVICE
- CV CAR PARTS WAREHOUSE
- Gabe's
- Bj's WHOLESALE CLUB
- Marc's
- giant eagle
- CLEVELAND Furniture Bank

- Third Federal
- five BELEW
- SALLY BEAUTY
- mr. H2O
- TESE
- DOLLAR TREE
- EAGLE FINANCE
- LENSCRAFTERS

- JERRY KUHN'S
- KWIK CAR WASH
- EINSTEIN BROS. BAGELS

- Speedway

- GANLEY
- PROFESSIONAL
- KeyBank
- Applebee's GRILL + BAR

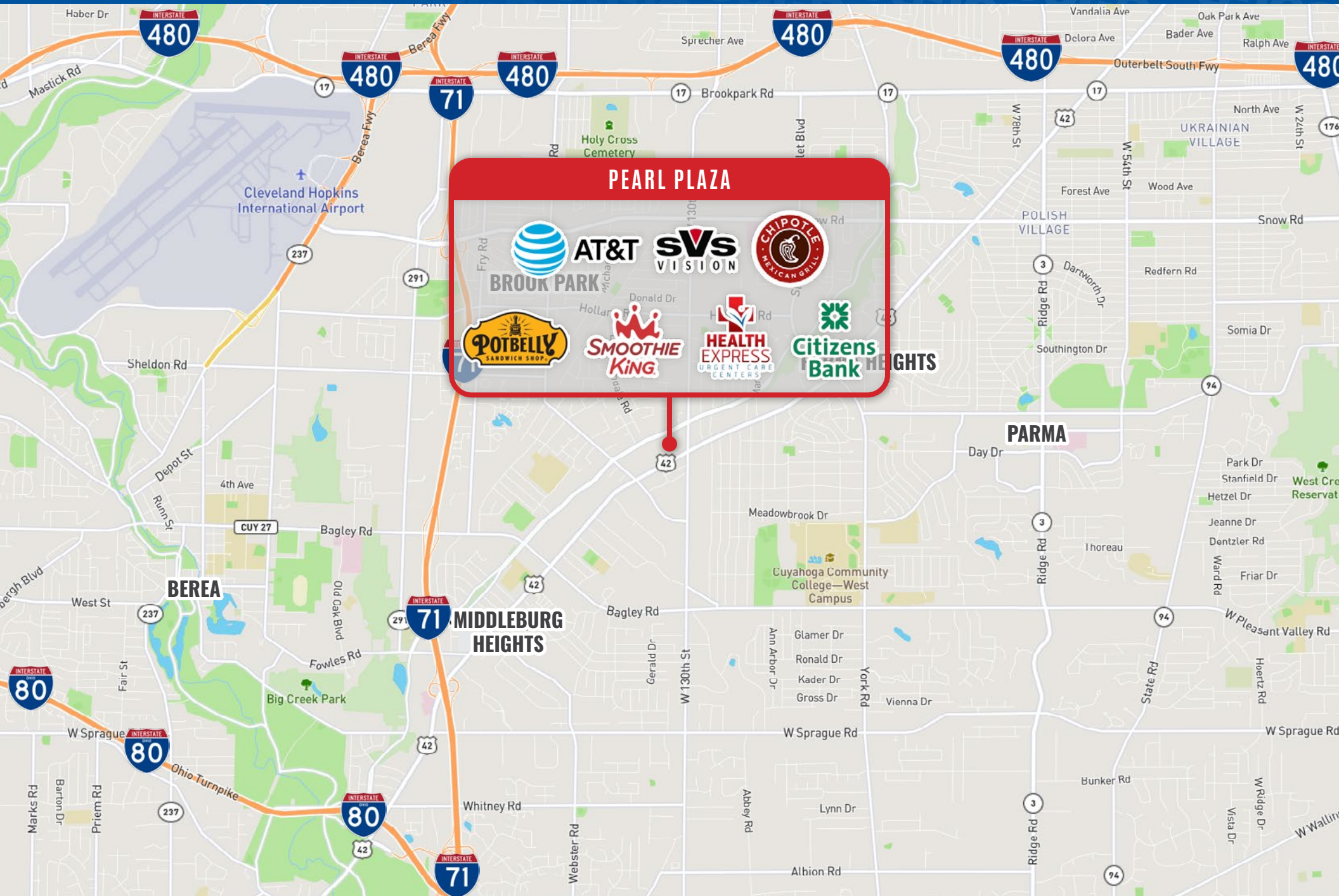
- ALDI
- Starbucks
- McALISTER'S DELI
- Ziebart

