

WOODSIDE, 31ST AVENUE JOIN CVS

LOCATION:

54-12/22 31st Avenue
Woodside, Queens, NY 11377

SIZES:

740 SF plus full basement

DESCRIPTION:

- 13 feet of frontage.
- Building in excellent condition.
- Across from Boulevard Gardens Condos with 966 Units.
- Site is surrounded by numerous apartment buildings and multi family homes.
- Anchored by CVS

AVAILABLE: ASAP.

OTHER TENANTS: CVS, Laundromat, Deli, Pizzeria and Golden Dental Care (coming soon).



NEIGHBORHOOD: Densely populated middle income neighborhood. Stores are located on busy 31st Avenue, buses and subway nearby.

ZONING: C1-3 overlay in R5

RENT: TBD Real Estate Taxes and CAM approximately \$12 per sq ft

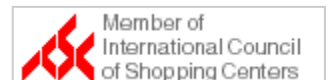
NOTE: Excellent Neighborhood Location!

2019	1/2 Mile	1 Mile	2 Mile
Estimated Population	24,997	140,688	500,047
Estimated Median HH Income	\$64,440	\$68,309	\$67,315

This property is offered subject to availability, errors, omissions, or changes in price or terms without notice.



For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554
www.metrocbb.com



John R. Wilmarth
(516) 640-5440 john@metrocb.com

Gerry Dantone
(631) 623-6914 metrocb@aol.com

54-02/22 31st Avenue, Woodside, Queens, NY 11377



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Business Brokers, Inc.

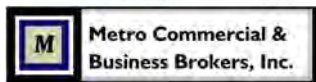
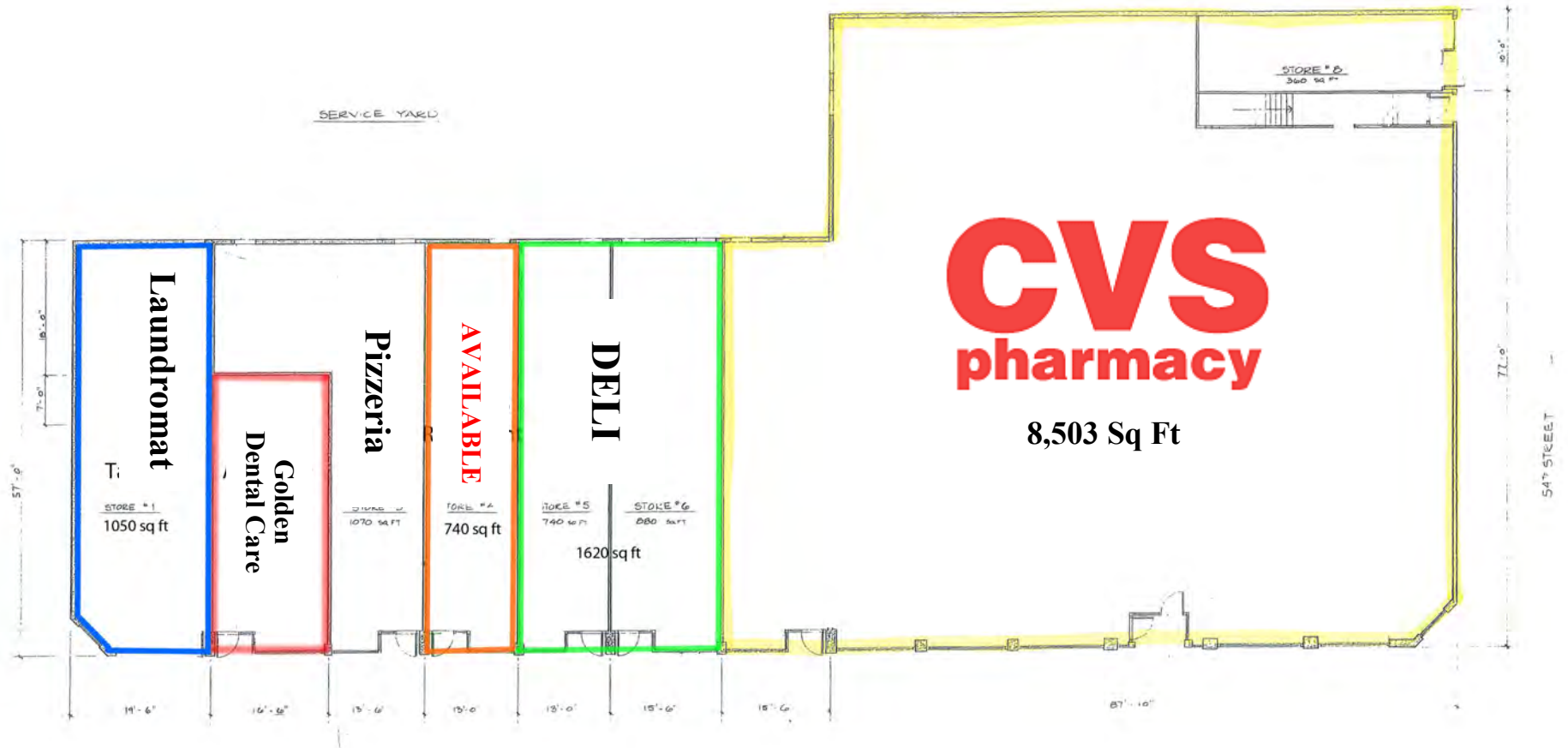
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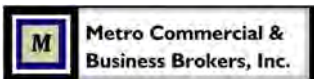
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Boulevard Gardens across 31st Avenue
966 Units

