



615-619 MORRIS AVENUE

Springfield, NJ 07081

NON-ENDORSEMENT AND DISCLAIMER NOTICE

Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

615-619 MORRIS AVENUE
Springfield , NJ
ACT ID Z0280584

SECTION

INVESTMENT OVERVIEW **01**

- Offering Summary
- Regional Map
- Local Map
- Aerial Photo

FINANCIAL ANALYSIS **02**

- Rent Roll Summary
- Rent Roll Detail
- Rent Roll Summary Commercial
- Operating Statement
- Notes
- Pricing Detail
- Acquisition Financing

MARKET OVERVIEW **03**

- Market Analysis
- Demographic Analysis

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA

			CURRENT	YEAR 1
Price	\$990,000	CAP Rate	5.39%	8.00%
Loan Amount	\$742,500	Net Operating Income	\$53,403	\$79,203
Loan Type	Proposed New	Net Cash Flow After Debt Service	1.05% / \$2,606	11.48% / \$28,406
Interest Rate / Amortization	4.75% / 25 Years	Total Return	7.49% / \$18,540	18.23% / \$45,113
Total Rentable SF	6,175			
Price/SF	\$160.32			

UNIT MIX

UNIT COUNT	UNIT TYPE	AVG. SF	CURRENT AVG. RENTS	AVG. RENTS/SF	MONTHLY INCOME	POTENTIAL RENTS	AVG. RENTS/SF	MONTHLY INCOME
1	2 Bedroom Apartment	900	\$1,400	\$1.56	\$1,400	\$1,400	\$1.56	\$1,400
1	Studio	700	\$1,000	\$1.43	\$1,000	\$1,150	\$1.64	\$1,150

SUITE COUNT	TYPE	TOTAL GLA	CURRENT RENT RANGE	CURRENT MONTHLY INCOME	PRO FORMA MONTHLY INCOME
3	Retail	2,975	\$650 - \$3,150	\$4,720	\$4,720
1	Office	1,600		\$0	\$2,000



MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Energy Capital Partners II LLC	5,701
Overlook Hospital Association	3,198
Obgyn	2,700
Investors Bancorp Mhc	1,942
Merck	1,854
Lucent	1,700
Sogimex	1,375
Aip US	1,261
Board of Education	1,200
D&B	1,177
Union Hospital	1,163
CIT	1,073

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	14,217	91,772	329,646
2010 Census Pop	13,638	88,704	319,848
2017 Estimate HH	5,700	33,461	119,775
2010 Census HH	5,430	32,103	115,365
Median HH Income	\$102,746	\$107,404	\$92,458
Per Capita Income	\$66,383	\$63,990	\$53,016
Average HH Income	\$165,570	\$175,318	\$145,485

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively list a three-tenant retail building and a mixed-use commercial and apartment building located in Springfield (Union County), New Jersey. The subject property is 100 percent occupied and leased by tenants who have been in the same location for numerous years. The buildings are situated on a combined .36 acre lot with 6,250 +/- rentable square feet. The buildings are located in the heart of town with immediate access to Interstate 78, Route 24 and Morris Turnpike. The subject property is within proximity to numerous educational institutions, retail shopping centers, and residential communities such as the Short Hills Club Village, the Enclave at Short Hills, Short Hills Terrace Apartments, and Garden Communities.

Springfield is a township located in Union County, New Jersey. The subject property is approximately 18 miles southwest of Midtown Manhattan in New York City. NJ Transit offers bus service to Port Authority Bus Terminal in Midtown Manhattan, NY along with service to Newark Penn Station. Rail service is available in the neighboring municipalities of Millburn and Short Hills.

Within a five-mile radius of Springfield, the average household income is \$145,485 among the 331,388 individuals who reside within a five-mile radius of the subject property.

The asking price of \$990,000 represents a 5.39 percent cap rate.

INVESTMENT HIGHLIGHTS

- Retail Building with 3 Units & Mixed-Use Building with 2 Apartment Units + 1 Medical Office
- Excellent Demographics; Average Household Income of \$145,485 within 5-mile Radius
- Located on Morris Avenue (Main Artery in the Region)
- Immediate Access to Route 24, Interstate 78, and Morris Turnpike
- Below Market Apartment Rents
- Retail Tenants Responsible for CAM Expenses



PROPERTY OVERVIEW

Springfield is a township located in Union County, New Jersey. The subject property is approximately 18 miles southwest of Midtown Manhattan in New York City. The boroughs that share its borders with Springfield Millburn, Union Township, Kenilworth, Westfield, Cranford, Mountainside, and Summit. Some of the major road that pass through or near Springfield are the Garden State Parkway, Interstate-78, Route, Route 22, CR-509 and CR-577. NJ Transit offers bus service to Port Authority Bus Terminal in Midtown Manhattan, NY along with service to Newark Penn Station. Rail service is available in the neighboring municipalities of Millburn and Short Hills.



