

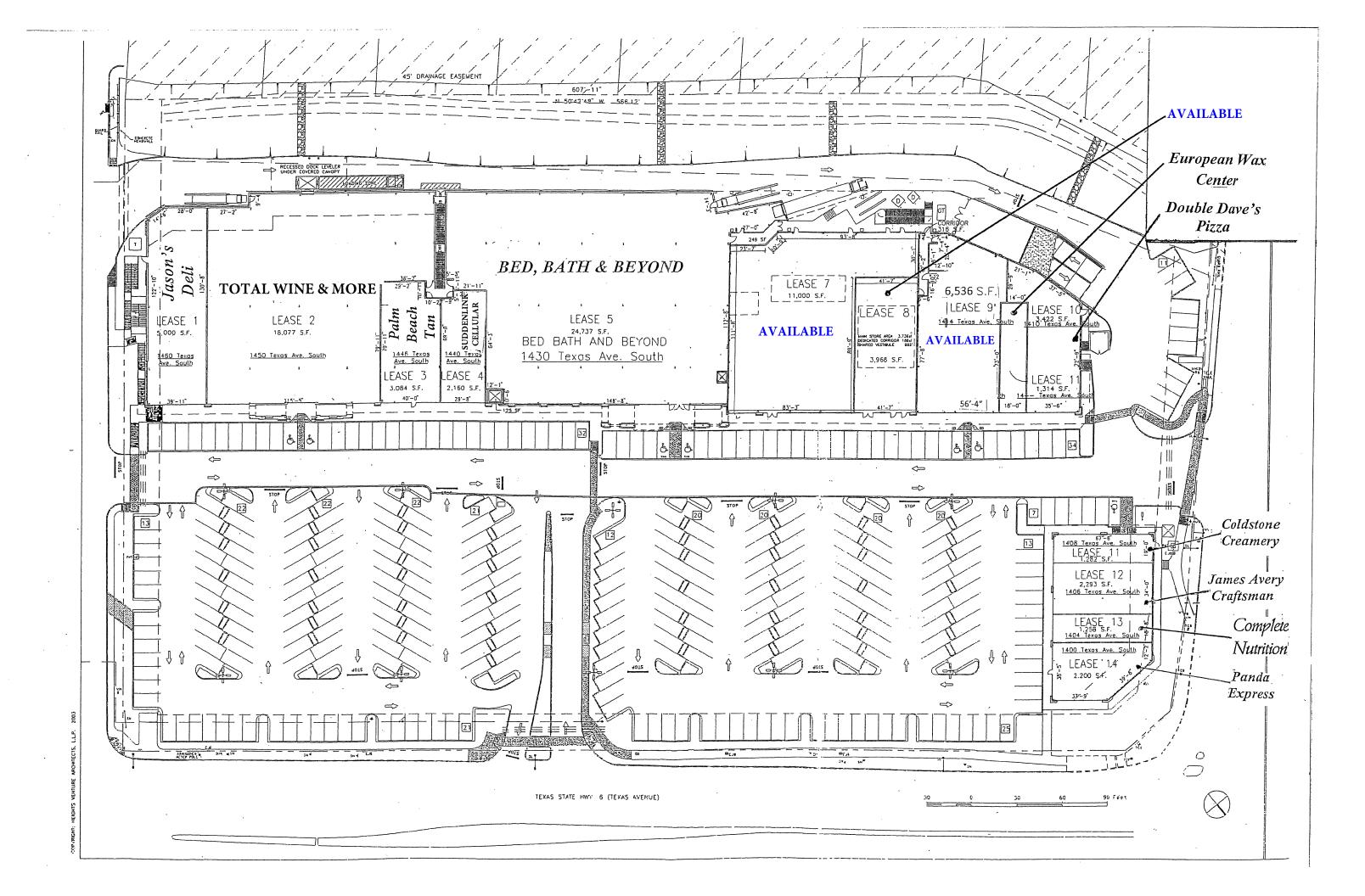
### TEXAS AVENUE CROSSING

College Station, Texas

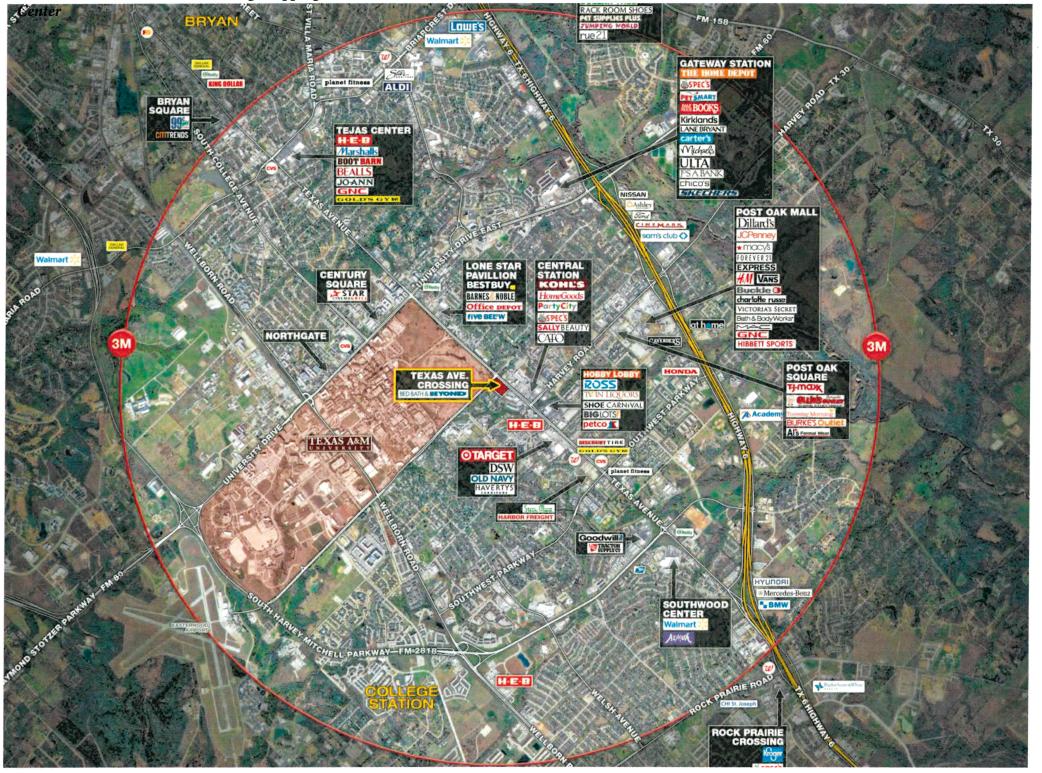
Location:	Southwest corner of Texas Avenue and George Bush Drive in the heart of College Station		
Project Size:	Approximately 87,000 To	otal Square Feet	
Space Available:	2,160 square feet to 21,000 square feet and most sizes in between		
Anchored by:	Bed Bath & Beyond, Jason's Deli and James Avery Craftsman		
Market Population:	Total Trade Area: College Station/Bryan: Texas A&M University:	382,811 283,000 68,000 students	
Demographics:	2020 Estimates for <u>Five-N</u> Average Income: Population:	<u>Mile Radius</u> : \$80,516 175,724	

