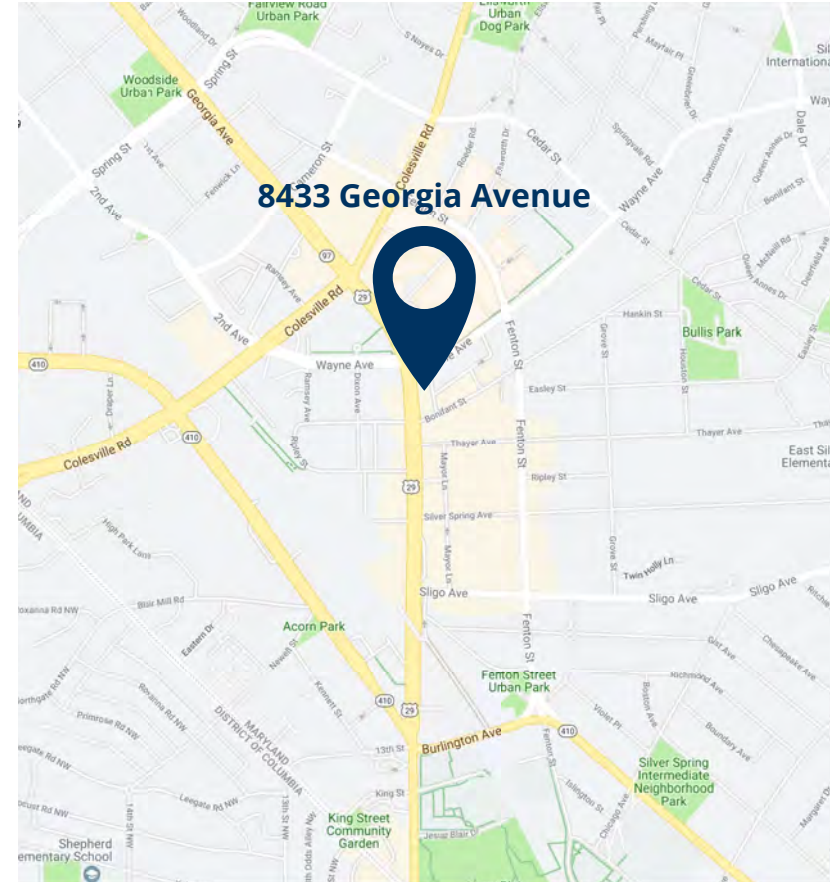


8433 GEORGIA AVE

8433 Georgia Ave, Silver Spring, MD 20910



PROPERTY HIGHLIGHTS

- SPACE: 1,440 SF (former beauty supply)
- Across the street from the new Purple line Metro
- In the heart of downtown Silver Spring
- Two blocks away from the Red line

POPULATION



1 Mi 42,527
3 Mi 245,701
5 Mi 647,894

CARS PER DAY



Georgia Avenue: 29,562
Wayne Avenue: 6,968

AV. HH INCOME



1 Mi \$149,583
3 Mi \$171,912
5 Mi \$182,353

EMPLOYEES



1 Mi 29,700
3 Mi 70,406
5 Mi 244,869

last updated: 06/17/25 P1



SHARY THUR



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8433 GEORGIA AVE

8433 Georgia Ave, Silver Spring, MD 20910



LOCATION HIGHLIGHTS

SILVER SPRING *HIGHLIGHTS*

OFFICE

Nearly 8 million square feet of office space in the downtown area. 2 million SF of occupied office space in .25 mile.

RESIDENTIAL

11,114 existing units and 7,837 planned units.

TRANSPORTATION

The Red line, the busiest line in WMATA's systems connect Silver Spring to Washington, D.C.

- 11,850 riders (Weekday)

- 13,631 riders (Weekend)

The Purple Line, a light rail line, is being built and will run from Bethesda, MD to New Carrollton, MD. It is scheduled to open in 2022.

The adjacent bus terminal is busiest in the D.C. area with over 60,000 riders a day.

ACCOMMODATION

8 hotels with 1,156 rooms.

RETAIL

Downtown Silver Spring - 440,000 Sq.Ft. GLA and will get a \$10 Million+ renovation in 2020.

Ellsworth Place - 350,000 Sq.Ft. GLA, 6-story, enclosed shopping mall.

last updated: 06/17/25 P2



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8433 GEORGIA AVE

8433 Georgia Ave, Silver Spring, MD 20910



last updated: 06/17/25 P3



8433 GEORGIA AVE

8433 Georgia Ave, Silver Spring, MD 20910



Greater Greater Washington
Map by Peter Dovak | pdovak@ggwash.org
<http://www.thurassociates.com>

