

1150-70 NE 125th Street

MIAMI, FL 33160

Build to Suit Opportunity
Build Up to 20,000 Retail / 138 Units

NE 125th Street

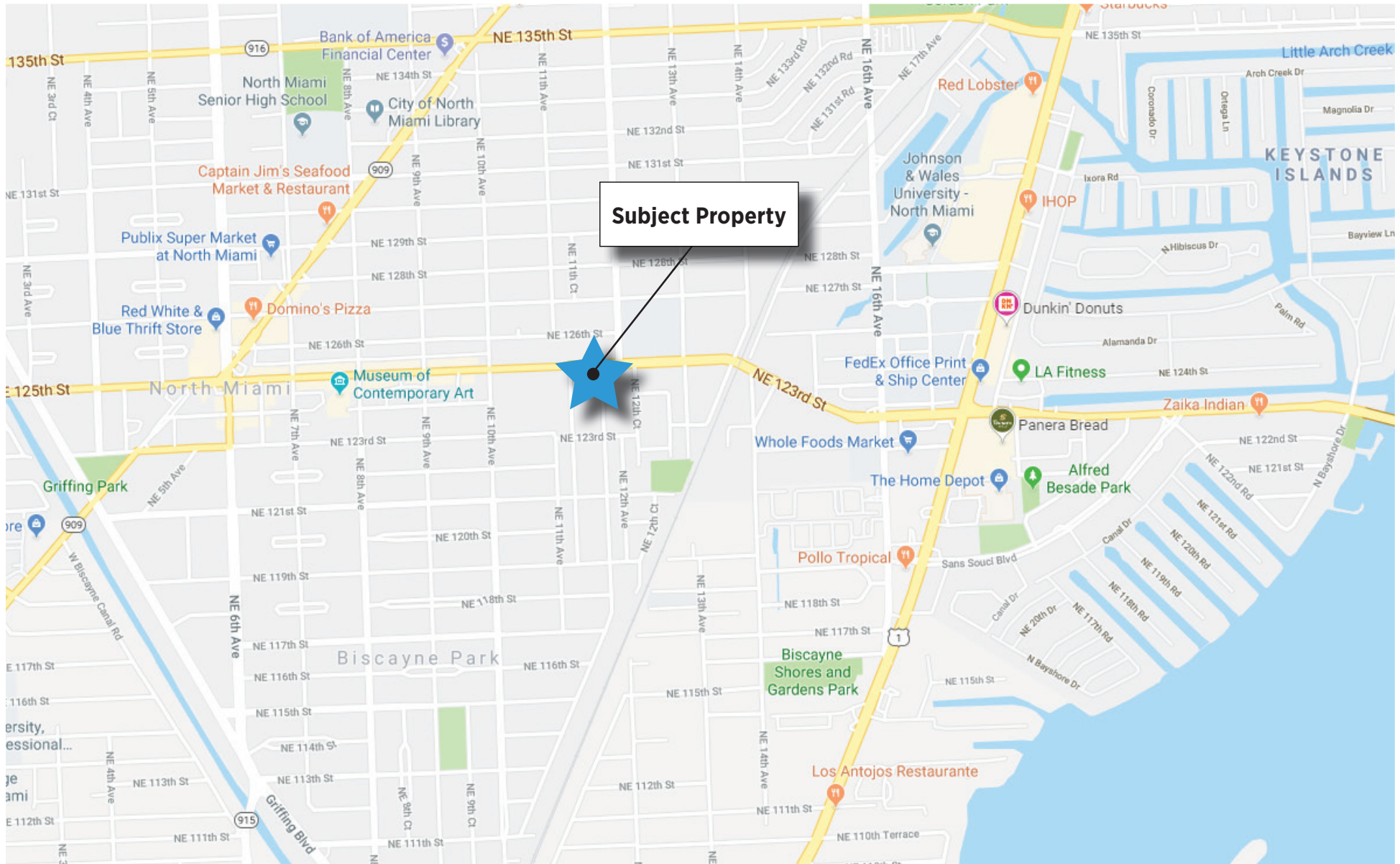
260 Frontage

218 Depth

56,680 SF Lot Size

Development Available For Sale

Local Map



Aerial Overview



Surrounding Area Overview



Property Photos

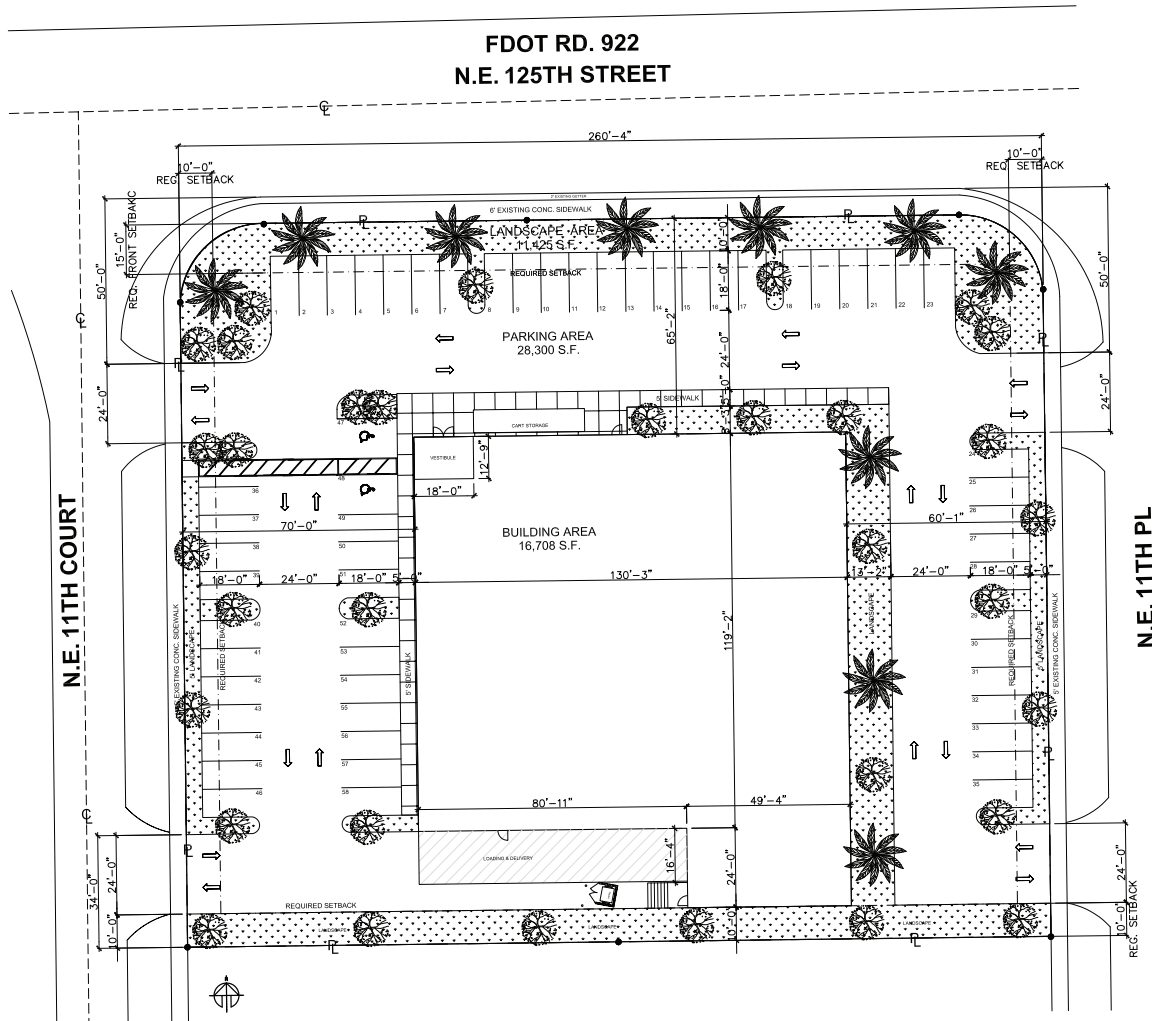


View looking east along NE 125th Street,
the subject is on the right



View looking west along NE 125th Street,
the subject is on the left

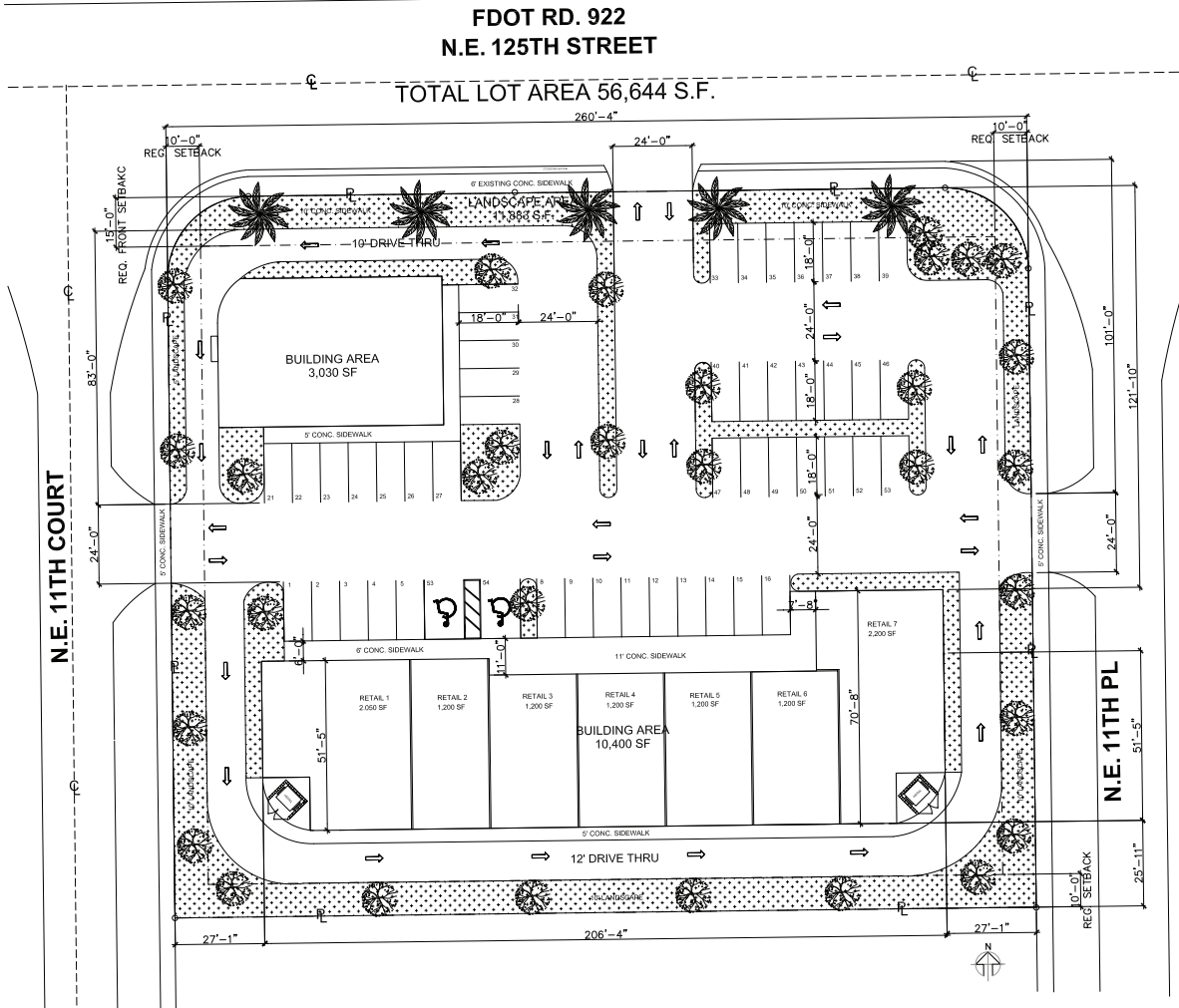
Proposed Site Plan



ZONING LEGEND / PROJECT DATA		
GENERAL	REQ'D / ALLOWED	PROPOSED / PROVIDED
ZONING/LAND USE:	C-3	C-3
NET LOT AREA:	N/A	56,644 SF 1.29 AC
BUILDING LOT COVERAGE:	N/A	16,708 SF 29%
TOTAL LANDSCAPE AREA:	11,329 SF = 20%	11,425 SF = 21%
PARKING SPACE REQUIREMENT	AREA	PARKING RATIO
COMMERCIAL GROUND FLOOR	16,708 SF	16,708/ 300 = 55.69
BUILDING SETBACK	REQ'D/MIN. ALLOWED	PROVIDED
FRONT	15'-0"	65'-2"
BACK	10'-0"	10'-0"
WEST SIDE	10'-0"	60'-1"
EAST SIDE	10'-0"	70'-0"
PARKING TOTAL	REQUIRED	PROVIDED
	56	58 TOTAL
ADA PARKING TOTAL	ADA REQUIRED	PROVIDED
1 PER 25 SPACES	56 + 2 ADA	2 ADA

