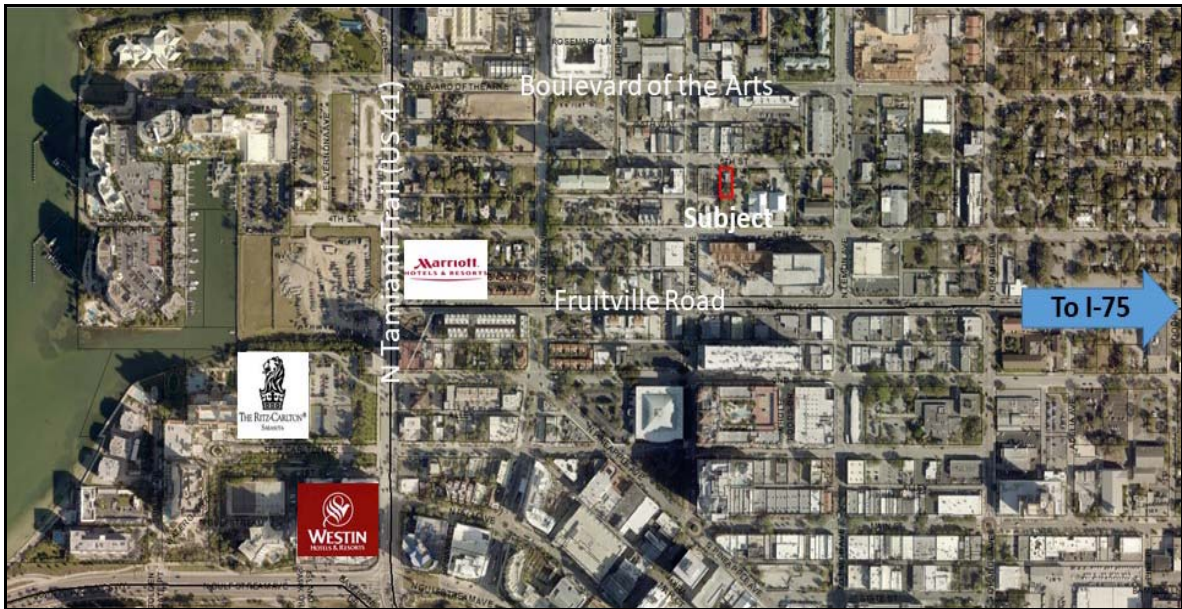




For Sale

1420 5th Street



Contact:

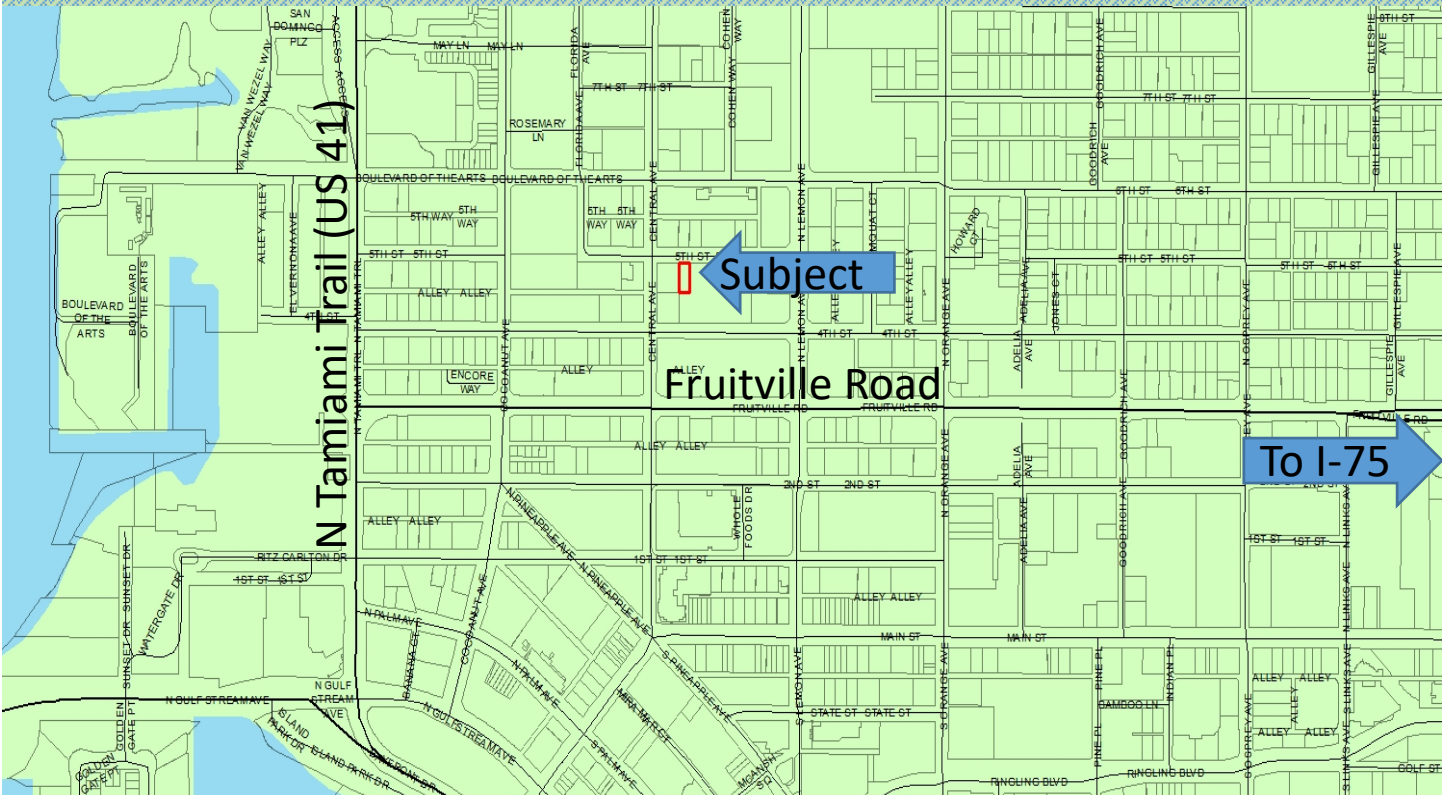
John B. Harshman, Broker

Phone: 941-951-2002 Fax: 941-366-5818

1575 Main St., Sarasota, FL 34236

Email: jbh@harshmanrealestate.com

www.harshmanrealestate.com



**1420 5th Street
Sarasota, FL 34236**

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IMPORTANT NOTICE

The information contained herein, while based upon data supplied by the seller and obtained from other sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Harshman & Company, Inc. or by any agent, independent associate or employee of Harshman & Company.