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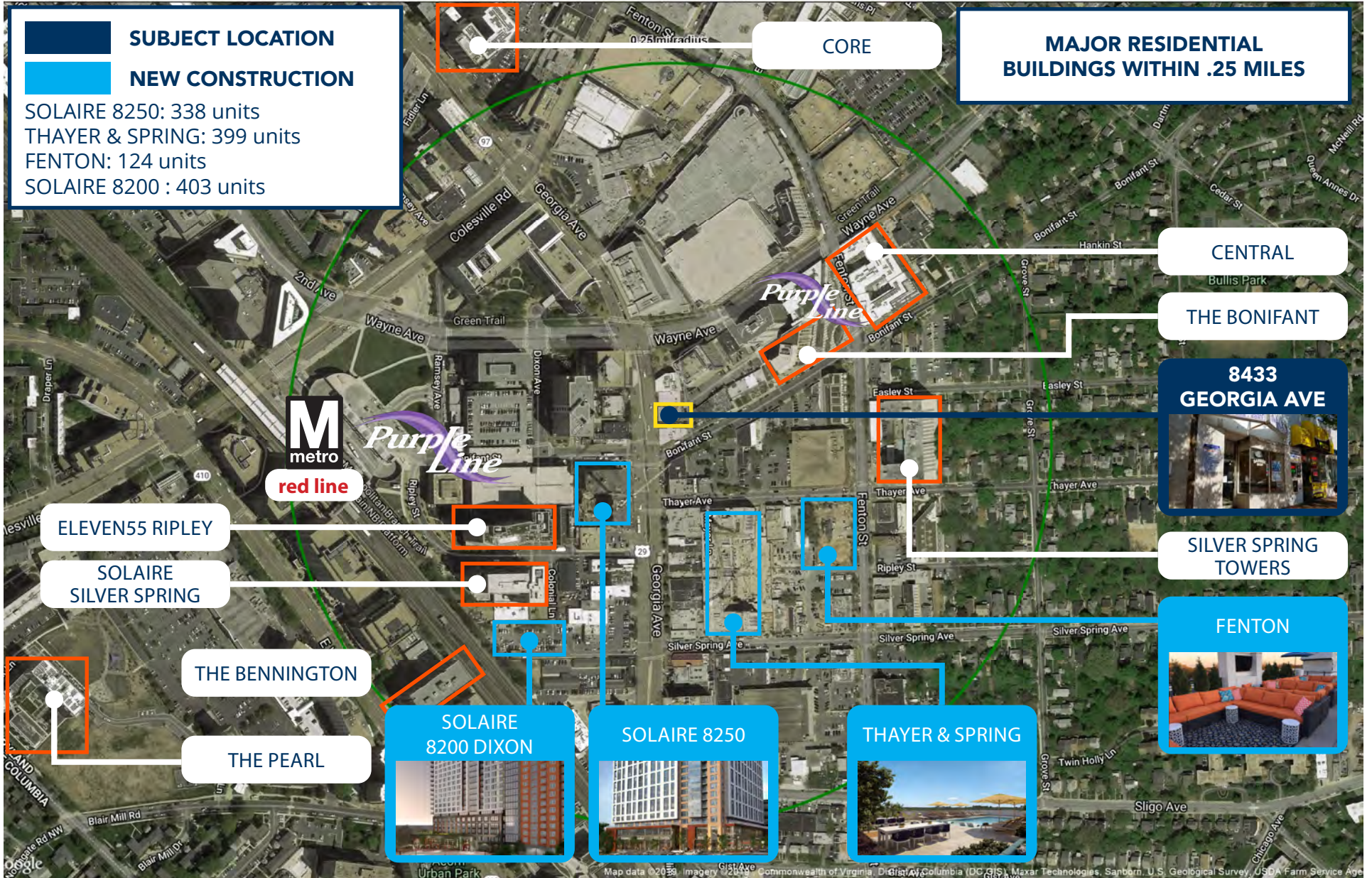
8433 GEORGIA AVE

8433 Georgia Ave, Silver Spring, MD 20910



8433 GEORGIA AVE

8433 Georgia Ave, Silver Spring, MD 20910



last updated: 06/17/25 P6



8433 GEORGIA AVE

8433 Georgia Ave, Silver Spring, MD 20910



last updated: 06/17/25 P7



8433 GEORGIA AVE

8433 Georgia Ave, Silver Spring, MD 20910



Largest Tenant	Building Name	Occupancy Rate	Address	Occupied Space
Toole Design Group, Palladian Partners, The Center for Construction Reseach & Training.	8484 Georgia Ave	81%	8484 Georgia Avenue	115,727 SF
Silver Spring Medical Center	World Building	78%	8121 Georgia Avenue	51,000 SF
American Nurses Association, RLJ Entertainment, Radio One.	8515 Georgia Ave	93%	8515 Georgia Avenue	177,000 SF
Global Communities.	Lee Plaza Building	81%	8601 Georgia Avenue	115,000 SF
Technology Service Corp. Co.	Wayne Plaza	60%	962 Wayne Avenue	63,000 SF
Urban One.	Station Square	86%	1010 Wayne Avenue	173,117 SF
Planet Fitness, Law Office of Gary Gilbert.	Station Square	68%	1100 Wayne Avenue	110,905 SF
U.S.FDA, U.S.Veterans Affairs, U.S. Dept Health & Human Services.	Argent Spring	58%	8455 Colesville Rd	120,000 SF
Children's National Health System, AGM University.	Inventa Towers	42%	1 Discovery Place	203,4000 SF
National Oceanic & Atmospheric Administration	Silver Spring Metro Center 4	100%	1305 East-West Highway	304,000 SF
NOAA National Marine Fisheries Service.	Silver Spring Metro Center 3	100%	1315 East-West Highway	519,394 SF
Future	Silver Spring Transit Center	Future	Wayne Ave & Colesville Rd	Future - 266,645 SF
Future	8615 Georgia Ave	Future	8615 Georgia Avenue	Future - 219,972 SF
			Total Occupied Space	1,952,543 SF
			Total with future spaces	2,439,160 SF

last updated: 06/17/25 P8



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8433 GEORGIA AVE

8433 Georgia Ave, Silver Spring, MD 20910



last updated: 06/17/25 P9



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LEASING CONTACT

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OFFICE LOCATIONS

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last updated: 06/17/25 P10



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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.994/-77.0264