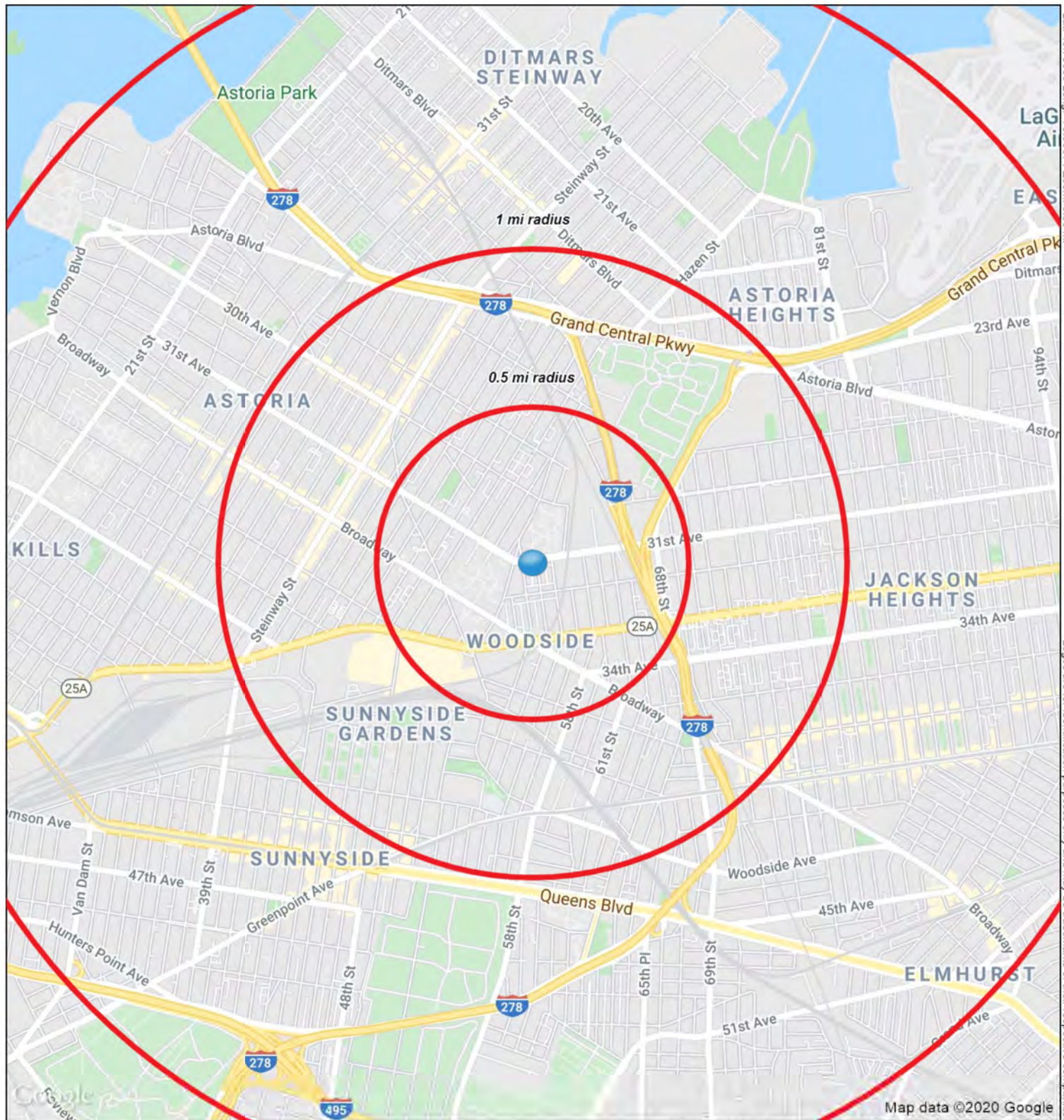


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Lat: 40.75689 Long: -73.90671 Zoom: 3.35 mi
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5416 31st Ave
Woodside, NY 11377



January 2020

Metro Commercial & Business, Brokers, Inc

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Metro Commercial & Business, Brokers, Inc