ADDRESS: 1150 N.E. 125TH ST. NORTH MIAMI, FL 33161

Proposed Site Plan - Drive Thru



ZONING LEGEND / PROJECT DATA			
GENERAL	REQ'D / ALLOWED	PROPOSED / PROVIDED	
ZONING/LAND USE:	C-3	C-3	
NET LOT AREA:	N/A	56,644 SF	120 AC
BUILDING LOT COVERAGE:	N/A	13,430 SF	= 22%
TOTAL LANDSCAPE AREA:	11,329 SF = 20%	11,883 SF	= 20%
PARKING SPACE REQUIREMENT	AREA	PARKING RATIO	
COMMERCIAL GROUND FLOOR	13,430 SF	13,450' / 300	= 44.7
BUILDING SETBACK	REQ'D/MIN. ALLOWED	PROVIDED	
FRONT	15'-0"	12'-10"	
BACK	10'-0"	25'-1"	
WEST SIDE	10'-0"	27'-1"	
EAST SIDE	10'-0"	27'-1"	
PARKING TOTAL	REQUIRED	PROVIDED	
	45	53 TOTAL	
ADA PARKING TOTAL	ADA REQUIRED	PROVIDED	
1 PER 25 SPACES	45 + 1 ADA	2 ADA	

ADDRESS: 1150 N.E. 125TH ST. NORTH MIAMI, FL 33161

Proposed Site Plan - Apartments

NEW MIXED USE DEVELOPMENT NORTH MIAMI PROJECT

Owner: 125ST DEVELOPMENT NM LLC
1150 NE 125TH ST NORTH MIAMI, FL. 33161

<div>PROJECT TEAM</div> <div><div><div><div></div><div>SKLARchitecture</div><div>DESIGN ASSOCIATES</div></div></div><div><div>ARCHITECT</div><div>SKLARCHITECTURE</div><div>2310 HOLLYWOOD BLVD</div><div>HOLLYWOOD, FL 33020</div><div>www.sklararch.com</div><div>TEL: (954) 525-5200</div><div>FAX: (954) 525-5252</div><div>AA 000849</div><div>B 000850</div><div>NCAHS CERTIFIED</div></div><div><div>CIVIL ENGINEER</div><div>ZEPHYR ENGINEERING INC.</div><div>WILFORD ZEPHYR P.E.</div><div>HOLLYWOOD, FL</div><div>TEL: (772) 387-7800</div><div>WZEPHYR@GMAIL.COM</div><div>CA001105</div></div><div><div>M.E.P. ENGINEER</div></div><div>PROPERTY OWNER</div><div>LANDSCAPE ARCHITECT</div><div>STRUCTURAL ENGINEER</div><div>TBD</div></div>	<div><div><div><div></div><div>3D North East View</div></div></div></div>	<div><div>ARCHITECTURAL</div><div>A000 COVER PAGE</div><div>A100 GROUND FLOOR</div><div>A101 MEZZANINE</div><div>A102 2ND FLOOR</div><div>A103 3RD FLOOR</div><div>A104 4TH FLOOR</div><div>A105 5TH & 6TH FLOORS</div><div>A106 7TH & 8TH FLOORS</div><div>A107 ROOF PLAN</div><div>A108 SECTIONS 1 & 2</div><div>A000 RENDERINGS</div><div>A001 AREA PLAN GROUND FLOOR</div><div>A001 AREA PLAN MEZZANINE</div></div> <div><div>PROJECT DATA</div><div><table><tr><th>GENERAL</th><th>REQUIRED</th><th>PROPOSED</th></tr><tr><td>ZONING DISTRICT</td><td>CS + PCO, NRD and Arts Overlay Districts</td><td></td></tr><tr><td>LAND USE</td><td>MIXED USES OFFICE, RESIDENTIAL & COMMERCIAL</td><td>MULTIFAMILY RESIDENTIAL & COMMERCIAL</td></tr><tr><td>FLOOD ZONE</td><td></td><td></td></tr><tr><td>LOT SIZE</td><td></td><td>86,644 SF - 1.3 ACRES</td></tr><tr><td>HEIGHT</td><td>150' WITH INCENTIVES</td><td>60' FT</td></tr><tr><td>DENSITY</td><td>100 (SUA/AC-RE (130 Units max.)</td><td>118 UNITS</td></tr><tr><td>GROSS DENSITY</td><td></td><td></td></tr><tr><td>NET DENSITY</td><td></td><td></td></tr><tr><td>AVERAGE DWELLING SIZE</td><td></td><td>800 SF</td></tr><tr><td>SETBACKS</td><td>REQUIRED</td><td>PROPOSED</td></tr><tr><td>NORTH</td><td>10 FT</td><td>10 FT</td></tr><tr><td>SOUTH</td><td>10 FT</td><td>10 FT</td></tr><tr><td>EAST</td><td>10 FT</td><td>10 FT</td></tr><tr><td>WEST</td><td>10 FT</td><td>10 FT</td></tr><tr><td>PARKING REQUIREMENTS</td><td>REQUIRED</td><td>PROPOSED</td></tr><tr><td>COMMERCIAL</td><td>1 SPACE PER 300 SF</td><td>2,821 SF = 10 SPACES</td></tr><tr><td>MULTIFAMILY RESIDENTIAL</td><td>1.5 SPACE PER UNIT</td><td>118 UNITS =179 SPACES</td></tr><tr><td>GUESTS 15%</td><td>179.5 SP</td><td>7 SPACES</td></tr><tr><td>TOTAL REQUIRED</td><td></td><td>186 SPACES</td></tr></table></div></div>	GENERAL	REQUIRED	PROPOSED	ZONING DISTRICT	CS + PCO, NRD and Arts Overlay Districts		LAND USE	MIXED USES OFFICE, RESIDENTIAL & COMMERCIAL	MULTIFAMILY RESIDENTIAL & COMMERCIAL	FLOOD ZONE			LOT SIZE		86,644 SF - 1.3 ACRES	HEIGHT	150' WITH INCENTIVES	60' FT	DENSITY	100 (SUA/AC-RE (130 Units max.)	118 UNITS	GROSS DENSITY			NET DENSITY			AVERAGE DWELLING SIZE		800 SF	SETBACKS	REQUIRED	PROPOSED	NORTH	10 FT	10 FT	SOUTH	10 FT	10 FT	EAST	10 FT	10 FT	WEST	10 FT	10 FT	PARKING REQUIREMENTS	REQUIRED	PROPOSED	COMMERCIAL	1 SPACE PER 300 SF	2,821 SF = 10 SPACES	MULTIFAMILY RESIDENTIAL	1.5 SPACE PER UNIT	118 UNITS =179 SPACES	GUESTS 15%	179.5 SP	7 SPACES	TOTAL REQUIRED		186 SPACES																																																																											