8433 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2025)	42,527		245,701		647,894	
Projected Population (2030)	43,690		244,136		645,853	
Census Population (2020)	39,041		238,767		635,587	
Census Population (2010)	31,657		219,904		578,838	
Projected Annual Growth (2025-2030)	1,163	0.5%	-1,565	-0.1%	-2,041	-
Historical Annual Growth (2020-2025)	3,486	-	6,934	0.6%	12,307	0.4%
Historical Annual Growth (2010-2020)	7,384	2.3%	18,863	0.9%	56,749	1.0%
Estimated Population Density (2025)	13,544 <i>psm</i>		8,691 <i>psm</i>		8,251 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2025)	21,544		92,835		253,414	
Projected Households (2030)	22,902		94,347		256,821	
Census Households (2020)	19,630		89,740		247,056	
Census Households (2010)	15,413		82,228		224,447	
Projected Annual Growth (2025-2030)	1,359	1.3%	1,512	0.3%	3,407	0.3%
Historical Annual Change (2010-2025)	6,131	2.7%	10,607	0.9%	28,966	0.9%
Average Household Income						
Estimated Average Household Income (2025)	\$149,583		\$171,912		\$182,353	
Projected Average Household Income (2030)	\$146,826		\$169,725		\$179,921	
Census Average Household Income (2010)	\$90,045		\$97,305		\$102,959	
Census Average Household Income (2000)	\$65,536		\$70,946		\$75,409	
Projected Annual Change (2025-2030)	-\$2,757	-0.4%	-\$2,187	-0.3%	-\$2,432	-0.3%
Historical Annual Change (2000-2025)	\$84,047	5.1%	\$100,966	5.7%	\$106,944	5.7%
Median Household Income						
Estimated Median Household Income (2025)	\$120,594		\$131,646		\$132,214	
Projected Median Household Income (2030)	\$119,367		\$130,957		\$131,517	
Census Median Household Income (2010)	\$73,487		\$79,016		\$80,638	
Census Median Household Income (2000)	\$54,753		\$58,275		\$60,071	
Projected Annual Change (2025-2030)	-\$1,227	-0.2%	-\$688	-0.1%	-\$697	-0.1%
Historical Annual Change (2000-2025)	\$65,842	4.8%	\$73,371	5.0%	\$72,143	4.8%
Per Capita Income						
Estimated Per Capita Income (2025)	\$75,833		\$65,034		\$71,586	
Projected Per Capita Income (2030)	\$77,019		\$65,670		\$71,807	
Census Per Capita Income (2010)	\$43,848		\$36,382		\$39,921	
Census Per Capita Income (2000)	\$31,415		\$27,197		\$29,757	
Projected Annual Change (2025-2030)	\$1,187	0.3%	\$636	0.2%	\$221	-
Historical Annual Change (2000-2025)	\$44,418	5.7%	\$37,837	5.6%	\$41,829	5.6%
Estimated Average Household Net Worth (2025)	\$1.24 M		\$1.66 M		\$1.68 M	

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.994/-77.0264

8433 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2025)	42,527		245,701		647,894	
White (2025)	17,550	41.3%	87,148	35.5%	259,295	40.0%
Black or African American (2025)	16,054	37.8%	82,853	33.7%	198,653	30.7%
American Indian or Alaska Native (2025)	139	0.3%	2,505	1.0%	5,060	0.8%
Asian (2025)	3,358	7.9%	15,048	6.1%	48,909	7.5%
Hawaiian or Pacific Islander (2025)	25	-	124	-	348	-
Other Race (2025)	2,118	5.0%	34,440	14.0%	76,764	11.8%
Two or More Races (2025)	3,283	7.7%	23,582	9.6%	58,865	9.1%
Population < 18 (2025)	7,223	17.0%	56,583	23.0%	136,468	21.1%
White Not Hispanic	2,296	31.8%	15,242	26.9%	40,494	29.7%
Black or African American	2,820	39.0%	16,876	29.8%	39,465	28.9%
Asian	398	5.5%	2,315	4.1%	7,114	5.2%
Other Race Not Hispanic	497	6.9%	2,842	5.0%	7,132	5.2%
Hispanic	1,213	16.8%	19,308	34.1%	42,263	31.0%
Not Hispanic or Latino Population (2025)	37,032	87.1%	180,203	73.3%	498,879	77.0%
Not Hispanic White	16,501	44.6%	79,171	43.9%	239,460	48.0%
Not Hispanic Black or African American	15,735	42.5%	79,298	44.0%	191,875	38.5%
Not Hispanic American Indian or Alaska Native	37	-	232	0.1%	577	0.1%
Not Hispanic Asian	3,310	8.9%	14,579	8.1%	47,962	9.6%
Not Hispanic Hawaiian or Pacific Islander	10	-	60	-	184	-
Not Hispanic Other Race	169	0.5%	708	0.4%	1,809	0.4%
Not Hispanic Two or More Races	1,270	3.4%	6,154	3.4%	17,012	3.4%
Hispanic or Latino Population (2025)	5,496	12.9%	65,499	26.7%	149,015	23.0%
Hispanic White	1,049	19.1%	7,977	12.2%	19,834	13.3%
Hispanic Black or African American	319	5.8%	3,556	5.4%	6,777	4.5%
Hispanic American Indian or Alaska Native	102	1.9%	2,272	3.5%	4,483	3.0%
Hispanic Asian	49	0.9%	469	0.7%	947	0.6%
Hispanic Hawaiian or Pacific Islander	15	0.3%	64	-	164	0.1%
Hispanic Other Race	1,949	35.5%	33,732	51.5%	74,955	50.3%
Hispanic Two or More Races	2,013	36.6%	17,429	26.6%	41,853	28.1%
Not Hispanic or Latino Population (2020)	34,156	87.5%	164,168	68.8%	465,890	73.3%
Hispanic or Latino Population (2020)	4,885	12.5%	74,599	31.2%	169,697	26.7%
Not Hispanic or Latino Population (2010)	28,143	88.9%	160,105	72.8%	447,244	77.3%
Hispanic or Latino Population (2010)	3,514	11.1%	59,799	27.2%	131,594	22.7%
Not Hispanic or Latino Population (2030)	37,450	85.7%	181,304	74.3%	500,556	77.5%
Hispanic or Latino Population (2030)	6,241	14.3%	62,832	25.7%	145,297	22.5%
Projected Annual Growth (2025-2030)	745	2.7%	-2,667	-0.8%	-3,718	-0.5%
Historical Annual Growth (2010-2020)	1,371	3.9%	14,800	2.5%	38,103	2.9%