Lat/Lon: 40.7569/-73.9067

RFULL9

5416 31st Ave Woodside, NY 11377	0.5 mi radius	1 mi radius	2 mi radius
Population			
Estimated Population (2019)	24,997	140,688	500,047
Projected Population (2024)	24,129	134,146	475,879
Census Population (2010)	25,012	139,109	481,161
Census Population (2000)	26,763	147,182	504,565
Projected Annual Growth (2019-2024)	-868 -0.7%	-6,542 -0.9%	-24,168 -1.0%
Historical Annual Growth (2010-2019)	-15 -	1,579 0.1%	18,886 0.4%
Historical Annual Growth (2000-2010)	-1,751 -0.7%	-8,074 -0.5%	-23,404 -0.5%
Estimated Population Density (2019)	31,642 <i>psm</i>	44,805 <i>psm</i>	39,813 <i>psm</i>
Trade Area Size	- <i>sq mi</i>	3.1 <i>sq mi</i>	12.6 <i>sq mi</i>
Households			
Estimated Households (2019)	10,069	57,635	194,512
Projected Households (2024)	10,464	59,191	199,487
Census Households (2010)	9,660	54,553	178,699
Census Households (2000)	10,092	56,131	182,280
Projected Annual Growth (2019-2024)	395 0.8%	1,555 0.5%	4,975 0.5%
Historical Annual Change (2000-2019)	-22 -	1,505 0.1%	12,232 0.4%
Average Household Income			
Estimated Average Household Income (2019)	\$79,155	\$81,204	\$79,887
Projected Average Household Income (2024)	\$90,406	\$94,833	\$93,648
Census Average Household Income (2010)	\$61,860	\$62,362	\$59,689
Census Average Household Income (2000)	\$48,391	\$47,384	\$47,242
Projected Annual Change (2019-2024)	\$11,251 2.8%	\$13,629 3.4%	\$13,761 3.4%
Historical Annual Change (2000-2019)	\$30,764 3.3%	\$33,821 3.8%	\$32,644 3.6%
Median Household Income			
Estimated Median Household Income (2019)	\$64,440	\$68,309	\$67,315
Projected Median Household Income (2024)	\$75,336	\$79,404	\$78,121
Census Median Household Income (2010)	\$52,722	\$52,142	\$49,576
Census Median Household Income (2000)	\$40,610	\$39,144	\$38,037
Projected Annual Change (2019-2024)	\$10,896 3.4%	\$11,095 3.2%	\$10,806 3.2%
Historical Annual Change (2000-2019)	\$23,830 3.1%	\$29,164 3.9%	\$29,279 4.1%
Per Capita Income			
Estimated Per Capita Income (2019)	\$31,909	\$33,292	\$31,121
Projected Per Capita Income (2024)	\$39,231	\$41,871	\$39,305
Census Per Capita Income (2010)	\$23,891	\$24,456	\$22,168
Census Per Capita Income (2000)	\$18,050	\$17,995	\$16,979
Projected Annual Change (2019-2024)	\$7,322 4.6%	\$8,579 5.2%	\$8,184 5.3%
Historical Annual Change (2000-2019)	\$13,859 4.0%	\$15,297 4.5%	\$14,142 4.4%
Estimated Average Household Net Worth (2019)	\$725,059	\$766,019	\$763,516

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Race and Ethnicity

	0.5 mi radius		1 mi radius		2 mi radius	
Total Population (2019)	24,997		140,688		500,047	
White (2019)	11,824	47.3%	65,366	46.5%	217,602	43.5%
Black or African American (2019)	2,343	9.4%	7,314	5.2%	39,540	7.9%
American Indian or Alaska Native (2019)	130	0.5%	759	0.5%	3,221	0.6%
Asian (2019)	6,808	27.2%	45,180	32.1%	142,319	28.5%
Hawaiian or Pacific Islander (2019)	11	-	50	-	218	-
Other Race (2019)	2,897	11.6%	16,640	11.8%	76,631	15.3%
Two or More Races (2019)	983	3.9%	5,379	3.8%	20,517	4.1%
Population < 18 (2019)	4,490	18.0%	24,528	17.4%	92,658	18.5%
White Not Hispanic	998	22.2%	5,259	21.4%	16,596	17.9%
Black or African American	497	11.1%	1,217	5.0%	7,054	7.6%
Asian	1,174	26.1%	8,239	33.6%	25,449	27.5%
Other Race Not Hispanic	164	3.7%	837	3.4%	2,696	2.9%
Hispanic	1,656	36.9%	8,977	36.6%	40,862	44.1%
Not Hispanic or Latino Population (2019)	17,426	69.7%	97,974	69.6%	311,992	62.4%
Not Hispanic White	8,245	47.3%	44,951	45.9%	130,643	41.9%
Not Hispanic Black or African American	1,850	10.6%	5,243	5.4%	29,762	9.5%
Not Hispanic American Indian or Alaska Native	44	0.2%	197	0.2%	717	0.2%
Not Hispanic Asian	6,634	38.1%	44,066	45.0%	139,114	44.6%
Not Hispanic Hawaiian or Pacific Islander	6	-	32	-	127	-
Not Hispanic Other Race	175	1.0%	886	0.9%	3,284	1.1%
Not Hispanic Two or More Races	473	2.7%	2,599	2.7%	8,345	2.7%
Hispanic or Latino Population (2019)	7,571	30.3%	42,714	30.4%	188,055	37.6%
Hispanic White	3,580	47.3%	20,415	47.8%	86,958	46.2%
Hispanic Black or African American	493	6.5%	2,071	4.8%	9,778	5.2%
Hispanic American Indian or Alaska Native	87	1.1%	562	1.3%	2,504	1.3%
Hispanic Asian	174	2.3%	1,113	2.6%	3,205	1.7%
Hispanic Hawaiian or Pacific Islander	5	-	18	-	91	-
Hispanic Other Race	2,722	36.0%	15,754	36.9%	73,347	39.0%
Hispanic Two or More Races	510	6.7%	2,781	6.5%	12,171	6.5%
Not Hispanic or Latino Population (2010)	17,292	69.1%	95,914	68.9%	291,094	60.5%
Hispanic or Latino Population (2010)	7,720	30.9%	43,195	31.1%	190,067	39.5%
Not Hispanic or Latino Population (2000)	19,183	71.7%	101,091	68.7%	308,963	61.2%
Hispanic or Latino Population (2000)	7,581	28.3%	46,092	31.3%	195,602	38.8%
Not Hispanic or Latino Population (2024)	16,940	70.2%	94,160	70.2%	301,658	63.4%
Hispanic or Latino Population (2024)	7,188	29.8%	39,986	29.8%	174,220	36.6%
Projected Annual Growth (2019-2024)	-383	-	-2,728	-	-13,834	-
Historical Annual Growth (2000-2010)	139	0.2%	-2,897	-0.6%	-5,535	-0.3%