Harshman & Company, Inc. (Broker) hereby notifies prospective buyers that it shall be the buyer's responsibility to verify any and all representations made by seller and/or Broker regarding the property, its condition, improvements, utilities, zoning, insurability, conformance and/or compliance with federal, state and local laws as well as all restrictions of any applicable owner's association, boundaries and use. Buyer recognizes that the Broker is not an expert in legal, tax, financial, appraising, surveying, structural conditions, hazardous materials, engineering or other areas.

Exclusive Right of Sale Listing

Harshman & Company, Inc. is the Exclusive Listing Agent for the subject property and is presenting this property to Qualified Principal Buyers with expertise in real estate investment and development. Buyers are excluded from Cooperating Broker fees.

Inquiries regarding the property described herein should be directed to:

John B. Harshman, Broker
Harshman & Company, Inc.
1575 Main St.
Sarasota, FL 34236

Phone: 941-951-2002
FAX: 941-366-5818
Email: jbh@harshmanrealestate.com

Property Summary

Address: 1420 5th Street, Sarasota, FL 34236

Parcel ID#: 2026-11-0059

Owner: Per Request

Location: The subject fronts on 5th St providing a just off the main drag location while remaining in the heart of activity. In the heart of the booming Rosemary District, the subject is a short walk to four new apartment projects, countless restaurants, Wholefoods and all the retail downtown.

Description: Looking for a boutique development site in the booming bohemian Rosemary District? Look no further than this lot just east of Central Avenue on 5th Street. The on-site single story 1920's frame constructed house may have to go to make way for a development of up to 3-residential units, retail, office or restaurant. The 5,750 square foot Downtown Edge (DTE) zoned lot is eligible for up to 3-units on this site. The height limitation of 5-stories supports human scale and assures all property owners that no towering skyscraper will shadow their property.

Neighborhood: The Rosemary District along with the downtown proper is poised to receive approximately 3,200 new residential units and over 1,300 hotel rooms. This influx of new residents and visitors will transform our greater downtown area to an even more exciting and fun place to live, work and play. Dominating the Rosemary District are the 3 almost completed apartment projects that will bring over 1,000 rental units to the market just in the Rosemary District. This people transfusion will enliven the District, magnify attention to the area and bring more opportunity for businesses to capitalize on the growing population – in short vitalize the entire city.

RROD: The Rosemary Residential Overlay District in its original form (75-units per acre) has sunset. However, the City has extended a different version that potentially does increase density provided one meets the new criteria. Based on my read of the revised ordinance and the geometry of the site, I question where there is a viable use of the new RROD for this site.

Land Size: 5,750 square feet

Building: The subject is a 1,293 gross sq ft single-story wood frame building constructed in the 1920's. Currently rented; the owners offer no warranties of its condition.

Zoning: The subject is zoned Downtown Edge (DTE) within City of Sarasota and is eligible for 3-residential units, office, retail restaurant or hotel.

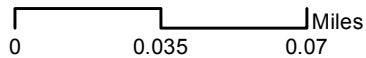
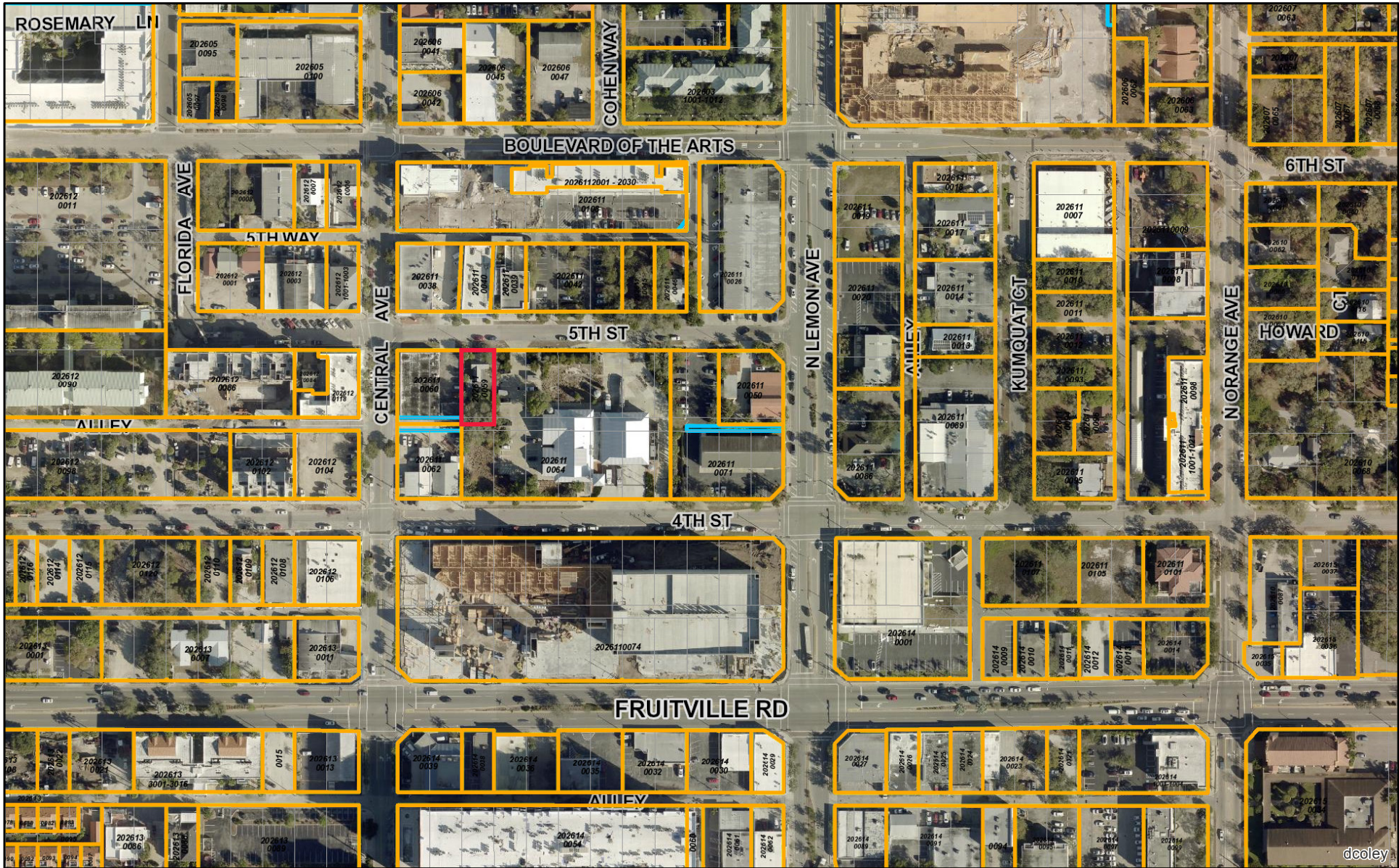
Parking: The City parking lot on the north side of 5th St. is currently free and there is an abundance of surrounding street parking.