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.994/-77.0264

8433 Georgia Ave		1 mi radius		3 mi radius		5 mi radius	
Silver Spring, MD 20910							
Total Age Distribution (2025)							
Total Population		42,527		245,701		647,894	
Age Under 5 Years		2,386	5.6%	16,298	6.6%	39,417	6.1%
Age 5 to 9 Years		2,014	4.7%	16,260	6.6%	39,072	6.0%
Age 10 to 14 Years		1,808	4.3%	15,313	6.2%	36,684	5.7%
Age 15 to 19 Years		1,591	3.7%	14,355	5.8%	41,381	6.4%
Age 20 to 24 Years		2,679	6.3%	13,127	5.3%	44,594	6.9%
Age 25 to 29 Years		4,670	11.0%	16,180	6.6%	49,077	7.6%
Age 30 to 34 Years		4,517	10.6%	18,971	7.7%	52,928	8.2%
Age 35 to 39 Years		3,885	9.1%	20,466	8.3%	52,855	8.2%
Age 40 to 44 Years		3,211	7.6%	20,090	8.2%	49,447	7.6%
Age 45 to 49 Years		2,538	6.0%	16,476	6.7%	40,318	6.2%
Age 50 to 54 Years		2,348	5.5%	15,035	6.1%	37,752	5.8%
Age 55 to 59 Years		2,250	5.3%	13,627	5.5%	34,321	5.3%
Age 60 to 64 Years		2,229	5.2%	12,876	5.2%	32,734	5.1%
Age 65 to 69 Years		2,175	5.1%	12,200	5.0%	30,592	4.7%
Age 70 to 74 Years		1,742	4.1%	9,445	3.8%	24,943	3.8%
Age 75 to 79 Years		1,157	2.7%	6,549	2.7%	18,091	2.8%
Age 80 to 84 Years		669	1.6%	4,087	1.7%	11,531	1.8%
Age 85 Years or Over		656	1.5%	4,345	1.8%	12,156	1.9%
Median Age		37.3		37.7		37.0	
Age 19 Years or Less		7,800	18.3%	62,226	25.3%	156,554	24.2%
Age 20 to 64 Years		28,328	66.6%	146,850	59.8%	394,027	60.8%
Age 65 Years or Over		6,399	15.0%	36,626	14.9%	97,312	15.0%
Female Age Distribution (2025)							
Female Population		22,797	53.6%	125,887	51.2%	325,675	50.3%
Age Under 5 Years		1,173	5.1%	8,033	6.4%	19,281	5.9%
Age 5 to 9 Years		1,001	4.4%	7,957	6.3%	19,205	5.9%
Age 10 to 14 Years		866	3.8%	7,501	6.0%	17,897	5.5%
Age 15 to 19 Years		784	3.4%	6,896	5.5%	16,882	5.2%
Age 20 to 24 Years		1,549	6.8%	6,606	5.2%	19,571	6.0%
Age 25 to 29 Years		2,664	11.7%	8,630	6.9%	26,266	8.1%
Age 30 to 34 Years		2,385	10.5%	9,726	7.7%	26,962	8.3%
Age 35 to 39 Years		1,997	8.8%	10,376	8.2%	26,847	8.2%
Age 40 to 44 Years		1,691	7.4%	9,986	7.9%	24,829	7.6%
Age 45 to 49 Years		1,307	5.7%	8,183	6.5%	20,132	6.2%
Age 50 to 54 Years		1,228	5.4%	7,530	6.0%	18,899	5.8%
Age 55 to 59 Years		1,193	5.2%	6,890	5.5%	17,335	5.3%
Age 60 to 64 Years		1,221	5.4%	6,733	5.3%	16,976	5.2%
Age 65 to 69 Years		1,191	5.2%	6,563	5.2%	16,404	5.0%
Age 70 to 74 Years		1,015	4.5%	5,369	4.3%	14,010	4.3%
Age 75 to 79 Years		673	3.0%	3,768	3.0%	10,254	3.1%
Age 80 to 84 Years		439	1.9%	2,472	2.0%	6,780	2.1%
Age 85 Years or Over		419	1.8%	2,666	2.1%	7,145	2.2%
Female Median Age		37.7		38.3		38.0	
Age 19 Years or Less		3,823	16.8%	30,387	24.1%	73,265	22.5%
Age 20 to 64 Years		15,236	66.8%	74,661	59.3%	197,817	60.7%
Age 65 Years or Over		3,738	16.4%	20,839	16.6%	54,593	16.8%

