



**For Sale**

**8482 S Tamiami Trail**



**Contact:**  
John B. Harshman, Broker  
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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.

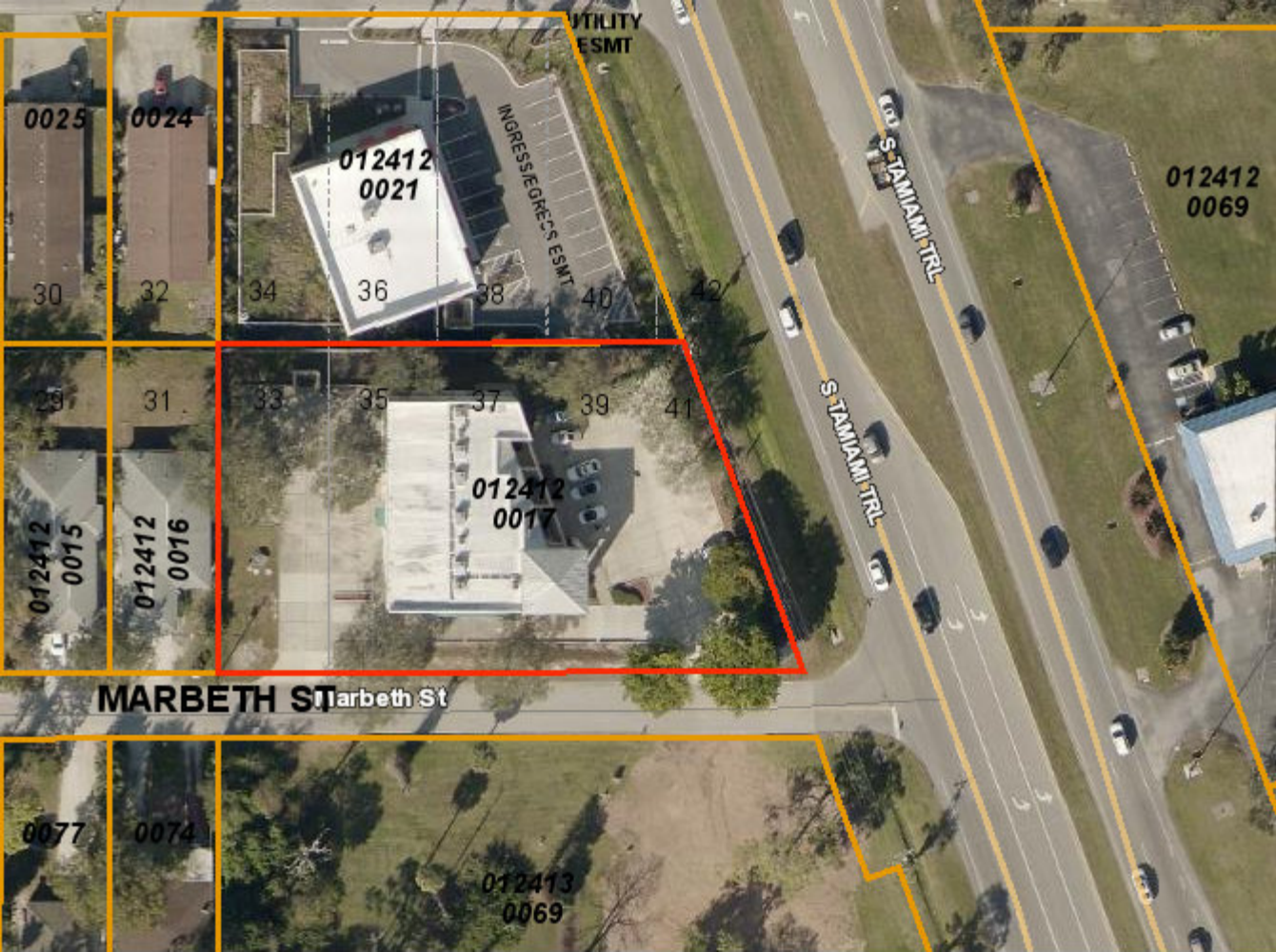
**Inquiries regarding the property described herein should be directed to:**

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](mailto:jbh@harshmanrealestate.com)

