



545 N BROAD ST

Philadelphia, PA 19123

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545 N BROAD ST
Philadelphia, PA
ACT ID Y0300147

Marcus & Millichap

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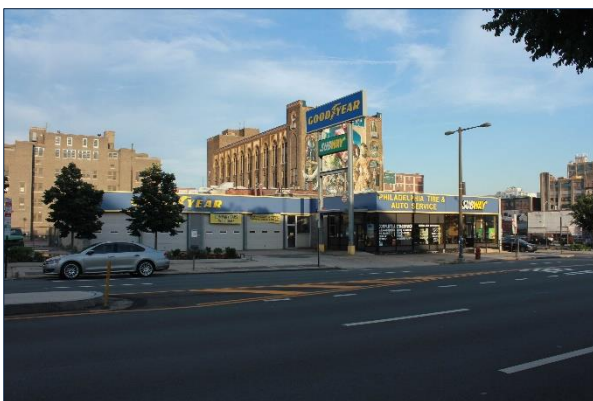
INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
			YEAR 1	YEAR 2
Price	\$5,500,000	CAP Rate	0.62%	3.25%
Down Payment	100% / \$5,500,000	Net Operating Income	\$34,100	\$178,650
Loan Type	All Cash	Net Cash Flow After Debt Service	0.62% / \$34,100	3.25% / \$178,650
Gross Leasable Area (GLA)	8,206 SF	Total Return	0.62% / \$34,100	3.25% / \$178,650
Price/SF	\$670.24			
Current Occupancy	15.00%			
Year Built / Renovated	1975			
Lot Size	0.4 acre(s)			

MAJOR TENANTS			
TENANT	GLA	LEASE EXPIRATION	LEASE TYPE
Goodyear	6,975	9/30/2019	N
Subway	1,231	2/28/2021	N



MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Fire Dept	43,243
Comcast Holdings Corporation	22,000
Clinical Practices of T	13,572
Temple Univrsty O The Cmnlwth S	9,647
Independence Health Group Inc	9,500
National Railroad Pass Corp	8,092
Police Dept-18th District	7,000
City of Philadelphia	6,422
Ecog-Acrin Cancer RES Group	6,000
Temple University Hospital	5,816
Southeastern PA Trnsp Auth	5,046
Legends Hospitality Holdg LLC	5,010

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2016 Estimate Pop	57,004	480,302	989,136
2016 Census Pop	53,453	460,807	958,889
2016 Estimate HH	27,847	200,354	387,527
2016 Census HH	26,100	192,034	375,336
Median HH Income	\$47,634	\$34,906	\$33,113
Per Capita Income	\$37,885	\$26,163	\$21,539
Average HH Income	\$74,679	\$60,585	\$53,570

INVESTMENT OVERVIEW

The investment opportunity at 545 N Broad Street offers a developer a prime location on the rapidly growing North Broad Street corridor. With multiple redevelopment and ground-up projects both planned, under construction, and recently completed, this area will continue to see increased growth. Located just north of Spring Garden, this parcel fronts N Broad extending from Brandywine St. to Green St. comprising approximately 17,550 square feet.

The property is currently a two-tenant retail asset made up of Goodyear Tire and Subway. The owner of the property operates the Goodyear location. The Subway is currently leased through March 2021, however language in the lease would allow the buyer to terminate the lease upon a sale. If the buyer would prefer to keep the current income through the life of the lease, the seller would be willing to sign a lease to coincide with the term of the Subway lease at a negotiated rate.

INVESTMENT HIGHLIGHTS

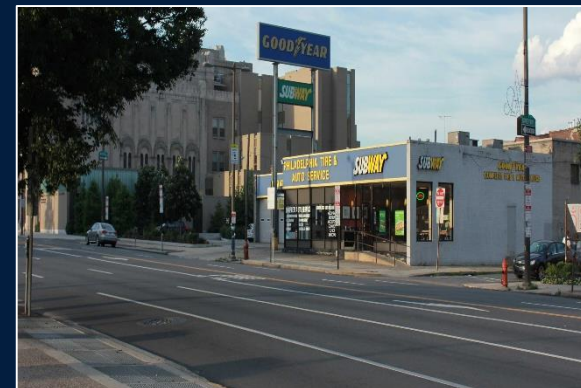
- Prime development opportunity on N Broad St Corridor
- In-place income during development planning
- CMX-4 Zoning