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5416 31st Ave

Woodside, NY 11377

0.5 mi radius

1 mi radius

2 mi radius

Total Age Distribution (2019)

	0.5 mi radius		1 mi radius		2 mi radius	
Total Population	24,997		140,688		500,047	
Age Under 5 Years	1,359	5.4%	7,655	5.4%	28,980	5.8%
Age 5 to 9 Years	1,293	5.2%	7,044	5.0%	26,639	5.3%
Age 10 to 14 Years	1,181	4.7%	6,388	4.5%	24,129	4.8%
Age 15 to 19 Years	1,152	4.6%	5,871	4.2%	22,327	4.5%
Age 20 to 24 Years	1,532	6.1%	8,174	5.8%	29,011	5.8%
Age 25 to 29 Years	2,380	9.5%	14,674	10.4%	47,934	9.6%
Age 30 to 34 Years	2,342	9.4%	14,431	10.3%	47,466	9.5%
Age 35 to 39 Years	1,969	7.9%	12,131	8.6%	41,258	8.3%
Age 40 to 44 Years	1,694	6.8%	9,895	7.0%	34,883	7.0%
Age 45 to 49 Years	1,614	6.5%	9,057	6.4%	32,723	6.5%
Age 50 to 54 Years	1,550	6.2%	8,520	6.1%	31,090	6.2%
Age 55 to 59 Years	1,600	6.4%	8,594	6.1%	31,556	6.3%
Age 60 to 64 Years	1,489	6.0%	7,859	5.6%	28,760	5.8%
Age 65 to 69 Years	1,198	4.8%	6,596	4.7%	23,681	4.7%
Age 70 to 74 Years	1,006	4.0%	5,169	3.7%	18,590	3.7%
Age 75 to 79 Years	717	2.9%	3,631	2.6%	12,795	2.6%
Age 80 to 84 Years	454	1.8%	2,390	1.7%	8,698	1.7%
Age 85 Years or Over	468	1.9%	2,609	1.9%	9,526	1.9%
Median Age	37.5		36.8		37.1	
Age 19 Years or Less	4,984	19.9%	26,958	19.2%	102,076	20.4%
Age 20 to 64 Years	16,170	64.7%	93,335	66.3%	324,680	64.9%
Age 65 Years or Over	3,843	15.4%	20,395	14.5%	73,291	14.7%

Female Age Distribution (2019)

Female Population	12,651	50.6%	70,264	49.9%	250,080	50.0%
Age Under 5 Years	659	5.2%	3,727	5.3%	14,039	5.6%
Age 5 to 9 Years	567	4.5%	3,364	4.8%	12,832	5.1%
Age 10 to 14 Years	553	4.4%	3,095	4.4%	11,839	4.7%
Age 15 to 19 Years	531	4.2%	2,737	3.9%	10,379	4.2%
Age 20 to 24 Years	764	6.0%	4,034	5.7%	13,887	5.6%
Age 25 to 29 Years	1,186	9.4%	7,432	10.6%	23,620	9.4%
Age 30 to 34 Years	1,117	8.8%	6,964	9.9%	22,719	9.1%
Age 35 to 39 Years	923	7.3%	5,626	8.0%	19,136	7.7%
Age 40 to 44 Years	830	6.6%	4,517	6.4%	16,083	6.4%
Age 45 to 49 Years	783	6.2%	4,194	6.0%	15,338	6.1%
Age 50 to 54 Years	792	6.3%	4,151	5.9%	15,365	6.1%
Age 55 to 59 Years	872	6.9%	4,365	6.2%	16,298	6.5%
Age 60 to 64 Years	830	6.6%	4,192	6.0%	15,487	6.2%
Age 65 to 69 Years	664	5.3%	3,644	5.2%	13,043	5.2%
Age 70 to 74 Years	567	4.5%	2,922	4.2%	10,473	4.2%
Age 75 to 79 Years	412	3.3%	2,062	2.9%	7,525	3.0%
Age 80 to 84 Years	289	2.3%	1,484	2.1%	5,481	2.2%
Age 85 Years or Over	312	2.5%	1,753	2.5%	6,536	2.6%
Female Median Age	39.5		37.8		38.5	
Age 19 Years or Less	2,310	18.3%	12,923	18.4%	49,089	19.6%
Age 20 to 64 Years	8,098	64.0%	45,475	64.7%	157,933	63.2%
Age 65 Years or Over	2,243	17.7%	11,866	16.9%	43,058	17.2%

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0.5 mi radius

1 mi radius

2 mi radius

Male Age Distribution (2019)