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Lat/Lon: 38.994/-77.0264

8433 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Male Age Distribution (2025)						
Male Population	19,730	46.4%	119,814	48.8%	322,218	49.7%
Age Under 5 Years	1,214	6.2%	8,265	6.9%	20,136	6.2%
Age 5 to 9 Years	1,013	5.1%	8,303	6.9%	19,867	6.2%
Age 10 to 14 Years	942	4.8%	7,811	6.5%	18,788	5.8%
Age 15 to 19 Years	808	4.1%	7,459	6.2%	24,499	7.6%
Age 20 to 24 Years	1,130	5.7%	6,520	5.4%	25,023	7.8%
Age 25 to 29 Years	2,005	10.2%	7,551	6.3%	22,811	7.1%
Age 30 to 34 Years	2,132	10.8%	9,245	7.7%	25,966	8.1%
Age 35 to 39 Years	1,889	9.6%	10,090	8.4%	26,009	8.1%
Age 40 to 44 Years	1,520	7.7%	10,104	8.4%	24,618	7.6%
Age 45 to 49 Years	1,231	6.2%	8,293	6.9%	20,185	6.3%
Age 50 to 54 Years	1,120	5.7%	7,505	6.3%	18,852	5.9%
Age 55 to 59 Years	1,057	5.4%	6,736	5.6%	16,987	5.3%
Age 60 to 64 Years	1,008	5.1%	6,143	5.1%	15,758	4.9%
Age 65 to 69 Years	984	5.0%	5,637	4.7%	14,188	4.4%
Age 70 to 74 Years	727	3.7%	4,076	3.4%	10,933	3.4%
Age 75 to 79 Years	484	2.5%	2,781	2.3%	7,837	2.4%
Age 80 to 84 Years	230	1.2%	1,615	1.3%	4,751	1.5%
Age 85 Years or Over	237	1.2%	1,679	1.4%	5,011	1.6%
Male Median Age	36.8		37.0		36.1	
Age 19 Years or Less	3,977	20.2%	31,839	26.6%	83,289	25.8%
Age 20 to 64 Years	13,092	66.4%	72,189	60.3%	196,210	60.9%
Age 65 Years or Over	2,662	13.5%	15,787	13.2%	42,719	13.3%
Males per 100 Females (2025)						
Overall Comparison	87		95		99	
Age Under 5 Years	103	50.9%	103	50.7%	104	51.1%
Age 5 to 9 Years	101	50.3%	104	51.1%	103	50.8%
Age 10 to 14 Years	109	52.1%	104	51.0%	105	51.2%
Age 15 to 19 Years	103	50.8%	108	52.0%	145	59.2%
Age 20 to 24 Years	73	42.2%	99	49.7%	128	56.1%
Age 25 to 29 Years	75	42.9%	87	46.7%	87	46.5%
Age 30 to 34 Years	89	47.2%	95	48.7%	96	49.1%
Age 35 to 39 Years	95	48.6%	97	49.3%	97	49.2%
Age 40 to 44 Years	90	47.3%	101	50.3%	99	49.8%
Age 45 to 49 Years	94	48.5%	101	50.3%	100	50.1%
Age 50 to 54 Years	91	47.7%	100	49.9%	100	49.9%
Age 55 to 59 Years	89	47.0%	98	49.4%	98	49.5%
Age 60 to 64 Years	83	45.2%	91	47.7%	93	48.1%
Age 65 to 69 Years	83	45.2%	86	46.2%	86	46.4%
Age 70 to 74 Years	72	41.7%	76	43.2%	78	43.8%
Age 75 to 79 Years	72	41.8%	74	42.5%	76	43.3%
Age 80 to 84 Years	52	34.3%	65	39.5%	70	41.2%
Age 85 Years or Over	57	36.2%	63	38.6%	70	41.2%
Age 19 Years or Less	104	51.0%	105	51.2%	114	53.2%
Age 20 to 39 Years	83	45.4%	95	48.6%	100	50.0%
Age 40 to 64 Years	89	47.2%	99	49.7%	98	49.5%
Age 65 Years or Over	71	41.6%	76	43.1%	78	43.9%

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Complete Profile

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Lat/Lon: 38.994/-77.0264

8433 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Household Type (2025)						
Total Households	21,544		92,835		253,414	
Households with Children	3,977	18.5%	31,448	33.9%	75,171	29.7%
Average Household Size	2.0		2.6		2.5	
Household Density per Square Mile	6,861		3,284		3,227	
Population Family	23,886	56.2%	195,123	79.4%	471,809	72.8%
Population Non-Family	18,466	43.4%	48,813	19.9%	156,048	24.1%
Population Group Quarters	175	0.4%	1,765	0.7%	20,037	3.1%
Family Households	7,935	36.8%	58,653	63.2%	144,558	57.0%
Married Couple Households	5,665	71.4%	40,077	68.3%	99,276	68.7%
Other Family Households with Children	2,270	28.6%	18,576	31.7%	45,282	31.3%
Family Households with Children	3,969	50.0%	31,358	53.5%	74,937	51.8%
Married Couple with Children	2,785	70.2%	21,700	69.2%	51,580	68.8%
Other Family Households with Children	1,184	29.8%	9,658	30.8%	23,357	31.2%
Family Households No Children	3,966	50.0%	27,294	46.5%	69,621	48.2%
Married Couple No Children	2,880	72.6%	18,377	67.3%	47,696	68.5%
Other Family Households No Children	1,086	27.4%	8,918	32.7%	21,926	31.5%
Non-Family Households	13,609	63.2%	34,182	36.8%	108,855	43.0%
Non-Family Households with Children	8	-	90	0.3%	234	0.2%
Non-Family Households No Children	13,601	99.9%	34,093	99.7%	108,621	99.8%
Average Family Household Size	3.0		3.3		3.3	
Average Family Income	\$214,310		\$207,840		\$227,793	
Median Family Income	\$177,672		\$164,409		\$173,426	
Average Non-Family Household Size	1.4		1.4		1.4	
Marital Status (2025)						
Population Age 15 Years or Over	36,318		197,830		532,720	
Never Married	17,582	48.4%	83,754	42.3%	237,661	44.6%
Currently Married	13,133	36.2%	79,010	39.9%	202,070	37.9%
Previously Married	5,603	15.4%	35,066	17.7%	92,989	17.5%
Separated	1,400	25.0%	10,035	28.6%	26,085	28.1%
Widowed	1,005	17.9%	7,927	22.6%	21,851	23.5%
Divorced	3,198	57.1%	17,104	48.8%	45,053	48.4%
Educational Attainment (2025)						
Adult Population Age 25 Years or Over	32,048		170,349		446,745	
Elementary (Grade Level 0 to 8)	847	2.6%	17,699	10.4%	35,286	7.9%
Some High School (Grade Level 9 to 11)	745	2.3%	7,873	4.6%	18,501	4.1%
High School Graduate	2,745	8.6%	25,166	14.8%	60,065	13.4%
Some College	2,902	9.1%	17,228	10.1%	44,871	10.0%
Associate Degree Only	1,333	4.2%	7,792	4.6%	17,667	4.0%
Bachelor Degree Only	9,728	30.4%	39,165	23.0%	107,375	24.0%
Graduate Degree	13,749	42.9%	55,427	32.5%	162,982	36.5%
Any College (Some College or Higher)	27,712	86.5%	119,612	70.2%	332,894	74.5%
College Degree + (Bachelor Degree or Higher)	23,477	73.3%	94,592	55.5%	270,356	60.5%