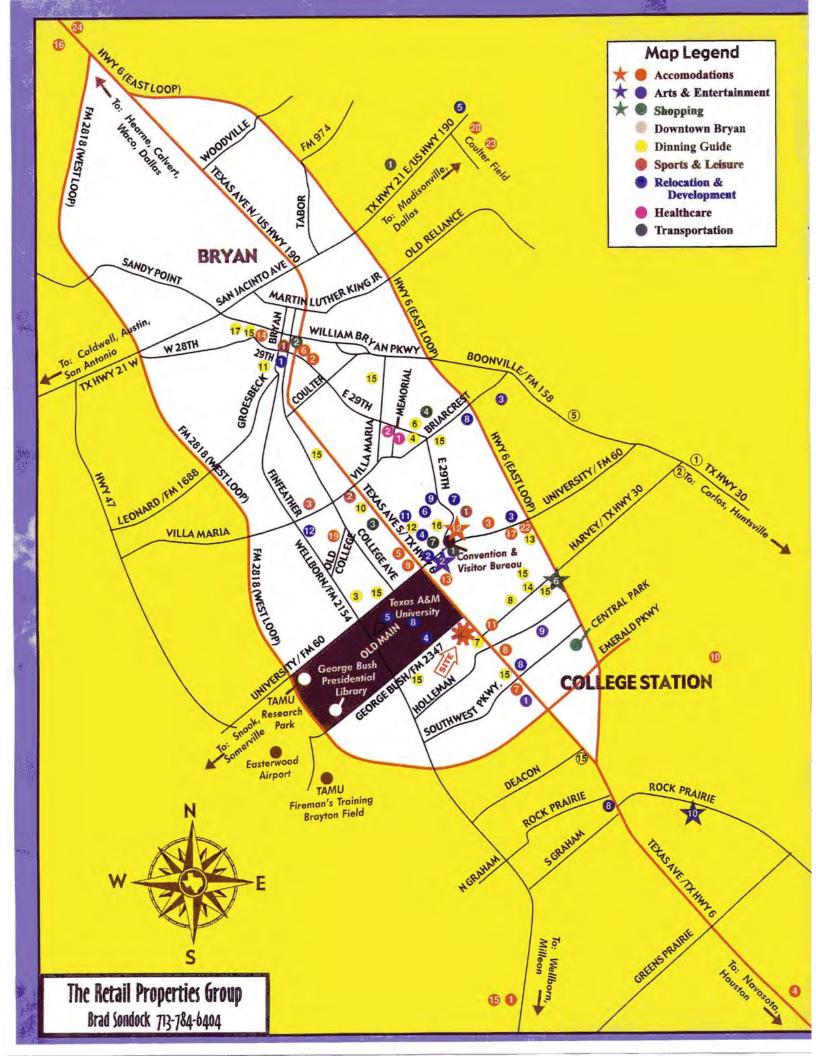
Brad Sondock Retail Properties Group 4635 Southwest Freeway, Suite 950, Houston, TX 77027 Phone: (713) 784-6404





Trade Area - Texas Avenue Crossing Shopping







27.5

#### LOCATION MAP

10:GO FL Worth 1X 1-87/-62/-7246 All Rights Reserve

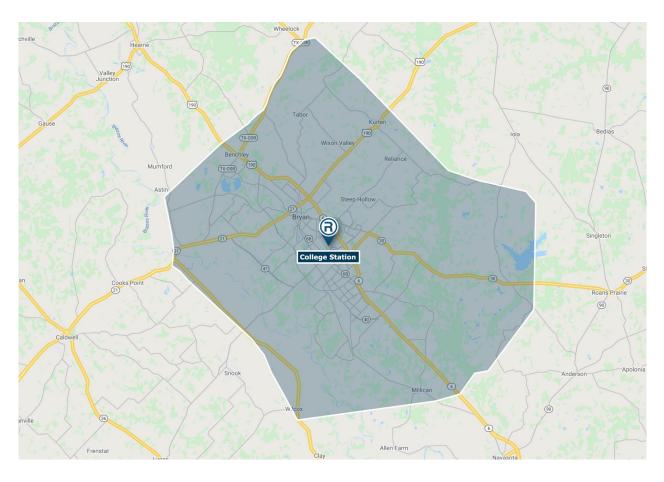


# college station, texas Primary Retail Trade Area Demographic Profile



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### **Contact Information**





CITY OF COLLEGE STATION Home of Texas A&M University®

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**City of College Station, Texas** P.O. Box 9960 College Station, Texas 77842 www.cstx.gov



## About The Retail Coach

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology, and creative expertise to develop and deliver high-impact retail recruitment and development plans to local governments, chambers of commerce, economic development organizations and private developers.

Through its unique Retail360<sup>®</sup> Process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

## Retail:360<sup>®</sup> Process

Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms' offerings by combining current national and statewide demographics and trend data with real-world, "on-the-ground" information gathered through extensive visits to our clients' communities. Every community is different, and there is no "one size fits all" retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community's needs help assure our clients that they are receiving the latest and best information for targeted retail recruitment efforts – all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360<sup>®</sup> Process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.