## **Property Summary**

<b>Location:</b>	The subject property is extremely well located at the corner of Marbeth Street and S. Tamiami Trail (U.S. 41) in Sarasota County. This property offers excellent signage and visibility on U.S. 41 with quality retail neighbors - Westfield Sarasota Square Mall and Pelican Plaza – and a close proximity to the luxury residential areas of Palmer Ranch.
<b>Address:</b>	8482 S Tamiami Trail, Sarasota, FL 34238
<b>Parcel ID#:</b>	0124-12-0017
<b>Owner:</b>	Barbara A and Lawrence M. Hankin
<b>Zoning:</b>	CG (commercial general) Sarasota County offers a wide variety of permitted uses including retail, restaurant, drive thru retail sales, vehicle parts sales, self-storage, all office, banks and medical, schools, churches, day care facilities, clubs and lodges, indoor firing range and others.
<b>Land Size:</b>	34,971 sq. ft. +/- (.8 acres)
<b>Building Size:</b>	10,632 rentable square feet (per Sarasota County Tax Assessor) 13,993 gross square feet (per Sarasota County Tax Assessor)
<b>Improvements:</b>	The subject is a free standing 2-story multi-tenant office building of concrete and stucco construction. Elevator and two exterior stairs service the 2 <sup>nd</sup> floor. The south ground floor unit is serviced by two drive-up deposit windows and drive-up night deposit box.
<b>Tenants:</b>	Currently “A Daughter’s Touch Home Health Care Agency” occupies approximately a 1,834 square feet on the ground floor. “Kragel Insurance” agency occupies approximately a 1,050 square feet on the 2 <sup>nd</sup> floor.
<b>Parking:</b>	There are 38 standard parking spaces and 2 designated handicapped spaces
<b>Year Built:</b>	1988 (effective year built per Sarasota County 1994)
<b>Utilities:</b>	Central Water is provided by Sarasota County utilities and the building is serviced by septic tank system.
<b>Traffic Count:</b>	37,500 AADT
<b>Taxes:</b>	\$18,169.75 tax year 2018
<b>Price:</b>	<b>\$2,109,000 (\$199 per square foot)</b>



0025

0024

012412  
0021

INGRESS/EGRESS ESMT

UTILITY  
ESMT

012412  
0069

S TAMAMI TRL

S TAMAMI TRL

MARBETH ST

0077

0074

012413  
0069





Springfield Dr

S TAMAMI TRL

BENEVA RD

Brookhouse Cir  
Brookhouse Dr

Clower Creek Dr

Treehouse Cir  
Pelican Cove Rd

Bathhouse Ct

Assisi Dr

Glenhouse Dr

Vamo Rd

Marcia St

Marbeth St

Debbie St

S TAMAMI TRL

S TAMAMI TRL

CENTRAL SARASOTA PKWY

Flentwood Dr

Fremont Dr

York Dr

Lake View Dr

Morgan Dr

Club Dr

Carrie Ln  
Old Salem Dr

Crocker's Lake Blvd

Potter Park Dr

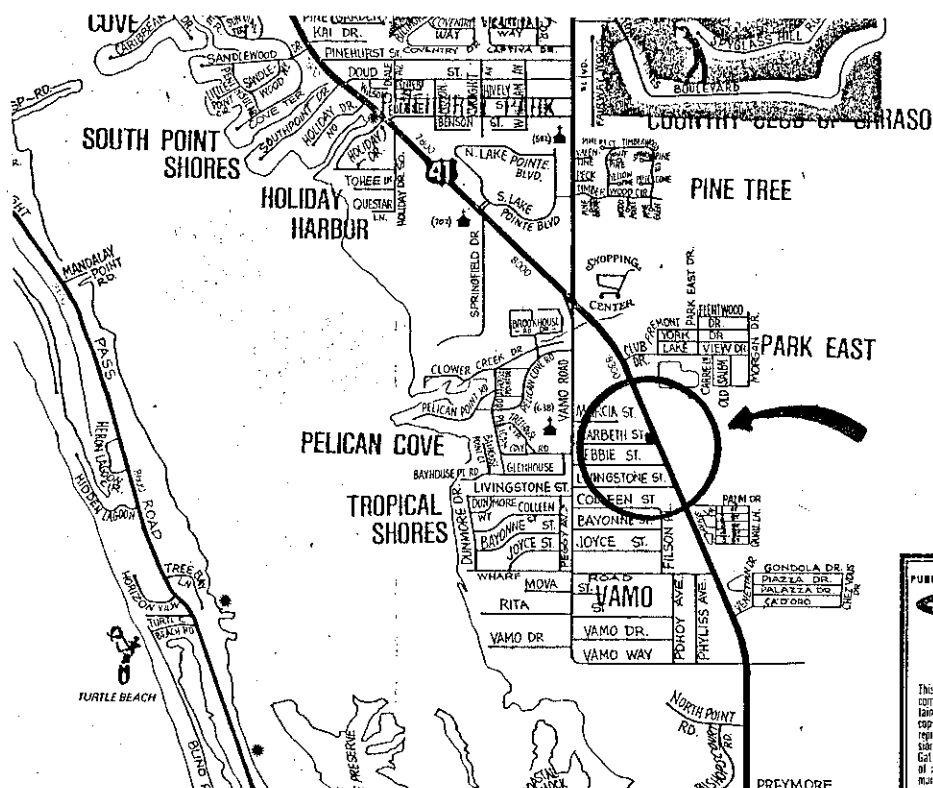
# LAND SURVEY

FOR THE EXCLUSIVE USE OF:

Lawrence M. Hankin  
8484 South Tamiami Trail  
Sarasota, Florida 34231

## LEGAL DESCRIPTION AS FURNISHED

A Parcel of land lying in Section 27, Township 37 South, Range 18 East, Sarasota County, Florida, described as beginning at the Southeast corner of Lot 31, Block B, of **PLAT NO. 2 OF NORTH VAMO** as recorded in Plat Book 1, Page 92, Public Records of Sarasota County, Florida, thence  $N00^{\circ}00'26''E$  along the East line of said Lot 31 a distance of 150.0 feet to the Northeast corner of Lot 31; thence  $N89^{\circ}56'05''E$  along the South lines of Lots 34, 36, 38, 40 and 42, Block "B" of said Plat 208.44 feet to the West Right of Way line of US-41; thence  $S19^{\circ}49'39''E$  along said Right of Way line 159.43 feet to the North Right of Way line of Marbeth Street as shown on said plat of Plat No. 2 of North Vamo, being 30' wide; thence  $S89^{\circ}59'39''W$  along said North Right of Way line 262.54 feet to the point of beginning. Being the same land as described in O.R. 2039, Page 881.



LOCATION MAP

## SURVEYORS CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED UNDER OUR DIRECT SUPERVISION AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES PER CHAPTER 21-HH-6, FLORIDA ADMINISTRATIVE CODE.

CERTIFY TO:

THE CITIZENS AND SOUTHERN NATIONAL BANK  
OF FLORIDA ITS ASSIGNS AND OR SUCCESSORS  
STEWART TITLE OF SARASOTA, INC.  
LAWRENCE M. HANKIN

LS & E CORPORATION

Donald W. Hammond P.L.S. No. 3929  
State of Florida

Flood Insurance Rate Map #125144 0226 D - Zone C

### REVISIONS

Spot Survey 11/16/88



Land Surveyors and Consulting Engineers  
4073 BEE RIDGE ROAD  
SARASOTA, FLORIDA 34233 (813) 377-6804

SHEET NO.

1 of 2

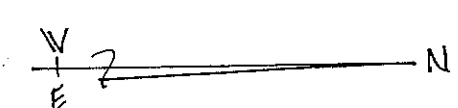
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DATE

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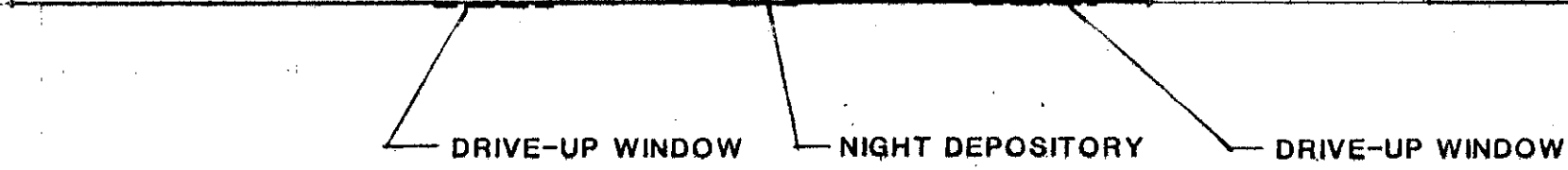
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8484 South Tamiami Trail  
Sarasota, Florida 34231



■ CONCRETE MONUMENT FOUND  
● IRON PIPE OR ROD FOUND  
○ IRON ROD SET WITH CAP NO. 3929

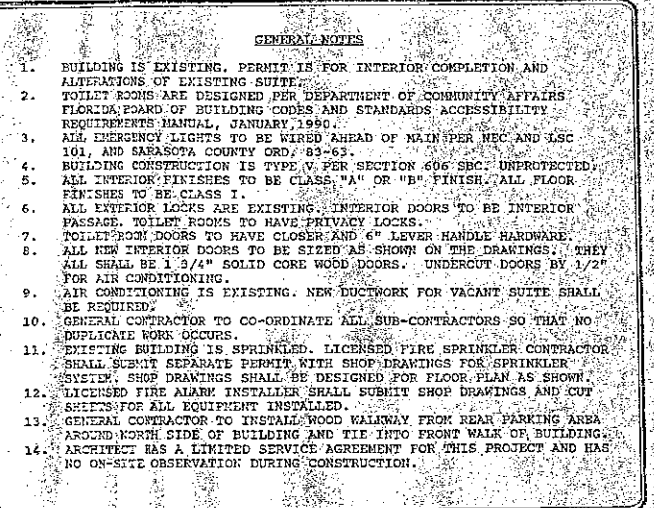
12/22/87





## FIRST FLOOR PLAN

SCALE 1/8" : 1'-0"