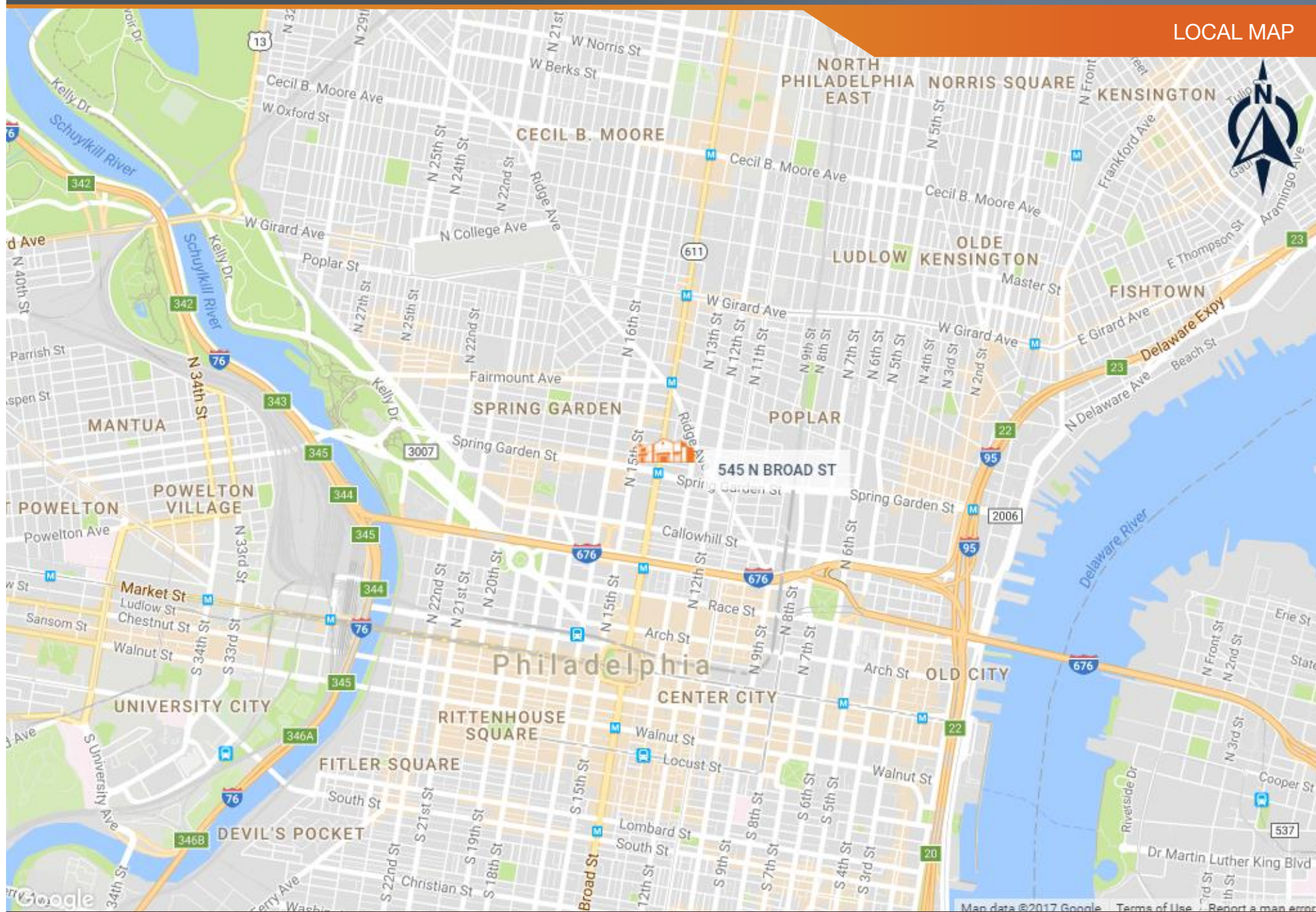


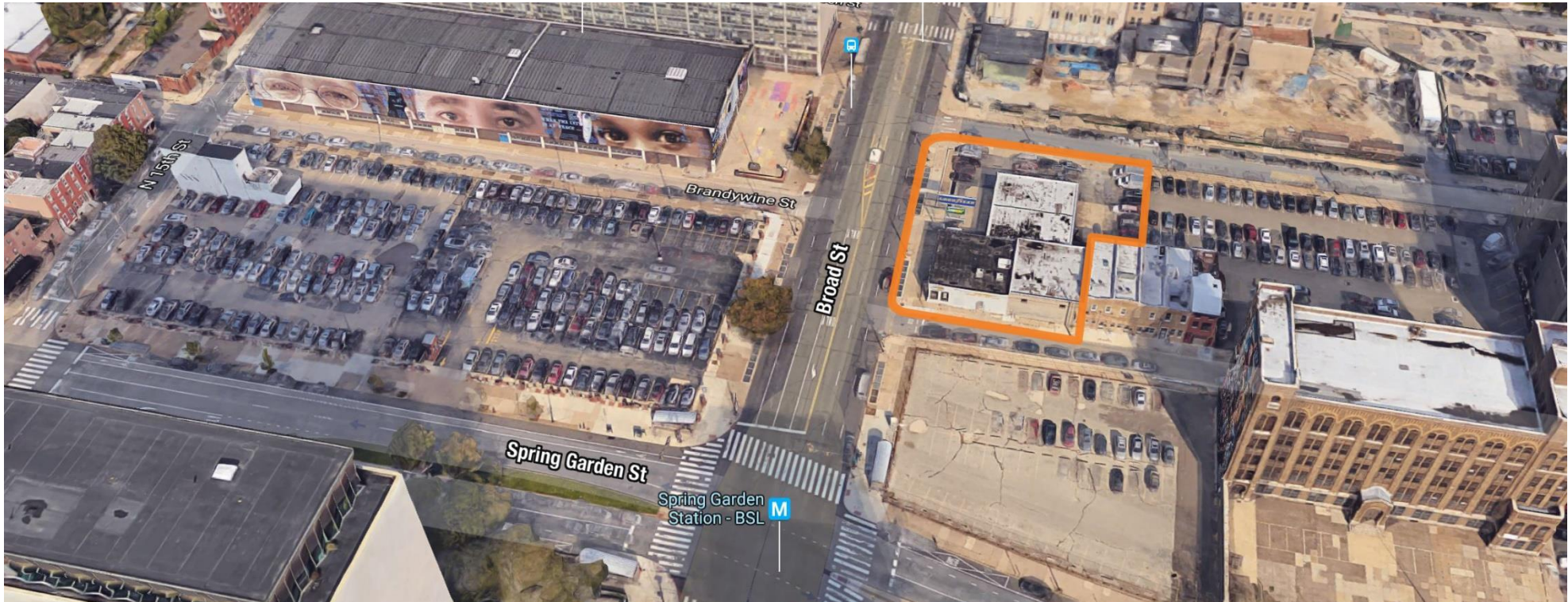
PROPERTY SUMMARY

THE OFFERING	
Price	\$5,500,000
Property Address	545 N Broad St, Philadelphia, PA
Assessors Parcel Number	882043000
Zoning	Philadelphia
SITE DESCRIPTION	
Year Built/Renovated	1975
Gross Leasable Area	8,200 SF
Ownership	Fee Simple
Lot Size	0.4 acre(s)
UTILITIES	
Electric	Separately metered
Water	Separately metered

