

Available for purchase:
+/- 67.21 acres mixed use land
Unincorporated Fulton County, GA

Located at the intersection of Spence Rd and Oakley Industrial Blvd, South of I-85



The Jordan Company

David Walmsley
4200 Northside Parkway
Building 3, STE A
Atlanta GA 30327
Office: 404.237.2900



Jordan Company
Investment & Commercial Real Estate



Site Description

Size: 5 tracts consisting of 67.21 acres of mixed use land, both graded and raw

Location: Located in unincorporated Fulton County, just outside the city limits of Fairburn. Subject sits south of I-85, between Senoia Rd and Spence Rd.

Parcels:

	Acres	Status
Tract 1	14.22	Undeveloped
Tract 3	.06	Undeveloped
Tract 4	4.97	Undeveloped
Tract 5	26.26	Rough Graded
Tract 8	19.6	Rough Graded

Zoning:

MIX (Mixed Use)

-Original zoning is site plan specific and allows up to:

-1000 townhomes

-290,000 sq. ft. of commercial

-350 units of multifamily dwelling

Zoning case available upon request. Entitlements not restricted to specific parcels. Commercial, multifamily, or townhomes can be site planned to any parcel.

Utilities:

All utilities available on site

Taxes:

\$104,115.19 (County – 2015)

Price:



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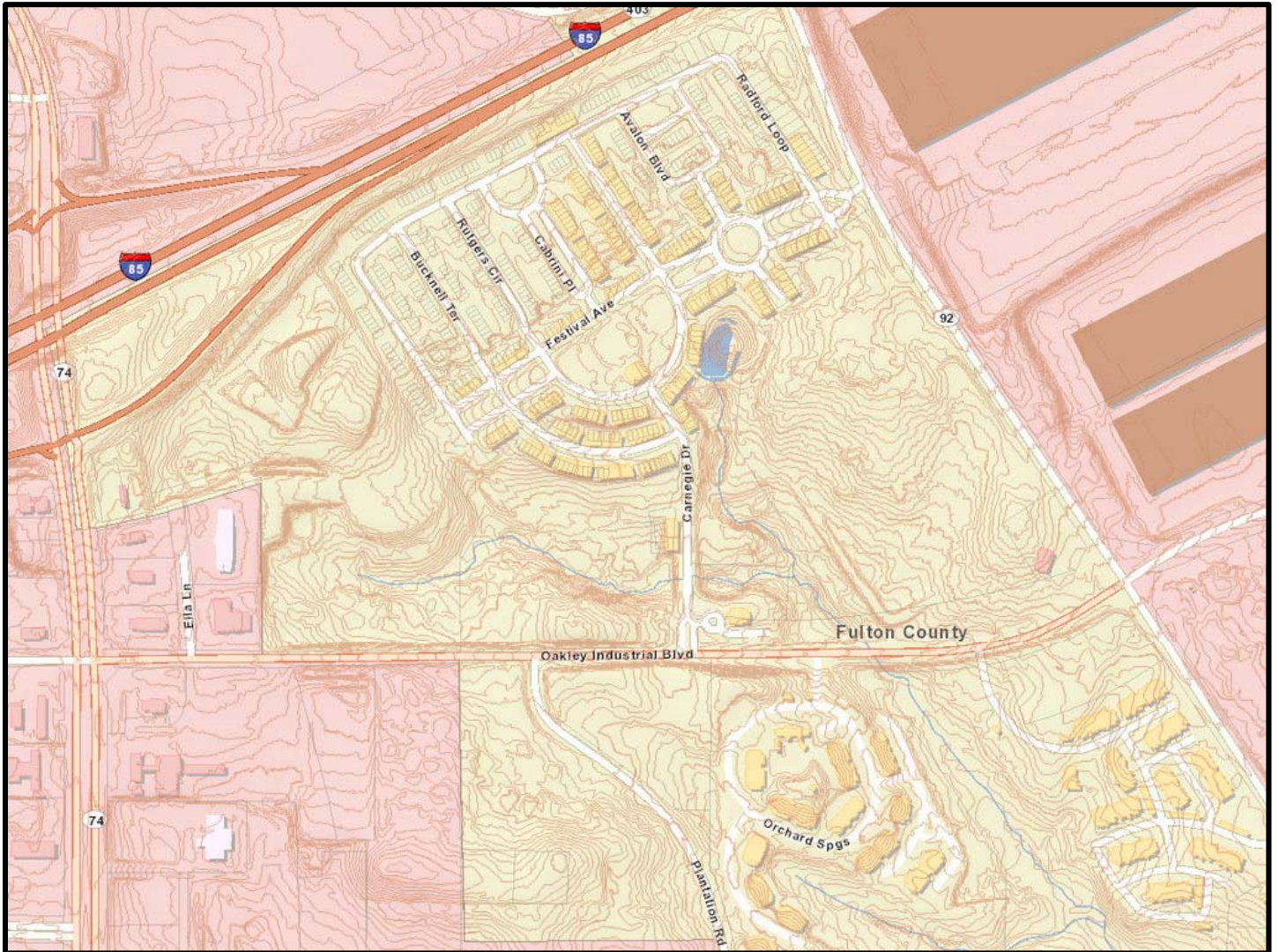
Parcels