	0.5 mi radius		1 mi radius		2 mi radius	
Male Population	12,346	49.4%	70,424	50.1%	249,967	50.0%
Age Under 5 Years	700	5.7%	3,928	5.6%	14,941	6.0%
Age 5 to 9 Years	726	5.9%	3,680	5.2%	13,807	5.5%
Age 10 to 14 Years	628	5.1%	3,292	4.7%	12,290	4.9%
Age 15 to 19 Years	621	5.0%	3,134	4.5%	11,948	4.8%
Age 20 to 24 Years	768	6.2%	4,141	5.9%	15,124	6.1%
Age 25 to 29 Years	1,194	9.7%	7,242	10.3%	24,314	9.7%
Age 30 to 34 Years	1,226	9.9%	7,466	10.6%	24,747	9.9%
Age 35 to 39 Years	1,046	8.5%	6,505	9.2%	22,122	8.8%
Age 40 to 44 Years	864	7.0%	5,378	7.6%	18,800	7.5%
Age 45 to 49 Years	830	6.7%	4,863	6.9%	17,385	7.0%
Age 50 to 54 Years	758	6.1%	4,370	6.2%	15,725	6.3%
Age 55 to 59 Years	728	5.9%	4,228	6.0%	15,257	6.1%
Age 60 to 64 Years	659	5.3%	3,666	5.2%	13,272	5.3%
Age 65 to 69 Years	533	4.3%	2,951	4.2%	10,638	4.3%
Age 70 to 74 Years	440	3.6%	2,247	3.2%	8,118	3.2%
Age 75 to 79 Years	305	2.5%	1,569	2.2%	5,270	2.1%
Age 80 to 84 Years	166	1.3%	906	1.3%	3,217	1.3%
Age 85 Years or Over	156	1.3%	856	1.2%	2,990	1.2%
Male Median Age	35.4		35.9		35.9	
Age 19 Years or Less	2,674	21.7%	14,035	19.9%	52,987	21.2%
Age 20 to 64 Years	8,072	65.4%	47,860	68.0%	166,748	66.7%
Age 65 Years or Over	1,600	13.0%	8,529	12.1%	30,233	12.1%

Males per 100 Females (2019)

	0.5 mi radius		1 mi radius		2 mi radius	
Overall Comparison						
Age Under 5 Years	106	51.5%	105	51.3%	106	51.6%
Age 5 to 9 Years	128	56.1%	109	52.2%	108	51.8%
Age 10 to 14 Years	114	53.2%	106	51.5%	104	51.5%
Age 15 to 19 Years	117	53.9%	115	53.4%	115	53.5%
Age 20 to 24 Years	100	50.1%	103	50.7%	109	52.1%
Age 25 to 29 Years	101	50.2%	97	49.4%	103	50.7%
Age 30 to 34 Years	110	52.3%	107	51.7%	109	52.1%
Age 35 to 39 Years	113	53.1%	116	53.6%	116	53.6%
Age 40 to 44 Years	104	51.0%	119	54.3%	117	53.9%
Age 45 to 49 Years	106	51.5%	116	53.7%	113	53.1%
Age 50 to 54 Years	96	48.9%	105	51.3%	102	50.6%
Age 55 to 59 Years	84	45.5%	97	49.2%	94	48.4%
Age 60 to 64 Years	79	44.3%	87	46.7%	86	46.1%
Age 65 to 69 Years	80	44.5%	81	44.7%	82	44.9%
Age 70 to 74 Years	78	43.7%	77	43.5%	78	43.7%
Age 75 to 79 Years	74	42.6%	76	43.2%	70	41.2%
Age 80 to 84 Years	57	36.5%	61	37.9%	59	37.0%
Age 85 Years or Over	50	33.3%	49	32.8%	46	31.4%
Age 19 Years or Less	116	53.6%	109	52.1%	108	51.9%
Age 20 to 39 Years	106	51.5%	105	51.3%	109	52.1%
Age 40 to 64 Years	93	48.3%	105	51.2%	102	50.6%
Age 65 Years or Over	71	41.6%	72	41.8%	70	41.3%

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Household Type (2019)

	0.5 mi radius		1 mi radius		2 mi radius	
Total Households	10,069		57,635		194,512	
Households with Children	2,540	25.2%	13,475	23.4%	51,046	26.2%
Average Household Size	2.5		2.4		2.6	
Household Density per Square Mile	12,746		18,355		15,487	
Population Family	19,031	76.1%	102,593	72.9%	381,294	76.3%
Population Non-Family	5,881	23.5%	37,552	26.7%	116,295	23.3%
Population Group Quarters	84	0.3%	543	0.4%	2,458	0.5%
Family Households	5,784	57.4%	30,953	53.7%	111,267	57.2%
Married Couple Households	3,731	64.5%	21,470	69.4%	73,114	65.7%
Other Family Households with Children	2,053	35.5%	9,482	30.6%	38,153	34.3%
Family Households with Children	2,525	43.7%	13,361	43.2%	50,574	45.5%
Married Couple with Children	1,630	64.5%	9,580	71.7%	33,955	67.1%
Other Family Households with Children	895	35.5%	3,780	28.3%	16,619	32.9%
Family Households No Children	3,260	56.3%	17,592	56.8%	60,693	54.5%
Married Couple No Children	2,102	64.5%	11,890	67.6%	39,160	64.5%
Other Family Households No Children	1,158	35.5%	5,702	32.4%	21,533	35.5%
Non-Family Households	4,285	42.6%	26,682	46.3%	83,245	42.8%
Non-Family Households with Children	15	0.4%	115	0.4%	472	0.6%
Non-Family Households No Children	4,270	99.6%	26,567	99.6%	82,773	99.4%
Average Family Household Size	3.3		3.3		3.4	
Average Family Income	\$87,690		\$90,117		\$89,076	
Median Family Income	\$74,138		\$77,145		\$77,035	
Average Non-Family Household Size	1.4		1.4		1.4	

Marital Status (2019)