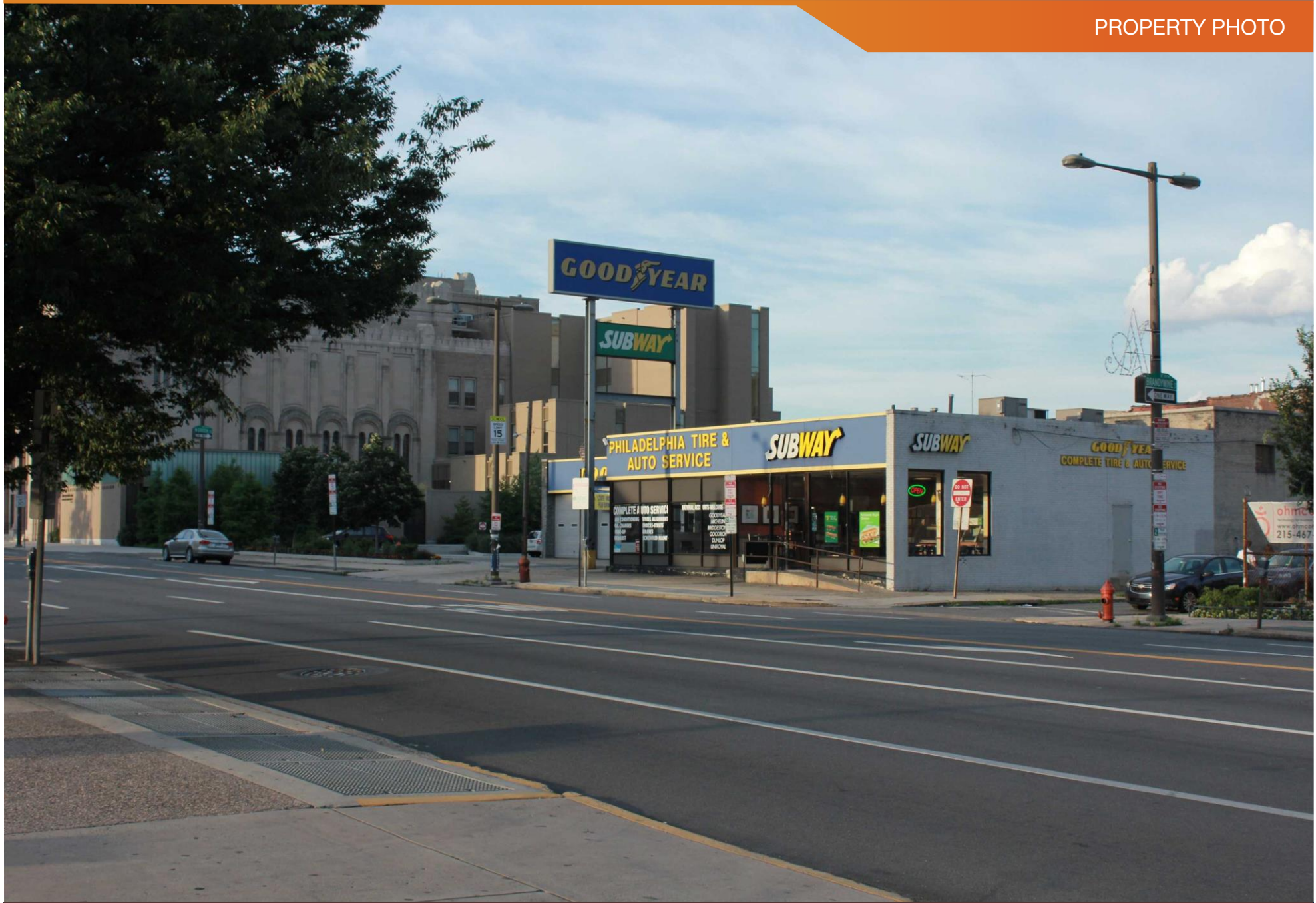
PROPOSED FINANCING	
First Trust Deed	
Loan Type	All Cash











FINANCIAL ANALYSIS



TENANT SUMMARY

As of November, 2017

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Monthly Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Changes on	Changes to	Lease Type	Renewal Options and Option Year Rental Information
Goodyear	1	6,975	85.0%	10/1/17	9/30/19	\$0.00	\$0	\$0	N/A	N/A	N	[1]
Subway	2	1,231	15.0%	3/1/16	2/28/21	\$2.23	\$2,750	\$33,000	Mar-2018	\$2,888	N	[2]
Total		8,206				\$0.34	\$2,750	\$33,000				

Notes:

TENANT SUMMARY



OPERATING STATEMENT

Income	Current	Year 1	Year 2	Per SF	Notes
Scheduled Base Rental Income	33,000	34,100	178,650	21.77	
Expense Reimbursement Income					
Real Estate Taxes	11,487	12,805	12,805	1.56	[3]
Total Reimbursement Income	\$11,487 100.0%	\$12,805 100.0%	\$12,805 100.0%	\$1.56	
Effective Gross Revenue	\$44,487	\$46,905	\$191,455	\$23.33	
Operating Expenses	Current	Year 1	Year 2	Per SF	
Real Estate Taxes	11,487	12,805	12,805	1.56	
Total Expenses	\$11,487	\$12,805	\$12,805	\$1.56	
Expenses as % of EGR	25.8%	27.3%	6.7%		
Net Operating Income	\$33,000	\$34,100	\$178,650	\$21.77	

Notes and assumptions to the above analysis are on the following page.