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Topography



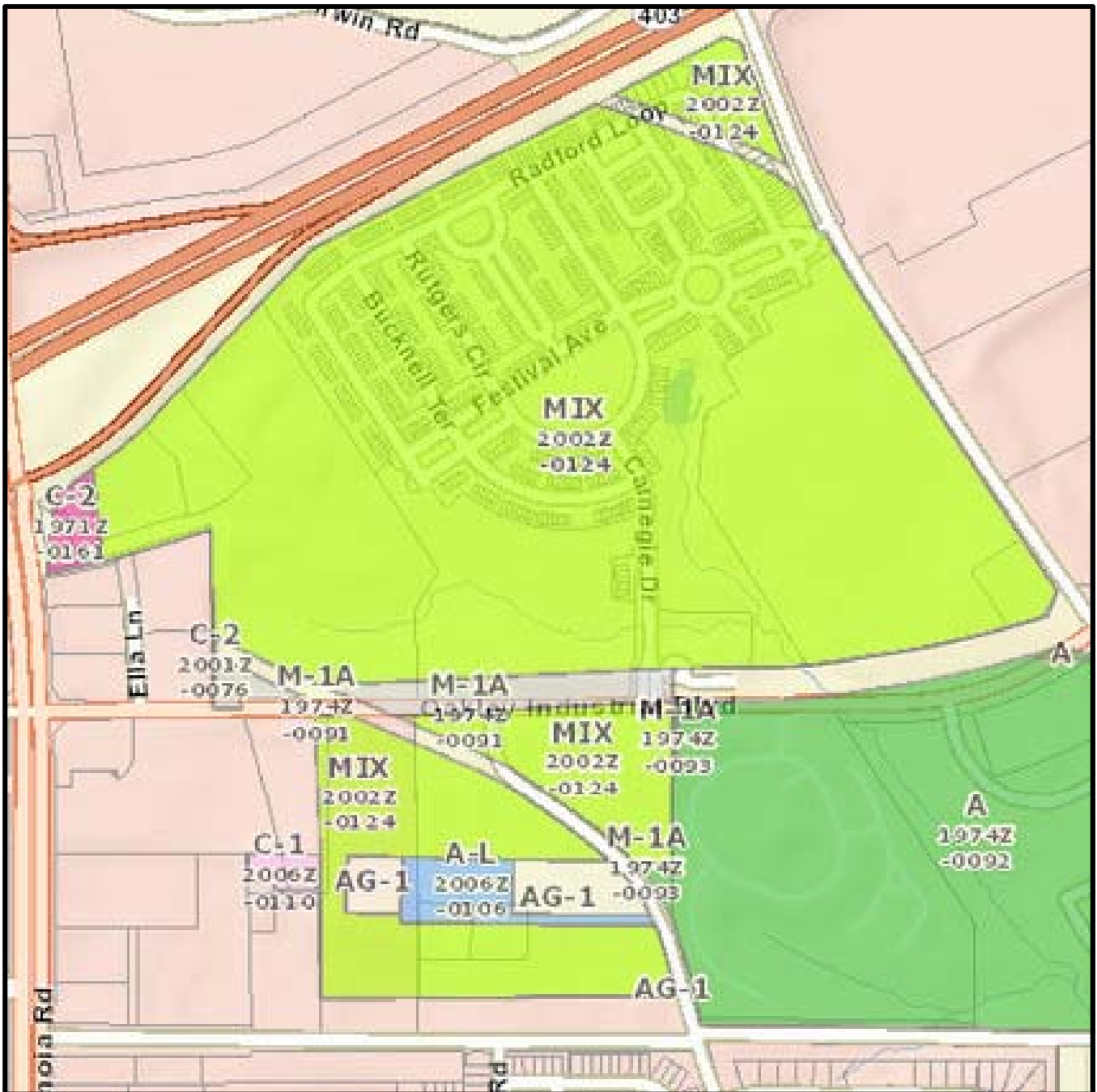
- Two foot intervals



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Zoning



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Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	3,804	7,730	33,043
2013 Female Population	4,669	8,942	39,152
% 2013 Male Population	44.90%	46.37%	45.77%
% 2013 Female Population	55.10%	53.63%	54.23%
2013 Total Population: Adult	5,798	11,353	50,628
2013 Total Daytime Population	8,389	17,238	63,805
2013 Total Employees	3,616	7,681	22,279
2013 Total Population: Median Age	30	30	33
2013 Total Population: Adult Median Age	39	39	43
2013 Total population: Under 5 years	745	1,505	5,723
2013 Total population: 5 to 9 years	738	1,535	5,947
2013 Total population: 10 to 14 years	741	1,430	6,175
2013 Total population: 15 to 19 years	648	1,276	5,658
2013 Total population: 20 to 24 years	560	1,096	4,198
2013 Total population: 25 to 29 years	793	1,472	5,083
2013 Total population: 30 to 34 years	889	1,602	5,968
2013 Total population: 35 to 39 years	761	1,485	5,950
2013 Total population: 40 to 44 years	631	1,169	5,171
2013 Total population: 45 to 49 years	472	999	4,745
2013 Total population: 50 to 54 years	420	884	4,479
2013 Total population: 55 to 59 years	326	702	4,067
2013 Total population: 60 to 64 years	229	494	3,289
2013 Total population: 65 to 69 years	169	347	2,009
2013 Total population: 70 to 74 years	139	291	1,356
2013 Total population: 75 to 79 years	83	171	934
2013 Total population: 80 to 84 years	57	104	664
2013 Total population: 85 years and over	72	110	779
% 2013 Total population: Under 5 years	8.79%	9.03%	7.93%
% 2013 Total population: 5 to 9 years	8.71%	9.21%	8.24%
% 2013 Total population: 10 to 14 years	8.75%	8.58%	8.55%
% 2013 Total population: 15 to 19 years	7.65%	7.65%	7.84%
% 2013 Total population: 20 to 24 years	6.61%	6.57%	5.81%
% 2013 Total population: 25 to 29 years	9.36%	8.83%	7.04%
% 2013 Total population: 30 to 34 years	10.49%	9.61%	8.27%
% 2013 Total population: 35 to 39 years	8.98%	8.91%	8.24%
% 2013 Total population: 40 to 44 years	7.45%	7.01%	7.16%
% 2013 Total population: 45 to 49 years	5.57%	5.99%	6.57%
% 2013 Total population: 50 to 54 years	4.96%	5.30%	6.20%



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% 2013 Total population: 55 to 59 years	3.85%	4.21%	5.63%
% 2013 Total population: 60 to 64 years	2.70%	2.96%	4.56%
% 2013 Total population: 65 to 69 years	1.99%	2.08%	2.78%
% 2013 Total population: 70 to 74 years	1.64%	1.75%	1.88%
% 2013 Total population: 75 to 79 years	0.98%	1.03%	1.29%
% 2013 Total population: 80 to 84 years	0.67%	0.62%	0.92%
% 2013 Total population: 85 years and over	0.85%	0.66%	1.08%
2013 White alone	1,278	3,418	14,310
2013 Black or African American alone	6,359	10,824	52,107
2013 American Indian and Alaska Native alone	39	92	221
2013 Asian alone	201	291	910
2013 Native Hawaiian and OPI alone	n/a	4	19
2013 Some Other Race alone	399	1,645	2,940
2013 Two or More Races alone	197	398	1,688
2013 Hispanic	787	3,017	6,000
2013 Not Hispanic	7,686	13,655	66,195
% 2013 White alone	15.08%	20.50%	19.82%
% 2013 Black or African American alone	75.05%	64.92%	72.18%
% 2013 American Indian and Alaska Native alone	0.46%	0.55%	0.31%
% 2013 Asian alone	2.37%	1.75%	1.26%
% 2013 Native Hawaiian and OPI alone	0.00%	0.02%	0.03%
% 2013 Some Other Race alone	4.71%	9.87%	4.07%
% 2013 Two or More Races alone	2.33%	2.39%	2.34%
% 2013 Hispanic	9.29%	18.10%	8.31%
% 2013 Not Hispanic	90.71%	81.90%	91.69%
2000 Not Hispanic: White alone	887	3,430	15,155
2000 Not Hispanic: Black or African American alone	343	2,574	19,757
2000 Not Hispanic: American Indian and Alaska Native alone	4	33	113
2000 Not Hispanic: Asian alone	22	72	310
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	9
2000 Not Hispanic: Some Other Race alone	1	9	53
2000 Not Hispanic: Two or More Races	22	112	503
% 2000 Not Hispanic: White alone	64.14%	48.33%	39.88%
% 2000 Not Hispanic: Black or African American alone	24.80%	36.27%	52.00%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.29%	0.46%	0.30%
% 2000 Not Hispanic: Asian alone	1.59%	1.01%	0.82%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.02%
% 2000 Not Hispanic: Some Other Race alone	0.07%	0.13%	0.14%
% 2000 Not Hispanic: Two or More Races	1.59%	1.58%	1.32%



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Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	8,473	16,672	72,195
2013 Households	3,167	5,931	25,811
Population Change 2010-2013	303	555	4,352
Household Change 2010-2013	-1	28	953
% Population Change 2010-2013	3.71%	3.44%	6.41%
% Household Change 2010-2013	-0.03%	0.47%	3.83%
Population Change 2000-2013	7,090	9,575	34,198
Household Change 2000-2013	2,553	3,225	11,703
% Population Change 2000 to 2013	512.65%	134.92%	90.00%
% Household Change 2000 to 2013	415.80%	119.18%	82.95%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	665	2,940	14,912
2000 Occupied Housing Units	614	2,706	14,108
2000 Owner Occupied Housing Units	384	1,585	9,296
2000 Renter Occupied Housing Units	230	1,121	4,812
2000 Vacant Housing Units	51	233	804
% 2000 Occupied Housing Units	92.33%	92.04%	94.61%
% 2000 Owner occupied housing units	62.54%	58.57%	65.89%
% 2000 Renter occupied housing units	37.46%	41.43%	34.11%
% 2000 Vacant housing units	7.67%	7.93%	5.39%
Income	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$49,140	\$48,072	\$50,393
2013 Household Income: Average	\$55,527	\$56,846	\$62,961
2013 Per Capita Income	\$20,772	\$20,235	\$22,577
2013 Household income: Less than \$10,000	449	661	2,042
2013 Household income: \$10,000 to \$14,999	38	241	1,109
2013 Household income: \$15,000 to \$19,999	112	365	1,224
2013 Household income: \$20,000 to \$24,999	172	345	1,464
2013 Household income: \$25,000 to \$29,999	72	214	1,267
2013 Household income: \$30,000 to \$34,999	127	224	1,211
2013 Household income: \$35,000 to \$39,999	178	276	1,582
2013 Household income: \$40,000 to \$44,999	303	449	1,651
2013 Household income: \$45,000 to \$49,999	160	310	1,266
2013 Household income: \$50,000 to \$59,999	371	701	2,269
2013 Household income: \$60,000 to \$74,999	355	614	2,750
2013 Household income: \$75,000 to \$99,999	421	705	3,269