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<div>SCOPE OF WORK</div> <div>NEW MIXED USE DEVELOPMENT RETAIL & RESIDENTIAL APPROX. 114,600 TOTAL SQ. FT.</div>	<div>LOCATION MAP</div> <div><div><div><div></div><div>N</div></div></div><div>SCALE: N.T.S.</div></div>	<div>AREA CHART</div> <div><table><tr><th rowspan="2">FLOOR</th><th rowspan="2">PARKING SPACES # REQUIRED</th><th rowspan="2">PARKING SPACES # PROVIDED</th><th rowspan="2">UNITS #</th><th colspan="5">AREAS</th><th rowspan="2">TOTALS</th></tr><tr><th>RETAIL</th><th>UNITS</th><th>COMMON</th><th>GARAGE</th><th>OUTDOOR</th></tr><tr><td>GROUND</td><td>18.40</td><td>100</td><td>5</td><td>2,821.00</td><td>4,385.00</td><td>2,012.00</td><td>27,498.00</td><td></td><td>9,218.00</td></tr><tr><td>Units Mezz.</td><td></td><td></td><td></td><td></td><td>3,000.00</td><td>500.00</td><td></td><td></td><td></td></tr><tr><td>MEZZANINE</td><td>21.00</td><td>43</td><td>14</td><td></td><td>9,914.00</td><td>2,822.00</td><td>28,119.00</td><td></td><td>12,736.00</td></tr><tr><td>2ND FLOOR</td><td>21.00</td><td>79</td><td>14</td><td></td><td>9,914.00</td><td>2,822.00</td><td>17,996.00</td><td></td><td>12,736.00</td></tr><tr><td>3rd FLOOR</td><td>21.00</td><td></td><td>14</td><td></td><td>9,914.00</td><td>2,822.00</td><td></td><td>28,119.00</td><td>12,736.00</td></tr><tr><td>4th FLOOR</td><td>21.00</td><td></td><td>14</td><td></td><td>9,914.00</td><td>2,822.00</td><td></td><td></td><td>12,736.00</td></tr><tr><td>5th FLOOR</td><td>21.00</td><td></td><td>14</td><td></td><td>9,914.00</td><td>2,822.00</td><td></td><td></td><td>12,736.00</td></tr><tr><td>6th FLOOR</td><td>21.00</td><td></td><td>14</td><td></td><td>9,914.00</td><td>2,822.00</td><td></td><td></td><td>12,736.00</td></tr><tr><td>7th FLOOR</td><td>21.00</td><td></td><td>14</td><td></td><td>9,914.00</td><td>2,822.00</td><td></td><td></td><td>12,736.00</td></tr><tr><td>8th FLOOR</td><td>21.00</td><td></td><td>14</td><td></td><td>9,914.00</td><td>2,822.00</td><td></td><td></td><td>12,736.00</td></tr><tr><td>5%</td><td>8.40</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td></tr><tr><td>TOTALS</td><td>194.80</td><td>222</td><td>118</td><td>2,821.00</td><td>86,697.00</td><td>25,088.00</td><td>73,613.00</td><td>28,119.00</td><td>114,606.00</td></tr></table></div>	FLOOR	PARKING SPACES # REQUIRED	PARKING SPACES # PROVIDED	UNITS #	AREAS					TOTALS	RETAIL	UNITS	COMMON	GARAGE	OUTDOOR	GROUND	18.40	100	5	2,821.00	4,385.00	2,012.00	27,498.00		9,218.00	Units Mezz.					3,000.00	500.00				MEZZANINE	21.00	43	14		9,914.00	2,822.00	28,119.00		12,736.00	2ND FLOOR	21.00	79	14		9,914.00	2,822.00	17,996.00		12,736.00	3rd FLOOR	21.00		14		9,914.00	2,822.00		28,119.00	12,736.00	4th FLOOR	21.00		14		9,914.00	2,822.00			12,736.00	5th FLOOR	21.00		14		9,914.00	2,822.00			12,736.00	6th FLOOR	21.00		14		9,914.00	2,822.00			12,736.00	7th FLOOR	21.00		14		9,914.00	2,822.00			12,736.00	8th FLOOR	21.00		14		9,914.00	2,822.00			12,736.00	5%	8.40								-	TOTALS	194.80	222	118	2,821.00	86,697.00	25,088.00	73,613.00	28,119.00	114,606.00
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<div>LEGAL DESCRIPTION</div> <div>Palomar Sub PB 7-158 Lot 1 BLK 2 Lot Size 55 X 118 OR 18401-3854 1298 2 (4) COC 22558-2976 08 2004 2</div>	<div>GREEN PRACTICES</div> <div>THE BUILDING WILL STRIVE TO ACHIVE THE HIGHEST FGBC DESIGNATION POSSIBLE FOR THIS TYPE OF BUILDING</div>																																																																																																																																								