PEARL PLAZA

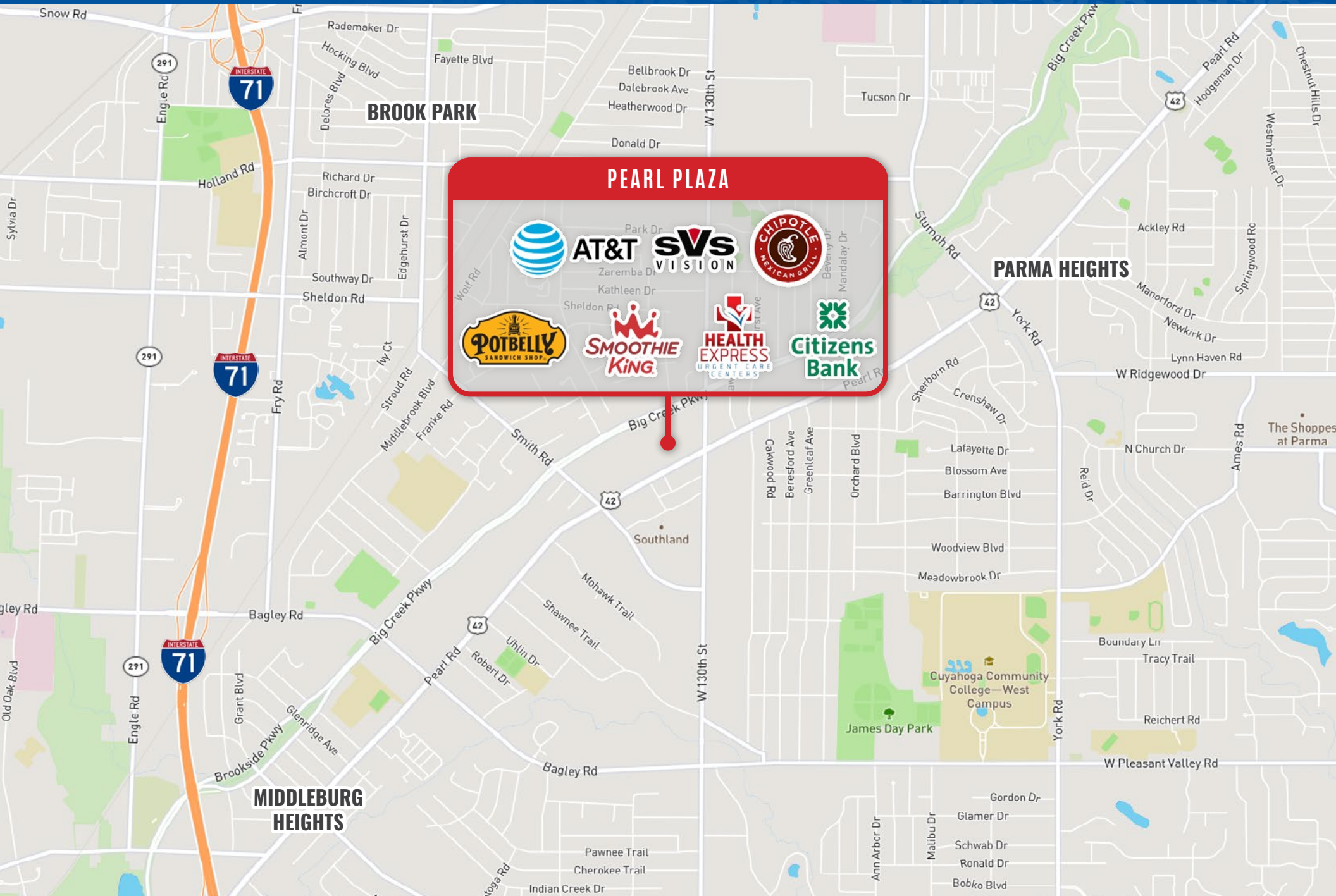
- AT&T
- SVS VISION
- CHIPOTLE MEXICAN GRILL
- POTBELLY SANDWICH SHOP
- SMOOTHIE KING
- HEALTH EXPRESS URGENT CARE CENTERS
- Citizens Bank