Utilities: City of Sarasota water and sewer

Taxes: \$3,452.11 (2018)

Price: **\$575,000**

Data contained herein was obtained from reliable sources but not warranted by Harshman & Company, Inc. Buyers are responsible for completing all inspections and due diligence to verify all property information.



Sarasota County Property Appraiser

Bill Furst

Sarasota County Property Appraiser

This map is a product of, and prepared for use by the Sarasota County Property Appraiser's Office. No warranties are expressed or implied.





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 2026110059

Ownership:

DART JOHN M
 DART DEBORAH G
 543 OHIO PL, SARASOTA, FL, 34236-7539

Situs Address:

1420 5TH ST SARASOTA, FL, 34236

Land Area: 5,750 Sq.Ft.

Municipality: City of Sarasota

Subdivision: 0056 - PLAT OF SARASOTA (EXHIBIT)

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 19-36S-18E

Census: 121150001013

Zoning: DTE - DOWNTOWN EDGE

Total Living Units: 1

Delineated District: CITY OF SARASOTA REDEVELOPMENT AREA

Parcel Description: LOT 5 BLK 24 & NLY 10 FT OF VACATED ALLEY IN OR 1068/1592 PLAT OF SARASOTA

Buildings

<u>Situs - click address for details</u>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
1420 5TH ST SARASOTA, FL, 34236	1	2	1	0	1920	1,293	831	1

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2017	\$175,300	\$33,200	\$0	\$208,500	\$119,984	\$0	\$119,984	\$88,516
2016	\$141,500	\$33,800	\$0	\$175,300	\$109,076	\$0	\$109,076	\$66,224
2015	\$123,000	\$25,200	\$0	\$148,200	\$99,160	\$0	\$99,160	\$49,040
2014	\$60,100	\$33,900	\$0	\$94,000	\$90,145	\$0	\$90,145	\$3,855
2013	\$64,400	\$35,800	\$0	\$100,200	\$81,950	\$0	\$81,950	\$18,250
2012	\$53,600	\$20,800	\$100	\$74,500	\$74,500	\$0	\$74,500	\$0
2011	\$53,600	\$24,900	\$100	\$78,600	\$78,600	\$0	\$78,600	\$0
2010	\$72,200	\$24,800	\$100	\$97,100	\$97,100	\$0	\$97,100	\$0
2009	\$104,000	\$32,700	\$100	\$136,800	\$136,800	\$0	\$136,800	\$0
2008	\$125,600	\$58,400	\$100	\$184,100	\$184,100	\$0	\$184,100	\$0

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
7/9/2009	\$100	2009084800	11	PHILLIPS, FRANKIE	QC
5/23/2001	\$95,000	2001072408	01	PHILLIPS,FRANKIE	WD
11/29/2000	\$100	2009084799	11	DAVIS TTEE, JENCIE E	QC
11/28/2000	\$100	2000150229	11	DAVIS TTEE,JENCIE E	WD
11/19/1993	\$100	2571/1308	11	DAVIS,JENCIE E	WD

Downtown Edge Zone District (DTE) Excerpt

The Downtown Edge (DTE) district is a densely mixed-use area typically located along a pedestrian way or a thoroughfare road within a neighborhood. Residential dwellings may be single family or multiple-family and may include mixed-use structures that provide for live-work opportunities. Residential dwellings may be built to a maximum density of twenty-five (25) dwelling units per acre. A variety of non-residential uses are allowed everywhere with ground floor retail mandatory on designated streets. Building heights shall be limited to a maximum of five (5) stories.

When the Zone District Regulations apply:

- These regulations apply to all new development.
- To any expansion or exterior remodeling of existing buildings with a final determination from the Planning Director.

For example, remodeling a storefront may require compliance with standards, such as; window area, window shape and exterior finish materials and an addition would need to comply with standards, such as; setbacks, height limits and parking.

When these regulations do not apply:

- Existing buildings and uses that do not conform to the provisions of these regulations may continue as they are. However, if a prohibited use ceases for 24 consecutive months, the use shall not be re-established. The Planning Director may grant one extension for an additional 12 months, provided the property owner applies for the extension at least 60 days prior to the end of the original 24-month period. The application shall demonstrate that restoration of the use has been diligently pursued and that practical difficulties will preclude a timely restoration of the use within the original 24-month period. Subsequent uses shall conform to the district regulations. Any final decision of the Planning Director may be appealed to the Planning Board in accord with Section IV-1901 (F) of this code.
- Normal repair and maintenance may be performed on existing buildings.

For example, (1) repair of a broken window would not require compliance with the building design standards for window area and shape or (2) repair of a leaking roof would not require compliance with the roof design standards.

- Any existing or approved structure or structures on a single zoning lot under condominium ownership or cooperative long term leases may be rebuilt after destruction to the prior extent of nonconformity as to height, stories and density of units per acre regardless of the percentage of destruction. In the event of such rebuilding, all other applicable district requirements shall be met unless an Adjustment is obtained in accord with Section IV-1903 of this code.

Valid Development Approvals:

- A project for which an application for site plan approval has been filed prior to the effective date of these regulations may be reviewed, approved and constructed under the prior regulations.
- A project for which a site plan has been approved under the prior regulations may be constructed as approved provided a building permit is issued prior to expiration of such approval.

- Structures and uses in projects filed prior to the effective date or which have already been approved and issued a building permit prior to expiration of such approval shall not be deemed nonconforming but shall be deemed to be lawfully existing in conformity with these regulations and shall be allowed to continue as lawfully existing uses or structures.