Proposed Site Plan - Apartments



3D View 2



3D View 8



3D View 5

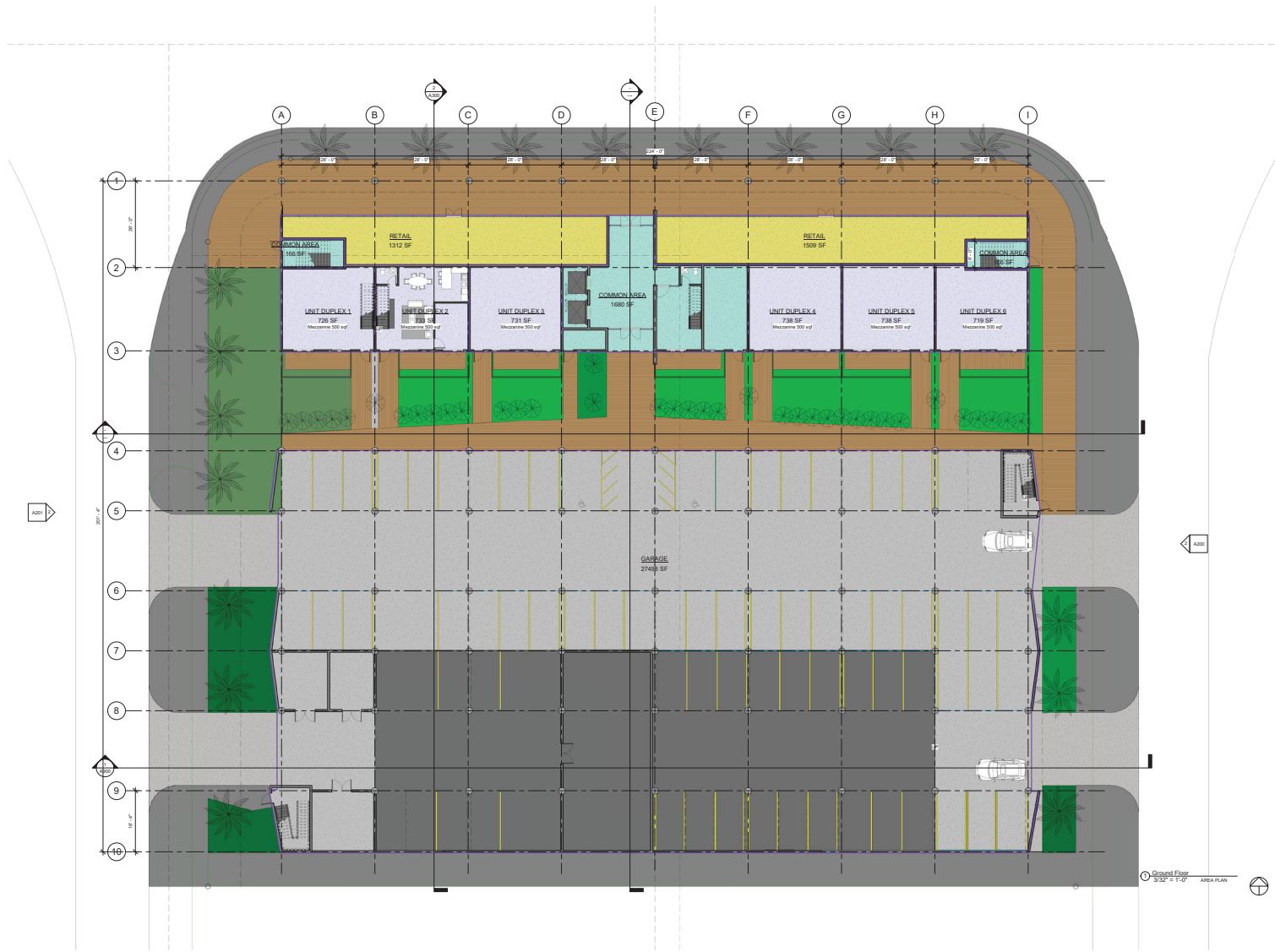


3D View 3

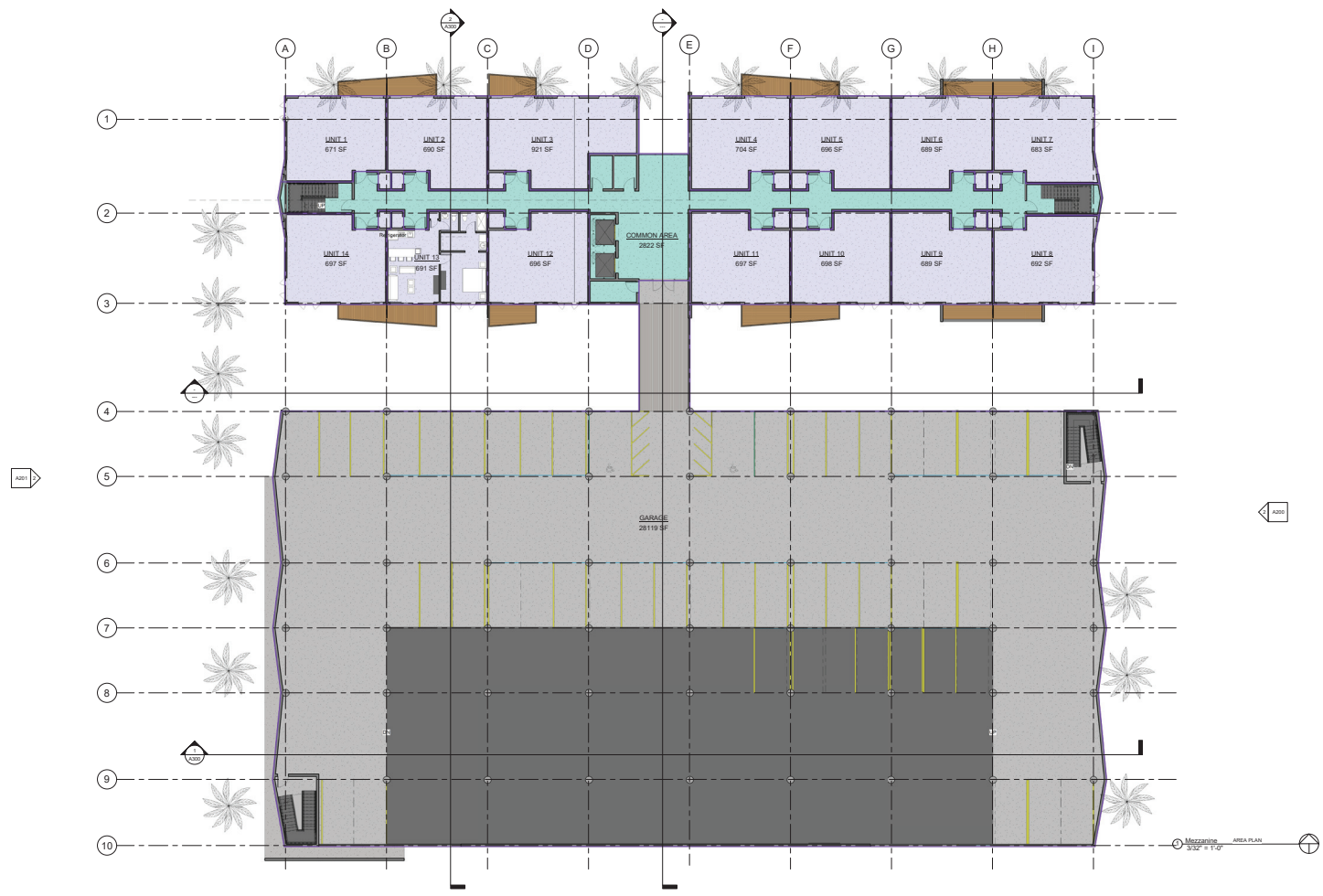


3D View 1

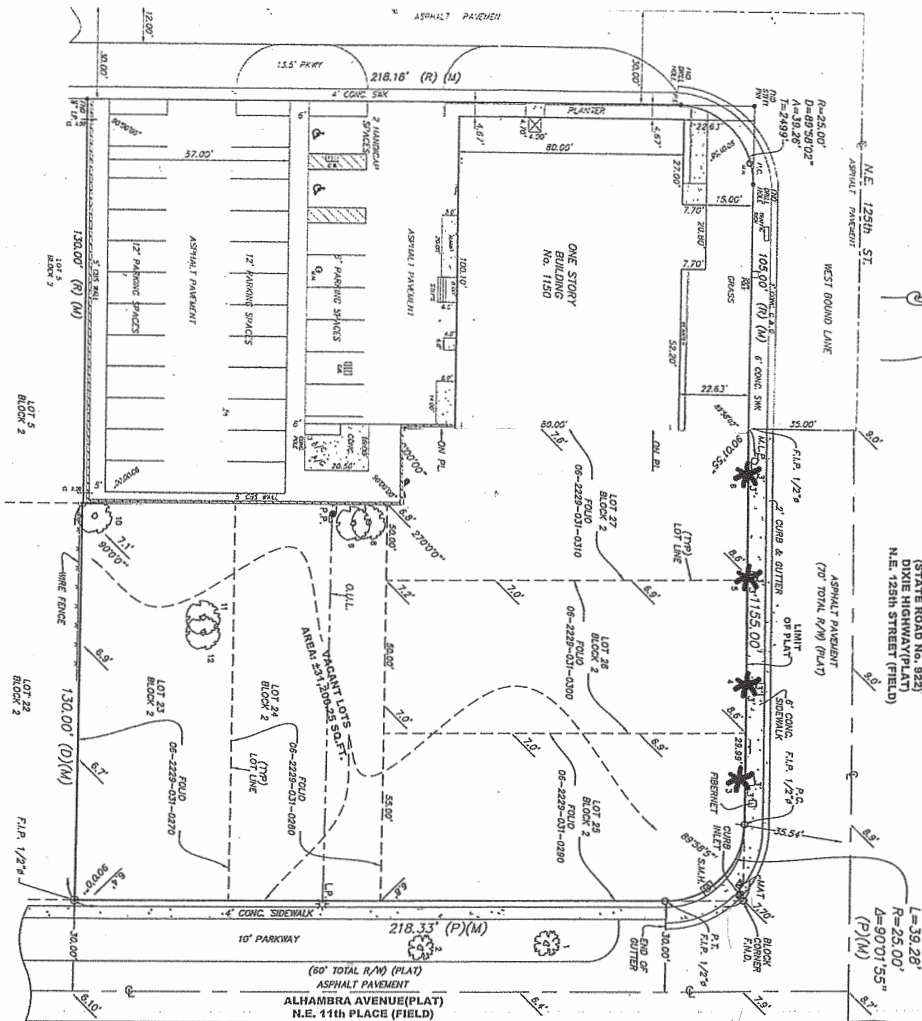
Proposed Site Plan - Apartments



Proposed Site Plan - Apartments



Survey



This property described as:
Lots 23, 24, 25, 26 and 27, Block 2,
PALOMAR,
according to the Plat thereof
as recorded in Plat Book 7, Page 158,
of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:
Jakes, LLC
Trans-state Title Insurance Agency, LLC
First American Title Insurance Company

Address:
12420 N.E. 11th Place, North Miami, FL 33161
(Folio: # 06-2229-031-0270)
12430 N.E. 11th Place, North Miami, FL 33161
(Folio: # 06-2229-031-0280)
And Folios: 06-2229-031-0290, 06-2229-031-0300,
06-2229-031-0310.

Elevations shown refer to N.G.V.D. 1929.
BM # D-158 (MIAMI-DADE)
Elevation = 8.37 ft (N.G.V.D.)