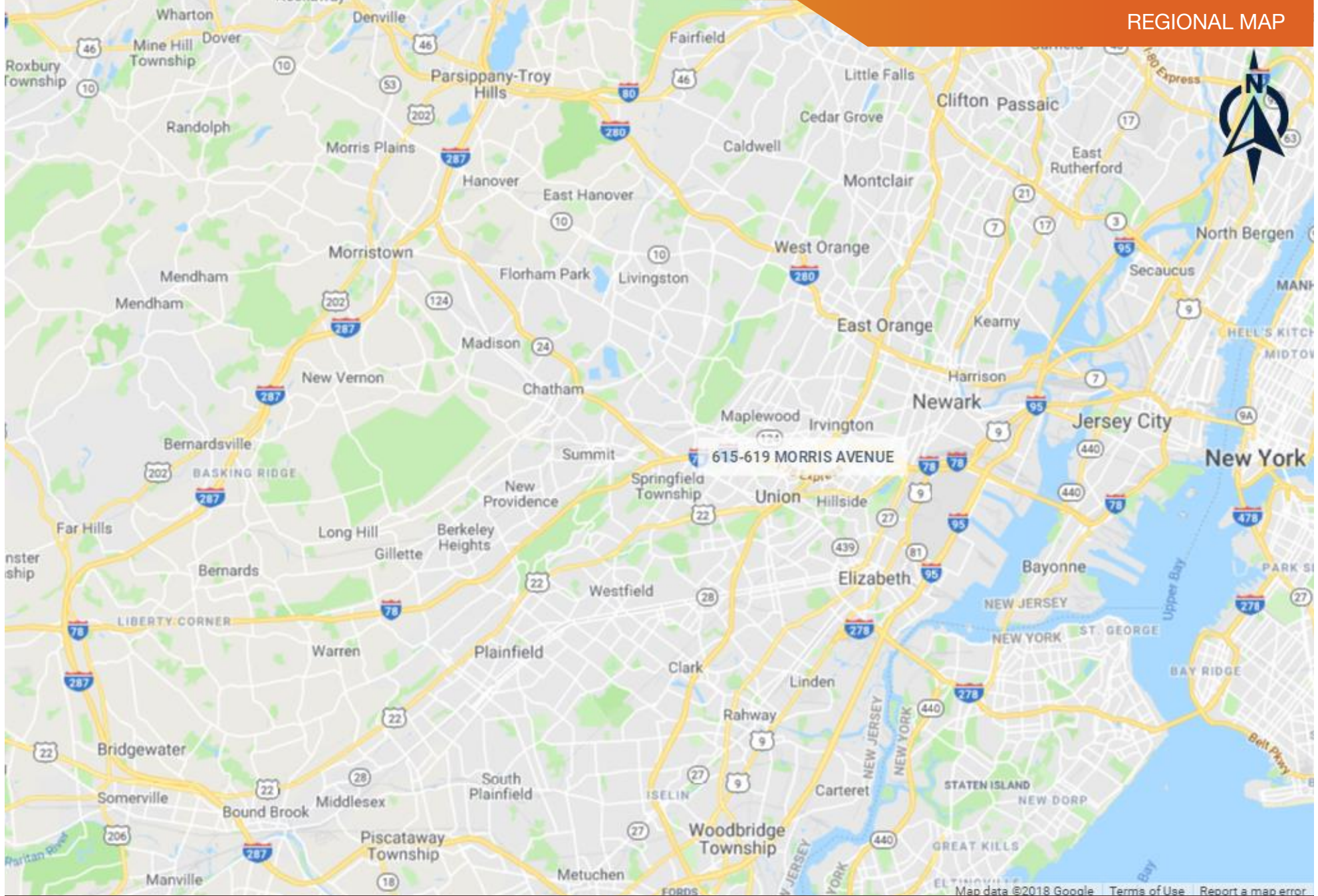
PROPERTY SUMMARY

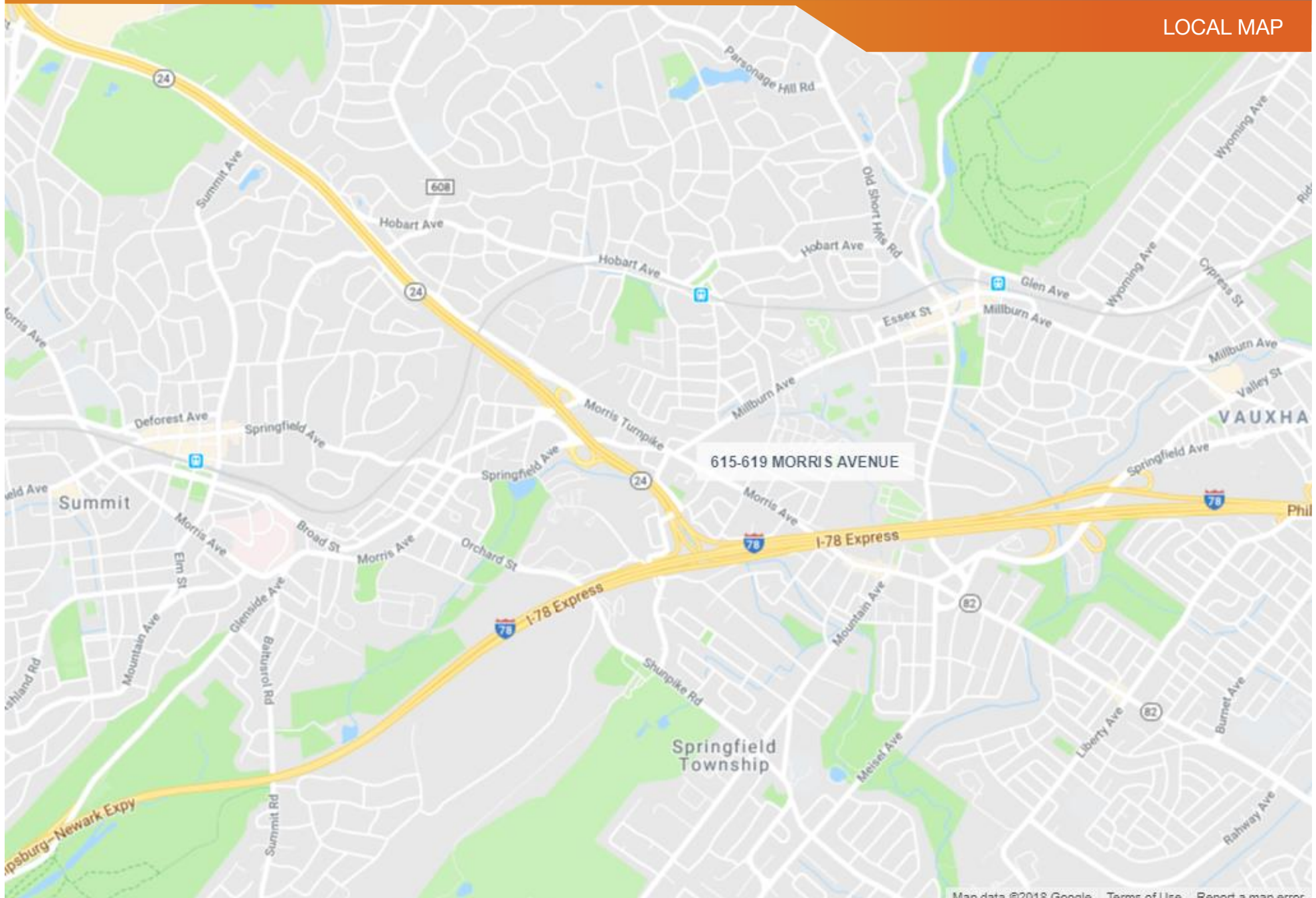
THE OFFERING	
Property	615 & 619 Morris Avenue
Price	\$990,000
Property Address	615-619 Morris Avenue , Springfield , NJ
SITE DESCRIPTION	
Number of Units	6
Total Rentable Square Feet	6,175
Lot Size	0.36 acre(s)

EXISTING FINANCING	
Loan Type	None

PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$742,500
Loan Type	Proposed New
Interest Rate	4.75%
Amortization	25 Years
Loan Term	5 Years
Loan to Value	75%
Debt Coverage Ratio	1.05