Use Chart Excerpts:

Permitted Uses	Minor Conditional Use Approval Required	Major Conditional Use Approval Required
Residential	Commercial Recreation	Major Event Entertainment
Office	Commercial Parking	Bars, Tavern, Nightclubs
Retail Sales and Service	Quick Vehicle Servicing	Colleges
Personal Service Oriented	Alcoholic Beverage Store	Community Services
Entertainment Oriented	Motor Vehicle / Boat Sales Agency	Aviation and Surface Passenger Terminals
Hotel / Motel and Other Temporary Lodging	Motor Vehicle / Boat Showroom	
Repair Oriented	Vehicle Repair	
Artisan Studios	Playground	
Basic Utilities	Commercial Wireless Telecommunication Towers	
Parks and Open Space without Playgrounds		
Religious Institutions		
Schools		

Note: Residential Requirement on 4th Street. A residential use is required along the south side of 4th Street from Central Avenue (on the west) to East Avenue (on the east) to keep the residential character of 4th Street. The residential use may consist of existing or new residential structures. A Certificate of Occupancy for a residential use shall be issued prior to or simultaneously with a Certificate of Occupancy for a non-residential use for development on a zoning lot or adjacent zoning lots with frontage on both Fruitville Road and 4th Street when such zoning lot or lots are under unified ownership or control.

Development Standards Excerpts:

Density	25 units / acre
Height	5 Stories
Zoning Lot Size Minimum	1,800 sq. ft.
Building Setback	
Minimum Front	0 ft.
Maximum Front	10 ft.
Minimum Side	0 ft.
Minimum Rear	0 ft.

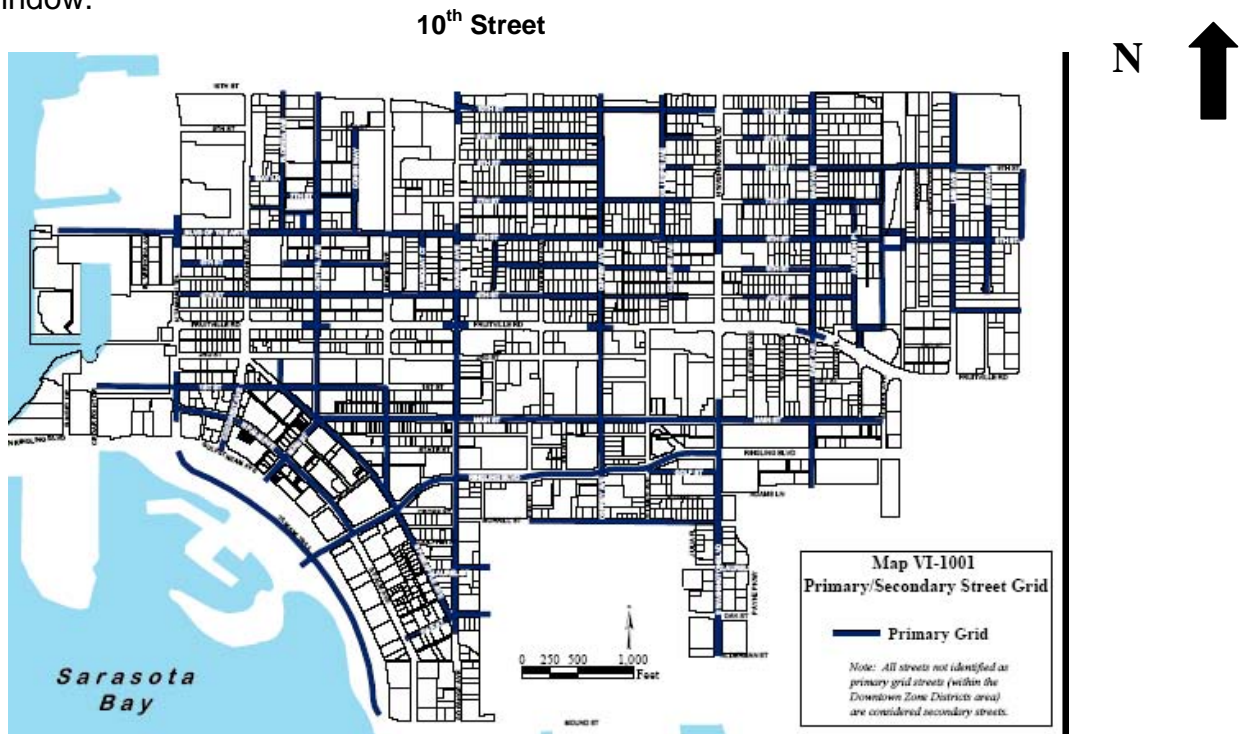
Parking Requirements:

	DTE
Required Parking	
- Residential	1.0 spaces for each dwelling unit
- Non-Residential	1.0 space for each 500 sq. ft. of floor area
- Transient Lodging	0.5 space for each guest unit.
- Bicycle	One bicycle parking space shall be provided for every fifteen off-street vehicular parking spaces.
Exceptions to Required Parking	Liner buildings and independent building of less than 10,000 sq. ft. floor area shall not be required to provide off-street parking. On street parking along the corresponding frontage lines shall be counted toward fulfilling the parking requirements. Locally designated historic buildings shall not be required to provide parking in addition to that, which exists.
Location of Required Parking - Primary Street Grid (See Map VI-1001)	Surface parking shall be located in the second or third layer and masked by a street wall or liner building. Garages shall be located in the third layer and masked by a liner building. Loading areas / spaces are prohibited along frontages.