LEGEND	
A	As
ASPH	Asphalt
BM	Bench Mark
BRG	Bearing
CATV	Cable
CB	Concrete
CBS	Concrete Block Structure
CH	Ch
CHATT	Chattahoochee
CL	Center Line
CLF	Chain Link Fence
CL	Clear
CONC	Concrete
D	Delta
Ø	Circle
DH	Drill Hole
DME	Drainage & Maintenance
E	Easement
ENC	Encroachment
F	Flood
F.H.	Fire Hydrant
F.I.R.	Found Iron Rebar
F.P.	Florida Power & Light
F.P.P.	Found Iron Pipe
FD	Found
L.P.	Light Pole
M	Measured
M.F.	Metal Fence
M.H.	Mantle
M.M.	Monument Line
MON	Monument
NA	Not Applicable
ND	Not a Dike
NTS	Not to Scale
OS	Offset
O.U.L.	Overhead Utility Lines
ON	Overhang
P	Plat
P.B.	Plat Book
P.C.	Point of Curvature
P.C.C.	Point of Compound
P.C.V.	Point of Curvature
P.C.P.	Permanent Control Point
P.G.	Page
P.I.	Point of Intersection
P.L.	Property Line
P.L.	Plat
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.P.	Power Pole
P.R.M.	Permanent Reference
P.R.C.	Point of Reversion
P.T.	Point of Tangency
R	Radius
R.R.	Railroad
P.S.M.	Professional Surveyor
M	Mapper
RAW	Right-of-Way
SWK	Sidewalk
Sec.	Section
(TYP)	Typical
T	Tangent
U.E.	Utility Easement
W.F.	Wood Fence
W.M.	Water Meter
W.V.	Water Valve
1/2"	Denotes Spot Elevation Taken

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:

FLOOD ZONE	COMM. NO.	PANEL NO.	SUFFIX	NOT VALID UNLESS
AE	120655	0143	L	It bears the signature and the original raised seal of Florida Licensed Surveyor and Mapper.
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.		
09/11/09	09/11/09	+ 7 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.

I HEREBY CERTIFY that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS Chapter 33-47 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AGUIEVES 09/05/19
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aguiresvives and Associates, Inc.

Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date 08/31/19 Scale 1"=30' Drawn by: A.P. Drwg. No. 19-21457

Financial Overview

Property Data

Property	1150-70 NE 125th Street
Property Address	1150-70 NE 125th Street
	Miami, FL 33161
Zoning	C1*
Lot Size	56,680 SF
Vehicles per Day	35,000+
Dimensions	260 Frontage x 218 Depth

*C1 permits Retail, Residential, Office & Mixed-Use



Demographic Report

Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	34,197	191,874	491,677
2019 Estimate	33,182	185,251	475,088
2010 Census	31,735	171,716	442,599
Growth 2019 - 2024	3.06%	3.58%	3.49%
Growth 2010 - 2019	4.56%	7.88%	7.34%
2019 Population by Age	33,182	185,251	475,088
Age 0 - 4	2,177 6.56%	11,703 6.32%	28,764 6.05%
Age 5 - 9	2,109 6.36%	11,154 6.02%	27,717 5.83%
Age 10 - 14	2,097 6.32%	11,173 6.03%	27,777 5.85%
Age 15 - 19	2,116 6.38%	11,499 6.21%	28,170 5.93%
Age 20 - 24	2,294 6.91%	12,684 6.85%	30,335 6.39%
Age 25 - 29	2,675 8.06%	14,864 8.02%	35,385 7.45%
Age 30 - 34	2,515 7.58%	13,878 7.49%	34,025 7.16%
Age 35 - 39	2,241 6.75%	12,235 6.60%	31,375 6.60%
Age 40 - 44	2,212 6.67%	11,962 6.46%	31,474 6.62%
Age 45 - 49	2,215 6.68%	12,087 6.52%	31,827 6.70%
Age 50 - 54	2,324 7.00%	12,994 7.01%	33,761 7.11%
Age 55 - 59	2,120 6.39%	12,178 6.57%	31,268 6.58%
Age 60 - 64	1,857 5.60%	10,921 5.90%	28,165 5.93%
Age 65 - 69	1,468 4.42%	8,822 4.76%	23,590 4.97%
Age 70 - 74	1,055 3.18%	6,500 3.51%	18,405 3.87%
Age 75 - 79	719 2.17%	4,533 2.45%	13,593 2.86%
Age 80 - 84	480 1.45%	3,004 1.62%	9,427 1.98%
Age 85+	506 1.52%	3,061 1.65%	10,031 2.11%
Age 65+	4,228 12.74%	25,920 13.99%	75,046 15.80%
Median Age	36.40	37.30	39.00
Average Age	37.20	38.10	39.30

Radius	1 Mile	3 Mile	5 Mile
2019 Population By Race	33,182	185,251	475,088
White	12,461 37.55%	75,185 40.59%	227,245 47.83%
Black	19,122 57.63%	100,986 54.51%	229,024 48.21%
Am. Indian & Alaskan	180 0.54%	757 0.41%	1,724 0.36%
Asian	633 1.91%	4,020 2.17%	8,017 1.69%
Hawaiian & Pacific Island	29 0.09%	144 0.08%	322 0.07%
Other	758 2.28%	4,159 2.25%	8,756 1.84%
Population by Hispanic Origin	33,182	185,251	475,088
Non-Hispanic Origin	23,167 69.82%	126,837 68.47%	302,639 63.70%
Hispanic Origin	10,015 30.18%	58,414 31.53%	172,449 36.30%
2019 Median Age, Male	35.30	36.10	37.50
2019 Average Age, Male	36.30	37.00	38.00
2019 Median Age, Female	37.30	38.50	40.50
2019 Average Age, Female	38.10	39.10	40.50
2019 Population by Occupation Classification	26,380	148,930	385,197
Civilian Employed	15,654 59.34%	88,324 59.31%	224,802 58.36%
Civilian Unemployed	1,024 3.88%	5,875 3.94%	14,128 3.67%
Civilian Non-Labor Force	9,678 36.69%	54,685 36.72%	146,182 37.95%
Armed Forces	24 0.09%	46 0.03%	85 0.02%
Households by Marital Status			
Married	3,735	22,601	59,473
Married No Children	1,876	12,211	34,753
Married w/Children	1,859	10,389	24,720
2019 Population by Education	26,003	142,724	368,341
Some High School, No Diploma	5,962 22.93%	29,496 20.67%	66,657 18.10%
High School Grad (Incl Equivalency)	6,630 25.50%	37,006 25.93%	97,172 26.38%
Some College, No Degree	6,039 23.22%	33,631 23.56%	89,825 24.39%
Associate Degree	3,615 13.90%	15,684 10.99%	36,017 9.78%
Bachelor Degree	2,821 10.85%	17,082 11.97%	48,657 13.21%
Advanced Degree	936 3.60%	9,825 6.88%	30,013 8.15%

