Demographic Detail Report

STI: PopStats, 2018 Q2

	1 Mile		3 Miles		5 Miles	
Population						
2018 Population	20,194	---	98,730	---	301,677	---
2023 Projected Population	22,987	---	103,742	---	318,698	---
2023 Projected Population (High Estimate)	25,031	---	111,892	---	340,131	---
2023 Projected Population (Low Estimate)	19,400	---	94,490	---	287,446	---
% Projected Annual Change (2018 - 2023)	2.8%	---	1.0%	---	1.1%	---
% Projected Annual Change (High Estimate)	4.8%	---	2.7%	---	2.5%	---
% Projected Annual Change (Low Estimate)	-0.8%	---	-0.9%	---	-0.9%	---
2010 Census Population	15,973	---	88,228	---	266,083	---
% Annual Change (2010 - 2018)	3.3%	---	1.5%	---	1.7%	---
Population Density	6,943		3,871		4,362	
Households						
2018 Households	11,482	---	47,069	---	126,925	---
2023 Projected Households	13,330	---	50,114	---	134,995	---
% Projected Annual Change (2018 - 2023)	3.2%	---	1.3%	---	1.3%	---
2000 Households	6,826	---	40,238	---	106,763	---
2010 Households	8,726	---	41,135	---	110,528	---
% Annual Change (2010 - 2018)	3.5%	---	0.3%	---	0.4%	---
Quarterly Population						
2018 Q2	20,194	---	98,730	---	301,677	---
2018 Q1	20,010	---	98,686	---	301,415	---
2017 Q4	20,387	---	98,642	---	300,041	---
2017 Q3	20,412	---	98,502	---	300,153	---
2017 Q2	20,467	---	97,835	---	300,053	---
2017 Q1	19,681	---	96,857	---	299,098	---
2016 Q4	19,693	---	97,147	---	299,154	---
2016 Q3	19,683	---	97,128	---	299,562	---
2016 Q2	19,625	---	97,099	---	297,887	---
Income (2018)						
Per Capita Income	$49,164	---	$36,911	---	$28,920	---

Demographic Detail Report

STI: PopStats, 2018 Q2

	1 Mile		3 Miles		5 Miles	
Average Household Income	$86,469	---	$77,424	---	$68,737	---
Median Household Income	$64,577	---	$59,218	---	$51,873	---
Less than $15,000	1,471	12.8%	6,176	13.1%	18,747	14.8%
$15,000 - $19,999	525	4.6%	2,306	4.9%	8,258	6.5%
$20,000 - $24,999	540	4.7%	2,448	5.2%	8,392	6.6%
$25,000 - $29,999	519	4.5%	2,383	5.1%	7,733	6.1%
$30,000 - $34,999	405	3.5%	2,302	4.9%	7,493	5.9%
$35,000 - $39,999	514	4.5%	2,219	4.7%	6,403	5.0%
$40,000 - $44,999	364	3.2%	1,764	3.7%	5,977	4.7%
$45,000 - $49,999	374	3.3%	2,030	4.3%	5,807	4.6%
$50,000 - $54,999	414	3.6%	1,983	4.2%	5,134	4.0%
$55,000 - $59,999	384	3.3%	1,828	3.9%	4,795	3.8%
$60,000 - $64,999	442	3.9%	1,800	3.8%	4,521	3.6%
$65,000 - $69,999	459	4.0%	1,663	3.5%	4,025	3.2%
$70,000 - $79,999	651	5.7%	2,759	5.9%	6,537	5.2%
$80,000 - $89,999	587	5.1%	2,183	4.6%	5,080	4.0%
$90,000 - $99,999	517	4.5%	1,810	3.8%	4,252	3.3%
$100,000 - $125,000	1,071	9.3%	3,851	8.2%	7,942	6.3%
$125,000 - $149,999	732	6.4%	2,445	5.2%	4,970	3.9%
$150,000 - $199,999	767	6.7%	2,702	5.7%	5,930	4.7%
$200,000 - $249,999	417	3.6%	1,352	2.9%	2,758	2.2%
$250,000 - $499,999	177	1.5%	579	1.2%	1,178	0.9%
$500,000+	150	1.3%	486	1.0%	994	0.8%
Education (2018)						
Less than 9th Grade	491	3.2%	2,443	3.4%	11,619	5.6%
Some High School	788	5.1%	4,269	6.0%	17,088	8.2%
High School Grad	3,393	22.0%	17,186	24.0%	56,887	27.3%
Some College	2,167	14.0%	12,052	16.8%	37,621	18.0%
Associate Degree	1,221	7.9%	6,324	8.8%	19,396	9.3%
Bachelors Degree	4,988	32.3%	19,503	27.2%	43,842	21.0%
Masters Degree	1,324	8.6%	6,715	9.4%	14,831	7.1%
Doctorate or Professional Degree	1,061	6.9%	3,080	4.3%	7,419	3.6%
Total Population by Age						
Average Age (2018)	40.4		40.2		38.6	
Children (2018)						
Under 5 Years	1,781	8.8%	7,415	7.5%	21,917	7.3%