Map data ©2018 Google. Terms of Use. Report a map error.

















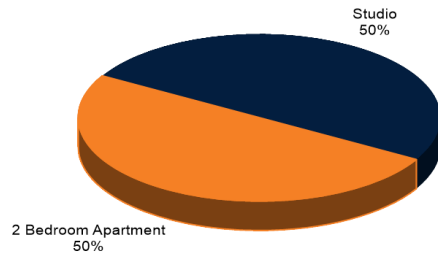


RENT ROLL SUMMARY

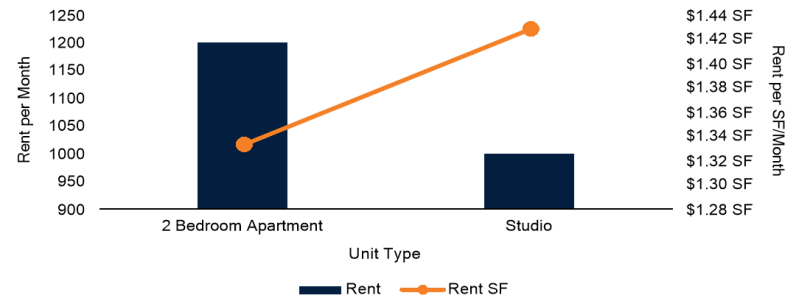
As of May,2017

Multifamily Unit Type	# of Units	Avg Sq Feet	Scheduled			Potential		
			Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
2 Bedroom Apartment	1	900	\$1,400	\$1.56	\$1,400	\$1,400	\$1.56	\$1,400
Studio	1	700	\$1,000	\$1.43	\$1,000	\$1,150	\$1.64	\$1,150
Totals/Weighted Averages	2	800	\$1,200	\$1.50	\$2,400	\$1,275	\$1.59	\$2,550