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.994/-77.0264

8433 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Housing						
Total Housing Units (2025)	22,123		97,989		272,933	
Total Housing Units (2020)	21,053		94,906		264,565	
Historical Annual Growth (2020-2025)	1,070	-	3,083	-	8,368	-
Housing Units Occupied (2025)	21,544	97.4%	92,835	94.7%	253,414	92.8%
Housing Units Owner-Occupied	5,873	27.3%	45,633	49.2%	120,765	47.7%
Housing Units Renter-Occupied	15,671	72.7%	47,202	50.8%	132,648	52.3%
Housing Units Vacant (2025)	579	2.6%	5,154	5.3%	19,519	7.2%
Household Size (2025)						
Total Households	21,544		92,835		253,414	
1 Person Households	10,428	48.4%	25,939	27.9%	81,908	32.3%
2 Person Households	6,127	28.4%	28,403	30.6%	77,588	30.6%
3 Person Households	2,221	10.3%	14,846	16.0%	37,358	14.7%
4 Person Households	1,627	7.6%	12,280	13.2%	29,907	11.8%
5 Person Households	662	3.1%	5,996	6.5%	14,314	5.6%
6 Person Households	297	1.4%	2,885	3.1%	6,673	2.6%
7 or More Person Households	182	0.8%	2,486	2.7%	5,666	2.2%
Household Income Distribution (2025)						
HH Income \$200,000 or More	4,864	22.6%	25,767	27.8%	71,998	28.4%
HH Income \$150,000 to \$199,999	2,707	12.6%	10,268	11.1%	28,652	11.3%
HH Income \$125,000 to \$149,999	1,972	9.2%	7,060	7.6%	18,958	7.5%
HH Income \$100,000 to \$124,999	2,208	10.3%	8,266	8.9%	22,612	8.9%
HH Income \$75,000 to \$99,999	2,235	10.4%	9,051	9.7%	25,735	10.2%
HH Income \$50,000 to \$74,999	3,171	14.7%	11,798	12.7%	30,347	12.0%
HH Income \$35,000 to \$49,999	1,490	6.9%	7,130	7.7%	16,999	6.7%
HH Income \$25,000 to \$34,999	947	4.4%	4,042	4.4%	9,436	3.7%
HH Income \$15,000 to \$24,999	761	3.5%	3,499	3.8%	8,940	3.5%
HH Income \$10,000 to \$14,999	384	1.8%	1,793	1.9%	5,099	2.0%
HH Income Under \$10,000	805	3.7%	4,161	4.5%	14,637	5.8%
Household Vehicles (2025)						
Households 0 Vehicles Available	5,284	24.5%	16,983	18.3%	54,869	21.7%
Households 1 Vehicle Available	10,692	49.6%	38,721	41.7%	108,982	43.0%
Households 2 Vehicles Available	4,473	20.8%	27,314	29.4%	65,109	25.7%
Households 3 or More Vehicles Available	1,096	5.1%	9,817	10.6%	24,453	9.6%
Total Vehicles Available	23,287		126,101		322,190	
Average Vehicles per Household	1.1		1.4		1.3	
Owner-Occupied Household Vehicles	9,334	40.1%	78,302	62.1%	200,172	62.1%
Average Vehicles per Owner-Occupied Household	1.6		1.7		1.7	
Renter-Occupied Household Vehicles	13,953	59.9%	47,798	37.9%	122,018	37.9%
Average Vehicles per Renter-Occupied Household	-		1.0		-	
Travel Time (2025)						
Worker Base Age 16 years or Over	28,487		141,107		367,476	
Travel to Work in 14 Minutes or Less	2,188	7.7%	11,408	8.1%	32,774	8.9%
Travel to Work in 15 to 29 Minutes	5,277	18.5%	29,752	21.1%	82,935	22.6%
Travel to Work in 30 to 59 Minutes	10,399	36.5%	54,222	38.4%	132,906	36.2%
Travel to Work in 60 Minutes or More	1,792	6.3%	14,155	10.0%	29,284	8.0%
Work at Home	8,832	31.0%	31,569	22.4%	89,576	24.4%
Average Minutes Travel to Work	32.1		32.3		30.8	