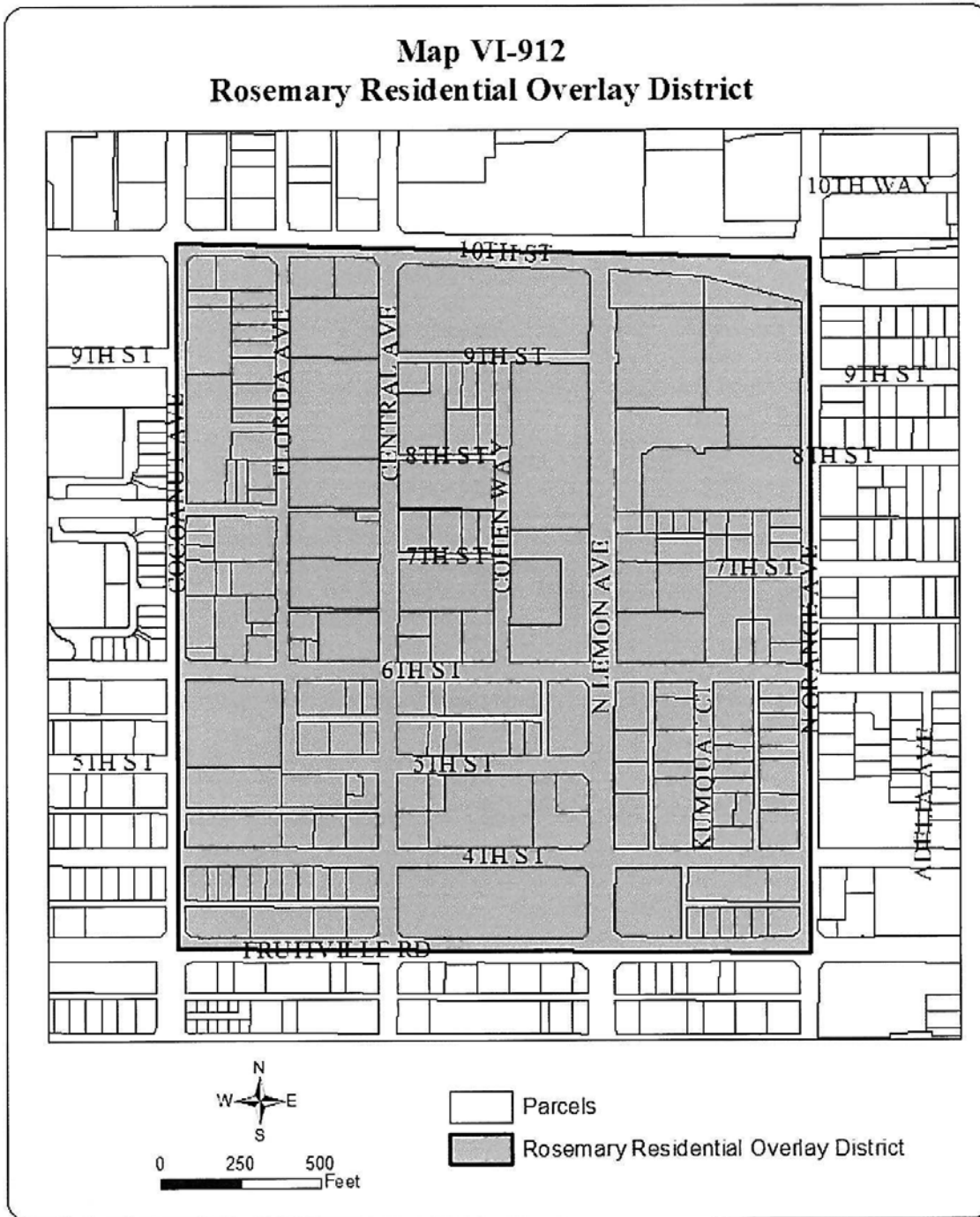
The required design standards are stated in Table VI-1004 of the Downtown Code. These standards are limited to portions of buildings with frontages that face a primary street. Building frontages that face a secondary street are exempt from these standards.

Intent of Primary Street Frontages:

An **excellent** frontage is one that provides a high level of positive stimulus and interaction for the pedestrian. In an ideal setting, buildings would form a continuous edge, generally up against the outer edge of the right-of-way, with large expanses of glass for pedestrians to see what is happening inside, and a constant sense of give-and-take between inside and outside. The width of the buildings along the street would be relatively narrow, with a range and variety of stores and shops. Restaurants and other uses might spill out onto the sidewalk creating open-air cafes, galleries and other attractions. Landscaping is prevalent, but does not dominate the setting, and does not prevent the pedestrian from getting close to the buildings, storefronts and display window.



Sec. VI-912. - Rosemary residential overlay district.



- (a) *Intent and purpose.* The Rosemary residential overlay district (RROD) and the increased residential dwelling unit density allowable within the overlay district are intended to:
- (1) Implement the Sarasota City Plan adopted by Ordinance No. 08-4792, and amended by ordinance.
 - (2) Promote high density residential development and use in order to encourage a residential balance to existing non-residential uses within the RROD. The high density residential development and use is compatible with existing uses, density and scale of development in the surrounding area. The high density residential development and sue allows for a fully mixed-use

area that provides for residential and non-residential uses in order to create a functional, sustainable, urbanized community within the RROD. This classification provides for and is consistent with the implementation of the Sarasota City Plan.

- (3) Encourage more people to permanently reside within the boundaries of the RROD in order to enhance the economic vitality of the Rosemary neighborhood and downtown.

It is the further intent of these regulations that applications for approval of site plans for projects with increased density up to 75 units per acre shall be reviewed and approved, approved with conditions, or denied, as appropriate, in accordance with section IV-1901.