NOTES**Notes to Operating Statement**

- [1] Owner is willing to lease back Goodyear to coincide with Subway lease term if requested
- [2] Lease has a final option in March 2021, however the option is at Owner's discretion. Section 4 of the lease contains language allowing buyer to terminate the lease upon transaction.
- [3] Taxes reassessed for 2018

PRICING DETAIL

Summary		
Price	\$5,500,000	
Down Payment	\$5,500,000	100%
Number of Suites	2	
Price Per SqFt	\$670.24	
Gross Leasable Area (GLA)	8,206 SF	
Lot Size	0.40 Acres	
Year Built/Renovated	1975	
Occupancy	15.00%	

Returns	Year 1	Year 2
CAP Rate	0.62%	3.25%
Cash-on-Cash	0.62%	3.25%
Debt Coverage Ratio	N/A	N/A

Operating Data				
Income		Year 1		Year 2
Scheduled Base Rental Income		\$34,100		\$178,650
Total Reimbursement Income	37.6%	\$12,805	7.2%	\$12,805
Other Income		\$0		\$0
Potential Gross Revenue		\$46,905		\$191,455
Effective Gross Revenue		\$46,905		\$191,455
Less: Operating Expenses	27.3%	(\$12,805)	6.7%	(\$12,805)
Net Operating Income		\$34,100		\$178,650
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		\$34,100		\$178,650
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	0.62%	\$34,100	3.25%	\$178,650
Principal Reduction		\$0		\$0
Total Return	0.62%	\$34,100	3.25%	\$178,650
Operating Expenses		Year 1		Year 2
CAM		\$0		\$0
Insurance		\$0		\$0
Real Estate Taxes		\$12,805		\$12,805
Management Fee		\$0		\$0
Total Expenses		\$12,805		\$12,805
Expenses/Suite		\$6,403		\$6,403
Expenses/SF		\$1.56		\$1.56

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

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We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



**Closed 1,651
debt and equity
financings
in 2016**



**National platform
operating
within the firm's
brokerage
offices**



**\$5.1 billion
total national
volume in 2016**



**Access to
more capital
sources than
any other firm
in the industry**

WHY MMCC?

**Optimum financing solutions
to enhance value**

**Our ability to enhance
buyer pool by expanding
finance options**

**Our ability to enhance
seller control**

- **Through buyer qualification support**
- **Our ability to manage buyers finance expectations**
- **Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings**
- **By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file**

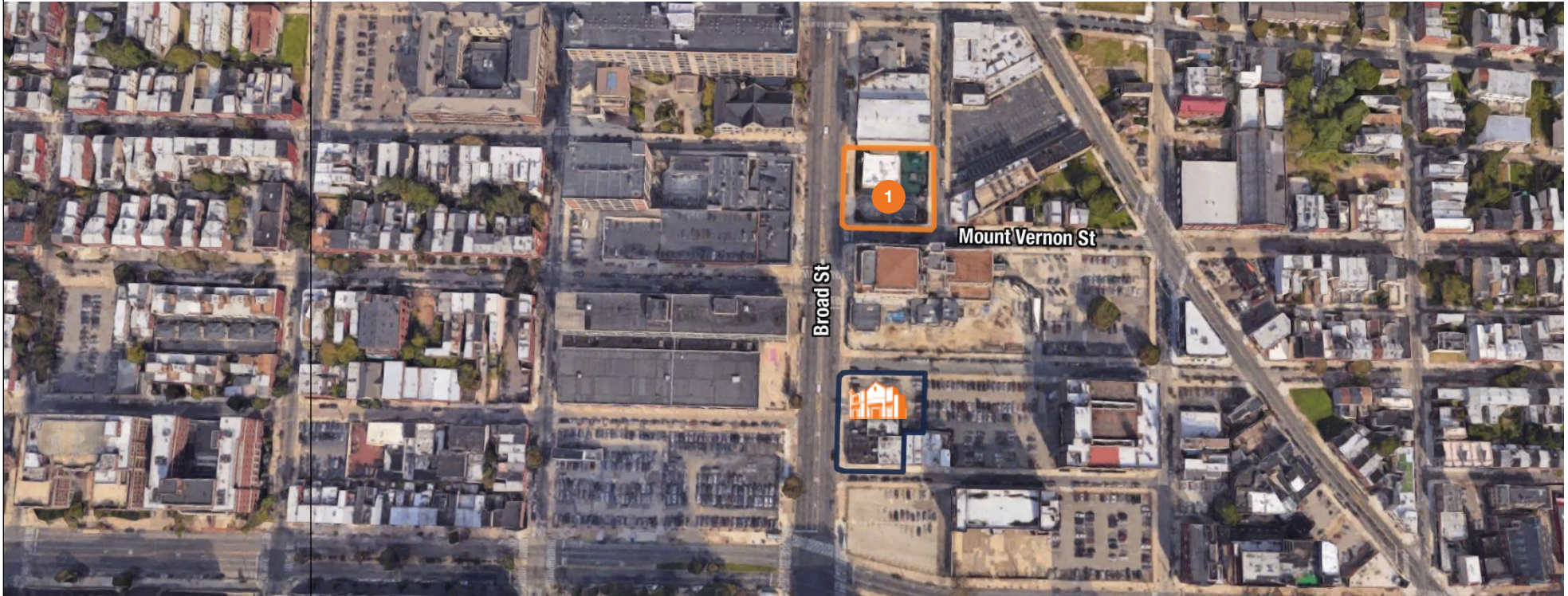
MARKET COMPARABLES





545 N BROAD ST
(SUBJECT)

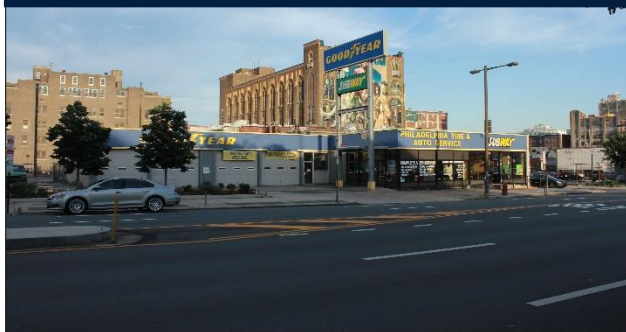
1 619 N Broad St



● ON MARKET COMPARABLES

ON MARKET
COMPARABLES**545 N BROAD ST**

545 N Broad St, Philadelphia, PA, 19123



		Tenants	Lease Type
Asking Price:	\$5,500,000	Goodyear	N
Price/SF:	\$313.40	Subway	N
Year Built:	1975		