Demographic Report

Radius	1 Mile	3 Mile	5 Mile
2019 Population by Occupation	29,375	166,881	426,085
Real Estate & Finance	891 3.03%	5,230 3.13%	14,776 3.47%
Professional & Management	5,086 17.31%	34,293 20.55%	91,451 21.46%
Public Administration	414 1.41%	3,006 1.80%	7,952 1.87%
Education & Health	3,125 10.64%	19,535 11.71%	45,679 10.72%
Services	5,959 20.29%	27,290 16.35%	62,581 14.69%
Information	216 0.74%	1,594 0.96%	5,146 1.21%
Sales	3,838 13.07%	21,719 13.01%	58,114 13.64%
Transportation	2,463 8.38%	10,517 6.30%	24,467 5.74%
Retail	2,165 7.37%	11,506 6.89%	29,300 6.88%
Wholesale	339 1.15%	2,250 1.35%	6,865 1.61%
Manufacturing	309 1.05%	3,002 1.80%	8,595 2.02%
Production	1,628 5.54%	9,870 5.91%	24,877 5.84%
Construction	996 3.39%	5,991 3.59%	16,118 3.78%
Utilities	826 2.81%	5,513 3.30%	14,405 3.38%
Agriculture & Mining	24 0.08%	138 0.08%	633 0.15%
Farming, Fishing, Forestry	0 0.00%	89 0.05%	515 0.12%
Other Services	1,096 3.73%	5,338 3.20%	14,611 3.43%

2019 Worker Travel Time to Job	15,065	85,339	216,264
<30 Minutes	6,029 40.02%	39,094 45.81%	104,283 48.22%
30-60 Minutes	7,150 47.46%	37,916 44.43%	90,988 42.07%
60+ Minutes	1,886 12.52%	8,329 9.76%	20,993 9.71%

2010 Households by HH Size	10,657	56,617	161,043
1-Person Households	2,825 26.51%	14,021 24.76%	46,677 28.98%
2-Person Households	2,574 24.15%	14,348 25.34%	44,421 27.58%
3-Person Households	1,982 18.60%	9,806 17.32%	26,406 16.40%
4-Person Households	1,464 13.74%	7,950 14.04%	19,962 12.40%
5-Person Households	934 8.76%	4,978 8.79%	11,764 7.30%
6-Person Households	420 3.94%	2,620 4.63%	5,777 3.59%
7 or more Person Households	458 4.30%	2,894 5.11%	6,036 3.75%

2019 Average Household Size	2.90	2.90	2.70
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Households			
2024 Projection	11,370	63,166	176,762
2019 Estimate	11,054	61,034	171,182
2010 Census	10,657	56,617	161,043
Growth 2019 - 2024	2.86%	3.49%	3.26%
Growth 2010 - 2019	3.73%	7.80%	6.30%

Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income	11,055	61,031	171,183
<\$25,000	4,110 37.18%	19,056 31.22%	55,931 32.67%
\$25,000 - \$50,000	3,529 31.92%	17,606 28.85%	45,442 26.55%
\$50,000 - \$75,000	1,421 12.85%	9,419 15.43%	26,484 15.47%
\$75,000 - \$100,000	1,041 9.42%	5,793 9.49%	16,523 9.65%
\$100,000 - \$125,000	283 2.56%	2,997 4.91%	8,552 5.00%
\$125,000 - \$150,000	194 1.75%	1,845 3.02%	5,554 3.24%
\$150,000 - \$200,000	301 2.72%	2,021 3.31%	4,995 2.92%
\$200,000+	176 1.59%	2,294 3.76%	7,702 4.50%

2019 Avg Household Income	\$47,994	\$59,889	\$61,253
2019 Med Household Income	\$34,007	\$40,212	\$40,445

2019 Occupied Housing	11,054	61,034	171,182
Owner Occupied	4,403 39.83%	31,877 52.23%	87,356 51.03%
Renter Occupied	6,651 60.17%	29,157 47.77%	83,826 48.97%
2010 Housing Units	11,561	63,355	190,533
1 Unit	4,184 36.19%	31,731 50.08%	75,655 39.71%
2 - 4 Units	1,531 13.24%	5,346 8.44%	15,021 7.88%
5 - 19 Units	1,690 14.62%	5,413 8.54%	20,118 10.56%
20+ Units	4,156 35.95%	20,865 32.93%	79,739 41.85%

2019 Housing Value	4,403	31,878	87,357
<\$100,000	546 12.40%	2,975 9.33%	10,396 11.90%
\$100,000 - \$200,000	1,270 28.84%	9,487 29.76%	25,177 28.82%
\$200,000 - \$300,000	1,198 27.21%	7,403 23.22%	17,946 20.54%
\$300,000 - \$400,000	710 16.13%	4,753 14.91%	10,704 12.25%
\$400,000 - \$500,000	347 7.88%	2,078 6.52%	5,878 6.73%
\$500,000 - \$1,000,000	267 6.06%	3,623 11.37%	11,614 13.29%
\$1,000,000+	65 1.48%	1,559 4.89%	5,642 6.46%
2019 Median Home Value	\$232,178	\$246,967	\$245,166

2019 Housing Units by Yr Built	11,616	64,102	192,119
Built 2010+	287 2.47%	4,727 7.37%	13,148 6.84%
Built 2000 - 2010	172 1.48%	3,833 5.98%	21,202 11.04%
Built 1990 - 1999	337 2.90%	2,043 3.19%	9,365 4.87%
Built 1980 - 1989	980 8.44%	4,773 7.45%	15,407 8.02%
Built 1970 - 1979	2,835 24.41%	11,973 18.68%	35,001 18.22%
Built 1960 - 1969	2,262 19.47%	11,638 18.16%	35,561 18.51%
Built 1950 - 1959	2,578 22.19%	16,300 25.43%	41,064 21.37%
Built <1949	2,165 18.64%	8,815 13.75%	21,371 11.12%
2019 Median Year Built	1964	1965	1968

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