PopulationImage: style image: st	DESCRIPTION	DATA	%
2021 Estimate234,92412010 Census195,19712000 Census152,5561Growth 2021 - 20267.62%7.62%Growth 2010 - 202120.35%20.35%Growth 2000 - 2010120.35%Corwth 2000 - 201024.92710.56%Mace164,87770.18%Black or African American Alone24.79710.56%Amer. Indian and Alaska Native Alone15,9006.77%Asian Alone15,9006.77%Native Hawaiian and Other Pacific Island Alone22.39.03%Ywo or More Races21,2229.03%Ywo or More Races234,92477.018%Bispanic or Latino170,70772.67%Hispanic or Latino170,70772.67%Mexican54,52884.91%Puerto Rican64,21771.33%Cuban4540.71%All Other Hispanic or Latino64,2177.34%Cuban4540.71%Allone38,271.30%American Indian and Alaska Native Alone5580.87%Asian Alone1150.08%Some Other Race Alone20.9421.30%American Indian and Alaska Native Alone5580.08%Asian Alone1.0556.44211.03%Mive Hawaiian and Other Pacific Islander320.08%Alone1.0556.452830.55%Filipino1.0556.42130.08%Some Other Race Alone20.94232.61%<	Population		
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Origin         234,924           Not Hispanic or Latino         170,707         72.67%           Hispanic or Latino         64,217         27.34%           Mexican         54,528         84.91%           Puerto Rican         878         1.37%           Cuban         454         0.71%           All Other Hispanic or Latino         8,357         13.01%           2021 Est. Hisp. or Latino Pop by Single-Class.         64,217            Race         38,874         60.54%           Black or African American Alone         832         1.30%           American Indian and Alaska Native Alone         558         0.87%           Asian Alone         145         0.23%           Native Hawaiian and Other Pacific Islander Alone         52         0.08%           Some Other Race Alone         20,942         32.61%           Two or More Races         2,814         4.38%           Filipino         1,055         6.64%           Japanese         513         3.23%           Asian Indian         3,704         23.30%           Korean         2,089         13.14%           Vietnamese         1,510         9.50%           Cambodian <td< td=""><td></td><td>0,000</td><td></td></td<>		0,000	
Not Hispanic or Latino         170,707         72.67%           Hispanic or Latino         64,217         27.34%           Mexican         54,528         84.91%           Puerto Rican         878         1.37%           Cuban         454         0.71%           All Other Hispanic or Latino         8,357         13.01%           2021 Est. Hisp. or Latino Pop by Single-Class.         64,217         1           Race         38,874         60.54%           Black or African American Alone         832         1.30%           American Indian and Alaska Native Alone         558         0.87%           Asian Alone         145         0.23%           Native Hawaiian and Other Pacific Islander Alone         52         0.08%           Some Other Race Alone         20,942         32.61%           Two or More Races         2,814         4.38%           Filipino         1,055         6.64%           Japanese         513         3.23%           Asian Indian         3,704         23.30%           Korean         2,089         13.14%           Vietnamese         1,510         9.50%           Cambodian         164         1.03%           Hmo		234,924	
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All Other Hispanic or Latino8,35713.01%2021 Est. Hisp. or Latino Pop by Single-Class. RaceWhite Alone38,87460.54%Black or African American Alone8321.30%American Indian and Alaska Native Alone5580.87%Asian Alone1450.23%Native Hawaiian and Other Pacific Islander Alone520.08%Some Other Race Alone20,94232.61%Two or More Races2,8144.38%Chinese, except Taiwanese4,85830.55%Filipino1,0556.64%Japanese5133.23%Asian Indian3,70423.30%Korean2,08913.14%Vietnamese1,5109.50%Cambodian1641.03%Hmong00.00%Laotian1190.75%Thai620.39%	Puerto Rican		1.37%
All Other Hispanic or Latino       8,357       13.01%         2021 Est. Hisp. or Latino Pop by Single-Class.       64,217         White Alone       38,874       60.54%         Black or African American Alone       832       1.30%         American Indian and Alaska Native Alone       558       0.87%         Asian Alone       145       0.23%         Native Hawaiian and Other Pacific Islander Alone       522       0.08%         Some Other Race Alone       20,942       32.61%         Two or More Races       2,814       4.38%         Chinese, except Taiwanese       4,858       30.55%         Filipino       1,055       6.64%         Japanese       513       3.23%         Asian Indian       3,704       23.30%         Korean       2,089       13.14%         Vietnamese       1,510       9.50%         Cambodian       164       1.03%         Hmong       0       0.00%         Laotian       119       0.75%	Cuban	454	0.71%
2021 Est. Hisp. or Latino Pop by Single-Class. Race64,217White Alone38,87460.54%Black or African American Alone8321.30%American Indian and Alaska Native Alone5580.87%Asian Alone1450.23%Native Hawaiian and Other Pacific Islander Alone520.08%Some Other Race Alone20,94232.61%Two or More Races2,8144.38%Chinese, except Taiwanese4,85830.55%Filipino1,0556.64%Japanese5133.23%Asian Indian3,70423.30%Korean2,08913.14%Vietnamese1,5109.50%Cambodian1641.03%Hmong00.00%Laotian1190.75%Thai620.39%	All Other Hispanic or Latino		
RaceDef Part Part Part Part Part Part Part Part	·		
Black or African American Alone8321.30%American Indian and Alaska Native Alone5580.87%Asian Alone1450.23%Native Hawaiian and Other Pacific Islander Alone520.08%Some Other Race Alone20,94232.61%Two or More Races2,8144.38%2021 Est. Pop by Race, Asian Alone, by Category15,900Chinese, except Taiwanese4,85830.55%Filipino1,0556.64%Japanese5133.23%Asian Indian3,70423.30%Korean2,08913.14%Vietnamese1,5109.50%Cambodian1641.03%Hmong00.00%Laotian1190.75%Thai620.39%	2021 Est. Hisp. or Latino Pop by Single-Class. Race	64,217	
American Indian and Alaska Native Alone5580.87%Asian Alone1450.23%Native Hawaiian and Other Pacific Islander Alone520.08%Some Other Race Alone20,94232.61%Two or More Races2,8144.38%2021 Est. Pop by Race, Asian Alone, by Category15,900Chinese, except Taiwanese4,85830.55%Filipino1,0556.64%Japanese5133.23%Asian Indian3,70423.30%Korean2,08913.14%Vietnamese1,5109.50%Cambodian1641.03%Hmong00.00%Laotian1190.75%Thai620.39%	White Alone	38,874	60.54%
Asian Alone1450.23%Native Hawaiian and Other Pacific Islander Alone520.08%Some Other Race Alone20,94232.61%Two or More Races2,8144.38%Chinese, except Taiwanese4,85830.55%Filipino1,0556.64%Japanese5133.23%Asian Indian3,70423.30%Korean2,08913.14%Vietnamese1,5109.50%Cambodian1641.03%Hmong00.00%Laotian1190.75%Thai620.39%	Black or African American Alone	832	1.30%
Native Hawaiian and Other Pacific Islander Alone         52         0.08%           Some Other Race Alone         20,942         32.61%           Two or More Races         2,814         4.38%           2021 Est. Pop by Race, Asian Alone, by Category         15,900           Chinese, except Taiwanese         4,858         30.55%           Filipino         1,055         6.64%           Japanese         513         3.23%           Asian Indian         3,704         23.30%           Korean         2,089         13.14%           Vietnamese         1,510         9.50%           Cambodian         164         1.03%           Hmong         0         0.00%           Laotian         119         0.75%           Thai         62         0.39%	American Indian and Alaska Native Alone	558	0.87%
Alone         32         0.08%           Some Other Race Alone         20,942         32.61%           Two or More Races         2,814         4.38%           2021 Est. Pop by Race, Asian Alone, by Category         15,900           Chinese, except Taiwanese         4,858         30.55%           Filipino         1,055         6.64%           Japanese         513         3.23%           Asian Indian         3,704         23.30%           Korean         2,089         13.14%           Vietnamese         1,510         9.50%           Cambodian         164         1.03%           Hmong         0         0.00%           Laotian         119         0.75%	Asian Alone	145	0.23%
Some Other Race Alone         20,942         32.61%           Two or More Races         2,814         4.38%           2021 Est. Pop by Race, Asian Alone, by Category         10           Chinese, except Taiwanese         4,858         30.55%           Filipino         1,055         6.64%           Japanese         513         3.23%           Asian Indian         3,704         23.30%           Korean         2,089         13.14%           Vietnamese         1,510         9.50%           Cambodian         164         1.03%           Hmong         0         0.00%           Laotian         119         0.75%           Thai         62         0.39%		52	0.08%
Two or More Races         2,814         4.38%           2021 Est. Pop by Race, Asian Alone, by Category         15,900           Chinese, except Taiwanese         4,858         30.55%           Filipino         1,055         6.64%           Japanese         513         3.23%           Asian Indian         3,704         23.30%           Korean         2,089         13.14%           Vietnamese         1,510         9.50%           Cambodian         164         1.03%           Hmong         0         0.00%           Laotian         119         0.75%		20.942	32.61%
Chinese, except Taiwanese         4,858         30.55%           Filipino         1,055         6.64%           Japanese         513         3.23%           Asian Indian         3,704         23.30%           Korean         2,089         13.14%           Vietnamese         1,510         9.50%           Cambodian         164         1.03%           Hmong         0         0.00%           Laotian         119         0.75%           Thai         62         0.39%			
Chinese, except Taiwanese         4,858         30.55%           Filipino         1,055         6.64%           Japanese         513         3.23%           Asian Indian         3,704         23.30%           Korean         2,089         13.14%           Vietnamese         1,510         9.50%           Cambodian         164         1.03%           Hmong         0         0.00%           Laotian         119         0.75%           Thai         62         0.39%	2021 Est. Pop by Race Asian Alone by Category	15 900	
Filipino       1,055       6.64%         Japanese       513       3.23%         Asian Indian       3,704       23.30%         Korean       2,089       13.14%         Vietnamese       1,510       9.50%         Cambodian       164       1.03%         Hmong       0       0.00%         Laotian       119       0.75%         Thai       62       0.39%			30 55%
Japanese         513         3.23%           Asian Indian         3,704         23.30%           Korean         2,089         13.14%           Vietnamese         1,510         9.50%           Cambodian         164         1.03%           Hmong         0         0.00%           Laotian         119         0.75%           Thai         62         0.39%	•	1	
Asian Indian         3,704         23.30%           Korean         2,089         13.14%           Vietnamese         1,510         9.50%           Cambodian         164         1.03%           Hmong         0         0.00%           Laotian         119         0.75%           Thai         62         0.39%	•		
Korean         2,089         13.14%           Vietnamese         1,510         9.50%           Cambodian         164         1.03%           Hmong         0         0.00%           Laotian         119         0.75%           Thai         62         0.39%	-		
Vietnamese         1,510         9.50%           Cambodian         164         1.03%           Hmong         0         0.00%           Laotian         119         0.75%           Thai         62         0.39%			
Cambodian         164         1.03%           Hmong         0         0.00%           Laotian         119         0.75%           Thai         62         0.39%			
Hmong         0         0.00%           Laotian         119         0.75%           Thai         62         0.39%			
Laotian         119         0.75%           Thai         62         0.39%			
Thai         62         0.39%			
	Thai All Other Asian Races Including 2+ Category	62 1,826	0.39%