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% 2013 Household income: Less than \$10,000	14.18%	11.14%	7.91%
% 2013 Household income: \$10,000 to \$14,999	1.20%	4.06%	4.30%
% 2013 Household income: \$15,000 to \$19,999	3.54%	6.15%	4.74%
% 2013 Household income: \$20,000 to \$24,999	5.43%	5.82%	5.67%
% 2013 Household income: \$25,000 to \$29,999	2.27%	3.61%	4.91%
% 2013 Household income: \$30,000 to \$34,999	4.01%	3.78%	4.69%
% 2013 Household income: \$35,000 to \$39,999	5.62%	4.65%	6.13%
% 2013 Household income: \$40,000 to \$44,999	9.57%	7.57%	6.40%
% 2013 Household income: \$45,000 to \$49,999	5.05%	5.23%	4.90%
% 2013 Household income: \$50,000 to \$59,999	11.71%	11.82%	8.79%
% 2013 Household income: \$60,000 to \$74,999	11.21%	10.35%	10.65%
% 2013 Household income: \$75,000 to \$99,999	13.29%	11.89%	12.67%
% 2013 Household income: \$100,000 to \$124,999	7.42%	7.30%	8.74%
% 2013 Household income: \$125,000 to \$149,999	3.41%	3.29%	4.51%
% 2013 Household income: \$150,000 to \$199,999	2.08%	1.65%	2.54%
% 2013 Household income: \$200,000 or more	0.00%	1.69%	2.44%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$1,063,051	\$1,850,278	\$7,733,623
2013 Jewelry stores	\$273,284	\$562,735	\$3,938,057
2013 Mens clothing stores	\$538,969	\$1,136,129	\$6,711,583
2013 Shoe stores	\$628,490	\$1,403,972	\$7,209,608
2013 Womens clothing stores	\$645,687	\$2,129,719	\$11,370,711
2013 Automobile dealers	\$8,185,822	\$19,243,021	\$92,747,043
2013 Automotive parts and accessories stores	\$3,096,620	\$4,995,280	\$20,706,083
2013 Other motor vehicle dealers	\$244,175	\$478,051	\$4,231,851
2013 Tire dealers	\$1,394,636	\$2,379,748	\$9,527,447
2013 Hardware stores	\$8,052	\$22,180	\$118,905
2013 Home centers	\$156,517	\$337,811	\$1,660,300
2013 Nursery and garden centers	\$292,150	\$551,019	\$2,381,753
2013 Outdoor power equipment stores	\$151,146	\$352,539	\$2,155,887
2013 Paint andwallpaper stores	\$7,315	\$25,875	\$138,492
2013 Appliance, television, and other electronics stores	\$1,425,076	\$3,071,937	\$13,558,449
2013 Camera andphotographic supplies stores	\$175,838	\$320,588	\$1,433,739
2013 Computer andsoftware stores	\$3,510,080	\$7,609,434	\$33,073,069
2013 Beer, wine, and liquor stores	\$505,482	\$1,273,017	\$4,975,758
2013 Convenience stores	\$2,458,617	\$5,101,319	\$24,846,024
2013 Restaurant Expenditures	\$3,255,064	\$6,257,113	\$27,396,642
2013 Supermarkets and other grocery (except convenience) stores	\$11,248,513	\$22,326,416	\$95,053,501
2013 Furniture stores	\$1,758,229	\$2,605,496	\$9,441,689



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2013 Home furnishings stores	\$2,188,819	\$5,255,344	\$24,604,031
2013 General merchandise stores	\$13,295,552	\$26,445,266	\$122,555,642
2013 Gasoline stations with convenience stores	\$9,398,691	\$18,138,543	\$79,453,436
2013 Other gasoline stations	\$7,317,514	\$13,709,981	\$57,488,772
2013 Department stores (excl leased depts)	\$13,022,268	\$25,882,531	\$118,617,585
2013 General merchandise stores	\$13,295,552	\$26,445,266	\$122,555,642
2013 Other health and personal care stores	\$888,634	\$1,828,560	\$8,482,947
2013 Pharmacies and drug stores	\$3,186,875	\$5,905,607	\$26,026,317
2013 Pet and pet supplies stores	\$904,633	\$1,660,156	\$7,117,535
2013 Book, periodical, and music stores	\$284,418	\$532,651	\$2,129,490
2013 Hobby, toy, and game stores	\$435,868	\$676,186	\$2,475,250
2013 Musical instrument and supplies stores	\$34,206	\$112,553	\$680,241
2013 Sewing, needlework, and piece goods stores	\$139,574	\$243,376	\$978,715
2013 Sporting goods stores	\$354,783	\$630,068	\$2,130,976



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Location: Located in unincorporated Fulton County, just outside the city limits of Fairburn. Subject sits south of I-85, between Senoia Rd and Spence Rd.

Parcels:

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MIX (Mixed Use)

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Utilities:

All utilities available on site

Taxes:

\$104,115.19 (County – 2015)

Price:



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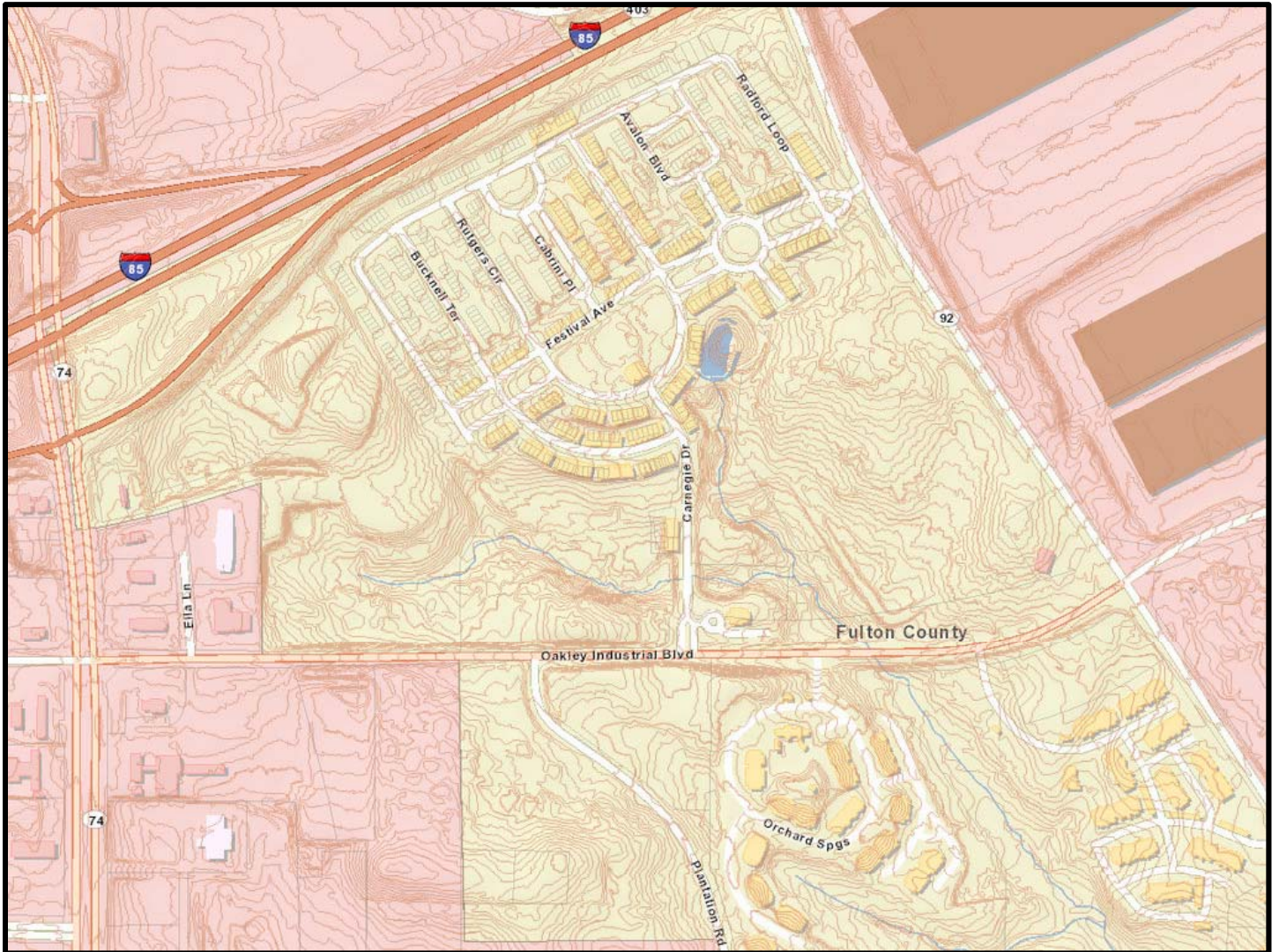
Parcels