Job No. 9222  
Date 5-26-92  
Sheet No.  
A-3  
of 6

## Ground Floor





## 2nd Floor



## 2<sup>nd</sup> Floor Kitchen





		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUN	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards		
KEY: P = Permitted Use; L = Permitted Subject to Limitations in Section 5.3; SE = Special Exception Use; E = Existing; Blank = Use Not Permitted																							
OPEN USES																							
Agriculture [see 5.2.2.a]	All agriculture, except as listed below	L		L	L	L	L														5.3.1.a		
	Animal boarding	L/SE			L/SE	L/SE	L/SE														5.3.1.b		
	Animal shelter	SE			SE	SE												SE	SE		5.3.1.c		
	Aviary	L			L	SE															5.3.1.d		
	Farm/produce stand	L/SE			L/SE	L/SE															5.3.1.f		
	Keeping of ponies or horses	L			L	L	L														5.3.1.g		
	Livestock auction, feeding pen, milk processing, packing house, stockyard	L			L																5.3.1.h		
	Plant nursery	L			L	L															5.3.1.i		
	Plant nursery with landscape supply	L/SE			L/SE	L/SE															5.3.1.j		
	Retail or wholesale sales of agriculturally-related supplies and equipment	SE			SE	SE													P		5.3.1.l		
Resource Extraction [see 5.2.2.b]	All resource extraction, except as listed below			L																	5.3.1.k		
	Borrow pit	L		L	L	L															5.3.1.e		
RESIDENTIAL USES																							

		OPEN USE					RESIDENTIAL				COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUM	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards	
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OPEN USES																						
Household Living [see 5.2.3.a]	Single-family detached	P	L	L	P	P	P	P	P												5.3.2.i	
	Lot line, traditional, patio, villa or atrium house							L	P												5.3.2.e	
	Two-family house							L	P												5.3.2.e	
	Townhouse (semi-attached, roof-deck, stacked)							L	P					P							5.3.2.e	
	Multifamily (multiplex, apartment)								P					P					L		5.3.2.k.	
	Manufactured home									P												
	Manufactured home park/subdivision									P												
	Accessory dwelling unit						L	L													5.3.2.a	
	Guest house	L			L	L	L	L													5.3.2.d	
	Short term rental								L												5.3.2.g, 5.3.2.h	
	Live-work unit										L	L	L	L		L		L	L		5.3.2.e	
	Upper story/attached residential										L	L	L	P		L	L				5.3.2.j, 5.3.4.aa	
Group Living [see 5.2.3.b]	All group living, except as listed below				SE	SE	L	L	L	SE	L	L	L	L						L	5.3.2.c	

		OPEN USE					RESIDENTIAL				COMMERCIAL AND INDUSTRIAL											
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OPEN USES																						
	Boarding house, rooming house, fraternity or sorority				SE	SE	SE	SE	L	SE	L	L	L	L							5.3.2.c	
	Community residential home, 6 or fewer residents	L/SE			L	L	L	L	L	L											5.3.2.b	
	Community residential home, 7 to 14 residents	SE			SE	SE	SE	SE	SE												5.3.2.b	
	Group home, 15 or more residents						SE	SE	L												5.3.2.b	
PUBLIC AND CIVIC USES																						
Community Service [see 5.2.4.a]	All community service				SE	SE	SE	SE	SE	SE	P	P	P	P		P				P	5.3.3.c	
	Rural retreat center	SE			SE	SE															5.3.3.k	
Day Care [see 5.2.4.b]	Family day care home	P			P	P	P	P	P	P	P	P	P	P		P			SE			
	Large family child care home	P			P	P	P	P	P	P	P		P	P		P			SE			
	Day care facility	L/SE			SE	SE	SE	SE	L	SE	L	L	L	L		L		SE	SE	L	5.3.3.e	
	Adult day care home (up to 6)	P			P	P	P	P	P	P	P	P	P	P		P						
	Adult day care facility (7 or more)	SE			SE	SE	SE	SE	L	SE	P	P	P	P		P					5.3.3.d	
	College or university										SE	P	P	P	P		P		P	P		