Population Age 15 Years or Over	21,165		119,601		420,298	
Never Married	9,406	44.4%	53,879	45.0%	187,116	44.5%
Currently Married	7,214	34.1%	42,142	35.2%	146,678	34.9%
Previously Married	4,545	21.5%	23,580	19.7%	86,504	20.6%
Separated	1,474	32.4%	8,611	36.5%	33,201	38.4%
Widowed	1,485	32.7%	6,121	26.0%	22,450	26.0%
Divorced	1,587	34.9%	8,848	37.5%	30,853	35.7%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	18,481		105,556		368,960	
Elementary (Grade Level 0 to 8)	1,913	10.4%	10,251	9.7%	39,684	10.8%
Some High School (Grade Level 9 to 11)	1,528	8.3%	6,982	6.6%	26,983	7.3%
High School Graduate	4,958	26.8%	26,799	25.4%	99,374	26.9%
Some College	1,941	10.5%	11,232	10.6%	41,107	11.1%
Associate Degree Only	1,384	7.5%	7,913	7.5%	25,866	7.0%
Bachelor Degree Only	4,295	23.2%	27,857	26.4%	89,918	24.4%
Graduate Degree	2,463	13.3%	14,523	13.8%	46,027	12.5%
Any College (Some College or Higher)	10,082	54.6%	61,524	58.3%	202,918	55.0%
College Degree + (Bachelor Degree or Higher)	6,758	36.6%	42,379	40.1%	135,945	36.8%

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5416 31st Ave

0.5 mi radius

1 mi radius

2 mi radius

Woodside, NY 11377

Housing

Total Housing Units (2019)	10,708		60,637		203,735	
Total Housing Units (2010)	10,431		58,624		192,310	
Historical Annual Growth (2010-2019)	277	0.3%	2,013	0.4%	11,425	0.7%
Housing Units Occupied (2019)	10,069	94.0%	57,635	95.0%	194,512	95.5%
Housing Units Owner-Occupied	2,895	28.8%	13,521	23.5%	48,537	25.0%
Housing Units Renter-Occupied	7,174	71.2%	44,115	76.5%	145,974	75.0%
Housing Units Vacant (2019)	639	6.0%	3,002	5.0%	9,223	4.5%

Household Size (2019)

Total Households	10,069		57,635		194,512	
1 Person Households	3,127	31.1%	18,845	32.7%	60,306	31.0%
2 Person Households	3,105	30.8%	17,715	30.7%	56,453	29.0%
3 Person Households	1,611	16.0%	8,723	15.1%	30,477	15.7%
4 Person Households	1,176	11.7%	6,366	11.0%	22,925	11.8%
5 Person Households	535	5.3%	3,151	5.5%	12,216	6.3%
6 Person Households	260	2.6%	1,457	2.5%	5,877	3.0%
7 or More Person Households	255	2.5%	1,378	2.4%	6,258	3.2%

Household Income Distribution (2019)

HH Income \$200,000 or More	554	5.5%	3,219	5.6%	11,426	5.9%
HH Income \$150,000 to \$199,999	700	7.0%	4,791	8.3%	14,972	7.7%
HH Income \$125,000 to \$149,999	702	7.0%	3,983	6.9%	13,247	6.8%
HH Income \$100,000 to \$124,999	797	7.9%	4,670	8.1%	15,975	8.2%
HH Income \$75,000 to \$99,999	1,547	15.4%	8,574	14.9%	27,805	14.3%
HH Income \$50,000 to \$74,999	1,613	16.0%	10,978	19.0%	36,558	18.8%
HH Income \$35,000 to \$49,999	1,073	10.7%	6,929	12.0%	23,842	12.3%
HH Income \$25,000 to \$34,999	893	8.9%	4,372	7.6%	16,050	8.3%
HH Income \$15,000 to \$24,999	1,099	10.9%	5,056	8.8%	17,291	8.9%
HH Income \$10,000 to \$14,999	444	4.4%	2,076	3.6%	6,924	3.6%
HH Income Under \$10,000	648	6.4%	2,987	5.2%	10,422	5.4%

Household Vehicles (2019)

Households 0 Vehicles Available	4,758	47.3%	28,755	49.9%	96,536	49.6%
Households 1 Vehicle Available	4,156	41.3%	22,706	39.4%	75,898	39.0%
Households 2 Vehicles Available	928	9.2%	4,945	8.6%	17,412	9.0%
Households 3 or More Vehicles Available	227	2.3%	1,229	2.1%	4,665	2.4%
Total Vehicles Available	6,749		36,573		126,024	
Average Vehicles per Household	-		-		-	
Owner-Occupied Household Vehicles	3,038	45.0%	14,733	40.3%	55,111	43.7%
Average Vehicles per Owner-Occupied Household	1.0		1.1		1.1	
Renter-Occupied Household Vehicles	3,711	55.0%	21,839	59.7%	70,913	56.3%
Average Vehicles per Renter-Occupied Household	-		-		-	

Travel Time (2019)

Worker Base Age 16 years or Over	13,130		78,151		274,731	
Travel to Work in 14 Minutes or Less	676	5.2%	4,219	5.4%	16,178	5.9%
Travel to Work in 15 to 29 Minutes	2,155	16.4%	12,987	16.6%	45,869	16.7%
Travel to Work in 30 to 59 Minutes	6,878	52.4%	42,828	54.8%	142,025	51.7%
Travel to Work in 60 Minutes or More	2,856	21.8%	15,725	20.1%	61,912	22.5%
Work at Home	403	3.1%	2,341	3.0%	8,073	2.9%
Average Minutes Travel to Work	40.3		39.7		40.8	

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0.5 mi radius

1 mi radius

2 mi radius

Transportation To Work (2019)