Unit Distribution



Unit Rent

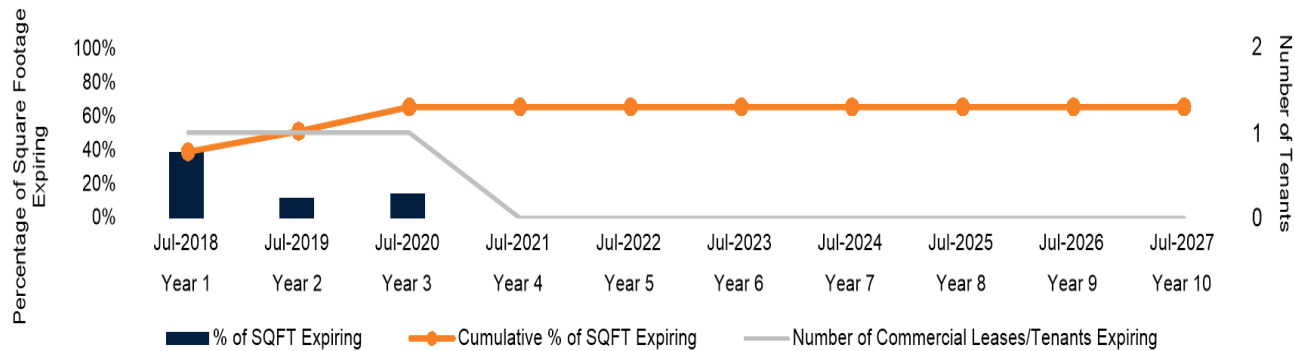


RENT ROLL SUMMARY

As of May, 2017

Commercial												
Tenant Name	Type	Suite	Square Feet	% Bldg Share	Lease Term	Rent per Sq. Ft.	Total Rent Per Month	Changes on	Changes to	Description of Operating Expense Reimbursements	Renewal Options and Option Year Rental Information	
Evolution Fitness	Retail	615	1,775	28.74%	10/1/15 to 9/30/18	\$21.30	\$3,150	Oct-2018	N/A	Pay Pro Rata Portion of CAM Expenses	N/A	
Marilyn's Hair Salon	Retail	617A	550	8.91%	8/1/17 to 7/31/19	\$20.07	\$920	Aug-2019	\$938	Pay Pro Rata Portion of CAM Expenses	5 - (2) Year Options with Rental Equaling FMV	
Marci's Custom Clothing	Retail	617B	650	10.53%	12/1/17 to 11/30/20	\$12.00	\$650	Dec-2019	\$662	Pay Pro Rata Portion of CAM Expenses	1 - (3) Year Options with 2% Annual Increases	
Vacant Office	Office	619	1,600	25.91%	N/A to N/A	\$0.00	\$0	N/A	\$2,000		Recently Renovated	
<i>Subtotal</i>	Retail	3	2,975	48.18%			\$4,720					
<i>Subtotal</i>	Office	1	1,600	25.91%			\$0					
Total			4,575				\$4,720					
Occupancy	Retail: 100.00%						Office: 0.00%					
Total Annualized Rent		4					\$56,640					

Lease Expiration Summary



OPERATING STATEMENT

Income	Current		Year 1		Notes	Per Unit	Per SF
Multifamily							
Gross Scheduled Rent	28,800		30,600			15,300	19.13
Vacancy	0	0.0%	0	0.0%			
Effective Gross Income	\$28,800		\$30,600			\$15,300	\$19.13
Retail							
Gross Scheduled Rent	56,640		56,640				19.04
Expense Reimbursements	6,571		6,571				2.21
Effective Gross Income	\$63,211		\$63,211				\$21.25
Office							
Gross Scheduled Rent	0		24,000				15.00
Effective Gross Income	\$0		\$24,000				\$15.00
Combined EGI	\$92,011		\$117,811				\$19.08
Expenses							
	Current	% of CEGL	Year 1	% of CEGL	Notes		Per SF
Real Estate Taxes	26,213	28.5%	26,213	22.3%			4.25
Insurance	10,355	11.3%	10,355	8.8%			1.68
Heat & Electric	600	0.7%	600	0.5%			0.10
Landscaping	720	0.8%	720	0.6%			0.12
Water	720	0.8%	720	0.6%			0.12
Total Expenses	\$38,608		\$38,608				\$6.25
Expenses as % of Combined EGI	42.0%		32.8%				
Net Operating Income	\$53,403		\$79,203				\$12.83
Notes to Operating Statement							

[1] 619 Morris Avenue - Medical Office Space & 2 Bedroom Apartment Renovated in 2018

PRICING DETAIL

Summary		
Price	\$990,000	
Down Payment	\$247,500	25%
# of Apartment Units	2	
# of Commercial Suites	4	
Price Per SqFt	\$160.32	
Lot Size (SqFt)	15,886	
Rentable SqFt	6,175	
Approx. Year Built	N/A	

	Current	Year 1
CAP Rate	5.39%	8.00%
Cash-on-Cash	1.05%	11.48%
Debt Coverage Ratio	1.05	1.56

Financing	1st Loan
Loan Amount	\$742,500
Loan Type	New Loan
Interest Rate	4.75%
Amortization	25 Years
Year Due	2023

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# Of Suites	Type	GLA	Current Rent	Pro Forma Rent
3	Retail	2,975	\$4,720	\$4,720
1	Office	1,600	\$0	\$2,000

# Of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
1	2 Bedroom Apartment	900	\$1,400	\$1,400
1	Studio	700	\$1,000	\$1,150
0				
0				