Demographic Detail Report
STI: PopStats, 2018 Q2

	1 Mile		3 Miles		5 Miles	
5-14 Years Old	1,862	9.2%	10,489	10.6%	34,337	11.4%
14-18 Years Old	430	2.1%	3,511	3.6%	12,648	4.2%
Adults (2018)						
18 to 22 Years Old	338	1.7%	3,179	3.2%	13,177	4.4%
22 to 25 Years Old	351	1.7%	2,566	2.6%	10,895	3.6%
25 to 35 Years Old	3,115	15.4%	12,556	12.7%	43,838	14.5%
35 to 45 Years Old	4,465	22.1%	16,956	17.2%	46,080	15.3%
45 to 55 Years Old	2,687	13.3%	13,959	14.1%	39,365	13.0%
55 to 65 Years Old	2,007	9.9%	12,709	12.9%	36,584	12.1%
65 to 75 Years Old	1,336	6.6%	8,465	8.6%	24,437	8.1%
75 to 85 Years Old	1,056	5.2%	4,596	4.7%	12,840	4.3%
85+ Years Old	767	3.8%	2,330	2.4%	5,558	1.8%
Ancestry (2018)						
Native American (Indian/Eskimo)	36	0.2%	257	0.3%	655	0.2%
Hawaiian/Pacific Islander	4	0.0%	48	0.0%	189	0.1%
Mexican	182	0.9%	1,325	1.3%	7,541	2.5%
Puerto Rican	1,048	5.2%	5,367	5.4%	32,371	10.7%
Cuban	539	2.7%	1,886	1.9%	6,700	2.2%
Dominican	86	0.4%	468	0.5%	3,827	1.3%
Central American	200	1.0%	764	0.8%	3,963	1.3%
South American	559	2.8%	1,752	1.8%	7,297	2.4%
Chinese	155	0.8%	447	0.5%	1,231	0.4%
Japanese	28	0.1%	85	0.1%	286	0.1%
Korean	89	0.4%	179	0.2%	402	0.1%
South Central Asian (e.g. Indian)	120	0.6%	483	0.5%	1,891	0.6%
South East Asian (e.g. Vietnamese)	261	1.3%	1,112	1.1%	3,629	1.2%
Middle Eastern	169	0.8%	537	0.5%	1,615	0.5%
Population by Race/Ethnicity (2018)						
White, Non-Hispanic	12,351	61.2%	60,246	61.0%	139,904	46.4%
Hispanic	2,741	13.6%	12,319	12.5%	64,918	21.5%
Black / African American, Non-Hispanic	3,971	19.7%	21,492	21.8%	82,044	27.2%
Asian, Non-Hispanic	668	3.3%	2,397	2.4%	7,688	2.5%
Other, Non-Hispanic	462	2.3%	2,276	2.3%	7,122	2.4%