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Transportation To Work (2025)						
Worker Base Age 16 years or Over	28,487		141,107		367,476	
Drive to Work Alone	11,035	38.7%	63,732	45.2%	152,818	41.6%
Drive to Work in Carpool	999	3.5%	14,456	10.2%	29,171	7.9%
Travel to Work by Public Transportation	5,568	19.5%	23,317	16.5%	66,087	18.0%
Drive to Work on Motorcycle	7	-	122	-	381	0.1%
Bicycle to Work	375	1.3%	1,415	1.0%	6,325	1.7%
Walk to Work	1,440	5.1%	4,476	3.2%	18,189	4.9%
Other Means	232	0.8%	2,018	1.4%	4,928	1.3%
Work at Home	8,832	31.0%	31,569	22.4%	89,576	24.4%
Daytime Demographics (2025)						
Total Businesses	2,675		8,379		25,287	
Total Employees	29,700		70,406		244,869	
Company Headquarter Businesses	126	4.7%	265	3.2%	871	3.4%
Company Headquarter Employees	5,805	19.5%	8,309	11.8%	33,838	13.8%
Employee Population per Business	11.1 to 1		8.4 to 1		9.7 to 1	
Residential Population per Business	15.9 to 1		29.3 to 1		25.6 to 1	
Adj. Daytime Demographics Age 16 Years or Over	37,098		123,689		400,955	
Labor Force						
Labor Population Age 16 Years or Over (2025)	35,978		194,890		525,567	
Labor Force Total Males (2025)	16,393	45.6%	93,942	48.2%	259,790	49.4%
Male Civilian Employed	13,399	81.7%	72,476	77.1%	188,671	72.6%
Male Civilian Unemployed	250	1.5%	1,971	2.1%	6,320	2.4%
Males in Armed Forces	65	0.4%	324	0.3%	1,302	0.5%
Males Not in Labor Force	2,679	16.3%	19,170	20.4%	63,497	24.4%
Labor Force Total Females (2025)	19,585	54.4%	100,948	51.8%	265,777	50.6%
Female Civilian Employed	15,089	77.0%	68,636	68.0%	178,830	67.3%
Female Civilian Unemployed	323	1.6%	2,343	2.3%	6,354	2.4%
Females in Armed Forces	27	0.1%	170	0.2%	678	0.3%
Females Not in Labor Force	4,146	21.2%	29,798	29.5%	79,915	30.1%
Unemployment Rate	573	1.6%	4,315	2.2%	12,674	2.4%
Occupation (2025)						
Occupation Population Age 16 Years or Over	28,487		141,107		367,476	
Occupation Total Males	13,399	47.0%	72,471	51.4%	188,646	51.3%
Occupation Total Females	15,089	53.0%	68,636	48.6%	178,830	48.7%
Management, Business, Financial Operations	7,330	25.7%	30,945	21.9%	87,034	23.7%
Professional, Related	13,067	45.9%	49,020	34.7%	136,516	37.1%
Service	3,033	10.6%	23,474	16.6%	56,863	15.5%
Sales, Office	3,265	11.5%	16,517	11.7%	43,573	11.9%
Farming, Fishing, Forestry	7	-	102	-	226	-
Construction, Extraction, Maintenance	662	2.3%	12,533	8.9%	24,824	6.8%
Production, Transport, Material Moving	1,123	3.9%	8,516	6.0%	18,439	5.0%
White Collar Workers	23,662	83.1%	96,483	68.4%	267,124	72.7%
Blue Collar Workers	4,825	16.9%	44,624	31.6%	100,352	27.3%