Operating Data				
Income		Current		Year 1
Multifamily				
Gross Scheduled Rent		\$28,800		\$30,600
All Other Income		\$0		\$0
Vacancy	0.0%	\$0	0.0%	\$0
Effective Gross Income		\$28,800		\$30,600
Commercial Suites				
Gross Scheduled Rent		\$56,640		\$60,640
Expense Reimbursements		\$6,571		\$6,571
All Other Income		\$0		\$0
Vacancy	0.0%	\$0	0.0%	\$0
Effective Gross Income		\$63,211		\$67,211
Combined Effective Gross Income (CEGI)		\$92,011		\$117,811
Less: Expenses		(\$38,608)		(\$38,608)
Net Operating Income		\$53,403		\$79,203
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		\$53,403		\$79,203
Debt Service		(\$50,797)		(\$50,797)
Net Cash Flow After Debt Service	1.05%	\$2,606	11.48%	\$28,406
Principal Reduction		\$15,934		\$16,708
Total Return	7.49%	\$18,540	18.23%	\$45,113
Expenses				
		Current		Year 1
Real Estate Taxes		\$26,213		\$26,213
Insurance		\$10,355		\$10,355
Utilities - Combined		\$2,040		\$2,040
Operating Expenses - Combined		\$0		\$0
Operating Reserves		\$0		\$0
Management Fee		\$0		\$0
Total Expenses		\$38,608		\$38,608
Expenses/SF		\$6.25		\$6.25

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

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

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



**Closed 1,707
debt and equity
financings
in 2017**



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



**\$5.63 billion
total national
volume in 2017**



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

WHY MMCC?

**Optimum financing solutions
to enhance value**

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

**Our ability to enhance
seller control**

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

MARKET OVERVIEW



NORTHERN NEW JERSEY OVERVIEW

Northern New Jersey consists of Bergen, Hudson, Passaic, Essex, Morris and Union counties. The region contains roughly 4 million residents in more than 200 municipalities. Bergen county is home to nearly 1 million people, while Essex County, which includes the city of Newark, has approximately 805,000 citizens. The region is bordered to the east by the Hudson River and New York City, to the south by Middlesex and Somerset counties, to the west by Warren and Sussex counties, and to the north by New York state. A large portion of the area is almost fully developed and densely populated. The region is a part of the New York metro and is linked to the city by the George Washington Bridge, the Lincoln Tunnel, the Holland Tunnel, several ferries and commuter rail tunnels.

METRO HIGHLIGHTS



DIVERSE INDUSTRIES

Pharmaceuticals, healthcare and finance are a few of the segments that contribute to the metro's economic base.



LARGE LABOR POOL

The region's diverse and highly skilled labor and access to workers in other nearby metros draw businesses.



UNIQUE ECONOMY

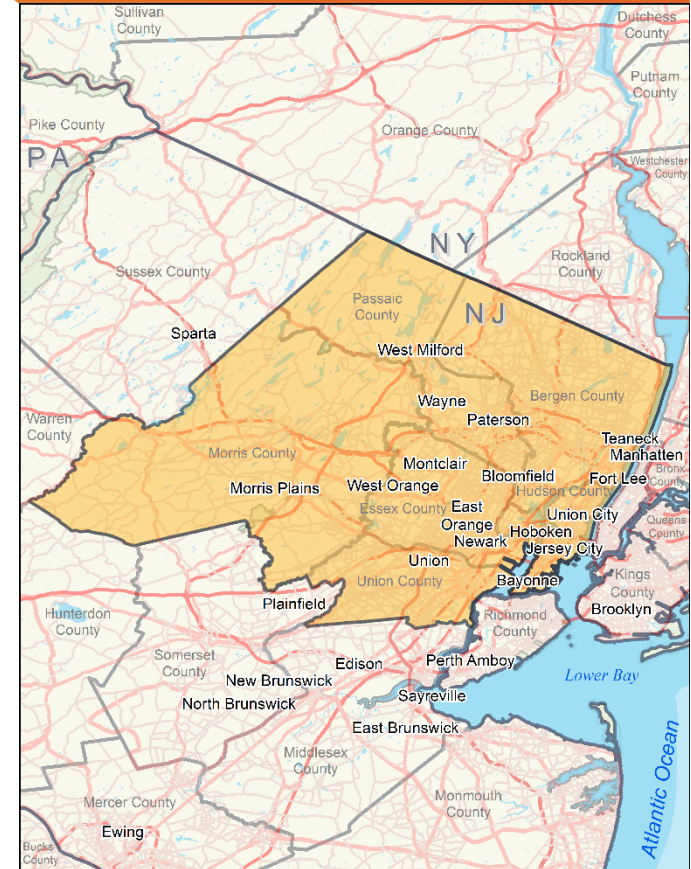
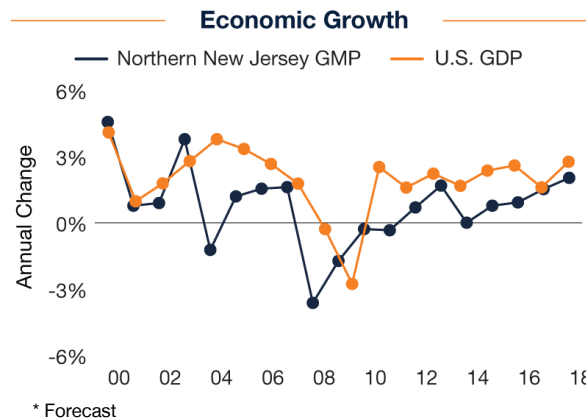
Northern New Jersey has its own economic drivers and is connected to New York City's robust economy.



ECONOMY

- Northern New Jersey is home to numerous Fortune 500 companies including Prudential Financial, Merck, PBF Energy and Honeywell International.
- The airline industry accounts for a significant share of jobs in the region. United Airlines has a major presence at Newark Liberty International Airport.
- Trade is a key employment sector. Vehicle imports account for a substantial amount of the Port Newark-Elizabeth Marine Terminal's business.
- Spillover from Wall Street bolsters finance jobs in Essex, Hudson and Bergen counties.