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Topography



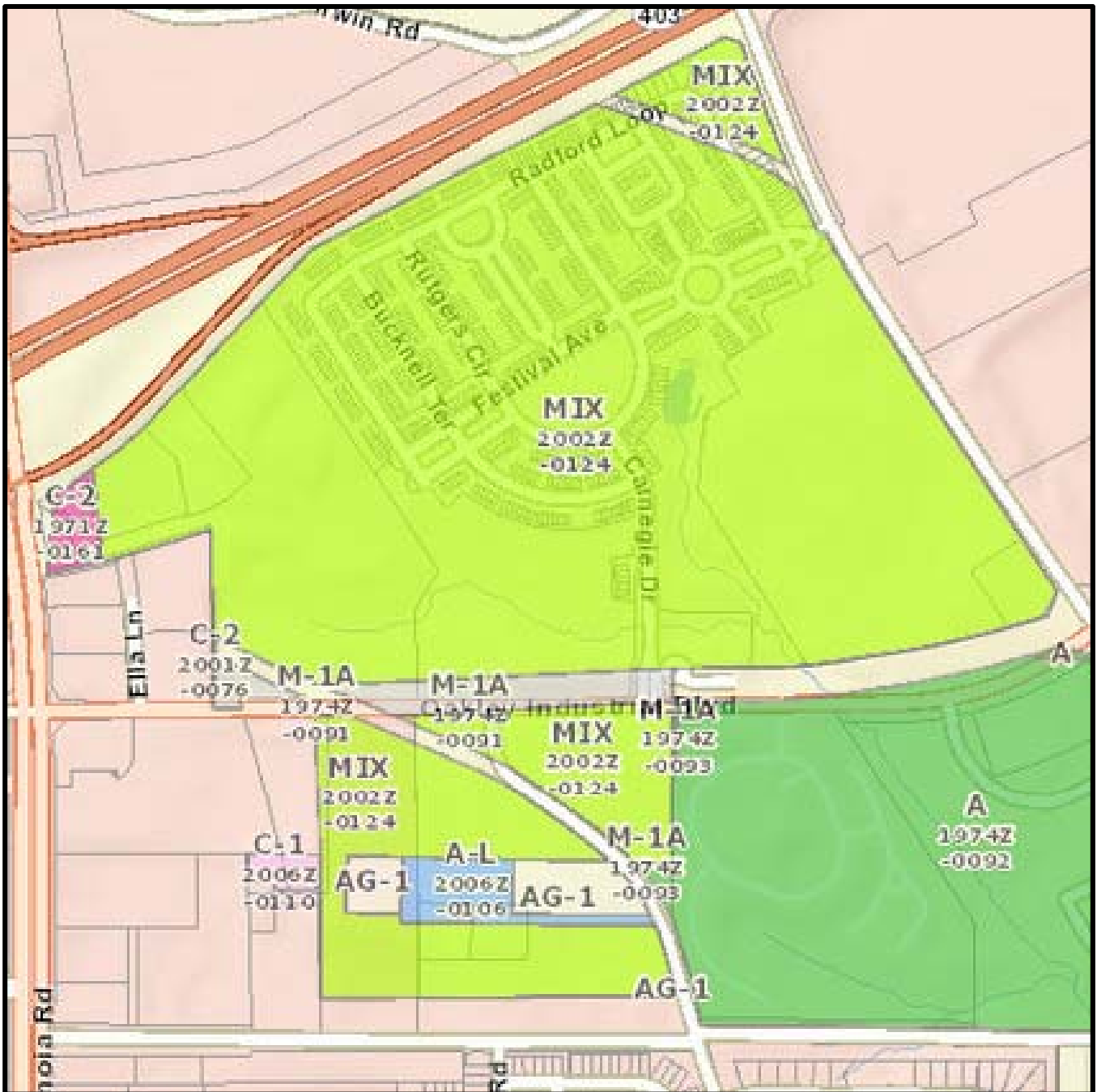
- Two foot intervals



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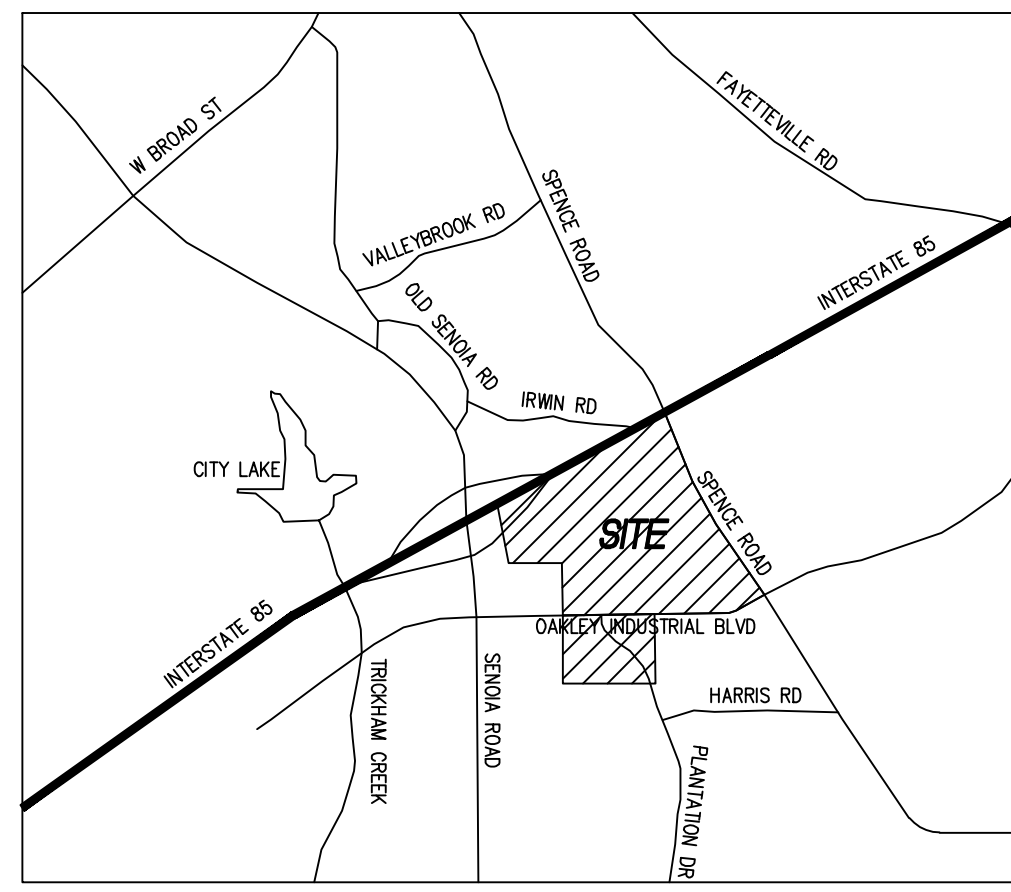