	Annual	Per SF
Income	\$46,905	\$5.72
Expenses	\$12,805	\$1.56
NOI	\$34,100	\$4.16
Occupancy	15.00%	

619 N BROAD ST

619 N Broad St, Philadelphia, PA, 19123



		Tenants	Lease Type
Under Contract			
List Price:	\$5,500,000		
Price/SF:	\$308.12		
Year Built:	2000		

NOTES

Listing broker confirmed the deal was under contract in the range of 88-92% of list price

MARKET OVERVIEW





PHILADELPHIA OVERVIEW

The Philadelphia metro encompasses 11 counties in four states: Philadelphia, Delaware, Bucks, Chester and Montgomery in Philadelphia; Gloucester, Burlington, Camden and Salem counties in New Jersey; New Castle County in Delaware; and Cecil County in Maryland. The Delaware River bisects the metropolis from northeast to southwest and serves as the border between Pennsylvania and New Jersey. The Schuylkill River passes through the heart of Philadelphia, separating West Philadelphia from Center City. The Philadelphia metro contains approximately 6.1 million residents. Although the metro has more than 360 municipalities, few have more than 25,000 citizens. Philadelphia is the largest city with approximately 1.6 million residents.

METRO HIGHLIGHTS



HIGHLY EDUCATED WORKFORCE

Philadelphia has one of the highest concentrations of institutions of higher learning in the nation, including the University of Pennsylvania, Temple University and Drexel University.



EXPANDING HEALTH-SCIENCES SECTOR

The metro is a significant pharmaceutical, medical and biosciences center. Major companies include Merck, GlaxoSmithKline and Johnson & Johnson.



TRANSPORTATION NETWORK

Interstate 95 connects Philadelphia to both New York City and Washington, D.C., and Interstate 76 links the region to Pittsburgh and Cleveland.



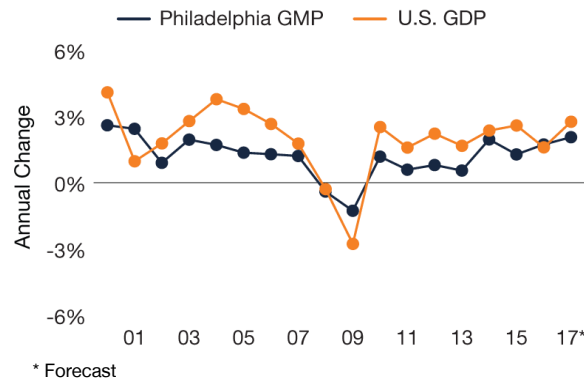
ECONOMY

- Drivers of the region's economy include pharmaceuticals, biotechnology, financial services, education, transportation logistics, advanced manufacturing and telecommunications.
- The Philadelphia area is home to 12 Fortune 500 companies that operate across a broad spectrum of industries.
- Philadelphia is headquarters of the Federal Reserve's Third District, which, along with the U.S. Mint, the Philadelphia Stock Exchange and companies such as Lincoln Financial Group and Vanguard, helps shape a formidable financial sector.

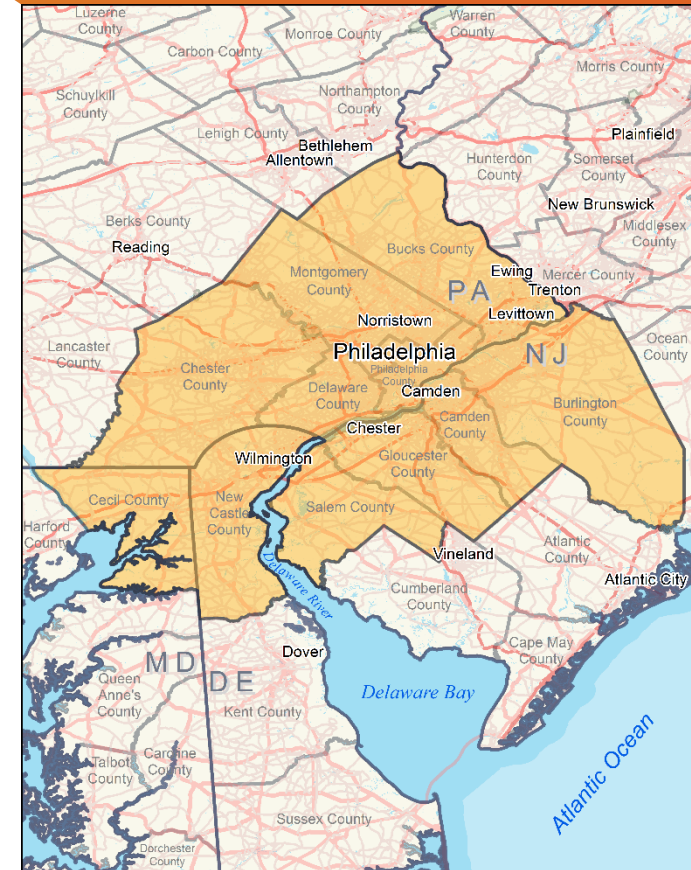
MAJOR AREA EMPLOYERS

University of Pennsylvania
Jefferson Health System
Merck & Co.
Wal-Mart
Main Line Health
UPS
Comcast
Bank of America Corp.
Catholic Health East
Aramark

Economic Growth



MARKET OVERVIEW



SHARE OF 2016 TOTAL EMPLOYMENT





DEMOGRAPHICS

- The metro is expected to add nearly 130,000 people through 2021, which will result in the formation of nearly 60,000 households.
- A median home price below the U.S. level has allowed 67 percent of households to afford to own their homes, compared with 64 percent for the nation.
- Roughly 34 percent of people age 25 and older hold a bachelor's degree; among those residents, 13 percent also have earned a graduate or professional degree.