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OPEN USES																						
Passenger Terminals [see 5.2.4.g]	All passenger terminals, except as listed below											P	P	P		P		P	P	P		
	Airport, heliport				L							L	L	L		L		L	L	L	5.3.3.a	
Places of Worship [see 5.2.4.h]	All places of worship	SE			SE	SE	SE	SE	SE	SE	L	P	P	P		P					5.3.3.j	
Social Service Institutions [see 5.2.4.i]	All social service institutions, except as listed below											SE	SE	SE		SE				SE	5.3.3.l	
	Neighborhood resource center								SE		L	L	P	P		P			P	P	5.3.3.h	
Utilities [see 5.2.4.j]	Major utilities	L			L	L	L	L	L	L	L/SE	L/SE	L/SE	L/SE	L	L/SE	L	L	L	L	5.3.3.f	
	Minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Electric or gas generation plant																	SE	SE	SE		
	Stormwater facility in different zoning district than principal use					L/SE	L/SE	L/SE	L/SE	L/SE	P	P	P	P	P	P	P	P	P	P	5.3.3.m	
	Transmission tower	See Chapter 188, Article II, Sarasota County Code																				
COMMERCIAL USES																						
	Adult entertainment establishments												SE								5.3.4.z	



		OPEN USE					RESIDENTIAL				COMMERCIAL AND INDUSTRIAL											
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OPEN USES																						
Adult Entertainment Uses [see 5.2.5.k]	Adult movie theaters and motels												SE								5.3.4.z	
	Adult bookstores and video stores												L								5.3.4.z	
	Semi-nude model studios												L								5.3.4.z	
	Other adult retail stores												L								5.3.4.z	
Indoor Recreation [see 5.2.5.a]	All indoor recreation, except as listed below										L/SE		P	P		P					5.3.4.u	
	Bar										L/SE		P/L	P/L	P/L	P/L			P/L		5.3.4.c, 5.3.4.u	
	Clubs and lodges				SE	SE	SE	E	E	SE	P	P	P	P		P						
	Entertainment, indoor										L/SE		L/SE	L/SE	L	L	L/SE		L/SE		5.3.4.e, 5.3.4.u	
	Extreme sports facility												P	P		P			P			
	Firing, or archery range, indoor												P	P		P			P			
	Gymnastics facility, martial arts facility, fitness gym, dance studio, indoor sports academy												P	P		P			P			
Office [see 5.2.5.b]	All offices										L/SE	P	P	P	L	P		P	P	P	5.3.4.i, 5.3.4.u	



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OPEN USES																						
	Wilderness camping	L																			5.3.4.w	
	Commercial hunting and trapping	L/SE																			5.3.4.e	
	Polo club	L/SE			SE	SE							SE	SE		SE					5.3.4.m	
	Special events in conjunction with an approved outdoor recreation use	SE			SE	SE	SE	SE	SE		SE	SE	SE	SE		SE					5.3.4.y	
Parking, Commercial [see 5.2.5.d]	All commercial parking						SE	SE	SE			P	P	P	P	P			P	P/L	5.2.4.d.	
Restaurants [see 5.2.5.e]	All restaurants, except as listed below								SE		L/SE		L	L	L	L	L		L		5.3.4.o, 5.3.4.u	
	Drive-thru (drive in)												P	P	P	P			P			
Retail Sales and Service [see 5.2.5.f]	All retail sales and service, except as listed below										L/SE		P	P	L	P	P		L/SE		5.3.4.p, 5.3.4.u	
	Animal hospital, veterinary clinic, with or without animal boarding	L/SE			L/SE	L/SE	L/SE				L/SE		L	L		L					5.3.4.a, 5.3.4.t	
	Convenience store with gas pumps, gas station with minimart										L/SE		L	L	L	L			L		5.3.4.f, 5.3.4.p 5.3.4.t	

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OPEN USES																						
	Convenience store without gas pumps										L/SE		P	P	P	P			L		5.3.4.p 5.3.4.t	
	Drive-thru retail sales or service										L		P	P	L	P					5.3.4.p	
	Garden center/completely enclosed										L/SE		P	SE		P			SE		5.3.4.p	
	Garden center/outside merchandise										SE		SE	SE		P			SE		5.3.4.p	
	Package store												P	P		P						
	Vehicle parts and accessories										L/SE		P	P	L	P			P		5.3.4.p, 5.3.4.t	
	Retail sales of lumber and building supplies up to 60,000 square feet gross floor area												P	P		P			P			
	Pawn shops												P									
Retail sales, over 60,000 square feet gross floor area in a single occupant building													SE	SE		SE			SE			
Self-Service Storage [see 5.2.5.g]	All self-service storage											L	P	P		P			P		5.3.4.r	