Zoning



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VICINITY MAP

**NOTE: INTERSTATE HIGHWAY-85 PROJECT NO. I-85-1(27)57 FOR RIGHT-OF-WAY INFORMATION
INTERSTATE-85 (300' R/W)

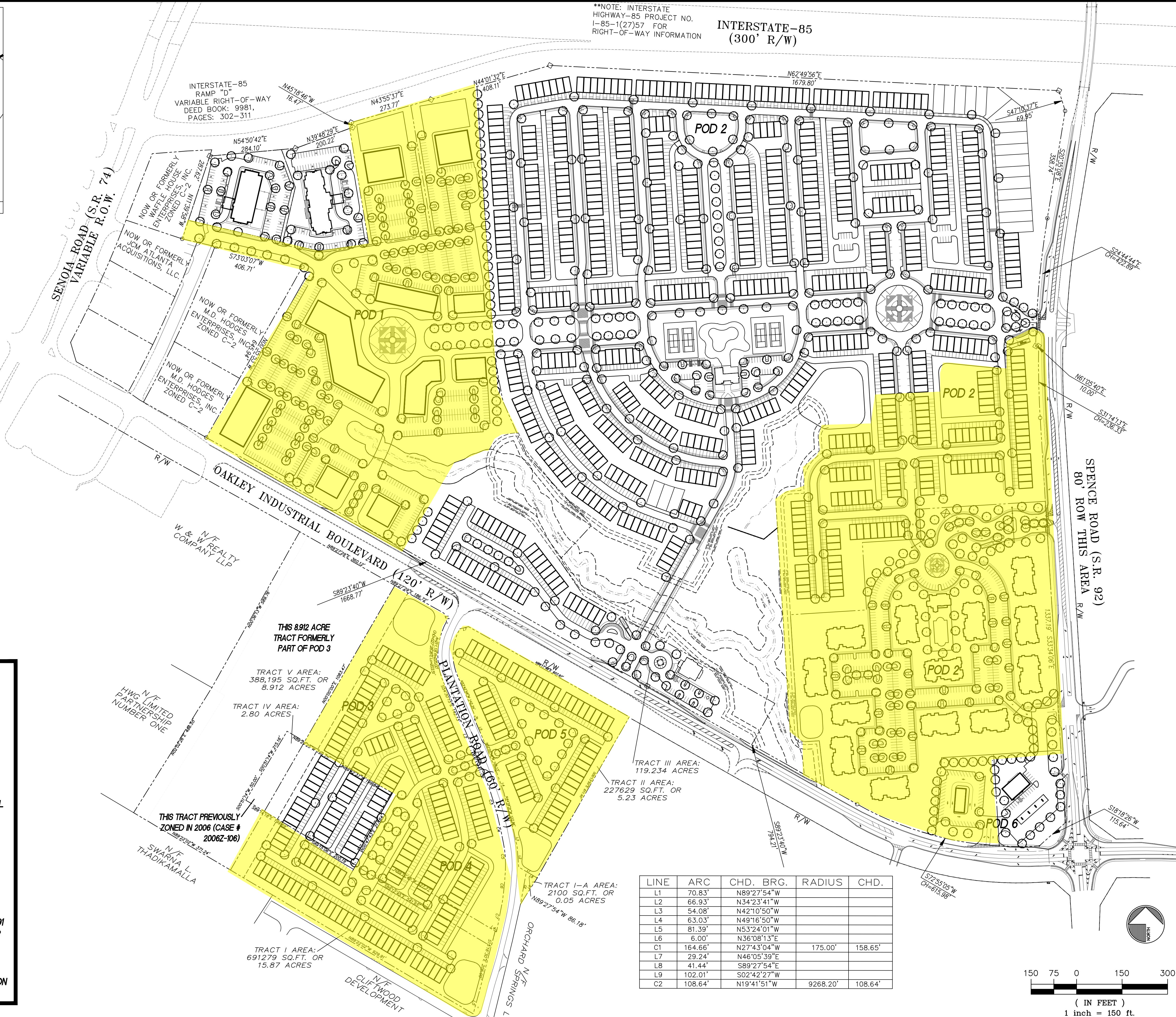
LINE	ARC	CHD. BRG.	RADIUS	CHD.
L1	28.03'	S47°05'40"E		
L2	81.01'	S53°13'27"E		
L3	54.33'	S53°19'30"E		
C1	5.73'	S54°26'40"E	9391.34'	5.73'
C2	94.15'	S51°40'19"E	1275.94'	94.13'
C3	92.01'	S46°42'00"E	1377.40'	91.99'
C4	93.73'	S42°25'59"E	1152.44'	93.70'
C5	92.33'	S34°04'17"E	368.67'	92.09'
C6	102.90'	S24°31'50"E	1123.86'	102.87'
C7	101.73'	S19°01'29"E	9208.20'	101.73'
L4	5.16'	N89°12'45"W		
L5	76.13'	S14°39'20"E		

ZONING MODIFICATION SUMMARY:

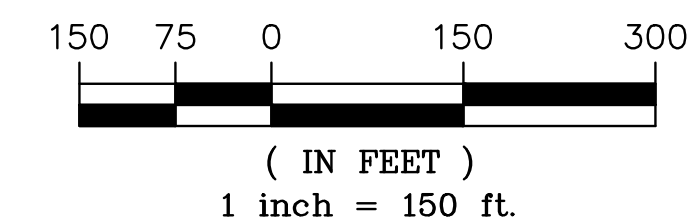
ZONING
 EXISTING ZONING: MIX
 ZONING CASE #: 2002Z-0124 SFC
 2003VC-0229 SFC
 ZONING APPROVAL DATE: 09/03/03
 TOTAL SITE AREA: 136.284 ACRES

REVISIONS

- 1a: MAXIMUM DENSITY OF 1927.94 GROSS SF/ACRE OR A TOTAL OF 262,747 SF, WHICHEVER IS LESS
- 1b: NO MORE THAN 886 TOWNHOUSES AND 20 SINGLE FAMILY LOTS AT A MAXIMUM DENSITY OF 6.65 UNITS/ACRE
- 1c: NO MORE THAN 274 MULTI-FAMILY DWELLINGS AT A MAXIMUM DENSITY OF 2.01 DWELLING UNITS/ACRE
- 2a: MASTER PLAN AMENDED ON 10/03/11 TO RELOCATE 277 MULTI-FAMILY DWELLINGS TO POD 2 FROM POD 3, REMOVE 8.91 ACRES IN POD 3, CONSTRUCT TOWNHOMES IN THE REMAINDER OF POD 3, AND TO ADD AN ADDITIONAL COMMERCIAL OUTPARCEL IN POD 6.
- 2b: NO MORE THAN 3 EXT/ENTRANCES AND 1 RIGHT IN ONLY ON SPENCE ROAD (SR 92).



LINE	ARC	CHD. BRG.	RADIUS	CHD.
L1	70.83'	N89°27'54"W		
L2	66.93'	N34°23'41"W		
L3	54.08'	N42°10'50"W		
L4	63.03'	N49°16'50"W		
L5	81.39'	N53°24'01"W		
L6	6.00'	N36°08'13"E		
C1	164.66'	N27°43'04"W	175.00'	158.65'
L7	29.24'	N46°05'39"E		
L8	41.44'	S89°27'54"E		
L9	102.01'	S02°42'27"W		
C2	108.64'	N19°41'51"W	9268.20'	108.64'



RIDGE PLANNING AND ENGINEERING
 1785 WHITE CIRCLF., SUITE 202 - MARIETTA, GA 30066
 JEFF SMITH, P.E. DIRECT 404.328.6280
 JOHN LOYD DIRECT 770.866.7591 - FAX 866.319.0672