DESCRIPTION	DATA	%
2021 Est. Population by Ancestry	234,924	
Arab	1,290	0.55%
Czech	4,577	1.95%
Danish	501	0.21%
Dutch	1,364	0.58%
English	13,696	5.83%
French (except Basque)	5,367	2.29%
French Canadian	660	0.28%
German	28,444	12.11%
Greek	356	0.15%
Hungarian	233	0.10%
Irish	15,928	6.78%
Italian	5,596	2.38%
Lithuanian	107	0.05%
United States or American	7,569	3.22%
Norwegian	1,210	0.52%
Polish	3,941	1.68%
Portuguese	289	0.12%
Russian	552	0.24%
Scottish	4,424	1.88%
Scotch-Irish	3,760	1.60%
Slovak	115	0.05%
Subsaharan African	1,116	0.48%
Swedish	1,450	0.62%
Swiss	284	0.12%
Ukrainian	338	0.14%
Welsh	1,254	0.53%
West Indian (except Hisp. groups)	396	0.17%
Other ancestries	98,213	41.81%
Ancestry Unclassified	31,895	13.58%
2021 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	163,662	74.16%
Speak Asian/Pacific Island Language at Home	6,512	2.95%
Speak IndoEuropean Language at Home	5,720	2.59%
Speak Spanish at Home	43,944	19.91%
Speak Other Language at Home	846	0.38%

DESCRIPTION	DATA	%
2021 Est. Population by Age	234,924	
Age 0 - 4	14,239	6.06%
Age 5 - 9	13,604	5.79%
Age 10 - 14	12,962	5.52%
Age 15 - 17	9,022	3.84%
Age 18 - 20	21,288	9.06%
Age 21 - 24	34,465	14.67%
Age 25 - 34	37,593	16.00%
Age 35 - 44	27,977	11.91%
Age 45 - 54	21,356	9.09%
Age 55 - 64	19,178	8.16%
Age 65 - 74	13,899	5.92%
Age 75 - 84	6,770	2.88%
Age 85 and over	2,573	1.10%
Age 16 and over	191,178	81.38%
Age 18 and over	185,097	78.79%
Age 21 and over	163,810	69.73%
Age 65 and over	23,242	9.89%
2021 Est. Median Age		27.20
2021 Est. Average Age		33.38
2021 Est. Population by Sex	234,924	
Male	118,714	50.53%
Female	116,210	49.47%

DESCRIPTION	DATA	%
2021 Est. Male Population by Age	118,714	
Age 0 - 4	7,281	6.13%
Age 5 - 9	6,925	5.83%
Age 10 - 14	6,588	5.55%
Age 15 - 17	4,483	3.78%
Age 18 - 20	11,173	9.41%
Age 21 - 24	18,410	15.51%
Age 25 - 34	19,367	16.31%
Age 35 - 44	14,267	12.02%
Age 45 - 54	10,532	8.87%
Age 55 - 64	9,225	7.77%
Age 65 - 74	6,544	5.51%
Age 75 - 84	2,935	2.47%
Age 85 and over	984	0.83%
2021 Est. Median Age, Male		26.54
2021 Est. Average Age, Male		32.72
2021 Est. Female Population by Age	116,210	
Age 0 - 4	6,958	5.99%
Age 5 - 9	6,678	5.75%
Age 10 - 14	6,374	5.49%
Age 15 - 17	4,539	3.91%
Age 18 - 20	10,115	8.70%
Age 21 - 24	16,055	13.82%
Age 25 - 34	18,226	15.68%
Age 35 - 44	13,710	11.80%
Age 45 - 54	10,823	9.31%
Age 55 - 64	9,953	8.57%
Age 65 - 74	7,355	6.33%
Age 75 - 84	3,835	3.30%
Age 85 and over	1,589	1.37%
2021 Est. Median Age, Female		28.00
2021 Est. Average Age, Female		33.99