ARCHON
COMMERCIAL ADVISORS

Demographic Detail Report

STI: PopStats, 2018 Q2

	1 Mile		3 Miles		5 Miles	
Language at Home (2018)						
Spanish	1,909	10.4%	9,652	10.6%	53,078	19.0%
Asian/Pacific Language	256	1.4%	1,294	1.4%	4,265	1.5%
Arabic	103	0.6%	343	0.4%	903	0.3%
Family Structure (2018)						
Male Householder, No Children	71	1.5%	961	3.5%	3,666	4.4%
Female Householder, No Children	217	4.7%	2,355	8.7%	8,640	10.5%
Single Parent - Male	129	2.8%	636	2.3%	2,645	3.2%
Single Parent - Female	487	10.4%	3,121	11.5%	11,953	14.5%
Married w/ Children	408	8.8%	4,212	15.5%	14,138	17.1%
Married w/out Children	1,626	34.9%	9,060	33.4%	26,516	32.1%
Non-family Households	1,722	37.0%	6,818	25.1%	14,975	18.1%
Household Size (2018)						
1 Person	6,821	59.4%	19,908	42.3%	44,393	35.0%
2 Persons	3,275	28.5%	15,570	33.1%	40,824	32.2%
3 Persons	794	6.9%	5,775	12.3%	18,716	14.7%
4 Persons	373	3.3%	3,491	7.4%	12,634	10.0%
5 Persons	123	1.1%	1,456	3.1%	5,952	4.7%
6 Persons	54	0.5%	501	1.1%	2,563	2.0%
7+ Persons	41	0.4%	368	0.8%	1,843	1.5%
Housing (2018)						
Owner-Occupied	3,794	28.0%	22,942	42.8%	61,461	42.0%
Renter-Occupied	7,688	56.8%	24,128	45.0%	65,464	44.8%
Vacant	2,044	15.1%	6,506	12.1%	19,333	13.2%

ARCHON
COMMERCIAL ADVISORS

Demographic Detail Report

STI: PopStats, 2018 Q2

	1 Mile		3 Miles		5 Miles	
Components of Change (2018)						
Births	198	1.0%	1,016	1.0%	3,476	1.2%
Deaths	175	0.9%	775	0.8%	2,121	0.7%
Migration	-296	-1.5%	655	0.7%	268	0.1%
Other Population (2018)						
Seasonal Population	159	---	565	---	2,224	---
Transient Population	1,846	---	3,537	---	6,178	---
Group Quarters Population	1,676	---	3,182	---	9,259	---
Institutionalized	288	---	1,115	---	5,535	---
College	0	---	77	---	1,233	---
Military	0	---	0	---	0	---
Other	1,389	---	1,990	---	2,491	---
Home Value (2018)						
Median Home Value	$599,073	---	$473,495	---	$396,776	---
Average Home Value	$576,105	---	$433,264	---	$350,821	---
Under $20,000	1	0.0%	154	0.7%	822	1.3%
$20,000 to $40,000	2	0.1%	239	1.0%	852	1.4%
$40,000 to $60,000	1	0.0%	196	0.9%	829	1.3%
$60,000 to $80,000	1	0.0%	251	1.1%	1,438	2.3%
$80,000 to $100,000	16	0.4%	296	1.3%	1,610	2.6%
$100,000 to $125,000	23	0.6%	720	3.1%	3,120	5.1%
$125,000 to $150,000	21	0.6%	545	2.4%	2,910	4.7%
$150,000 to $200,000	76	2.0%	1,260	5.5%	5,855	9.5%
$200,000 to $250,000	120	3.2%	1,431	6.2%	5,490	8.9%
$250,000 to $300,000	150	4.0%	2,118	9.2%	6,023	9.8%
$300,000 to $400,000	496	13.1%	3,921	17.1%	8,860	14.4%
$400,000 to $500,000	500	13.2%	3,345	14.6%	6,672	10.9%
$500,000 to $750,000	1,327	35.0%	4,881	21.3%	9,171	14.9%
$750,000 to $1,000,000	592	15.6%	1,756	7.7%	3,225	5.2%
$1,000,000 or more	467	12.3%	1,829	8.0%	4,584	7.5%
Vehicles Per Household (2018)						
No Vehicle	1,763	15.4%	4,930	10.5%	13,883	10.9%