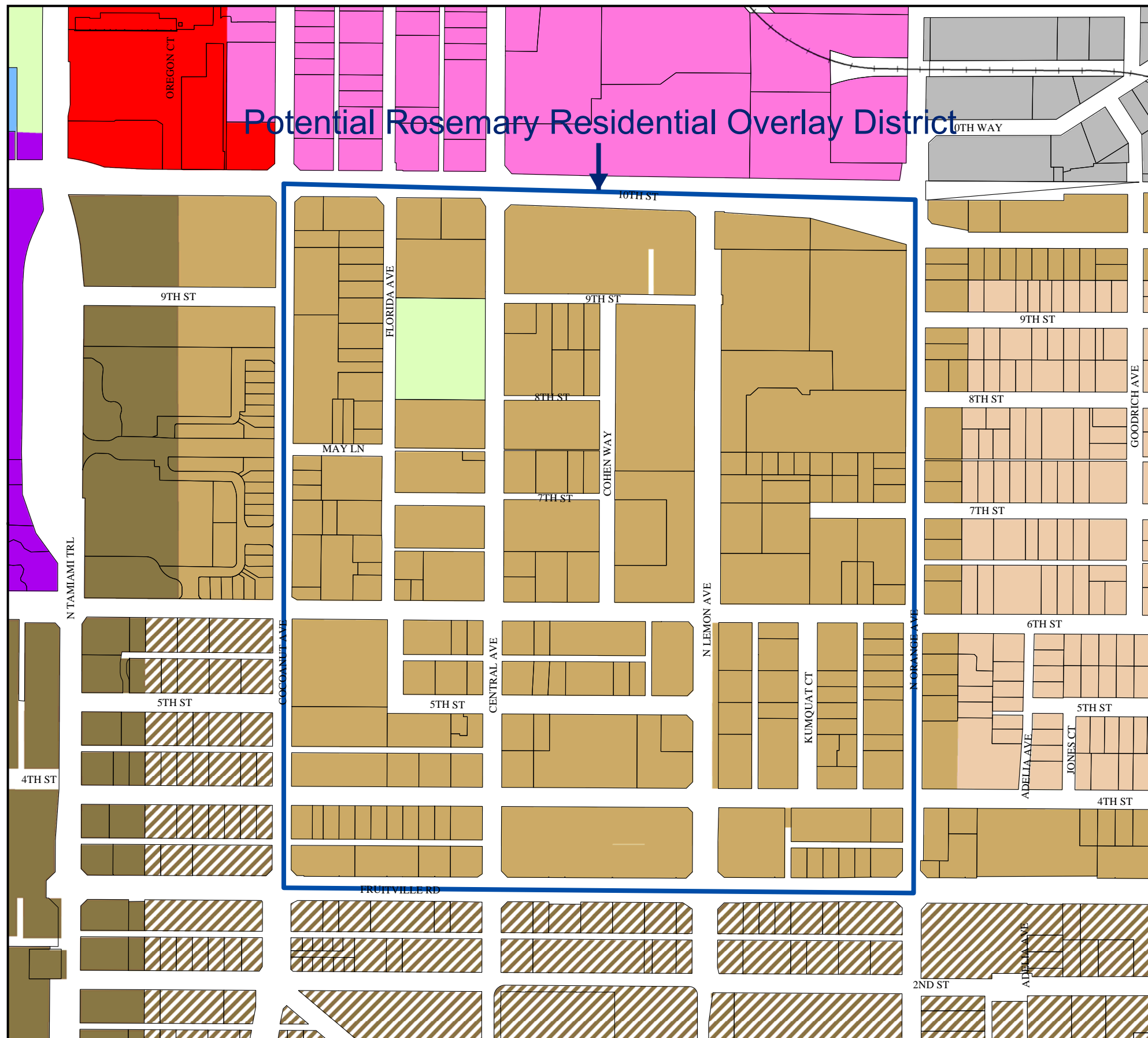
- (b) *Establishment and boundaries of the RROD.* The boundaries of the RROD are Cocoanut Avenue, 10th Street, Orange Avenue, and Fruitville Road, as shown on Map VI-912.
- (c) *Development standards.*
- (1) *Applicability.* Except as provided in section VI-912(c)(2), all uses allowed in the RROD shall be subject to the development standards set forth in the underlying zoning district.
- (2) *Density.* The following regulations shall supersede the maximum density limitations set forth in article VI of this Zoning Code.
- a. Development on zoning lots or a combination of zoning lots within the RROD may be developed up to a maximum residential dwelling unit density of 75 units per acre for individual projects. However, the total number of dwelling units within the RROD shall not exceed a density of 25 dwelling units per acre based upon the Urban Edge Future Land Use Classification. Public rights-of-way shall not be used for purposes of calculating the maximum or average residential density within the RROD.
 - b. The number of dwelling units within the RROD shall be monitored by the Neighborhood and Development Services Department so that the total number of dwelling units within the RROD shall not be allowed to exceed 1,775 units.
- (d) *Bi-annual monitoring and sunset provision.* The director of neighborhood and development services shall, bi-annually, monitor the number of residential units approved for construction within the RROD pursuant to unexpired site plans and/or building permits and report the findings to the city commission. When the cumulative total number of residential units approved for construction in the RROD have reached or exceeded 85 percent of buildout (that is, 85 percent of 1,775 units, or 1,515 units), the city commission shall consider amending the RROD to eliminate the cap of 1,775 total units within the RROD and allowing 75 units per acre throughout the RROD, and the city commission shall take appropriate action to ensure that all property within the RROD shall continue to have fair, reasonable and economically viable use available to it. The RROD shall continue in effect until December 31, 2018, after which no applications for site plan or building permit (unless in accordance with a previously approved valid site plan) approval incorporating a request for additional dwelling unit density in accordance with the terms hereof shall be accepted for processing.

(Ord. No. 14-5094, § 3, 10-6-14)

Illustration LU-6
Future Land Use
2030



Adopted by Ordinance No. 08-4792



Future Land Use Map Classifications

- | | |
|------------------------------------|--|
| Single Family (Very Low Density) | Neighborhood Office |
| Single Family (Low Density) | Community Office / Institutional |
| Multiple Family (Moderate Density) | Neighborhood Commercial |
| Multiple Family (Medium Density) | Community Commercial |
| Mixed Residential | Production Intensive Commercial |
| Urban Neighborhood | Resort Residential |
| Downtown Core | Metropolitan / Regional |
| Downtown Bayfront | Open Space-Recreational-Conservation (uplands) |
| Urban Edge | Open Space-Recreational-Conservation (waterbodies) |
- (See Future Land Use Action Strategy 1.9 for policy regarding privately owned submerged lands)

- City Limits Railroads Parcels

Metropolitan Regional Land Uses

- ① Airport activities, Car Rental Agencies, Hotels/Motels, and Development consisting of Office, Entertainment, Education, Commercial Retail, Service, and Church uses
- ② Institution of higher learning, Museum, Entertaining
- ③ Retirement Center
- ④ Recreation, Entertainment, Residential and Non-Residential Uses
- ⑤ Recreation, Entertainment, Museum, and Cultural Facilities
- ⑥ Fairground activities
- ⑦ Commercial tourist shopping center
- ⑧ Hospital activities, Professional/Medical Offices, Medical Laboratories
- ⑨ Regional shopping center