2016 Population by Age



QUALITY OF LIFE

Philadelphia offers its residents an attractive package of economic, educational, cultural and recreational advantages. Its transformation from a manufacturing-based economy to one more reliant on information will continue to provide greater economic opportunities. In addition, the cost of living in Philadelphia is much less than in other major East Coast markets. Philadelphia provides both visitors and locals with a wide array of destinations. Art and science museums are plentiful, and the restaurant and nightclub scene is alive in the Center City area. The metro houses major professional sports teams, including the Eagles (NFL), 76ers (NBA), Phillies (MLB), Flyers (NHL) and Union (MLS) in addition to numerous golf courses, bike paths and water-related activities.

* Forecast

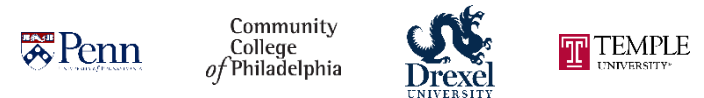
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



SPORTS



EDUCATION



ARTS & ENTERTAINMENT

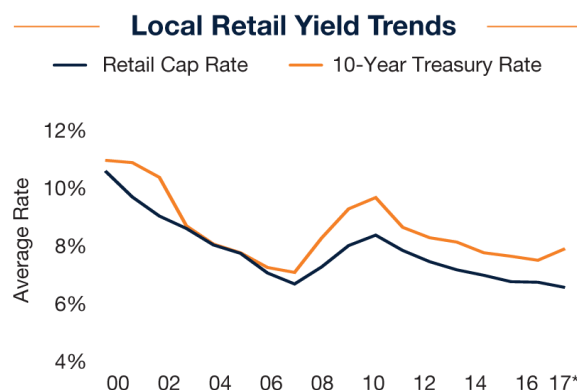


PHILADELPHIA METRO AREA

Job Growth Propels Philadelphia Retail Market, Piques Investor Interest

Employment and income gains boost retail sales; vacancy tightens. A steady pace of hiring in well-paying sectors is driving an increase in household incomes and fueling retail sales growth in Philadelphia. Employers have been actively hiring in healthcare, telecommunication and office-using sectors during the last 12 months, spurring additional spending. As a result, retailers are leasing up available space and pushing vacancy to a cyclical low in the first quarter as net absorption substantially exceeded completions. Low vacancy and healthy tenant demand supported a slight rise in rents, which remain below the previous high set in 2008, signaling additional room for improvement.

Construction increases in Philadelphia. As vacancy tightens throughout the metro, developers are expanding the inventory of retail space. Deliveries will reach a peak this year with the majority of space located outside the urban core. Several shopping and mixed-use centers are under construction, including the first phase of the Shops at Ellis Preserve. The notable project is part of a master planned community featuring retail, apartments and office space in Newtown Square.



* Trailing 12 months through 1Q
Sources: CoStar Group, Inc.; Real Capital Analytics

Retail 2017 Outlook

2 million sq. ft.
will be completed

Construction:

Development reaches an eight-year high in 2017 as 2 million square feet of retail space is placed into service.

10 basis point
decrease in vacancy

Vacancy:

Net absorption will slightly outpace completions this year, trimming vacancy to 5.6 percent. Last year, vacancy declined 30 basis points.

3.6% increase in
asking rents

Rents:

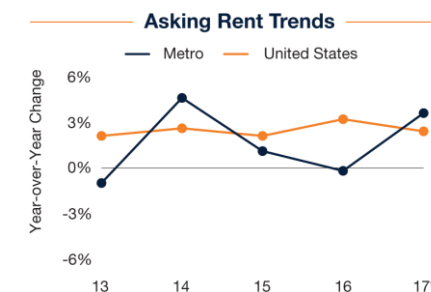
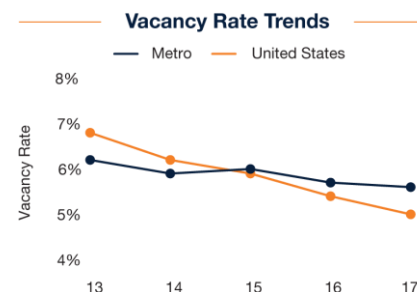
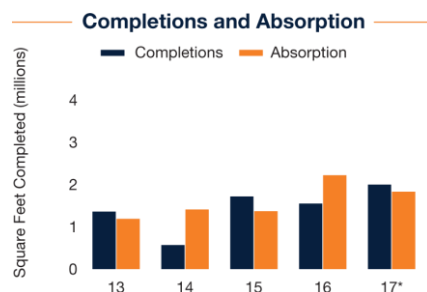
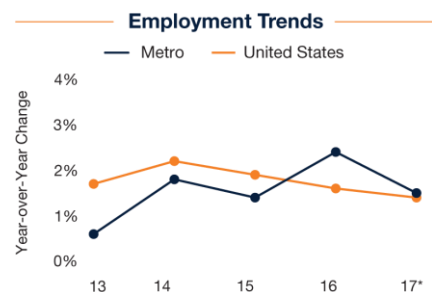
Tight vacancy and healthy demand will drive an increase in the average asking rent to \$16.80 per square foot in 2017.

Investment Trends

- Improving market fundamentals and steady employment growth will motivate investors to consider Philadelphia's retail properties. Single-tenant assets, particularly dine-in restaurants and convenience stores, remain a popular target among buyers. These properties typically change hands with first-year returns in the low- to high-6 percent range.
- Investors seeking to capitalize on higher returns will turn to multi-tenant assets with value-add potential. Those properties located within the CBD will be highly sought after, but limited listings will push some buyers to well-located assets in the suburbs. Metrowide, shopping centers trade with initial yields in the low-7 percent area.
- Buyers seeking relatively lower entry costs will target South Philadelphia, where retail space trades around \$200 per square foot. Northeast Philadelphia is also popular among investors. Here, cap rates may be captured up to the mid-8 percent band.