2021 Est. Pop Age 15+ by Marital StatusImage: Sever Married98,47450.73%Total, Never Married53,19527.40%Females, Never Married45,27923.33%Married, Spouse present66,23234.12%Married, Spouse absent8,8804.56%Widowed5,5342.85%Males Widowed9100.47%Females Widowed4,6242.38%Divorced15,0007.73%Males Divorced5,5582.86%Females Divorced5,5582.86%Females Divorced9,4424.86%Porter Status9,0707.7%Some High School, no diploma9,0707.0%Some College, no degree22,81917.6%Associate Degree9,7047.5%Bachelor's Degree13,41210.4%Professional School Degree13,41210.4%Professional School Degree4,0563.1%Doctorate Degree8,7166.7%Migh School Ipploma12,10638.1%High School Diploma12,10638.1%Migh School Diploma12,10638.1%Uotate Degree or Higher7,05322.26%Bachelor's Degree or Higher5,33016.81%Cotate College or Associate's Degree7,055Bachelor's Degree or Higher5,33016.81%Cotate College or Associate's Degree7,055Bachelor's Degree or Higher5,33016.81%Cotate College or Associate's Degree7,05522.26%	DESCRIPTION	DATA	%
Total, Never Married98,47450.73%Males, Never Married53.19527.40%Females, Never Married452.27923.33%Married, Spouse present66.23234.12%Married, Spouse absent8.804.55%Widowed5,5342.85%Males Widowed9100.47%Females Widowed15,0007.73%Males Divorced5,5582.86%Females Divorced5,5582.86%Females Divorced5,5582.86%Females Divorced7.6075.9%Some High School, no diploma9,0707.0%Some College, no degree22,81911.76%Associate Degree29,03422.4%Master's Degree29,03422.4%Master's Degree3,1%6.7%Z021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.6.7%No High School Degree4,0563.1%Doctorate Degree7,05538.1%High School Diploma12,10638.1%Discone College or Alsociate's Degree7,055Some College or Higher5,33016.81%Migh School Diploma12,10638.1%High School Graduate7,20922.7%Some College or Higher5,33016.81%2021 Est. Households3.1%22.8%2000 Census55,2897.8%2001 Census71,88820.0%2001 Census30,10830.02%2001 Census30,10830.02%2001 Est. Households by	2021 Est. Pop Age 15+ by Marital Status		
Males, Never Married53,19527.40%Females, Never Married45,27923.33%Married, Spouse present66,23234.12%Married, Spouse absent8,8804.58%Widowed5,5342.85%Males Widowed4,6242.38%Divorced44,6242.38%Divorced15,0007.73%Males Divorced9,4424.86%Females Divorced9,4424.86%Females Divorced9,4424.86%Females Divorced9,0707.0%Less than 9th grade7,6075.9%Some High School, no diploma9,0707.0%High School Graduate (or GED)24,92819.3%Some College, no degree22,81917.6%Associate Degree9,0747.5%Bachelor's Degree13,41210.4%Professional School Degree4,0563.1%Doctorate Degree8,7166.7%Z021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.3.1%No High School Diploma12,10638.1%No High School Diploma12,10638.1%Some College or Associate's Degree7,60522.2%Bachelor's Degree or Higher5,33016.81%Q202 Estimate86,93312026 Projection94,00620.0%2021 Est. Households by Household Type86,9332000 Census55,28930.02%Growth 2010 - 201030.02%30.02%Growth 2010 - 201020.93%30.18% </td <td></td> <td>98,474</td> <td>50.73%</td>		98,474	50.73%
Married, Spouse present66,23234.12%Married, Spouse absent8,8804.58%Widowed5,5342.85%Males Widowed4,6242.38%Divorced15,0007.73%Females Widowed4,6242.38%Divorced5,5582.86%Females Divorced9,4424.86%Z021 Est. Pop Age 25+ by Edu. Attainment7Less than 9th grade7,6075.9%Some High School, no diploma9,0707.0%High School Graduate (or GED)24,92819.3%Some College, no degree22,81917.6%Associate Degree9,7047.5%Bachelor's Degree29,03422.4%Master's Degree13,41210.4%Professional School Degree4,0553.1%Doctorate Degree8,7166.7%2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.38.19%No High School Diploma12,10638.19%High School Graduate7,20922.74%Some College or Associate's Degree7,05522.26%Bachelor's Degree or Higher5,33016.81%2020 Projection94,00620.03%2010 Census71,88820.002%2000 Census55,28920.03%2010 Census30.02%2010 Census30.02%2021 Est. Households by Household Type86,933Growth 2010 - 202120.93%Growth 2021 - 20268.14%Family Households47,747Sone 2	Males, Never Married		27.40%
Married, Spouse absent8,8804.58%Widowed5,5342.85%Males Widowed9100.47%Females Widowed4,6242.38%Divorced15,0007.73%Males Divorced5,5582.86%Females Divorced9,4424.86%Z021 Est. Pop Age 25+ by Edu. AttainmentImage 1000Less than 9th grade7,6075.9%Some High School, no diploma9,0707.0%High School Graduate (or GED)24,92819.3%Some College, no degree22,81917.6%Bachelor's Degree9,7047.5%Bachelor's Degree9,7047.5%Bachelor's Degree13,41210.4%Professional School Degree4,0553.1%Doctrate Degree8,7166.7%Z021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.38.19%No High School Diploma12,10638.19%High School Diploma12,10638.19%High School Diploma12,10632.26%Bachelor's Degree or Higher7,05522.26%Bachelor's Degree or Higher6,33316.81%2020 Estimate86,93316.81%2010 Census71,88820.00%2021 Est. Households by Household Type86,933Growth 2000 - 201020.93%30.02%Family Households47,74754.92%Family Households47,74754.92%Coruth 2000 - 201020.02%20.93%Family Households47,74754	Females, Never Married	45,279	23.33%
Married, Spouse absent8,8804.58%Widowed5,5342.85%Males Widowed9100.47%Females Widowed4,6242.38%Divorced15,0007.73%Males Divorced5,5582.86%Females Divorced9,4424.86%Z021 Est. Pop Age 25+ by Edu. AttainmentImage 1000Less than 9th grade7,6075.9%Some High School, no diploma9,0707.0%High School Graduate (or GED)24,92819.3%Some College, no degree22,81917.6%Bachelor's Degree9,7047.5%Bachelor's Degree9,7047.5%Bachelor's Degree13,41210.4%Professional School Degree4,0553.1%Doctrate Degree8,7166.7%Z021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.38.19%No High School Diploma12,10638.19%High School Diploma12,10638.19%High School Diploma12,10632.26%Bachelor's Degree or Higher7,05522.26%Bachelor's Degree or Higher6,33316.81%2020 Estimate86,93316.81%2010 Census71,88820.00%2021 Est. Households by Household Type86,933Growth 2000 - 201020.93%30.02%Family Households47,74754.92%Family Households47,74754.92%Coruth 2000 - 201020.02%20.93%Family Households47,74754	Married, Spouse present	66,232	34.12%
Males Widowed9100.47%Females Widowed4,6242.38%Divorced15,0007.73%Males Divorced5,5582.86%Females Divorced9,4424.86%2021 Est. Pop Age 25+ by Edu. Attainment		8,880	4.58%
Females Widowed4,6242.38%Divorced15,0007.73%Males Divorced5,5582.86%Females Divorced9,4424.86%2021 Est. Pop Age 25+ by Edu. Attainment	Widowed	5,534	2.85%
Divorced         15,000         7.73%           Males Divorced         5,558         2.86%           Females Divorced         9,442         4.86%           2021 Est. Pop Age 25+ by Edu. Attainment	Males Widowed	910	0.47%
Males Divorced5,5582.86%Females Divorced9,4424.86% <b>2021 Est. Pop Age 25+ by Edu. Attainment</b>	Females Widowed	4,624	2.38%
Females Divorced         9,442         4.86%           2021 Est. Pop Age 25+ by Edu. Attainment	Divorced	15,000	7.73%
2021 Est. Pop Age 25+ by Edu. Attainment	Males Divorced	5,558	2.86%
Less than 9th grade7,6075.9%Some High School, no diploma9,0707.0%High School Graduate (or GED)24,92819.3%Some College, no degree22,81917.6%Associate Degree9,7047.5%Bachelor's Degree29,03422.4%Master's Degree13,41210.4%Professional School Degree4,0563.1%Doctorate Degree8,7166.7%2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.7,20922.74%No High School Diploma12,10638.19%High School Graduate7,20922.74%Some College or Associate's Degree7,05522.26%Bachelor's Degree or Higher7,05522.26%Bachelor's Degree or Higher6.716.81%2021 Estimate86,9332010 Census2010 Census71,8882000 Census2000 Census55,28920.93%Growth 2021 - 20268.14%30.02%Growth 2000 - 201030.02%30.02%Paintly Households by Household Type86,93320.93%Family Households by Household Type86,93345.08%2021 Est. Group Quarters Population14,70345.08%	Females Divorced	9,442	4.86%
Less than 9th grade7,6075.9%Some High School, no diploma9,0707.0%High School Graduate (or GED)24,92819.3%Some College, no degree22,81917.6%Associate Degree9,7047.5%Bachelor's Degree29,03422.4%Master's Degree13,41210.4%Professional School Degree4,0563.1%Doctorate Degree8,7166.7%2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.7,20922.74%No High School Diploma12,10638.19%High School Graduate7,20922.74%Some College or Associate's Degree7,05522.26%Bachelor's Degree or Higher7,05522.26%Bachelor's Degree or Higher6.716.81%2021 Estimate86,9332010 Census2010 Census71,8882000 Census2000 Census55,28920.93%Growth 2021 - 20268.14%30.02%Growth 2000 - 201030.02%30.02%Paintly Households by Household Type86,93320.93%Family Households by Household Type86,93345.08%2021 Est. Group Quarters Population14,70345.08%			
Some High School, no diploma         9,070         7.0%           High School Graduate (or GED)         24,928         19.3%           Some College, no degree         22,819         17.6%           Associate Degree         9,704         7.5%           Bachelor's Degree         29,034         22.4%           Master's Degree         13,412         10.4%           Professional School Degree         4,056         3.1%           Doctorate Degree         8,716         6.7%           2021 Est. Pop Age 25+ by Edu. Attain., Hisp./         Image: College of Associate's Degree         7,209           No High School Diploma         12,106         38.19%           High School Graduate         7,209         22.74%           Some College or Associate's Degree         7,055         22.26%           Bachelor's Degree or Higher         5,330         16.81%           2026 Projection         94,006         2021           2010 Census         71,888         2000           2010 Census         71,888         20002%           Growth 2021 - 2026         8.14%         30.02%           Growth 2000 - 2010         30.02%         20.93%           Growth 2000 - 2010         30.02%         20.93%	2021 Est. Pop Age 25+ by Edu. Attainment		
High School Graduate (or GED)       24,928       19.3%         Some College, no degree       22,819       17.6%         Associate Degree       9,704       7.5%         Bachelor's Degree       29,034       22.4%         Master's Degree       13,412       10.4%         Professional School Degree       4,056       3.1%         Doctorate Degree       8,716       6.7%         Z021 Est. Pop Age 25+ by Edu. Attain., Hisp./	Less than 9th grade	7,607	5.9%
Some College, no degree22,81917.6%Associate Degree9,7047.5%Bachelor's Degree29,03422.4%Master's Degree13,41210.4%Professional School Degree4,0563.1%Doctorate Degree8,7166.7%C021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.38.19%No High School Diploma12,10638.19%High School Graduate7,20922.74%Some College or Associate's Degree7,05522.26%Bachelor's Degree or Higher5,33016.81%WImage: College or Associate's Degree7,05522.26%Bachelor's Degree or Higher5,33016.81%Image: College or Associate's Degree71,888Image: College2026 Projection94,006Image: College2010 Census71,888Image: College2000 Census55,289Image: CollegeGrowth 2021 - 2026Image: College30.02%Image: College or Associate's Degree30.02%Image: College or Associate's Degree71,8882000 Census55,289Image: CollegeImage: College or Associate's Degree71,8882000 Census55,289Image: CollegeImage: College or Associate's Degree71,8882000 Census55,289Image: CollegeImage: College or Associate's Degree71,8882000 Census30,02%Image: College or Associate's Degree71,8882000 Census30,02%Image: College or Ass	Some High School, no diploma	9,070	7.0%
Associate Degree       9,704       7.5%         Bachelor's Degree       29,034       22.4%         Master's Degree       13,412       10.4%         Professional School Degree       4,056       3.1%         Doctorate Degree       8,716       6.7%         2021 Est. Pop Age 25+ by Edu. Attain., Hisp./       6.7%         Lat.       7,209       22.74%         No High School Diploma       12,106       38.19%         High School Graduate       7,209       22.74%         Some College or Associate's Degree       7,055       22.26%         Bachelor's Degree or Higher       5,330       16.81%         2026 Projection       94,006       2021         2021 Estimate       86,933       2000 Census         2000 Census       71,888       20000 Census         Growth 2021 - 2026       8.14%       30.02%         Growth 2000 - 2010       20.93%       30.02%         Z021 Est. Households by Household Type       86,933       20.93%         Family Households       47,747       54.92%         Nonfamily Households       39,186       45.08%         2021 Est. Group Quarters Population       14,703       20.21%	High School Graduate (or GED)	24,928	19.3%
Bachelor's Degree29,03422.4%Master's Degree13,41210.4%Professional School Degree4,0563.1%Doctorate Degree8,7166.7%2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.38.19%No High School Diploma12,10638.19%High School Graduate7,20922.74%Some College or Associate's Degree7,05522.26%Bachelor's Degree or Higher5,33016.81%2026 Projection94,00620212010 Census71,8882000 Census2010 Census55,28920.93%Growth 2021 - 20268.14%30.02%Growth 2021 - 202630.02%30.02%Family Households39,18645.08%2021 Est. Households by Household Type86,93345.08%Yon family Households39,18645.08%2021 Est. Group Quarters Population14,70324.92%	Some College, no degree	22,819	17.6%
Master's Degree         13,412         10.4%           Professional School Degree         4,056         3.1%           Doctorate Degree         8,716         6.7%           2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.	Associate Degree	9,704	7.5%
Professional School Degree4,0563.1%Doctorate Degree8,7166.7%2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.38.19%No High School Diploma12,10638.19%High School Graduate7,20922.74%Some College or Associate's Degree7,05522.26%Bachelor's Degree or Higher5,33016.81%Households	Bachelor's Degree	29,034	22.4%
Doctorate Degree         8,716         6.7%           2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.	Master's Degree	13,412	10.4%
2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.12,10638.19%No High School Diploma12,10638.19%High School Graduate7,20922.74%Some College or Associate's Degree7,05522.26%Bachelor's Degree or Higher5,33016.81%Households	Professional School Degree	4,056	3.1%
Lat.       Image: Second Diploma       12,106       38.19%         High School Diploma       7,209       22.74%         Some College or Associate's Degree       7,055       22.26%         Bachelor's Degree or Higher       5,330       16.81%         Households       Image: Second Diploma       12,106         2026 Projection       94,006       16.81%         2021 Estimate       86,933       10.81%         2000 Census       71,888       10.81%         Growth 2021 - 2026       8.14%       14%         Growth 2010 - 2021       20.93%       30.02%         Pamily Households       47,747       54.92%         Nonfamily Households       39,186       45.08%         2021 Est. Group Quarters Population       14,703       14,703	Doctorate Degree	8,716	6.7%
High School Graduate       7,209       22.74%         Some College or Associate's Degree       7,055       22.26%         Bachelor's Degree or Higher       5,330       16.81%         Households       -       -         2026 Projection       94,006       -         2021 Estimate       86,933       -         2010 Census       71,888       -         2000 Census       55,289       -         Growth 2021 - 2026       8.14%       -         Growth 2010 - 2021       20.93%       -         Growth 2000 - 2010       30.02%       -         Pamily Households by Household Type       86,933       -         2021 Est. Households       39,186       45.08%         2021 Est. Group Quarters Population       14,703       -	2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
Some College or Associate's Degree         7,055         22.26%           Bachelor's Degree or Higher         5,330         16.81%           Households	No High School Diploma	12,106	38.19%
Bachelor's Degree or Higher       5,330       16.81%         Households       -       -         2026 Projection       94,006       -         2021 Estimate       86,933       -         2010 Census       71,888       -         2000 Census       55,289       -         Growth 2021 - 2026       8.14%       -         Growth 2010 - 2021       20.93%       -         Growth 2000 - 2010       30.02%       -         2021 Est. Households by Household Type       86,933       -         Somithy Households       47,747       54.92%         Nonfamily Households       39,186       45.08%         2021 Est. Group Quarters Population       14,703       -		7,209	22.74%
Households         Image: marger display black		7,055	22.26%
2026 Projection       94,006         2021 Estimate       86,933         2010 Census       71,888         2000 Census       55,289         Growth 2021 - 2026       8.14%         Growth 2010 - 2021       20.93%         Growth 2000 - 2010       30.02%         Z021 Est. Households by Household Type       86,933         Family Households       47,747         Standy       54.92%         Nonfamily Households       39,186         45.08%	Bachelor's Degree or Higher	5,330	16.81%
2026 Projection       94,006         2021 Estimate       86,933         2010 Census       71,888         2000 Census       55,289         Growth 2021 - 2026       8.14%         Growth 2010 - 2021       20.93%         Growth 2000 - 2010       30.02%         Z021 Est. Households by Household Type       86,933         Family Households       47,747         Standy       54.92%         Nonfamily Households       39,186         45.08%			
2021 Estimate       86,933         2010 Census       71,888         2000 Census       55,289         Growth 2021 - 2026       8.14%         Growth 2010 - 2021       20.93%         Growth 2000 - 2010       30.02%         ZO21 Est. Households by Household Type       86,933         Family Households       47,747         S4.92%       Nonfamily Households         2021 Est. Group Quarters Population       14,703		04.000	
2010 Census       71,888         2000 Census       55,289         Growth 2021 - 2026       8.14%         Growth 2010 - 2021       20.93%         Growth 2000 - 2010       30.02%         2021 Est. Households by Household Type       86,933         Family Households       47,747       54.92%         Nonfamily Households       39,186       45.08%         2021 Est. Group Quarters Population       14,703			
2000 Census       55,289         Growth 2021 - 2026       8.14%         Growth 2010 - 2021       20.93%         Growth 2000 - 2010       30.02%         2021 Est. Households by Household Type       86,933         Family Households       47,747         S4.92%       Nonfamily Households         2021 Est. Group Quarters Population       14,703			
Growth 2021 - 2026       8.14%         Growth 2010 - 2021       20.93%         Growth 2000 - 2010       30.02%         2021 Est. Households by Household Type       86,933         Family Households       47,747         St. Nonfamily Households       39,186         2021 Est. Group Quarters Population       14,703			
Growth 2010 - 2021       20.93%         Growth 2000 - 2010       30.02%         2021 Est. Households by Household Type       86,933         Family Households       47,747       54.92%         Nonfamily Households       39,186       45.08%         2021 Est. Group Quarters Population       14,703	2000 Census	55,289	
Growth 2010 - 2021       20.93%         Growth 2000 - 2010       30.02%         2021 Est. Households by Household Type       86,933         Family Households       47,747       54.92%         Nonfamily Households       39,186       45.08%         2021 Est. Group Quarters Population       14,703	Growth 2021 - 2026		8 14%
Growth 2000 - 2010       30.02%         2021 Est. Households by Household Type       86,933         Family Households       47,747       54.92%         Nonfamily Households       39,186       45.08%         2021 Est. Group Quarters Population       14,703			
2021 Est. Households by Household Type86,933Family Households47,747Stanily Households39,18645.08%45.08%2021 Est. Group Quarters Population14,703			
Family Households47,74754.92%Nonfamily Households39,18645.08%2021 Est. Group Quarters Population14,703			
Nonfamily Households     39,186     45.08%       2021 Est. Group Quarters Population     14,703	2021 Est. Households by Household Type	86,933	
2021 Est. Group Quarters Population 14,703	Family Households	47,747	54.92%
	Nonfamily Households	39,186	45.08%
2021 Households by Ethnicity Hisponic/Lating	2021 Est. Group Quarters Population	14,703	
	2021 Households by Ethnicity, Hispanic/Latino	18,274	