MAJOR AREA EMPLOYERS
Prudential Financial
UAL (United Continental Holdings)
JPMorgan Chase & Co.
Hackensack University Medical Center
Bank of America
Englewood Hospital Association
Novartis Pharmaceuticals Corp.
St. Joseph's Hospital and Medical Center
Valley Health Systems
RWJBarnabas Health



SHARE OF 2017 TOTAL EMPLOYMENT





DEMOGRAPHICS

- Northern New Jersey will add nearly 38,000 people and approximately 36,300 households over the next five years, generating demand for housing.
- The homeownership rate of 54 percent is below the national rate of 64 percent, maintaining a strong rental market.
- Approximately 38 percent of residents hold a bachelor's degree, including 14 percent who have also obtained a graduate or professional degree.

2017 Population by Age



QUALITY OF LIFE

Northern New Jersey offers a variety of amenities and cultural activities. Sports and entertainment are available in East Rutherford at the Meadowlands. The MetLife Stadium is home to the Giants and Jets of the NFL. The Prudential Center, also known as the Rock, is an indoor arena in downtown Newark where the Devils (NHL) and Seton Hall University play. Downtown Newark also houses the New Jersey Performing Arts Center and Bears and Eagles Riverfront Stadium, home of the Newark Bears, a minor-league baseball team. Numerous community colleges and universities are located in the metro, including Seton Hall University, the Newark campus of Rutgers University, Stevens Institute of Technology and Bergen Community College.

* Forecast

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



SPORTS



EDUCATION



ARTS & ENTERTAINMENT



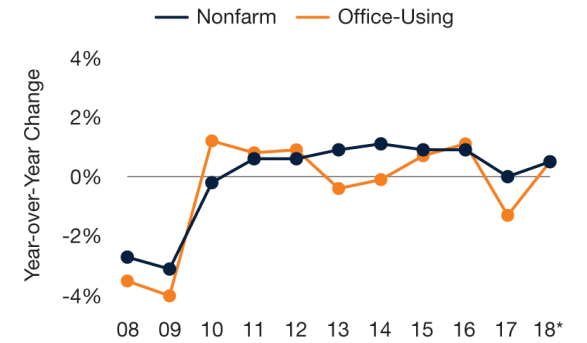
NORTHERN NEW JERSEY METRO AREA

**Investors Reposition Assets to Attract Tenants
As Asking Rents Climb to New Highs**

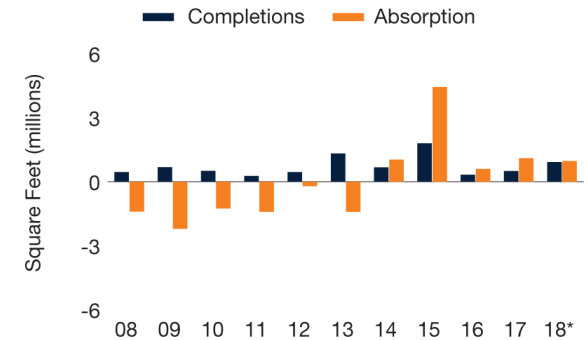
Vacancy declines as companies assume larger footprints. Economic expansion persists in Northern New Jersey as the unemployment rate remains below 2 percent. The extremely tight labor market is motivating employers to attract new talent by relocating to updated facilities with more amenities, expanding their office needs. Developers are also bringing new space online. A couple of sizable build-to-suit construction projects will come to fruition in 2018, including LG Electronics’ long-anticipated North American headquarters. Meanwhile, lower-tier office space is being converted into apartments or mixed-use projects. Demand for high-quality office space combined with a slight reduction in stock will prompt vacancy to tick down for the fifth consecutive year. By raising the rent on older properties through renovation and removing other low-rent buildings from the supply pool, average marketed rent will appreciate this year after dipping in 2017.

Building and location-specific features prove important. Private institutions from New Jersey and New York are seeking assets that are well positioned for renovation and upgrades, as amenities play an evermore important role in attracting office tenants to the region. Locations near transportation centers are highly coveted. The proximity of Newark Penn Station adds appeal to the speculative office renovation underway within the old Newark Warehouse Company Building. Higher initial returns than found in Manhattan or other neighboring New York City boroughs will draw capital as well. While cap rates in Hoboken and Jersey City lie in the mid-5 to mid-6 percent range, yields on inland properties are as much as 200 basis points higher. These greater first-year returns can be obtained for much lower entry-costs, particularly with structures located in the cities of Parsippany and Morristown.

Employment Trends









Office Supply and Demand

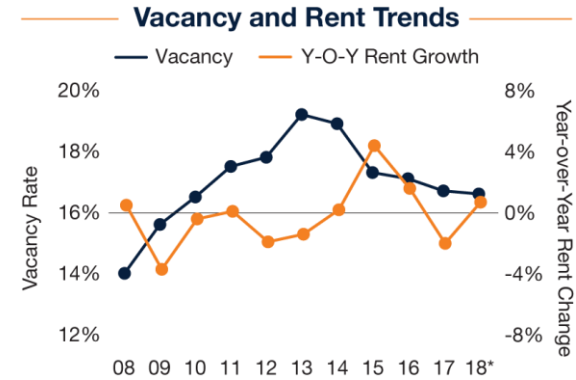


* Forecast
Sources: Marcus & Millichap Research Services; BLS; CoStar Group, Inc.