PHILADELPHIA METRO AREA

1Q17 - 12-MONTH TREND



EMPLOYMENT



2.0% increase in total employment Y-O-Y

- Philadelphia employers created 57,000 positions during the last four quarters, following 51,800 new hires one year earlier. Education and health services fields led hiring last year as 26,900 workers were added.
- Unemployment ticked up 10 basis points year over year to 4.7 percent in the first quarter as the labor force expanded. The rate is just above the national average.

CONSTRUCTION



1.8 million square feet completed Y-O-Y

- Developers completed more than 1.8 million square feet during the year ending in March, following the delivery of 1.7 million square feet the previous year.
- Construction will remain elevated as nearly 2.2 million square feet of retail space is underway with completion dates scheduled through 2018. Delaware County will receive nearly 723,000 square feet of space.

VACANCY



60 basis point decrease in vacancy Y-O-Y

- After remaining flat the previous year, vacancy plummeted during the last 12 months to 5.4 percent in the first quarter of 2017 on surging absorption.
- Metrowide, several submarkets registered vacancy of less than 4 percent, including Outer Chester County. Here, the rate ticked down 20 basis points during the year to 3.9 percent in March.

RENTS



0.5% increase in the average asking rent Y-O-Y

- The average asking rent increased nominally during the last four quarters to \$16.63 per square foot, following a 3 percent increase in the prior year.
- While metrowide rent inched up slightly, the average asking rent in Norristown/Valley Forge rose 6.9 percent to \$13.91 per square foot. Independence Hall also posted a gain, up 4.9 percent to \$23.89 per square foot.

* Forecast

PHILADELPHIA METRO AREA

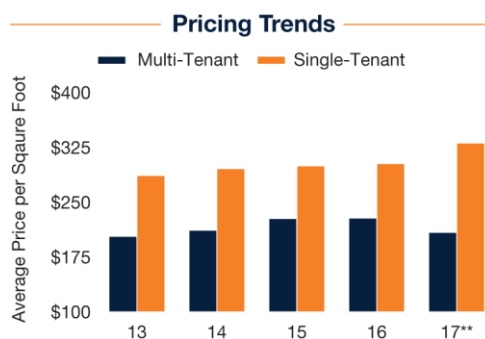
Demographic Highlights



Sales Trends

Multi-Tenant Retail Properties Garner Greater Buyer Attention

- Multi-Tenant:** Based on a handful of transactions, interest in Philadelphia's multi-tenant assets is picking up and the average price has remained around \$226 per square foot the last two years.
- Single-Tenant:** Demand is surging for single-tenant assets as transaction velocity jumped 24 percent during the last four quarters. The average price rose slightly during this time to \$300 per square foot.



Outlook: Cap rates above the national average will attract investors to retail assets in Philadelphia. Metrowide, the average first-year return is in the low-6 percent area.

Submarket Trends

Lowest Vacancy Rates 1Q17

Submarket	Vacancy Rate	Y-O-Y BasisPoint Change	Asking Rent	Y-O-Y % Change
Bala Cynwyd/Narberth	1.0%	-30	\$21.95	-11.0%
Market Street East	1.5%	-70	\$27.65	27.3%
King of Prussia/Wayne	2.3%	100	\$27.34	-17.4%
South Philadelphia	2.3%	-190	\$16.79	-8.3%
West Chester	2.3%	-90	\$22.79	13.1%
Independence Hall	2.7%	-190	\$23.89	4.9%
Plymouth Mtg./Blue Bell	2.9%	-10	\$18.35	-18.2%
West New Castle County	3.5%	-150	\$18.13	-2.2%
Market Street West	3.8%	-30	\$44.23	-0.9%
Northwest Philadelphia	3.8%	-210	\$18.31	-0.5%
Overall Metro	5.4%	-60	\$16.63	0.5%

** Trailing 12 months through 1Q17

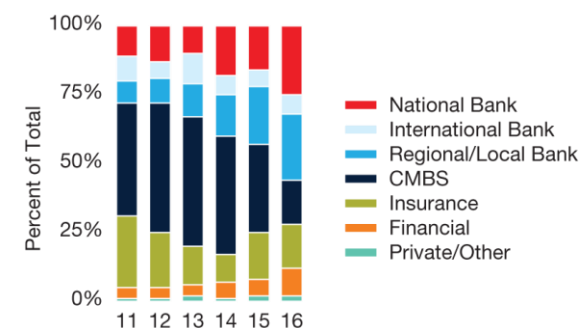
Pricing trend sources: CoStar Group, Inc.; Real Capital Analytics



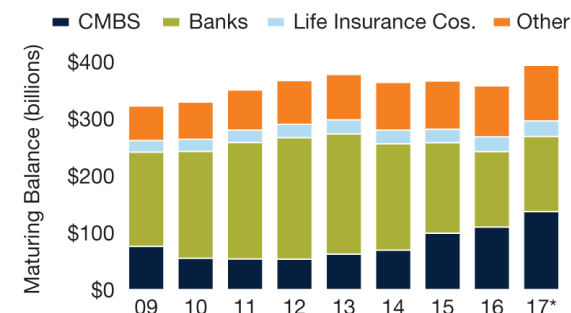
Capital Markets

- Monetary policy in transition.** The yield on the 10-year U.S. Treasury bond remained in the low- to mid-2 percent range throughout the first quarter of 2017. Despite the Fed raising its benchmark short-term rate twice in recent months and signaling another rise in June, long-term rates have remained stable. The Federal Reserve wants to normalize its monetary policy and, in addition to rate hikes, could start paring its balance sheet. While short- and long-term rates do not always move in tandem, both actions by the Fed have the potential to lift long-term rates.
- Sound economy a balancing act for Fed.** Tight labor market conditions are finally producing upward pressure on wages and inflation. Unemployment just hit the lowest level since 2007 and consumer confidence sits close to its all-time high. Consumers have the means and the confidence to expand consumption and retail properties stand to gain significantly from increased spending. The Fed must now balance growth and job creation against wage growth and inflationary pressures. economic
- Lenders exercise disciplined approach.** Overall, leverage on acquisition loans has continued to reflect disciplined underwriting, with LTVs typically ranging from 60 percent to 70 percent for most retail properties. The combination of higher rates and conservative lender underwriting encouraged some investor caution that slowed deal flow in late 2016, a trend that will likely extend into 2017. A potential easing of regulations on financial institutions, though, could liberate additional lending capacity and higher interest rates may also encourage additional lenders to participate.