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Units In Structure (2025)						
Total Units	21,544		92,835		253,414	
1 Detached Unit	4,766	22.1%	33,032	35.6%	78,249	30.9%
1 Attached Unit	1,808	8.4%	13,589	14.6%	39,003	15.4%
2 Units	184	0.9%	1,227	1.3%	4,154	1.6%
3 to 4 Units	502	2.3%	2,618	2.8%	7,864	3.1%
5 to 9 Units	1,222	5.7%	7,115	7.7%	19,867	7.8%
10 to 19 Units	1,473	6.8%	8,218	8.9%	21,723	8.6%
20 to 49 Units	883	4.1%	5,136	5.5%	14,598	5.8%
50 or More Units	10,637	49.4%	21,619	23.3%	67,456	26.6%
Mobile Home or Trailer	69	0.3%	256	0.3%	404	0.2%
Other Structure	-	-	25	-	96	-
Homes Built By Year (2025)						
Homes Built 2020 or later	436	2.0%	1,975	2.0%	6,560	2.4%
Homes Built 2010 to 2019	3,756	17.0%	7,712	7.9%	24,188	8.9%
Homes Built 2000 to 2009	2,243	10.1%	5,499	5.6%	17,262	6.3%
Homes Built 1990 to 1999	1,256	5.7%	4,729	4.8%	11,826	4.3%
Homes Built 1980 to 1989	1,996	9.0%	7,408	7.6%	20,725	7.6%
Homes Built 1970 to 1979	1,746	7.9%	6,291	6.4%	19,424	7.1%
Homes Built 1960 to 1969	3,804	17.2%	13,234	13.5%	33,590	12.3%
Homes Built 1950 to 1959	1,865	8.4%	17,398	17.8%	42,113	15.4%
Homes Built 1940 to 1949	1,741	7.9%	12,062	12.3%	26,990	9.9%
Homes Built Before 1939	2,700	12.2%	16,527	16.9%	50,736	18.6%
Median Age of Homes	47.8 yrs		58.3 yrs		57.0 yrs	
Home Values (2025)						
Owner Specified Housing Units	5,873		45,633		120,765	
Home Values \$1,000,000 or More	1,323	22.5%	8,977	19.7%	30,525	25.3%
Home Values \$750,000 to \$999,999	1,514	25.8%	8,057	17.7%	18,489	15.3%
Home Values \$500,000 to \$749,999	1,714	29.2%	15,434	33.8%	35,136	29.1%
Home Values \$400,000 to \$499,999	434	7.4%	4,995	10.9%	14,573	12.1%
Home Values \$300,000 to \$399,999	350	6.0%	3,540	7.8%	10,613	8.8%
Home Values \$250,000 to \$299,999	121	2.1%	985	2.2%	2,936	2.4%
Home Values \$200,000 to \$249,999	172	2.9%	1,118	2.5%	2,959	2.5%
Home Values \$175,000 to \$199,999	31	0.5%	169	0.4%	521	0.4%
Home Values \$150,000 to \$174,999	79	1.4%	396	0.9%	738	0.6%
Home Values \$125,000 to \$149,999	8	0.1%	165	0.4%	378	0.3%
Home Values \$100,000 to \$124,999	36	0.6%	580	1.3%	865	0.7%
Home Values \$90,000 to \$99,999	-	-	68	0.1%	104	-
Home Values \$80,000 to \$89,999	37	0.6%	180	0.4%	378	0.3%
Home Values \$70,000 to \$79,999	7	0.1%	74	0.2%	118	-
Home Values \$60,000 to \$69,999	2	-	192	0.4%	334	0.3%
Home Values \$50,000 to \$59,999	23	0.4%	78	0.2%	162	0.1%
Home Values \$35,000 to \$49,999	-	-	85	0.2%	355	0.3%
Home Values \$25,000 to \$34,999	1	-	42	-	198	0.2%
Home Values \$10,000 to \$24,999	3	-	29	-	196	0.2%
Home Values Under \$10,000	17	0.3%	470	1.0%	1,186	1.0%
Owner-Occupied Median Home Value	\$780,014		\$729,312		\$784,891	
Renter-Occupied Median Rent	\$1,885		\$1,733		\$1,817	

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Total Annual Consumer Expenditure (2025)						
Total Household Expenditure	\$2.59 B		\$12.07 B		\$32.85 B	
Total Non-Retail Expenditure	\$1.45 B		\$6.65 B		\$18.25 B	
Total Retail Expenditure	\$1.13 B		\$5.42 B		\$14.61 B	
Alcoholic Beverages	\$15.82 M		\$72.97 M		\$198.86 M	
Apparel	\$46.41 M		\$216.27 M		\$587.36 M	
Contributions	\$87.44 M		\$395.7 M		\$1.09 B	
Education	\$60.9 M		\$277.61 M		\$759.63 M	
Entertainment	\$143.14 M		\$666.9 M		\$1.81 B	
Food Away From Home	\$111.28 M		\$516.73 M		\$1.4 B	
Grocery	\$142.44 M		\$697.27 M		\$1.86 B	
Health Care	\$133.9 M		\$610.08 M		\$1.64 B	
Household Furnishings and Equipment	\$67.97 M		\$314.34 M		\$855.62 M	
Household Operations	\$46.24 M		\$217.99 M		\$590.96 M	
Miscellaneous Expenses	\$43.46 M		\$199.92 M		\$544.19 M	
Personal Care	\$29.07 M		\$140.47 M		\$376.75 M	
Shelter	\$432.01 M		\$1.91 B		\$5.19 B	
Tax and Retirement	\$828.17 M		\$3.81 B		\$10.63 B	
Tobacco and Related	\$8.28 M		\$44.67 M		\$115.65 M	
Transportation	\$290.87 M		\$1.48 B		\$3.88 B	
Utilities	\$100.05 M		\$492.44 M		\$1.31 B	
Monthly Household Consumer Expenditure (2025)						
Total Household Expenditure	\$10,008		\$10,837		\$10,804	
Total Non-Retail Expenditure	\$5,625	56.2%	\$5,972	55.1%	\$6,000	55.5%
Total Retail Expenditures	\$4,383	43.8%	\$4,865	44.9%	\$4,804	44.5%
Alcoholic Beverages	\$61	0.6%	\$66	0.6%	\$65	0.6%
Apparel	\$180	1.8%	\$194	1.8%	\$193	1.8%
Contributions	\$338	3.4%	\$355	3.3%	\$357	3.3%
Education	\$236	2.4%	\$249	2.3%	\$250	2.3%
Entertainment	\$554	5.5%	\$599	5.5%	\$596	5.5%
Food Away From Home	\$430	4.3%	\$464	4.3%	\$462	4.3%
Grocery	\$551	5.5%	\$626	5.8%	\$612	5.7%
Health Care	\$518	5.2%	\$548	5.1%	\$540	5.0%
Household Furnishings and Equipment	\$263	2.6%	\$282	2.6%	\$281	2.6%
Household Operations	\$179	1.8%	\$196	1.8%	\$194	1.8%
Miscellaneous Expenses	\$168	1.7%	\$179	1.7%	\$179	1.7%
Personal Care	\$112	1.1%	\$126	1.2%	\$124	1.1%
Shelter	\$1,671	16.7%	\$1,717	15.8%	\$1,708	15.8%
Tax and Retirement	\$3,203	32.0%	\$3,423	31.6%	\$3,495	31.6%
Tobacco and Related	\$32	0.3%	\$40	0.4%	\$38	0.4%
Transportation	\$1,125	11.2%	\$1,331	12.3%	\$1,278	11.8%
Utilities	\$387	3.9%	\$442	4.1%	\$432	4.0%