- CFE CLEVELAND FITNESS CLUB

REGIONAL MAP



LOCAL MAP



DEMOGRAPHICS


| POPULATION | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|--|--------|--------|---------|---------|
| Current Year Estimated Population | 9,994 | 84,665 | 229,150 | 465,535 |
| 5 Year Projected Population | 9,758 | 82,687 | 223,811 | 453,533 |
| 2020 Census Population | 10,386 | 84,581 | 230,799 | 471,278 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|--|--------|--------|---------|---------|
| Current Year Estimated Households | 4,159 | 37,243 | 99,863 | 202,445 |
| 5 Year Projected Households | 4,059 | 36,352 | 97,477 | 197,113 |
| 2020 Census Households | 4,298 | 37,170 | 100,552 | 204,722 |


| AGE | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|---|--------|--------|--------|--------|
| Est. Population Under 10 Years | 9.3% | 10.1% | 10.4% | 10.8% |
| Est. Population 10-19 | 10.1% | 9.7% | 10.6% | 11.0% |
| Est. Population 20-30 | 11.0% | 11.4% | 11.9% | 11.9% |
| Est. Population 30-44 | 17.3% | 19.0% | 19.7% | 20.1% |
| Est. Population 45-59 | 18.9% | 18.2% | 18.3% | 18.3% |
| Est. Population 60-74 | 21.8% | 21.0% | 20.0% | 19.4% |
| Est. Population 75 Years or Over | 11.6% | 10.6% | 9.0% | 8.5% |

| INCOME | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|---|----------|----------|----------|----------|
| Est. HH Inc \$200,000 or more | 1.2% | 2.1% | 2.2% | 3.0% |
| Est. HH Inc \$150,000 to \$199,999 | 5.5% | 5.3% | 5.0% | 6.0% |
| Est. HH Inc \$100,000 to \$149,999 | 15.3% | 15.3% | 14.8% | 14.8% |
| Est. HH Inc \$75,000 to \$99,999 | 16.1% | 15.0% | 14.6% | 13.6% |
| Est. HH Inc \$50,000 to 74,999 | 22.3% | 22.0% | 20.7% | 19.5% |
| Est. HH Inc \$35,000 to \$49,999 | 13.3% | 12.6% | 14.1% | 13.6% |
| Est. HH Inc \$25,000 to \$34,999 | 10.8% | 10.8% | 10.3% | 10.0% |
| Est. HH Inc \$15,000 to \$24,999 | 10.3% | 9.4% | 9.6% | 9.8% |
| Est. HH Inc Under \$15,000 | 5.3% | 7.5% | 8.9% | 9.7% |
| Est. Average Household Income | \$73,346 | \$73,606 | \$71,386 | \$74,292 |
| Est. Median Household Income | \$61,681 | \$61,142 | \$58,213 | \$58,024 |
| Est. Per Capita Income | \$30,523 | \$32,378 | \$31,110 | \$32,307 |


5 MILE RADIUS DEMOGRAPHICS




229,150
Population



43
Median Age



2.25
Avg. HH Size



AVERAGE HOUSEHOLD INCOME

| | |
|--------|-----------------|
| 1 Mile | \$73,346 |
| 3 Mile | \$73,606 |
| 5 Mile | \$71,386 |