Demographic Detail Report
STI: PopStats, 2018 Q2

	1 Mile		3 Miles		5 Miles	
1 Vehicle	6,567	57.2%	22,390	47.6%	59,764	47.1%
2 Vehicles	2,694	23.5%	16,185	34.4%	42,142	33.2%
3 Vehicles	366	3.2%	2,869	6.1%	8,646	6.8%
4 Vehicles	71	0.6%	540	1.1%	2,145	1.7%
5 or more Vehicles	21	0.2%	155	0.3%	345	0.3%
Economic Indicators (2018)						
Gross Domestic Product (GDP) - in 1,000s	$2,267,255	---	$7,385,698	---	$15,859,650	---
Economic Viability	185	---	179	---	177	---
Economic Viability, Indexed	100	---	96	---	95	---
Average Salary	$50,570	---	$46,073	---	$41,164	---
Average Mortgage-Risk	2.26	---	2.60	---	2.78	---
Businesses (2018)						
Establishments	2,121	---	6,418	---	12,690	---
Employees (FTEs)	49,436	---	129,417	---	235,840	---
Employment, Pop 16+ (2018)	16,333		79,110		239,252	
Armed Forces	20	0.1%	66	0.1%	151	0.1%
Civilian	11,670	71.5%	54,869	69.4%	159,642	66.7%
Employed	11,189	68.5%	52,509	66.4%	151,556	63.3%
Unemployed	481	2.9%	2,359	3.0%	8,086	3.4%
Not in Labor Force	4,643	28.4%	24,176	30.6%	79,459	33.2%
Unemployment Rate (2018)		4.4%		4.6%		5.2%
Employment by Occupation (2018)		---		---		---
White Collar						
Managerial and Executive	2,807	25.1%	9,913	18.9%	22,685	15.0%
Professional Specialty	3,433	30.7%	13,923	26.5%	31,268	20.6%
Healthcare and Support	123	1.1%	800	1.5%	3,131	2.1%
Sales	1,425	12.7%	6,766	12.9%	18,782	12.4%
Office and Administration	756	6.8%	5,974	11.4%	20,094	13.3%
Blue Collar						
Protective Services	182	1.6%	843	1.6%	3,046	2.0%
Food Preparation and Serving	891	8.0%	3,923	7.5%	12,566	8.3%
Building Maintenance and Cleaning	404	3.6%	2,388	4.5%	10,087	6.7%

ARCHON
COMMERCIAL ADVISORS

Demographic Detail Report
STI: PopStats, 2018 Q2

	1 Mile		3 Miles		5 Miles	
Personal Care Services	363	3.2%	1,771	3.4%	6,072	4.0%
Farming, Fishing & Forestry	0	0.0%	112	0.2%	374	0.2%
Construction	256	2.3%	2,528	4.8%	9,959	6.6%
Production & Transportation	551	4.9%	3,568	6.8%	13,491	8.9%
Employment by Industry (2018)						
Agriculture, Mining and Construction	436	3.9%	2,897	5.5%	9,556	6.3%
Manufacturing	375	3.4%	2,136	4.1%	6,593	4.4%
Transportation	455	4.1%	1,818	3.5%	6,504	4.3%
Information	356	3.2%	1,448	2.8%	3,256	2.1%
Wholesale-Retail	1,143	10.2%	6,425	12.2%	21,167	14.0%
Finance, Insurance, and Real Estate	1,053	9.4%	4,338	8.3%	10,649	7.0%
Professional Services	1,835	16.4%	6,152	11.7%	12,334	8.1%
Management Services	0	0.0%	36	0.1%	148	0.1%
Administration and Waste Services	856	7.6%	3,625	6.9%	10,772	7.1%
Educational Services	1,805	16.1%	10,356	19.7%	28,158	18.6%
Entertainment Services	1,977	17.7%	9,332	17.8%	30,297	20.0%
Other Professional Services	591	5.3%	2,633	5.0%	7,964	5.3%
Public Administration	307	2.7%	1,313	2.5%	4,157	2.7%
School Enrollment (2018)						
Nursery School/Pre-school	298	1.5%	1,679	1.7%	4,961	1.6%
Kindergarten/Elementary School	861	4.3%	7,691	7.8%	29,793	9.9%
High School	464	2.3%	3,060	3.1%	12,714	4.2%
College/Graduate/Professional School	1,467	7.3%	7,007	7.1%	22,159	7.3%
Not Enrolled	17,105	84.7%	79,294	80.3%	232,050	76.9%