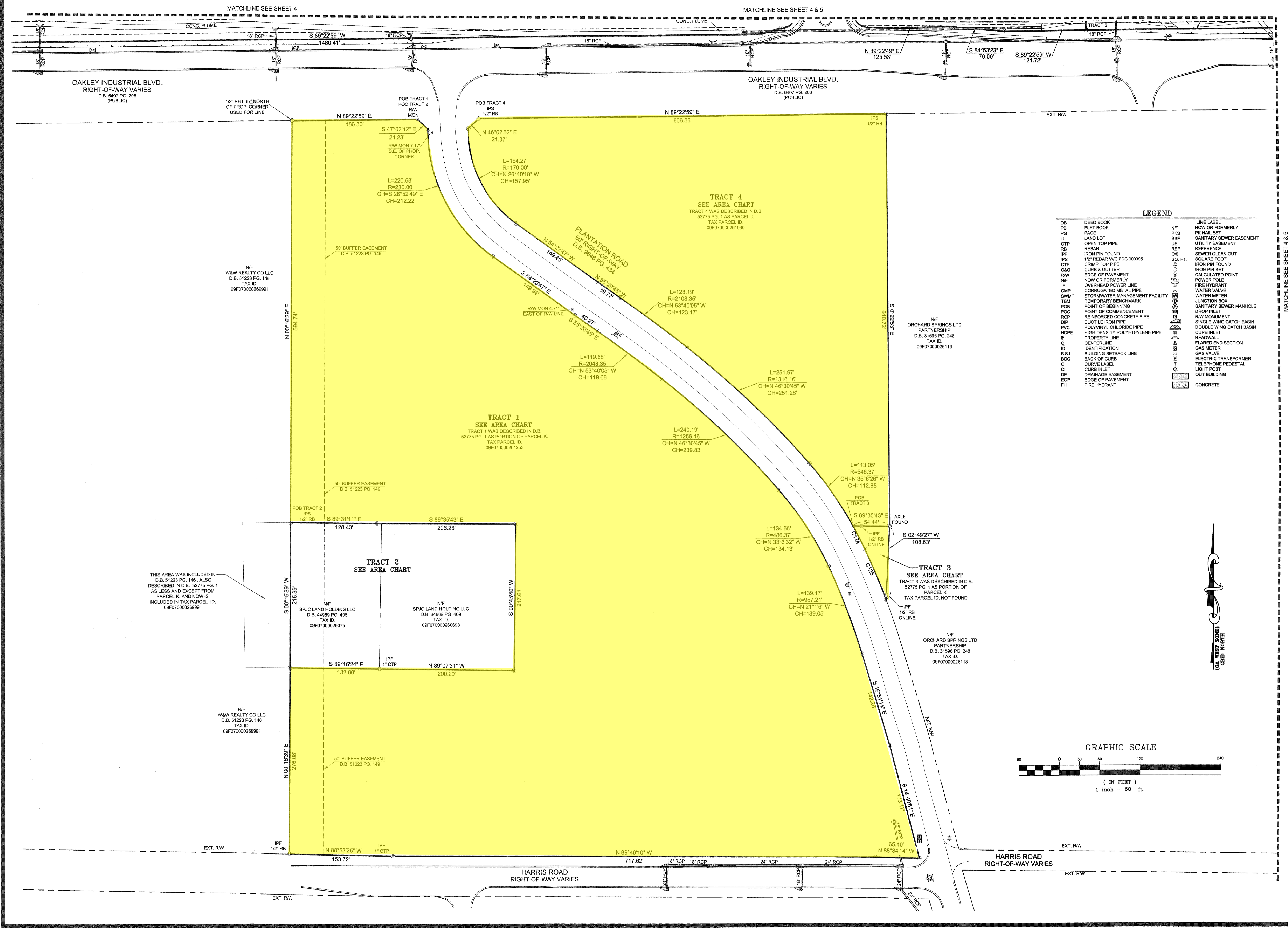
RENAISSANCE AT SOUTH PARK
 OAKLEY INDUSTRIAL BOULEVARD
 FULTON COUNTY, GEORGIA

DESIGNED FOR:
THE KNIGHT GROUP
 THE KNIGHT GROUP
 9407 THORNTON BOULEVARD
 JONESBORO, GEORGIA 30228
 (770) 471-6588
 OWNER: SFC LAND HOLDINGS, LLC

SWCC CERTIFICATION NUMBER: 36629
 EXPIRATION DATE: 07.20.2015

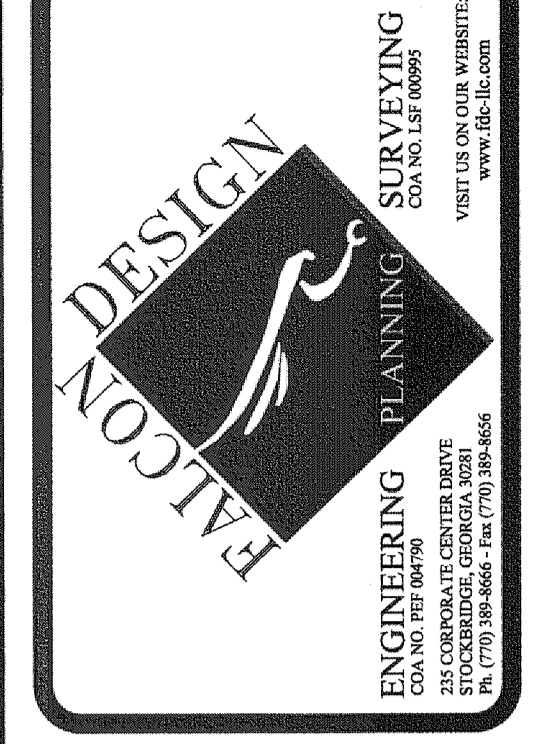
REVISIONS

ZONING MODIFICATION PLAN
Z.1



LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	NIF	NOW OR FORMERLY
PG	PAGE	PKS	PK NAIL SET
LL	LAND LOT	SSE	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE	UE	UTILITY EASEMENT
RB	REBAR	REF	REFERENCE
IPF	IRON PIN FOUND	SC	SEWER CLEAN OUT
IPS	1/2" REBAR W/C FDC 000995	SQ. FT.	SQUARE FOOT
CTP	CRIMP TOP PIPE	IPF	IRON PIN FOUND
C&G	CURB & GUTTER	IPN	IRON PIN SET
RW	EDGE OF PAVEMENT	CP	CALCULATED POINT
NIF	NOW OR FORMERLY	PP	POWER POLE
-E-	OVERHEAD POWER LINE	FD	FIRE HYDRANT
CMP	CORRUGATED METAL PIPE	WM	WATER VALVE
SWMP	STORMWATER MANAGEMENT FACILITY	WT	WATER METER
TBM	TEMPORARY BENCHMARK	JB	JUNCTION BOX
POB	POINT OF BEGINNING	SSM	SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT	DI	DROP INLET
RCP	REINFORCED CONCRETE PIPE	SW	SINGLE WING CATCH BASIN
DIP	DUCTILE IRON PIPE	DWB	DOUBLE WING CATCH BASIN
PVC	POLY(VINYL CHLORIDE) PIPE	CI	CURB INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	FL	FLARED END SECTION
PL	PROPERTY LINE	GM	GAS METER
CL	CENTERLINE	B.S.L.	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE	BOC	BACK OF CURB
BOC	BACK OF CURB	C	CURVE LABEL
C	CURVE LABEL	CI	CURB INLET
DE	DRAINAGE EASEMENT	EQP	EDGE OF PAVEMENT
EQP	EDGE OF PAVEMENT	FH	FIRE HYDRANT
FH	FIRE HYDRANT		CONCRETE



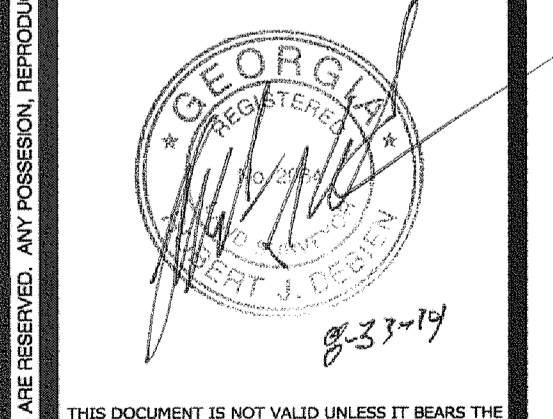
ALTA/ACSM SURVEY FOR:
REDUS ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY
 LAND LOTS 26, 27, 32, 33 & 34 9F DISTRICT
 FULTON COUNTY, GEORGIA