NORTHERN NEW JERSEY METRO AREA

2018 Market Forecast

<p>NOPI Rank 46, down 3 places</p>		<p>Northern New Jersey will fall three places on the NOPI amid slow rent and employment growth.</p>
<p>Employment up 0.5%</p>		<p>The regional labor force will expand by 10,000 positions this year, and 2,500 of those will be jobs in offices. Last year 7,000 office-based roles vacated the area as some businesses relocated to Manhattan.</p>
<p>Construction 920,000 sq. ft.</p>		<p>Developers will top last year's completions by 420,000 additional square feet. Two of the four main upcoming arrivals are designated as medical office structures.</p>
<p>Vacancy down 10 bps</p>		<p>Continued positive absorption leads to a modest decline in the vacancy rate to 16.6 percent. In 2017 vacancy fell by 40 basis points.</p>
<p>Rent up 0.7%</p>		<p>An influx of new and renovated office space supports modest asking rent growth this year to \$26.42 per square foot.</p>
<p>Investment</p>		<p>Investors prioritizing tenant stability may wish to look toward medical office buildings, which serve the area's already large and growing healthcare sector.</p>



* Forecast
Sources: Marcus & Millichap Research Services; CoStar Group, Inc.; Real Capital Analytics

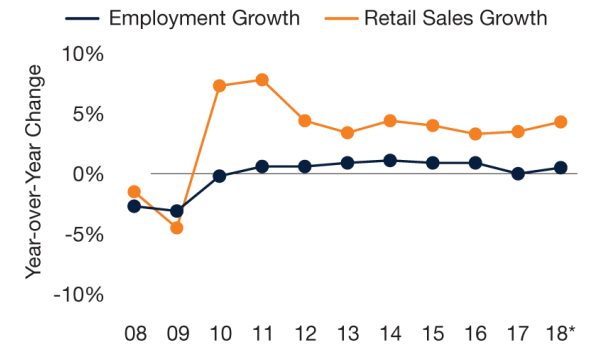
NORTHERN NEW JERSEY METRO AREA

Boost in Residential Growth Favors Retail Sales, Allows Investors to Diversify

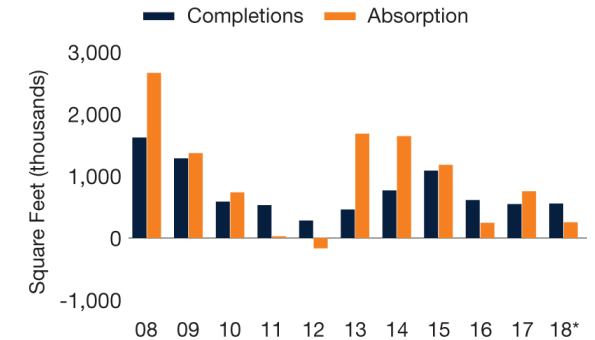
New completions outpace demand. A cycle-high level of household formations fuel demand for necessity-based neighborhood retailers across Northern New Jersey. Developers are responding by constructing three major shopping centers in Morris and Union counties. These projects are benefiting from nationally recognized anchor tenants such as Whole Foods. Yet, store closures in many malls and big boxes are occurring, creating opportunity for developers to reorient the space toward services or entertainment and in some cases redevelop it for multi-tenant use. In the short term, however, shuttered stores will prompt net absorption to fall short of supply, ticking the vacancy rate up this year. As vacancy still remains low and household formations create more demand, average marketed rent will improve this year, recovering from the slight decline suffered in 2017.

Grocery and convenience retailers garner strong appeal; high yields found farther inland. Limited new construction mixed with a favorable 5 percent vacancy rate offer an appealing landscape for investors. Among the rising number of sellers in the market, some are interested in transitioning to less-management-intensive holdings such as single-tenant properties. Purveyors of necessities are especially popular tenants in such scenarios, as trades of properties that house national grocery or drugstore chains feature cap rates in the low-5 or even high-4 percent range. Assets investors have favored for long-term holds include those with stable tenants located in the denser residential areas of Bergen and Hudson counties. For investors seeking higher initial returns, multi-tenant assets situated in Morris, Union, and Passaic counties offer numerous opportunities. Buildings in those counties with locally known establishments, including bars, restaurants and hairdressers, change hands with yields 50 to 100 basis points above the market average of mid-6 percent.

Employment vs. Retail Sales Trends









Retail Completions



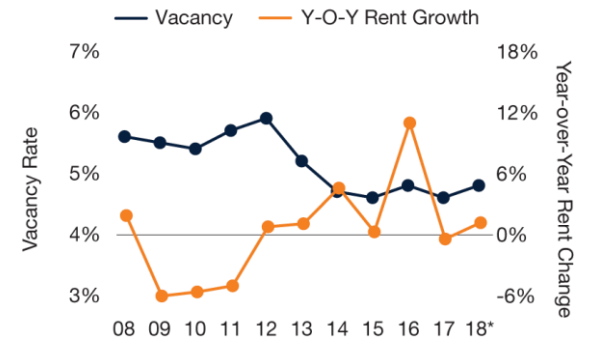
* Forecast
Sources: Marcus & Millichap Research Services; BLS; CoStar Group, Inc.