DESCRIPTION	DATA	%
2021 Est. Households by Household Income	86,933	
Income < \$15,000	13,813	15.89%
Income \$15,000 - \$24,999	8,485	9.76%
Income \$25,000 - \$34,999	8,988	10.34%
Income \$35,000 - \$49,999	10,009	11.51%
Income \$50,000 - \$74,999	13,597	15.64%
Income \$75,000 - \$99,999	9,422	10.84%
Income \$100,000 - \$124,999	6,781	7.80%
Income \$125,000 - \$149,999	5,012	5.77%
Income \$150,000 - \$199,999	4,843	5.57%
Income \$200,000 - \$249,999	2,184	2.51%
Income \$250,000 - \$499,999	2,563	2.95%
Income \$500,000+	1,236	1.42%
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2021 Est. Average Household Income		\$80,516
2021 Est. Median Household Income		\$53,549
2021 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$59,491
Black or African American Alone		\$40,074
American Indian and Alaska Native Alone		\$102,395
Asian Alone		\$42,261
Native Hawaiian and Other Pacific Islander Alone		\$30,290
Some Other Race Alone		\$40,017
Two or More Races		\$40,317
Hispanic or Latino		\$45,858
Not Hispanic or Latino		\$56,685
2021 Est. Family HH Type by Presence of Own Child.	47,747	
Married-Couple Family, own children	16,010	33.53%
Married-Couple Family, no own children	18,913	39.61%
Male Householder, own children	1,410	2.95%
Male Householder, no own children	2,291	4.80%
Female Householder, own children	5,396	11.30%
Female Householder, no own children	3,727	7.81%
2021 Est. Households by Household Size	86,933	
1-person	23,110	26.58%
2-person	28,160	32.39%
3-person	15,581	17.92%
4-person	11,813	13.59%
5-person	5,020	5.78%
6-person	2,031	2.34%
7-or-more-person	1,217	1.40%
2021 Est. Average Household Size		2.53