REVISIONS

1.	ADDED ACCESS EASEMENT ROADS 8-31-14
2.	
3.	
4.	

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE OF RECORDATION AND IT IS HEREBY INTENDED TO BE UNENFORCEABLE AGAINST ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

DATE:	7-17-14
SCALE:	1"=60'
FILE NUMBER:	
DRAWN BY:	RDEBIEN
REVIEWED BY:	JKALOKI



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

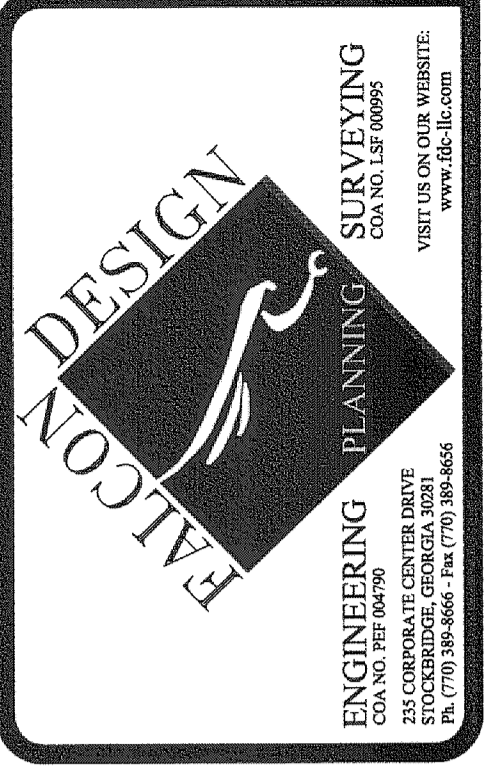
SHEET NUMBER
3 of 10

(GA WEST ZONE) GRID NORTH



LEGEND

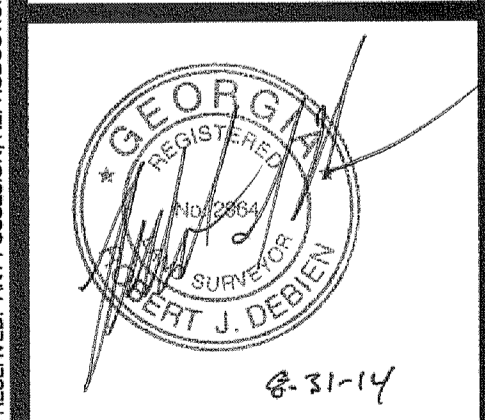
Table with 3 columns: Symbol, Description, and Symbol. Lists various surveying and engineering symbols such as DEED BOOK, PLAT BOOK, LAND LOT, OPEN TOP PIPE, etc.



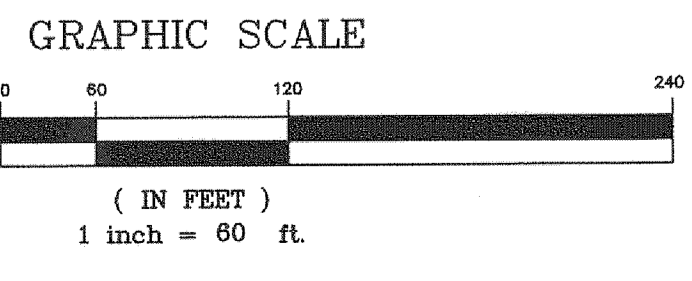
ALTA/ACSM SURVEY FOR: REDUS ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY. LAND LOTS 26.27, 32.33 & 34, 9F DISTRICT FULTON COUNTY, GEORGIA

Table with 2 columns: Revision number and description. Includes 'ADDED ACCESS EASEMENT ROADS 8-31-14' and a disclaimer about the survey's preparation.

Table with 2 columns: Field and Value. Includes DATE (7-17-14), SCALE (1"=60'), FILE NUMBER, DRAWN BY (JKALOKI), and REVIEWED BY (RDEBIEN).



SHEET NUMBER 7 of 10



Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	3,804	7,730	33,043
2013 Female Population	4,669	8,942	39,152
% 2013 Male Population	44.90%	46.37%	45.77%
% 2013 Female Population	55.10%	53.63%	54.23%
2013 Total Population: Adult	5,798	11,353	50,628
2013 Total Daytime Population	8,389	17,238	63,805
2013 Total Employees	3,616	7,681	22,279
2013 Total Population: Median Age	30	30	33
2013 Total Population: Adult Median Age	39	39	43
2013 Total population: Under 5 years	745	1,505	5,723
2013 Total population: 5 to 9 years	738	1,535	5,947
2013 Total population: 10 to 14 years	741	1,430	6,175
2013 Total population: 15 to 19 years	648	1,276	5,658
2013 Total population: 20 to 24 years	560	1,096	4,198
2013 Total population: 25 to 29 years	793	1,472	5,083
2013 Total population: 30 to 34 years	889	1,602	5,968
2013 Total population: 35 to 39 years	761	1,485	5,950
2013 Total population: 40 to 44 years	631	1,169	5,171
2013 Total population: 45 to 49 years	472	999	4,745
2013 Total population: 50 to 54 years	420	884	4,479
2013 Total population: 55 to 59 years	326	702	4,067
2013 Total population: 60 to 64 years	229	494	3,289
2013 Total population: 65 to 69 years	169	347	2,009
2013 Total population: 70 to 74 years	139	291	1,356
2013 Total population: 75 to 79 years	83	171	934
2013 Total population: 80 to 84 years	57	104	664
2013 Total population: 85 years and over	72	110	779
% 2013 Total population: Under 5 years	8.79%	9.03%	7.93%
% 2013 Total population: 5 to 9 years	8.71%	9.21%	8.24%
% 2013 Total population: 10 to 14 years	8.75%	8.58%	8.55%
% 2013 Total population: 15 to 19 years	7.65%	7.65%	7.84%
% 2013 Total population: 20 to 24 years	6.61%	6.57%	5.81%
% 2013 Total population: 25 to 29 years	9.36%	8.83%	7.04%
% 2013 Total population: 30 to 34 years	10.49%	9.61%	8.27%
% 2013 Total population: 35 to 39 years	8.98%	8.91%	8.24%
% 2013 Total population: 40 to 44 years	7.45%	7.01%	7.16%
% 2013 Total population: 45 to 49 years	5.57%	5.99%	6.57%
% 2013 Total population: 50 to 54 years	4.96%	5.30%	6.20%



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% 2013 Total population: 55 to 59 years	3.85%	4.21%	5.63%
% 2013 Total population: 60 to 64 years	2.70%	2.96%	4.56%
% 2013 Total population: 65 to 69 years	1.99%	2.08%	2.78%
% 2013 Total population: 70 to 74 years	1.64%	1.75%	1.88%
% 2013 Total population: 75 to 79 years	0.98%	1.03%	1.29%
% 2013 Total population: 80 to 84 years	0.67%	0.62%	0.92%
% 2013 Total population: 85 years and over	0.85%	0.66%	1.08%
2013 White alone	1,278	3,418	14,310
2013 Black or African American alone	6,359	10,824	52,107
2013 American Indian and Alaska Native alone	39	92	221
2013 Asian alone	201	291	910
2013 Native Hawaiian and OPI alone	n/a	4	19
2013 Some Other Race alone	399	1,645	2,940
2013 Two or More Races alone	197	398	1,688
2013 Hispanic	787	3,017	6,000
2013 Not Hispanic	7,686	13,655	66,195
% 2013 White alone	15.08%	20.50%	19.82%
% 2013 Black or African American alone	75.05%	64.92%	72.18%
% 2013 American Indian and Alaska Native alone	0.46%	0.55%	0.31%
% 2013 Asian alone	2.37%	1.75%	1.26%
% 2013 Native Hawaiian and OPI alone	0.00%	0.02%	0.03%
% 2013 Some Other Race alone	4.71%	9.87%	4.07%
% 2013 Two or More Races alone	2.33%	2.39%	2.34%
% 2013 Hispanic	9.29%	18.10%	8.31%
% 2013 Not Hispanic	90.71%	81.90%	91.69%
2000 Not Hispanic: White alone	887	3,430	15,155
2000 Not Hispanic: Black or African American alone	343	2,574	19,757
2000 Not Hispanic: American Indian and Alaska Native alone	4	33	113
2000 Not Hispanic: Asian alone	22	72	310
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	9
2000 Not Hispanic: Some Other Race alone	1	9	53
2000 Not Hispanic: Two or More Races	22	112	503
% 2000 Not Hispanic: White alone	64.14%	48.33%	39.88%
% 2000 Not Hispanic: Black or African American alone	24.80%	36.27%	52.00%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.29%	0.46%	0.30%
% 2000 Not Hispanic: Asian alone	1.59%	1.01%	0.82%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.02%
% 2000 Not Hispanic: Some Other Race alone	0.07%	0.13%	0.14%
% 2000 Not Hispanic: Two or More Races	1.59%	1.58%	1.32%