NORTHERN NEW JERSEY METRO AREA

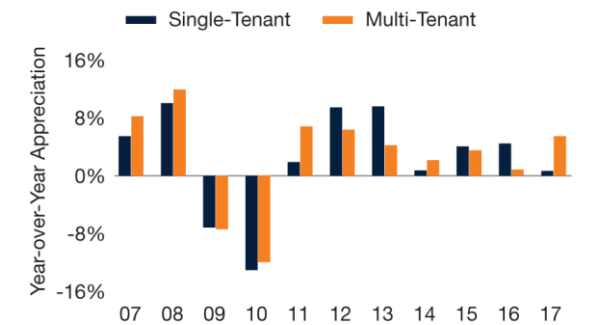
2018 Market Forecast

<p>NRI Rank 39, down 3 places</p>		<p>Widening vacancy causes Northern New Jersey to drop three spots in the NRI.</p>
<p>Employment up 0.5%</p>		<p>Payrolls will expand by 10,000 positions in 2018, readily outpacing the 800 jobs that joined last year.</p>
<p>Construction 550,000 sq. ft.</p>		<p>Delivery volume expands by a modest 1.5 percent. Approximately 90 percent of completions are concentrated in Bergen, Morris and Union counties.</p>
<p>Vacancy up 20 bps</p>		<p>With new supply exceeding demand, the regional vacancy rate rises to 5.1 percent. Premium locales such as Hudson County continue to feature extremely low vacancy below 2 percent.</p>
<p>Rent up 1.2%</p>		<p>The average asking rent increases to \$25.87 per square foot, reversing course from the 0.4 percent decline posted last year.</p>
<p>Investment</p>		<p>Union and Morris counties, which have a growing number of households, provide tremendous upside potential for both new assets and older shopping centers that are updating their facilities to sign new tenants.</p>

Asking Rent and Vacancy Trends



Price Per Square Foot Trends



* Forecast
Sources: Marcus & Millichap Research Services; CoStar Group, Inc.; Real Capital Analytics

Created on June 2018

POPULATION	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Population	14,495	91,995	331,388
■ 2017 Estimate			
Total Population	14,217	91,772	329,646
■ 2010 Census			
Total Population	13,638	88,704	319,848
■ 2000 Census			
Total Population	12,676	85,653	314,618
■ Daytime Population			
2017 Estimate	16,601	115,946	335,927
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Households	5,847	33,771	121,377
■ 2017 Estimate			
Total Households	5,700	33,461	119,775
Average (Mean) Household Size	2.50	2.73	2.72
■ 2010 Census			
Total Households	5,430	32,103	115,365
■ 2000 Census			
Total Households	5,211	32,026	114,827

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2017 Estimate			
\$250,000 or More	15.76%	17.28%	12.07%
\$200,000 - \$249,999	6.41%	8.29%	7.07%
\$150,000 - \$199,000	9.74%	10.14%	10.05%
\$100,000 - \$149,000	19.46%	17.63%	17.49%
\$75,000 - \$99,999	11.08%	11.02%	11.66%
\$50,000 - \$74,999	14.46%	13.12%	13.82%
\$35,000 - \$49,999	8.48%	7.89%	8.50%
\$25,000 - \$34,999	4.99%	4.82%	6.39%
\$15,000 - \$24,999	5.72%	5.26%	6.72%
Under \$15,000	3.88%	4.56%	6.25%
Average Household Income	\$165,570	\$175,318	\$145,485
Median Household Income	\$102,746	\$107,404	\$92,458
Per Capita Income	\$66,383	\$63,990	\$53,016

Source: © 2017 Experian



Population

In 2017, the population in your selected geography is 329,646. The population has changed by 4.78% since 2000. It is estimated that the population in your area will be 331,388.00 five years from now, which represents a change of 0.53% from the current year. The current population is 48.01% male and 51.99% female. The median age of the population in your area is 40.76, compare this to the US average which is 37.83. The population density in your area is 4,190.26 people per square mile.



Households

There are currently 119,775 households in your selected geography. The number of households has changed by 4.31% since 2000. It is estimated that the number of households in your area will be 121,377 five years from now, which represents a change of 1.34% from the current year. The average household size in your area is 2.72 persons.



Income

In 2017, the median household income for your selected geography is \$92,458, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 31.09% since 2000. It is estimated that the median household income in your area will be \$104,904 five years from now, which represents a change of 13.46% from the current year.

The current year per capita income in your area is \$53,016, compare this to the US average, which is \$30,982. The current year average household income in your area is \$145,485, compare this to the US average which is \$81,217.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 61.75% White, 23.03% Black, 0.03% Native American and 9.04% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 11.94% of the current year population in your selected area. Compare this to the US average of 17.88%.



Housing

The median housing value in your area was \$430,935 in 2017, compare this to the US average of \$193,953. In 2000, there were 81,227 owner occupied housing units in your area and there were 33,600 renter occupied housing units in your area. The median rent at the time was \$770.



Employment

In 2017, there are 173,348 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 74.68% of employees are employed in white-collar occupations in this geography, and 25.12% are employed in blue-collar occupations. In 2017, unemployment in this area is 4.64%. In 2000, the average time traveled to work was 35.00 minutes.