DESCRIPTION	DATA	%
2021 Est. Households by Presence of People Under 18	86,933	
Households with 1 or More People under Age 18:	25,162	28.94%
Married-Couple Family	17,032	67.69%
Other Family, Male Householder	1,663	6.61%
Other Family, Female Householder	6,220	24.72%
Nonfamily, Male Householder	148	0.59%
Nonfamily, Female Householder	98	0.39%
Households with No People under Age 18:	61,772	71.06%
Married-Couple Family	17,905	28.99%
Other Family, Male Householder	2,026	3.28%
Other Family, Female Householder	2,020	4.71%
Nonfamily, Male Householder	19,791	32.04%
Nonfamily, Female Householder	19,143	30.99%
2021 Est. Households by Number of Vehicles	86,933	
No Vehicles	4,430	5.10%
1 Vehicle	31,504	36.24%
2 Vehicles	31,924	36.72%
3 Vehicles	13,137	15.11%
4 Vehicles	4,580	5.27%
5 or more Vehicles	1,358	1.56%
2021 Est. Average Number of Vehicles		1.86
Family Households		
2026 Projection	51,769	
2021 Estimate	47,747	
2010 Census	38,506	
2000 Census	30,429	
Growth 2021 - 2026		8.42%
Growth 2010 - 2021		24.00%
Growth 2000 - 2010		26.54%
	4	
2021 Est. Families by Poverty Status	47,747	00.000
2021 Families at or Above Poverty	41,488	86.89%
2021 Families at or Above Poverty with Children	20,622	43.19%
2021 Families Below Poverty	6,259	13.11%
2021 Families Below Poverty with Children	4,356	9.12%
2021 Est. Pop 16+ by Employment Status	191,179	
Civilian Labor Force, Employed	108,104	56.55%
Civilian Labor Force, Unemployed	4,636	2.43%
Armed Forces	195	0.10%
Not in Labor Force	78,244	40.93%