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Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	8,473	16,672	72,195
2013 Households	3,167	5,931	25,811
Population Change 2010-2013	303	555	4,352
Household Change 2010-2013	-1	28	953
% Population Change 2010-2013	3.71%	3.44%	6.41%
% Household Change 2010-2013	-0.03%	0.47%	3.83%
Population Change 2000-2013	7,090	9,575	34,198
Household Change 2000-2013	2,553	3,225	11,703
% Population Change 2000 to 2013	512.65%	134.92%	90.00%
% Household Change 2000 to 2013	415.80%	119.18%	82.95%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	665	2,940	14,912
2000 Occupied Housing Units	614	2,706	14,108
2000 Owner Occupied Housing Units	384	1,585	9,296
2000 Renter Occupied Housing Units	230	1,121	4,812
2000 Vacant Housing Units	51	233	804
% 2000 Occupied Housing Units	92.33%	92.04%	94.61%
% 2000 Owner occupied housing units	62.54%	58.57%	65.89%
% 2000 Renter occupied housing units	37.46%	41.43%	34.11%
% 2000 Vacant housing units	7.67%	7.93%	5.39%
Income	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$49,140	\$48,072	\$50,393
2013 Household Income: Average	\$55,527	\$56,846	\$62,961
2013 Per Capita Income	\$20,772	\$20,235	\$22,577
2013 Household income: Less than \$10,000	449	661	2,042
2013 Household income: \$10,000 to \$14,999	38	241	1,109
2013 Household income: \$15,000 to \$19,999	112	365	1,224
2013 Household income: \$20,000 to \$24,999	172	345	1,464
2013 Household income: \$25,000 to \$29,999	72	214	1,267
2013 Household income: \$30,000 to \$34,999	127	224	1,211
2013 Household income: \$35,000 to \$39,999	178	276	1,582
2013 Household income: \$40,000 to \$44,999	303	449	1,651
2013 Household income: \$45,000 to \$49,999	160	310	1,266
2013 Household income: \$50,000 to \$59,999	371	701	2,269
2013 Household income: \$60,000 to \$74,999	355	614	2,750
2013 Household income: \$75,000 to \$99,999	421	705	3,269



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% 2013 Household income: Less than \$10,000	14.18%	11.14%	7.91%
% 2013 Household income: \$10,000 to \$14,999	1.20%	4.06%	4.30%
% 2013 Household income: \$15,000 to \$19,999	3.54%	6.15%	4.74%
% 2013 Household income: \$20,000 to \$24,999	5.43%	5.82%	5.67%
% 2013 Household income: \$25,000 to \$29,999	2.27%	3.61%	4.91%
% 2013 Household income: \$30,000 to \$34,999	4.01%	3.78%	4.69%
% 2013 Household income: \$35,000 to \$39,999	5.62%	4.65%	6.13%
% 2013 Household income: \$40,000 to \$44,999	9.57%	7.57%	6.40%
% 2013 Household income: \$45,000 to \$49,999	5.05%	5.23%	4.90%
% 2013 Household income: \$50,000 to \$59,999	11.71%	11.82%	8.79%
% 2013 Household income: \$60,000 to \$74,999	11.21%	10.35%	10.65%
% 2013 Household income: \$75,000 to \$99,999	13.29%	11.89%	12.67%
% 2013 Household income: \$100,000 to \$124,999	7.42%	7.30%	8.74%
% 2013 Household income: \$125,000 to \$149,999	3.41%	3.29%	4.51%
% 2013 Household income: \$150,000 to \$199,999	2.08%	1.65%	2.54%
% 2013 Household income: \$200,000 or more	0.00%	1.69%	2.44%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$1,063,051	\$1,850,278	\$7,733,623
2013 Jewelry stores	\$273,284	\$562,735	\$3,938,057
2013 Mens clothing stores	\$538,969	\$1,136,129	\$6,711,583
2013 Shoe stores	\$628,490	\$1,403,972	\$7,209,608
2013 Womens clothing stores	\$645,687	\$2,129,719	\$11,370,711
2013 Automobile dealers	\$8,185,822	\$19,243,021	\$92,747,043
2013 Automotive parts and accessories stores	\$3,096,620	\$4,995,280	\$20,706,083
2013 Other motor vehicle dealers	\$244,175	\$478,051	\$4,231,851
2013 Tire dealers	\$1,394,636	\$2,379,748	\$9,527,447
2013 Hardware stores	\$8,052	\$22,180	\$118,905
2013 Home centers	\$156,517	\$337,811	\$1,660,300
2013 Nursery and garden centers	\$292,150	\$551,019	\$2,381,753
2013 Outdoor power equipment stores	\$151,146	\$352,539	\$2,155,887
2013 Paint andwallpaper stores	\$7,315	\$25,875	\$138,492
2013 Appliance, television, and other electronics stores	\$1,425,076	\$3,071,937	\$13,558,449
2013 Camera andphotographic supplies stores	\$175,838	\$320,588	\$1,433,739
2013 Computer andsoftware stores	\$3,510,080	\$7,609,434	\$33,073,069
2013 Beer, wine, and liquor stores	\$505,482	\$1,273,017	\$4,975,758
2013 Convenience stores	\$2,458,617	\$5,101,319	\$24,846,024
2013 Restaurant Expenditures	\$3,255,064	\$6,257,113	\$27,396,642
2013 Supermarkets and other grocery (except convenience) stores	\$11,248,513	\$22,326,416	\$95,053,501
2013 Furniture stores	\$1,758,229	\$2,605,496	\$9,441,689



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2013 Home furnishings stores	\$2,188,819	\$5,255,344	\$24,604,031
2013 General merchandise stores	\$13,295,552	\$26,445,266	\$122,555,642
2013 Gasoline stations with convenience stores	\$9,398,691	\$18,138,543	\$79,453,436
2013 Other gasoline stations	\$7,317,514	\$13,709,981	\$57,488,772
2013 Department stores (excl leased depts)	\$13,022,268	\$25,882,531	\$118,617,585
2013 General merchandise stores	\$13,295,552	\$26,445,266	\$122,555,642
2013 Other health and personal care stores	\$888,634	\$1,828,560	\$8,482,947
2013 Pharmacies and drug stores	\$3,186,875	\$5,905,607	\$26,026,317
2013 Pet and pet supplies stores	\$904,633	\$1,660,156	\$7,117,535
2013 Book, periodical, and music stores	\$284,418	\$532,651	\$2,129,490
2013 Hobby, toy, and game stores	\$435,868	\$676,186	\$2,475,250
2013 Musical instrument and supplies stores	\$34,206	\$112,553	\$680,241
2013 Sewing, needlework, and piece goods stores	\$139,574	\$243,376	\$978,715
2013 Sporting goods stores	\$354,783	\$630,068	\$2,130,976



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