- Retail Mortgage Originations by Lender -



- Estimated Commercial/Multifamily Debt Maturities by Lender Type -



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

Created on August 2017

POPULATION	1 Miles	3 Miles	5 Miles
■ 2021 Projection			
Total Population	59,577	482,891	987,985
■ 2016 Estimate			
Total Population	57,004	480,302	989,136
■ 2010 Census			
Total Population	53,453	460,807	958,889
■ 2000 Census			
Total Population	44,266	450,334	959,963
■ Current Daytime Population			
2016 Estimate	236,698	785,044	1,191,787
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2021 Projection			
Total Households	29,586	204,591	391,691
■ 2016 Estimate			
Total Households	27,847	200,354	387,527
Average (Mean) Household Size	1.84	2.23	2.44
■ 2010 Census			
Total Households	26,100	192,034	375,336
■ 2000 Census			
Total Households	20,777	181,249	365,251
■ Occupied Units			
2021 Projection	29,586	204,591	391,691
2016 Estimate	30,459	226,263	436,109
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2016 Estimate			
\$150,000 or More	8.04%	5.82%	4.02%
\$100,000 - \$149,000	11.66%	8.09%	7.16%
\$75,000 - \$99,999	10.28%	8.16%	7.91%
\$50,000 - \$74,999	16.35%	13.71%	14.18%
\$35,000 - \$49,999	12.03%	12.57%	13.48%
Under \$35,000	39.68%	50.10%	52.14%
Average Household Income	\$74,679	\$60,585	\$53,570
Median Household Income	\$47,634	\$34,906	\$33,113
Per Capita Income	\$37,885	\$26,163	\$21,539

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$67,219	\$60,726	\$58,632
■ Consumer Expenditure Top 10 Categories			
Housing	\$18,766	\$17,234	\$16,790
Transportation	\$12,867	\$10,979	\$10,317
Shelter	\$11,001	\$10,003	\$9,684
Food	\$6,630	\$6,326	\$6,204
Personal Insurance and Pensions	\$6,025	\$4,958	\$4,523
Health Care	\$4,450	\$3,985	\$3,914
Utilities	\$4,376	\$4,200	\$4,199
Entertainment	\$2,669	\$2,429	\$2,335
Household Furnishings and Equipment	\$1,686	\$1,525	\$1,447
Apparel	\$1,471	\$1,344	\$1,314
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2016 Estimate Total Population	57,004	480,302	989,136
Under 20	13.57%	22.87%	26.11%
20 to 34 Years	41.03%	34.27%	28.91%
35 to 39 Years	7.74%	6.56%	6.30%
40 to 49 Years	10.24%	10.60%	11.37%
50 to 64 Years	14.23%	15.05%	16.28%
Age 65+	13.20%	10.67%	11.06%
Median Age	32.97	31.22	31.90
■ Population 25+ by Education Level			
2016 Estimate Population Age 25+	43,039	314,044	635,464
Elementary (0-8)	2.65%	4.52%	5.27%
Some High School (9-11)	8.07%	12.81%	14.27%
High School Graduate (12)	18.29%	28.64%	32.76%
Some College (13-15)	11.87%	13.54%	16.04%
Associate Degree Only	3.10%	4.04%	4.63%
Bachelors Degree Only	27.46%	18.07%	13.77%
Graduate Degree	27.04%	16.39%	11.14%

Source: © 2016 Experian



Population

In 2016, the population in your selected geography is 57,004. The population has changed by 28.78% since 2000. It is estimated that the population in your area will be 59,577.00 five years from now, which represents a change of 4.51% from the current year. The current population is 49.65% male and 50.35% female. The median age of the population in your area is 32.97, compare this to the US average which is 37.68. The population density in your area is 18,118.11 people per square mile.



Households

There are currently 27,847 households in your selected geography. The number of households has changed by 34.03% since 2000. It is estimated that the number of households in your area will be 29,586 five years from now, which represents a change of 6.24% from the current year. The average household size in your area is 1.84 persons.



Income

In 2016, the median household income for your selected geography is \$47,634, compare this to the US average which is currently \$54,505. The median household income for your area has changed by 61.95% since 2000. It is estimated that the median household income in your area will be \$57,718 five years from now, which represents a change of 21.17% from the current year.

The current year per capita income in your area is \$37,885, compare this to the US average, which is \$29,962. The current year average household income in your area is \$74,679, compare this to the US average which is \$78,425.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 50.79% White, 30.86% Black, 0.06% Native American and 12.28% Asian/Pacific Islander. Compare these to US averages which are: 70.77% White, 12.80% Black, 0.19% Native American and 5.36% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 7.96% of the current year population in your selected area. Compare this to the US average of 17.65%.



Housing

The median housing value in your area was \$278,497 in 2016, compare this to the US average of \$187,181. In 2000, there were 6,581 owner occupied housing units in your area and there were 14,196 renter occupied housing units in your area. The median rent at the time was \$547.



Employment

In 2016, there are 220,251 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 73.93% of employees are employed in white-collar occupations in this geography, and 26.04% are employed in blue-collar occupations. In 2016, unemployment in this area is 6.05%. In 2000, the average time traveled to work was 29.00 minutes.