Sites Corresponding to Future Land Use Action Strategy 1.10

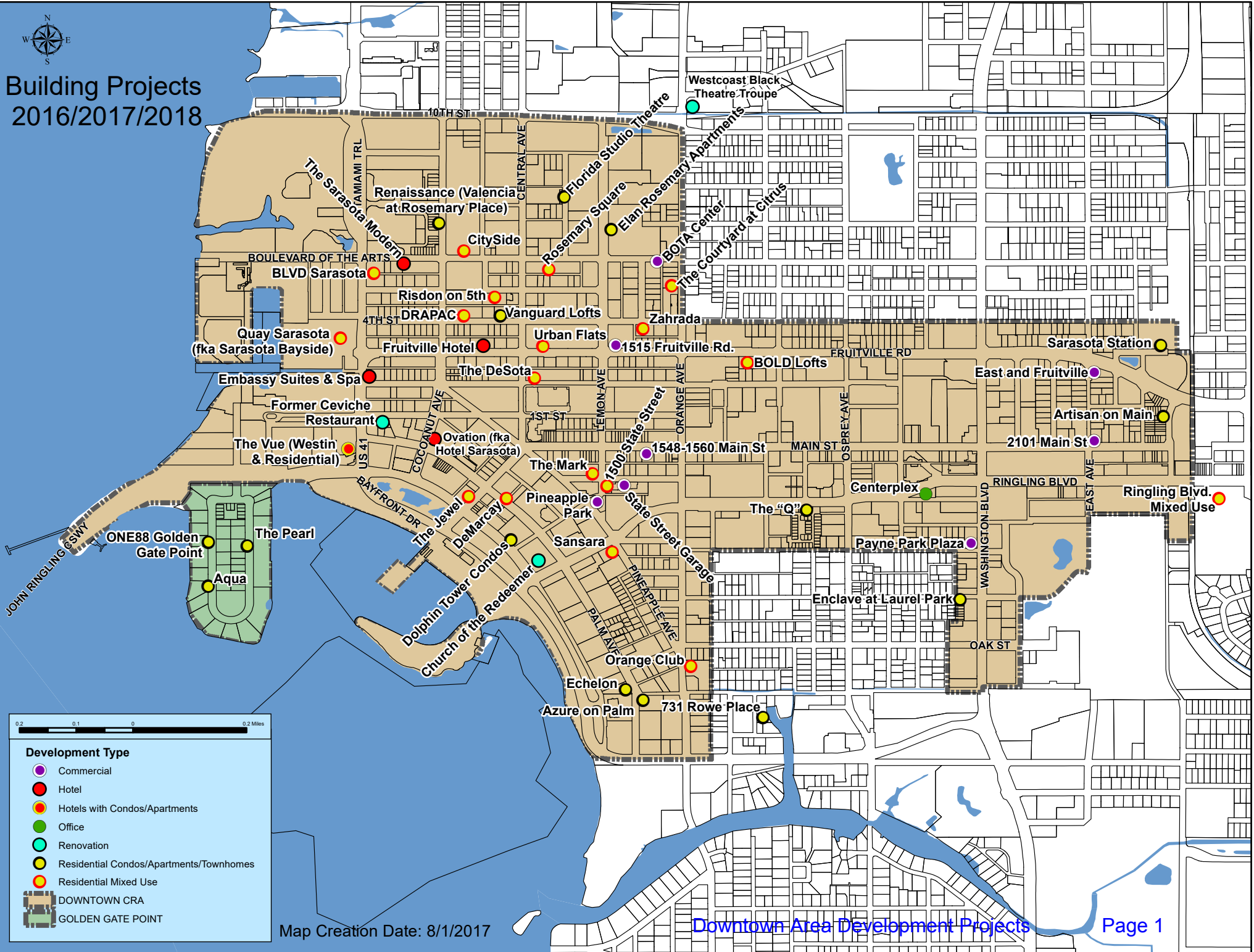
- 1 Parcel ID 2027-09-0100, Application No. 07-PA-02
- 2 Parcel ID 0025-03-0031, Application No. 06-PA-05
- 3 Parcel IDs 2029-14-0002, 2029-11-0047, 2029-06-0030, 2029-11-0045, 2029-14-0001, Application No. 05-PA-03

Amended by the following Ordinances

- | | |
|---------|---------|
| 08-4795 | 12-5039 |
| 10-4907 | 13-5017 |
| 11-4948 | 13-5027 |
| 11-4949 | 13-5028 |
| 11-4950 | 13-5069 |
| 11-4957 | |
| 12-5014 | |

This map cannot be interpreted independent of the *Sarasota City Plan* as the comprehensive plan may be amended from time to time.

Building Projects 2016/2017/2018



Demographics, Labor/Workforce, and Consumer Expenditures



1420 5th St, Sarasota, FL



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	13,560	86,372	186,149
2018 Estimate	12,742	80,713	176,329
2015 Estimate	12,196	76,949	168,930
2010 Census	11,512	72,521	157,955
Growth 2018-2023	6.42%	7.01%	5.57%
Growth 2015-2018	4.48%	4.89%	4.38%
Growth 2010-2015	5.94%	6.11%	6.95%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	6,975	41,634	88,485
2018 Estimate	6,556	38,802	83,583
2015 Estimate	6,284	36,914	79,887
2010 Census	5,934	35,055	75,631
Growth 2018-2023	6.39%	7.3%	5.86%
Growth 2015-2018	4.33%	5.11%	4.63%
Growth 2010-2015	5.9%	5.3%	5.63%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	6,585	44,738	97,664
2018 Estimate	6,186	41,911	92,746
2015 Estimate	5,912	40,035	89,043
2010 Census	5,578	37,466	82,324
Growth 2018-2023	6.45%	6.75%	5.3%
Growth 2015-2018	4.63%	4.69%	4.16%
Growth 2010-2015	5.99%	6.86%	8.16%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	697	4,839	9,307
Age 5 to 10	606	4,407	8,603
Age 10 to 15	517	4,112	8,221
Age 15 to 20	417	3,844	7,894
Age 20 to 25	421	3,771	7,896
Age 25 to 30	511	3,925	8,136
Age 30 to 35	637	4,140	8,306
Age 35 to 40	782	4,424	8,630
Age 40 to 45	869	4,632	9,145
Age 45 to 50	912	4,858	10,035
Age 50 to 55	900	4,999	10,747
Age 55 to 60	888	5,049	11,244
Age 60 to 65	837	4,895	11,381
Age 65 and over	3,748	22,818	56,784
Total Population	12,742	80,713	176,329
Median Age	52.2	48.37	51.09

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	5%	6%	5%
Age 5 to 10	5%	5%	5%
Age 10 to 15	4%	5%	5%
Age 15 to 20	3%	5%	4%
Age 20 to 25	3%	5%	4%
Age 25 to 30	4%	5%	5%
Age 30 to 35	5%	5%	5%
Age 35 to 40	6%	5%	5%
Age 40 to 45	7%	6%	5%
Age 45 to 50	7%	6%	6%
Age 50 to 55	7%	6%	6%
Age 55 to 60	7%	6%	6%
Age 60 to 65	7%	6%	6%
Age 65 and over	29%	28%	32%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	46.79	43.31	46.99

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	50.53	46.78	49.83

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	2,352	17,052	37,581
Some College, No Degree	2,077	12,824	30,217
Associate or Bachelor's Degree	475	3,349	8,689
Master's Degree	632	3,082	8,664
Professional School Degree	216	1,363	3,643
Doctorate Degree	308	872	1,757
Total High School Graduates Age 25+	6,060	38,542	90,551

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	39%	44%	42%
Some College, No Degree	34%	33%	33%
Associate or Bachelor's Degree	8%	9%	10%
Master's Degree	10%	8%	10%
Professional School Degree	4%	4%	4%
Doctorate Degree	5%	2%	2%



























Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	6,226	37,707	84,344
2018 Estimate	5,942	35,560	80,531
2015 Estimate	5,747	34,103	77,529
2010 Census	5,431	32,281	72,682
Growth 2018-2023	4.78%	6.04%	4.73%
Growth 2015-2018	3.39%	4.27%	3.87%
Growth 2010-2015	5.82%	5.64%	6.67%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	1.97	2.22	2.18
2018 Estimate	1.97	2.22	2.18
2015 Estimate	1.93	2.2	2.17
2010 Census	1.94	2.19	2.16
Growth 2018-2023	-0.05%	0.01%	0.01%
Growth 2015-2018	1.93%	0.78%	0.46%
Growth 2010-2015	-0.4%	0.31%	0.44%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Family Households	2,278	18,650	45,279	Family Households		52%	
Married-couple family	1,635	12,295	33,302	Married-couple family		35%	
With own children under 18 years	331	3,318	8,380	With own children under 18 years		9%	
No own children under 18 years	1,304	8,977	24,922	No own children under 18 years		25%	
Male Householder: no wife present	232	1,613	3,225	Male Householder: no wife present		5%	
With own children under 18 years	80	687	1,487	With own children under 18 years		2%	
No own children under 18 years	152	926	1,738	No own children under 18 years		3%	
Female Householder: no husband present	411	4,742	8,752	Female Householder: no husband present		13%	
With own children under 18 years	238	2,514	4,444	With own children under 18 years		7%	
No own children under 18 years	173	2,228	4,308	No own children under 18 years		6%	
Nonfamily Households	3,664	16,910	35,252	Nonfamily Households		48%	
1 Person households	3,084	13,534	28,280	1 Person households		38%	
2+ Unrelated people	580	3,376	6,972	2+ Unrelated people		9%	
Total Households	5,942	35,560	80,531				

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	2,043	10,645	19,335
\$25,000 to \$49,999	1,389	10,727	22,157
\$50,000 to \$74,999	944	5,934	15,330
\$75,000 to \$99,999	363	2,853	8,640
\$100,000 to \$124,999	360	2,005	5,529
\$125,000 to \$149,999	183	885	2,659
\$150,000 to \$199,999	224	1,072	3,024
\$200,000 or more	436	1,439	3,857
Total Households	5,942	35,560	80,531
Average Household Income	\$57,823.84	\$54,856.04	\$63,891.51
Median Household Income	\$40,224.70	\$45,102.72	\$53,291.92

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	34%	30%	24%
\$25,000 to \$49,999	23%	30%	28%
\$50,000 to \$74,999	16%	17%	19%
\$75,000 to \$99,999	6%	8%	11%
\$100,000 to \$124,999	6%	6%	7%
\$125,000 to \$149,999	3%	2%	3%
\$150,000 to \$199,999	4%	3%	4%
\$200,000 or more	7%	4%	5%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	2,167	11,396	20,412
\$25,000 to \$49,999	1,472	11,473	23,357
\$50,000 to \$74,999	986	6,294	16,154
\$75,000 to \$99,999	365	3,008	9,040
\$100,000 to \$124,999	373	2,096	5,730
\$125,000 to \$149,999	194	913	2,708
\$150,000 to \$199,999	228	1,090	3,098
\$200,000 or more	441	1,437	3,845
Total Households	6,226	37,707	84,344
Average Household Income	\$58,303.19	\$54,878.07	\$63,883.03
Median Household Income	\$39,800.39	\$45,565.22	\$53,805.83

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	35%	30%	24%
\$25,000 to \$49,999	24%	30%	28%
\$50,000 to \$74,999	16%	17%	19%
\$75,000 to \$99,999	6%	8%	11%
\$100,000 to \$124,999	6%	6%	7%
\$125,000 to \$149,999	3%	2%	3%
\$150,000 to \$199,999	4%	3%	4%
\$200,000 or more	7%	4%	5%













Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$29,797.30	\$25,172.77	\$29,881.44
2015 Estimate	\$29,649.49	\$25,503.12	\$30,099.13
Growth 2015-2018	0.5%	-1.3%	-0.72%


































Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	7.77%	4.75%	3.93%
2015 Estimate	17.24%	12.62%	9.19%
Growth 2015-2018	-54.95%	-62.35%	-57.27%













Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	4,491	37,085	82,458	Labor Force	 42%	 56%	 56%
Civilian, Employed	4,133	35,395	79,282	Civilian, Employed	 38%	 53%	 53%
Civilian, Unemployed	358	1,690	3,176	Civilian, Unemployed	 3%	 3%	 2%
Not in Labor Force	6,330	29,376	65,910	Not in Labor Force	 58%	 44%	 44%
Total Population Age 16+	10,821	66,461	148,368				

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	542	3,552	7,507	Agriculture, forestry, fishing and hunting, mining and construction	 13%	 10%	 9%
Manufacturing	150	2,264	5,051	Manufacturing	 4%	 6%	 6%
Wholesale & retail trade	499	5,450	12,513	Wholesale & retail trade	 12%	 15%	 16%
Transportation and warehousing, and utilities	78	718	2,104	Transportation and warehousing, and utilities	 2%	 2%	 3%
Information	116	713	1,532	Information	 3%	 2%	 2%
Finance, insurance, real estate and rental and leasing	193	1,040	3,743	Finance, insurance, real estate and rental and leasing	 5%	 3%	 5%
Professional, scientific, and technical services	547	4,026	9,706	Professional, scientific, and technical services	 13%	 11%	 12%
Educational, health and social services	655	7,718	16,665	Educational, health and social services	 16%	 22%	 21%
Arts, entertainment, recreation, accommodation and food services	838	5,625	10,337	Arts, entertainment, recreation, accommodation and food services	 20%	 16%	 13%
Other services (except public administration)	495	3,335	7,543	Other services (except public administration)	 12%	 9%	 10%
Public Administration	20	954	2,581	Public Administration	 0%	 3%	 3%
Total Employed Civilian Population Age 16+	4,133	35,395	79,282				

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	1,406	9,863	21,591	Vacant Housing Units	 19%	 22%	 21%
Occupied Housing Units	5,942	35,560	80,531	Occupied Housing Units	 81%	 78%	 79%
Owner-Occupied	2,790	21,728	55,437	Owner-Occupied	 38%	 48%	 54%
Renter-Occupied	3,152	13,832	25,094	Renter-Occupied	 43%	 30%	 25%
Total Housing Units	7,348	45,423	102,122				