	0.5 mi radius		1 mi radius		2 mi radius	
Worker Base Age 16 years or Over	13,130		78,151		274,731	
Drive to Work Alone	2,787	21.2%	16,179	20.7%	56,784	20.7%
Drive to Work in Carpool	507	3.9%	3,032	3.9%	12,115	4.4%
Travel to Work by Public Transportation	8,443	64.3%	50,682	64.9%	175,085	63.7%
Drive to Work on Motorcycle	13	-	53	-	278	0.1%
Bicycle to Work	71	0.5%	607	0.8%	2,598	0.9%
Walk to Work	858	6.5%	4,974	6.4%	18,811	6.8%
Other Means	49	0.4%	282	0.4%	987	0.4%
Work at Home	403	3.1%	2,341	3.0%	8,073	2.9%

Daytime Demographics (2019)

Total Businesses	731		4,458		14,968	
Total Employees	6,926		31,813		125,503	
Company Headquarter Businesses	-	-	13	0.3%	47	0.3%
Company Headquarter Employees	57	0.8%	2,149	6.8%	8,839	7.0%
Employee Population per Business	9.5 to 1		7.1 to 1		8.4 to 1	
Residential Population per Business	34.2 to 1		31.6 to 1		33.4 to 1	
Adj. Daytime Demographics Age 16 Years or Over	14,957		72,050		267,068	

Labor Force

Labor Population Age 16 Years or Over (2019)	20,962		118,410		415,961	
Labor Force Total Males (2019)	10,182	48.6%	58,905	49.7%	206,688	49.7%
Male Civilian Employed	7,238	71.1%	44,120	74.9%	153,035	74.0%
Male Civilian Unemployed	181	1.8%	1,133	1.9%	3,900	1.9%
Males in Armed Forces	-	-	10	-	10	-
Males Not in Labor Force	2,763	27.1%	13,642	23.2%	49,743	24.1%
Labor Force Total Females (2019)	10,780	51.4%	59,505	50.3%	209,273	50.3%
Female Civilian Employed	5,693	52.8%	34,043	57.2%	121,332	58.0%
Female Civilian Unemployed	199	1.8%	912	1.5%	3,299	1.6%
Females in Armed Forces	-	-	-	-	19	-
Females Not in Labor Force	4,888	45.3%	24,549	41.3%	84,622	40.4%
Unemployment Rate	380	1.8%	2,045	1.7%	7,199	1.7%

Occupation (2019)

Occupation Population Age 16 Years or Over	12,931		78,163		274,367	
Occupation Total Males	7,238	56.0%	44,120	56.4%	153,035	55.8%
Occupation Total Females	5,693	44.0%	34,043	43.6%	121,332	44.2%
Management, Business, Financial Operations	1,927	14.9%	11,676	14.9%	38,622	14.1%
Professional, Related	2,803	21.7%	17,371	22.2%	57,095	20.8%
Service	3,168	24.5%	18,140	23.2%	69,461	25.3%
Sales, Office	2,739	21.2%	16,249	20.8%	56,711	20.7%
Farming, Fishing, Forestry	11	-	104	0.1%	214	-
Construction, Extraction, Maintenance	948	7.3%	5,546	7.1%	21,515	7.8%
Production, Transport, Material Moving	1,334	10.3%	9,077	11.6%	30,749	11.2%
White Collar Workers	7,469	57.8%	45,296	58.0%	152,428	55.6%
Blue Collar Workers	5,462	42.2%	32,867	42.0%	121,939	44.4%

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0.5 mi radius

1 mi radius

2 mi radius

Units In Structure (2019)

	0.5 mi radius	1 mi radius	2 mi radius
Total Units	9,660	54,553	178,699
1 Detached Unit	901 9.3%	4,977 9.1%	17,534 9.8%
1 Attached Unit	830 8.6%	3,513 6.4%	12,054 6.7%
2 Units	1,621 16.8%	9,338 17.1%	31,047 17.4%
3 to 4 Units	1,663 17.2%	7,607 13.9%	24,751 13.9%
5 to 9 Units	1,086 11.2%	6,613 12.1%	16,985 9.5%
10 to 19 Units	589 6.1%	4,098 7.5%	12,440 7.0%
20 to 49 Units	1,744 18.1%	10,336 18.9%	32,266 18.1%
50 or More Units	1,617 16.7%	11,086 20.3%	47,287 26.5%
Mobile Home or Trailer	18 0.2%	55 0.1%	133 -
Other Structure	- -	12 -	15 -

Homes Built By Year (2019)

	0.5 mi radius	1 mi radius	2 mi radius
Homes Built 2014 or later	37 0.3%	209 0.3%	1,890 0.9%
Homes Built 2010 to 2013	45 0.4%	636 1.0%	4,641 2.3%
Homes Built 2000 to 2009	148 1.4%	1,267 2.1%	6,143 3.0%
Homes Built 1990 to 1999	89 0.8%	874 1.4%	4,288 2.1%
Homes Built 1980 to 1989	283 2.6%	1,590 2.6%	6,183 3.0%
Homes Built 1970 to 1979	573 5.4%	3,184 5.3%	10,922 5.4%
Homes Built 1960 to 1969	1,335 12.5%	7,739 12.8%	22,312 11.0%
Homes Built 1950 to 1959	1,684 15.7%	10,185 16.8%	35,579 17.5%
Homes Built 1940 to 1949	2,300 21.5%	8,595 14.2%	30,510 15.0%
Homes Built Before 1939	3,576 33.4%	23,356 38.5%	72,044 35.4%
Median Age of Homes	64.8 yrs	64.5 yrs	62.8 yrs

Home Values (2019)