DESCRIPTION	DATA	%
2021 Est. Civ. Employed Pop 16+ by Class of Worker	112,047	
For-Profit Private Workers	66,897	59.70%
Non-Profit Private Workers	7,773	6.94%
Local Government Workers	1,471	1.31%
State Government Workers	20,237	18.06%
Federal Government Workers	6,601	5.89%
Self-Employed Workers	8,891	7.94%
Unpaid Family Workers	178	0.16%
2021 Est. Civ. Employed Pop 16+ by Occupation	112,047	
Architect/Engineer	2,035	1.82%
Arts/Entertainment/Sports	2,506	2.24%
Building Grounds Maintenance	3,119	2.78%
Business/Financial Operations	3,906	3.49%
Community/Social Services	2,124	1.90%
Computer/Mathematical	3,278	2.93%
Construction/Extraction	6,397	5.71%
Education/Training/Library	15,759	14.07%
Farming/Fishing/Forestry	884	0.79%
Food Prep/Serving	6,214	5.55%
Health Practitioner/Technician	7,708	6.88%
Healthcare Support	2,753	2.46%
Maintenance Repair	2,436	2.17%
Legal	869	0.78%
Life/Physical/Social Science	3,846	3.43%
Management	9,626	8.59%
Office/Admin. Support	11,124	9.93%
Production	4,585	4.09%
Protective Services	2,250	2.01%
Sales/Related	10,769	9.61%
Personal Care/Service	3,293	2.94%
Transportation/Moving	6,566	5.86%
2021 Est. Pop 16+ by Occupation Classification	112,047	
White Collar	73,550	65.64%
Blue Collar	19,985	17.84%
Service and Farm	18,512	16.52%
2021 Est. Workers Age 16+ by Transp. to Work	109,290	
Drove Alone	87,997	80.52%
Car Pooled	11,359	10.39%
Public Transportation	1,707	1.56%
Walked	2,361	2.16%
Bicycle	1,791	1.64%
Other Means	898	0.82%
Worked at Home	3,177	2.91%

DESCRIPTION	DATA	%
2021 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	41,184	
15 - 29 Minutes	53,367	
30 - 44 Minutes	7,909	
45 - 59 Minutes	1,158	
60 or more Minutes	2,351	
2021 Est. Avg Travel Time to Work in Minutes		19
2021 Est. Occupied Housing Units by Tenure	86,933	
Owner Occupied	41,229	47.43%
Renter Occupied	45,704	52.57%
2021 Owner Occ. HUs: Avg. Length of Residence		12.39
2021 Renter Occ. HUs: Avg. Length of Residence		5.29
2021 Est. Owner-Occupied Housing Units by Value	86,933	
Value Less than \$20,000	1,280	3.11%
Value \$20,000 - \$39,999	1,141	2.77%
Value \$40,000 - \$59,999	829	2.01%
Value \$60,000 - \$79,999	968	2.35%
Value \$80,000 - \$99,999	1,692	4.10%
Value \$100,000 - \$149,999	4,087	9.91%
Value \$150,000 - \$199,999	4,770	11.57%
Value \$200,000 - \$299,999	11,027	26.75%
Value \$300,000 - \$399,999	6,638	16.10%
Value \$400,000 - \$499,999	3,861	9.37%
Value \$500,000 - \$749,999	3,025	7.34%
Value \$750,000 - \$999,999	1,169	2.84%
Value \$1,000,000 or \$1,499,999	469	1.14%
Value \$1,500,000 or \$1,999,999	149	0.36%
Value \$2,000,000+	122	0.30%
2021 Est. Median All Owner-Occupied Housing Value		\$251,442
2021 Est. Housing Units by Units in Structure		
1 Unit Detached	46,252	49.64%
1 Unit Attached	3914	4.20%
2 Units	5,346	5.74%
3 or 4 Units	8,328	8.94%
5 to 19 Units	14,073	15.11%
20 to 49 Units	3,370	3.62%
50 or More Units	4,927	5.29%
Mobile Home or Trailer	6,703	7.19%
Boat, RV, Van, etc.	256	0.28%

DESCRIPTION	DATA	%
2021 Est. Housing Units by Year Structure Built		
Housing Units Built 2014 or later	14,857	15.95%
Housing Units Built 2010 to 2014	6,342	6.81%
Housing Units Built 2000 to 2009	17,554	18.84%
Housing Units Built 1990 to 1999	15,542	16.68%
Housing Units Built 1980 to 1989	13,799	14.81%
Housing Units Built 1970 to 1979	13,718	14.72%
Housing Units Built 1960 to 1969	4,502	4.83%
Housing Units Built 1950 to 1959	3,740	4.01%
Housing Units Built 1940 to 1949	1,596	1.71%
Housing Unit Built 1939 or Earlier	1,520	1.63%
2021 Est. Median Year Structure Built		1995



#### ACKNOWLEDGMENTS

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The observations, conclusions and recommendations contained in this study are solely those of The Retail Coach, LLC and should not be construed to represent the opinions of others, including its clients, or any other entity prior to such entity's express approval of this study.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.

Sources used in completing this study include: infoUSA<sup>™</sup>, Applied Geographic Solutions, Environics Analytics, ESRI, U.S. Census Bureau, Economy.com, Placer.AI, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics. To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model. Mapping data is provided by Google, Nielsen, ESRI and/or Microsoft Corporation.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.

### R The Retail Coach.

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