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OPEN USES																						
Transient Accommodations [see 5.2.5.h]	All transient accommodations, except as listed below										L/SE		SE	L	L	L	SE			L	5.3.4.p, 5.3.4.t, 5.3.4.u	
	Bed and breakfast	L/SE			SE	SE	SE	SE	SE		L/SE		L		L		SE				5.3.4.c, 5.3.4.t	
Vehicle Sales and Service [see 5.2.5.i]	Car wash, full or self-service												P	P	P	P			P			
	Truck stop												SE		SE	P			P			
	Vehicle sales, leasing or rental															P			P			
	Vehicle service, intensive															P			P			
	Vehicle service, general												L	L	L	L			L		5.3.4.u	
Water-Oriented [see 5.2.5.j]	Boat livery/marina												P			P	P		SE			
	Boat sales accessory to boat livery or marina												P				P					
	Dock or pier (commercial)												E				P			P		
INDUSTRIAL USES																						
Light Industrial Service [see 5.2.6.a]	All light industrial service, except as listed below													P		P		P	P	P		



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OPEN USES																							
	Crematorium	L			L	L												SE	SE		5.3.5.e		
	Research laboratory without manufacturing facility											P		P				P	P				
Warehouse and Freight Movement [see 5.2.6.b]	All warehouse and freight movement, except as listed below													P				P	P	P			
	Stockpiling of sand and gravel	L/SE			SE	SE												SE	SE		5.3.5.b		
Waste-Related Service [see 5.2.6.c]	All waste-related services																	SE	SE	SE			
	Landfill																			SE			
	Recycling equipment and facilities	SE			SE	SE												SE	SE	SE	5.3.5.b		
	Composting facility	SE																			5.3.5.c		
Wholesale Trade [see 5.2.6.d]	All wholesale trade												P	P		P		P	P				
Heavy Industrial [see 5.2.6.e]	All heavy industrial, except as listed below																	SE	SE				
	Asphalt processing or manufacture, concrete batch plant	SE			SE	SE												L	L	L	5.3.5.a		

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OPEN USES																						

	Heavy industrial within a completely enclosed building																	P	P	P	
	Slaughterhouse	SE			SE													SE	SE		5.3.5.d
	Warehouse, storage of flammable liquids																	SE	SE	SE	
	Wholesale trade of flammable liquids															SE		SE	SE		

# Demographics, Labor/Workforce, and Consumer Expenditures

**Harshman & Company, Inc.**  
COMMERCIAL REAL ESTATE BROKER

8482 S Tamiami Trail, 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	7,448	44,469	104,655
2018 Estimate	7,454	44,485	101,806
2015 Estimate	7,404	44,073	99,471
2010 Census	7,159	41,544	93,575
Growth 2018-2023	-0.08%	-0.04%	2.8%
Growth 2015-2018	0.68%	0.93%	2.35%
Growth 2010-2015	3.42%	6.09%	6.3%

## Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	3,285	20,436	48,769
2018 Estimate	3,272	20,459	47,360
2015 Estimate	3,240	20,296	46,198
2010 Census	3,296	19,240	44,020
Growth 2018-2023	0.4%	-0.11%	2.98%
Growth 2015-2018	0.99%	0.8%	2.52%
Growth 2010-2015	-1.7%	5.49%	4.95%

## Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	4,163	24,033	55,886
2018 Estimate	4,182	24,026	54,446
2015 Estimate	4,164	23,777	53,273
2010 Census	3,863	22,304	49,555
Growth 2018-2023	-0.45%	0.03%	2.64%
Growth 2015-2018	0.43%	1.05%	2.2%
Growth 2010-2015	7.79%	6.6%	7.5%

## Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Age 0 to 5	263	1,548	4,179	Age 0 to 5	4%	3%	4%
Age 5 to 10	248	1,493	4,032	Age 5 to 10	3%	3%	4%
Age 10 to 15	236	1,481	4,057	Age 10 to 15	3%	3%	4%
Age 15 to 20	227	1,487	4,145	Age 15 to 20	3%	3%	4%
Age 20 to 25	238	1,619	4,392	Age 20 to 25	3%	4%	4%
Age 25 to 30	272	1,723	4,539	Age 25 to 30	4%	4%	4%
Age 30 to 35	285	1,708	4,348	Age 30 to 35	4%	4%	4%
Age 35 to 40	281	1,653	4,148	Age 35 to 40	4%	4%	4%
Age 40 to 45	283	1,710	4,244	Age 40 to 45	4%	4%	4%
Age 45 to 50	338	1,997	4,877	Age 45 to 50	5%	4%	5%
Age 50 to 55	348	2,282	5,567	Age 50 to 55	5%	5%	5%
Age 55 to 60	391	2,624	6,297	Age 55 to 60	5%	6%	6%
Age 60 to 65	427	2,887	6,766	Age 60 to 65	6%	6%	7%
Age 65 and over	3,617	20,273	40,215	Age 65 and over	49%	46%	40%
Total Population	7,454	44,485	101,806				
Median Age	64.08	61.81	56.97				

## Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	58.92	57.74	53.42

## Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	60.83	59.26	55.5

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

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	1,496	9,335	21,352	High School Graduate (or GED)	35%	36%	38%
Some College, No Degree	1,332	8,408	18,641	Some College, No Degree	32%	33%	33%
Associate or Bachelor's Degree	346	2,285	5,455	Associate or Bachelor's Degree	8%	9%	10%
Master's Degree	605	3,464	6,583	Master's Degree	14%	13%	12%
Professional School Degree	277	1,676	3,163	Professional School Degree	7%	7%	6%
Doctorate Degree	165	587	1,114	Doctorate Degree	4%	2%	2%
Total High School Graduates Age 25+	4,221	25,755	56,308				

## Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	3,949	22,744	50,421
2018 Estimate	3,978	22,834	49,289
2015 Estimate	3,970	22,677	48,311
2010 Census	3,838	21,445	45,566
Growth 2018-2023	-0.73%	-0.39%	2.3%
Growth 2015-2018	0.2%	0.69%	2.02%
Growth 2010-2015	3.44%	5.74%	6.02%

## Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	1.89	1.95	2.08
2018 Estimate	1.89	1.95	2.08
2015 Estimate	1.89	1.95	2.08
2010 Census	1.87	1.94	2.07
Growth 2018-2023	0%	-0.04%	-0.02%
Growth 2015-2018	-0.27%	-0.16%	0.16%
Growth 2010-2015	1.27%	0.99%	0.7%











## 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	2,125	12,976	29,247	Family Households	<div></div>	53% <div></div>	57% <div></div>	59%
Married-couple family	1,756	10,943	23,827	Married-couple family	<div></div>	44% <div></div>	48% <div></div>	48%
With own children under 18 years	278	1,988	5,379	With own children under 18 years	<div></div>	7% <div></div>	9% <div></div>	11%
No own children under 18 years	1,478	8,955	18,448	No own children under 18 years	<div></div>	37% <div></div>	39% <div></div>	37%
Male Householder: no wife present	107	551	1,502	Male Householder: no wife present	<div></div>	3% <div></div>	2% <div></div>	3%
With own children under 18 years	45	251	738	With own children under 18 years	<div></div>	1% <div></div>	1% <div></div>	1%
No own children under 18 years	62	300	764	No own children under 18 years	<div></div>	2% <div></div>	1% <div></div>	2%
Female Householder: no husband present	262	1,482	3,918	Female Householder: no husband present	<div></div>	7% <div></div>	6% <div></div>	8%
With own children under 18 years	116	710	1,954	With own children under 18 years	<div></div>	3% <div></div>	3% <div></div>	4%
No own children under 18 years	146	772	1,964	No own children under 18 years	<div></div>	4% <div></div>	3% <div></div>	4%
Nonfamily Households	1,853	9,858	20,042	Nonfamily Households	<div></div>	47% <div></div>	43% <div></div>	41%
1 Person households	1,584	8,307	16,600	1 Person households	<div></div>	40% <div></div>	36% <div></div>	34%
2+ Unrelated people	269	1,551	3,442	2+ Unrelated people	<div></div>	7% <div></div>	7% <div></div>	7%
Total Households	3,978	22,834	49,289					









## Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	917	4,523	9,710
\$25,000 to \$49,999	993	5,570	12,022
\$50,000 to \$74,999	728	4,147	9,651
\$75,000 to \$99,999	528	2,741	5,988
\$100,000 to \$124,999	385	1,955	4,295
\$125,000 to \$149,999	92	1,025	2,105
\$150,000 to \$199,999	124	1,259	2,276
\$200,000 or more	211	1,614	3,242
Total Households	3,978	22,834	49,289
Average Household Income	\$69,682.01	\$77,646.55	\$74,797.82
Median Household Income	\$54,828.49	\$63,953.69	\$61,333.83

Radius:	1 mile	3 miles	5 miles
Less than \$25,000		20%	20%
\$25,000 to \$49,999		24%	24%
\$50,000 to \$74,999		18%	20%
\$75,000 to \$99,999		12%	12%
\$100,000 to \$124,999		9%	9%
\$125,000 to \$149,999		4%	4%
\$150,000 to \$199,999		6%	5%
\$200,000 or more		7%	7%

## Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	923	4,504	9,933
\$25,000 to \$49,999	978	5,544	12,303
\$50,000 to \$74,999	731	4,143	9,935
\$75,000 to \$99,999	519	2,754	6,164
\$100,000 to \$124,999	380	1,947	4,376
\$125,000 to \$149,999	90	1,019	2,151
\$150,000 to \$199,999	119	1,233	2,278
\$200,000 or more	209	1,600	3,281
Total Households	3,949	22,744	50,421
Average Household Income	\$69,525.88	\$77,532.07	\$75,290.66
Median Household Income	\$55,407.51	\$65,121.76	\$61,603.38

Radius:	1 mile	3 miles	5 miles
Less than \$25,000		20%	20%
\$25,000 to \$49,999		24%	24%
\$50,000 to \$74,999		18%	20%
\$75,000 to \$99,999		12%	12%
\$100,000 to \$124,999		9%	9%
\$125,000 to \$149,999		4%	4%
\$150,000 to \$199,999		5%	5%
\$200,000 or more		7%	7%

## Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$37,272.16	\$39,509.13	\$36,062.30
2015 Estimate	\$37,843.28	\$39,173.07	\$36,242.57
Growth 2015-2018	-1.51%	0.86%	-0.5%

## Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	5.56%	4.62%	3.68%
2015 Estimate	5.24%	5.73%	5.61%
Growth 2015-2018	6.1%	-19.38%	-34.3%

## Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	2,794	17,560	44,480	Labor Force	<div><div></div></div> 42%	<div><div></div></div> 44%	<div><div></div></div> 50%
Civilian, Employed	2,634	16,750	42,903	Civilian, Employed	<div><div></div></div> 40%	<div><div></div></div> 42%	<div><div></div></div> 48%
Civilian, Unemployed	160	810	1,577	Civilian, Unemployed	<div><div></div></div> 2%	<div><div></div></div> 2%	<div><div></div></div> 2%
Not in Labor Force	3,857	22,057	44,108	Not in Labor Force	<div><div></div></div> 58%	<div><div></div></div> 56%	<div><div></div></div> 50%
Total Population Age 16+	6,651	39,617	88,588				

## 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	242	1,500	4,029	Agriculture, forestry, fishing and hunting, mining and construction	<div><div></div></div> 9%	<div><div></div></div> 9%	<div><div></div></div> 9%
Manufacturing	131	703	2,219	Manufacturing	<div><div></div></div> 5%	<div><div></div></div> 4%	<div><div></div></div> 5%
Wholesale & retail trade	490	3,350	7,505	Wholesale & retail trade	<div><div></div></div> 19%	<div><div></div></div> 20%	<div><div></div></div> 17%
Transportation and warehousing, and utilities	61	325	980	Transportation and warehousing, and utilities	<div><div></div></div> 2%	<div><div></div></div> 2%	<div><div></div></div> 2%
Information	32	357	856	Information	<div><div></div></div> 1%	<div><div></div></div> 2%	<div><div></div></div> 2%
Finance, insurance, real estate and rental and leasing	177	1,180	2,866	Finance, insurance, real estate and rental and leasing	<div><div></div></div> 7%	<div><div></div></div> 7%	<div><div></div></div> 7%
Professional, scientific, and technical services	305	2,170	5,283	Professional, scientific, and technical services	<div><div></div></div> 12%	<div><div></div></div> 13%	<div><div></div></div> 12%
Educational, health and social services	579	3,470	8,919	Educational, health and social services	<div><div></div></div> 22%	<div><div></div></div> 21%	<div><div></div></div> 21%
Arts, entertainment, recreation, accommodation and food services	211	1,631	4,370	Arts, entertainment, recreation, accommodation and food services	<div><div></div></div> 8%	<div><div></div></div> 10%	<div><div></div></div> 10%
Other services (except public administration)	299	1,754	4,557	Other services (except public administration)	<div><div></div></div> 11%	<div><div></div></div> 10%	<div><div></div></div> 11%
Public Administration	107	310	1,319	Public Administration	<div><div></div></div> 4%	<div><div></div></div> 2%	<div><div></div></div> 3%
Total Employed Civilian Population Age 16+	2,634	16,750	42,903				

## Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	1,922	10,468	18,387	Vacant Housing Units	<div><div></div></div> 33%	<div><div></div></div> 31%	<div><div></div></div> 27%
Occupied Housing Units	3,978	22,834	49,289	Occupied Housing Units	<div><div></div></div> 67%	<div><div></div></div> 69%	<div><div></div></div> 73%
Owner- Occupied	2,790	17,132	37,579	Owner- Occupied	<div><div></div></div> 47%	<div><div></div></div> 51%	<div><div></div></div> 56%
Renter- Occupied	1,188	5,702	11,710	Renter- Occupied	<div><div></div></div> 20%	<div><div></div></div> 17%	<div><div></div></div> 17%
Total Housing Units	5,900	33,302	67,676				