	0.5 mi radius	1 mi radius	2 mi radius
Owner Specified Housing Units	2,769	12,928	46,439
Home Values \$1,000,000 or More	252 9.1%	1,222 9.5%	3,986 8.6%
Home Values \$750,000 to \$999,999	702 25.4%	3,193 24.7%	10,502 22.6%
Home Values \$500,000 to \$749,999	871 31.4%	3,752 29.0%	13,596 29.3%
Home Values \$400,000 to \$499,999	237 8.6%	1,273 9.8%	5,079 10.9%
Home Values \$300,000 to \$399,999	190 6.8%	1,263 9.8%	4,801 10.3%
Home Values \$250,000 to \$299,999	148 5.3%	645 5.0%	2,619 5.6%
Home Values \$200,000 to \$249,999	166 6.0%	743 5.7%	2,617 5.6%
Home Values \$175,000 to \$199,999	94 3.4%	275 2.1%	1,057 2.3%
Home Values \$150,000 to \$174,999	36 1.3%	191 1.5%	882 1.9%
Home Values \$125,000 to \$149,999	41 1.5%	94 0.7%	412 0.9%
Home Values \$100,000 to \$124,999	40 1.5%	159 1.2%	676 1.5%
Home Values \$90,000 to \$99,999	1 -	42 0.3%	125 0.3%
Home Values \$80,000 to \$89,999	2 -	19 0.1%	65 0.1%
Home Values \$70,000 to \$79,999	2 -	18 0.1%	93 0.2%
Home Values \$60,000 to \$69,999	6 0.2%	31 0.2%	105 0.2%
Home Values \$50,000 to \$59,999	3 0.1%	13 -	92 0.2%
Home Values \$35,000 to \$49,999	3 0.1%	17 0.1%	125 0.3%
Home Values \$25,000 to \$34,999	4 0.1%	14 0.1%	64 0.1%
Home Values \$10,000 to \$24,999	1 -	20 0.2%	161 0.3%
Home Values Under \$10,000	26 0.9%	100 0.8%	346 0.7%
Owner-Occupied Median Home Value	\$608,746	\$614,311	\$582,735
Renter-Occupied Median Rent	\$1,347	\$1,442	\$1,450

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Total Annual Consumer Expenditure (2019)

Total Household Expenditure	\$601.54 M	\$3.52 B	\$11.72 B
Total Non-Retail Expenditure	\$320.03 M	\$1.87 B	\$6.24 B
Total Retail Expenditure	\$281.52 M	\$1.65 B	\$5.48 B
Apparel	\$21.46 M	\$125.87 M	\$419.31 M
Contributions	\$18.96 M	\$110.57 M	\$368.31 M
Education	\$18.29 M	\$107.45 M	\$357.92 M
Entertainment	\$33.55 M	\$196.38 M	\$653.57 M
Food and Beverages	\$89.47 M	\$523.13 M	\$1.74 B
Furnishings and Equipment	\$20.93 M	\$122.59 M	\$407.78 M
Gifts	\$14.67 M	\$86 M	\$286.24 M
Health Care	\$50.67 M	\$294.85 M	\$982.54 M
Household Operations	\$23.36 M	\$136.34 M	\$454.28 M
Miscellaneous Expenses	\$11.4 M	\$66.77 M	\$222.24 M
Personal Care	\$8.13 M	\$47.51 M	\$158.15 M
Personal Insurance	\$4.08 M	\$23.8 M	\$79.3 M
Reading	\$1.3 M	\$7.61 M	\$25.33 M
Shelter	\$129.39 M	\$759.57 M	\$2.53 B
Tobacco	\$3.81 M	\$22.12 M	\$73.84 M
Transportation	\$107.31 M	\$627.54 M	\$2.09 B
Utilities	\$44.76 M	\$260.52 M	\$869.57 M

Monthly Household Consumer Expenditure (2019)

Total Household Expenditure	\$4,978	\$5,087	\$5,020
Total Non-Retail Expenditure	\$2,649 53.2%	\$2,709 53.2%	\$2,672 53.2%
Total Retail Expenditures	\$2,330 46.8%	\$2,379 46.8%	\$2,348 46.8%
Apparel	\$178 3.6%	\$182 3.6%	\$180 3.6%
Contributions	\$157 3.2%	\$160 3.1%	\$158 3.1%
Education	\$151 3.0%	\$155 3.1%	\$153 3.1%
Entertainment	\$278 5.6%	\$284 5.6%	\$280 5.6%
Food and Beverages	\$740 14.9%	\$756 14.9%	\$747 14.9%
Furnishings and Equipment	\$173 3.5%	\$177 3.5%	\$175 3.5%
Gifts	\$121 2.4%	\$124 2.4%	\$123 2.4%
Health Care	\$419 8.4%	\$426 8.4%	\$421 8.4%
Household Operations	\$193 3.9%	\$197 3.9%	\$195 3.9%
Miscellaneous Expenses	\$94 1.9%	\$97 1.9%	\$95 1.9%
Personal Care	\$67 1.4%	\$69 1.4%	\$68 1.3%
Personal Insurance	\$34 0.7%	\$34 0.7%	\$34 0.7%
Reading	\$11 0.2%	\$11 0.2%	\$11 0.2%
Shelter	\$1,071 21.5%	\$1,098 21.6%	\$1,082 21.6%
Tobacco	\$31 0.6%	\$32 0.6%	\$32 0.6%
Transportation	\$888 17.8%	\$907 17.8%	\$896 17.8%
Utilities	\$370 7.4%	\$377 7.4%	\$373 7.4%

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