8401 GEORGIA AVE

8401 Georgia Ave, Silver Spring, MD 20910

THUR RETAIL
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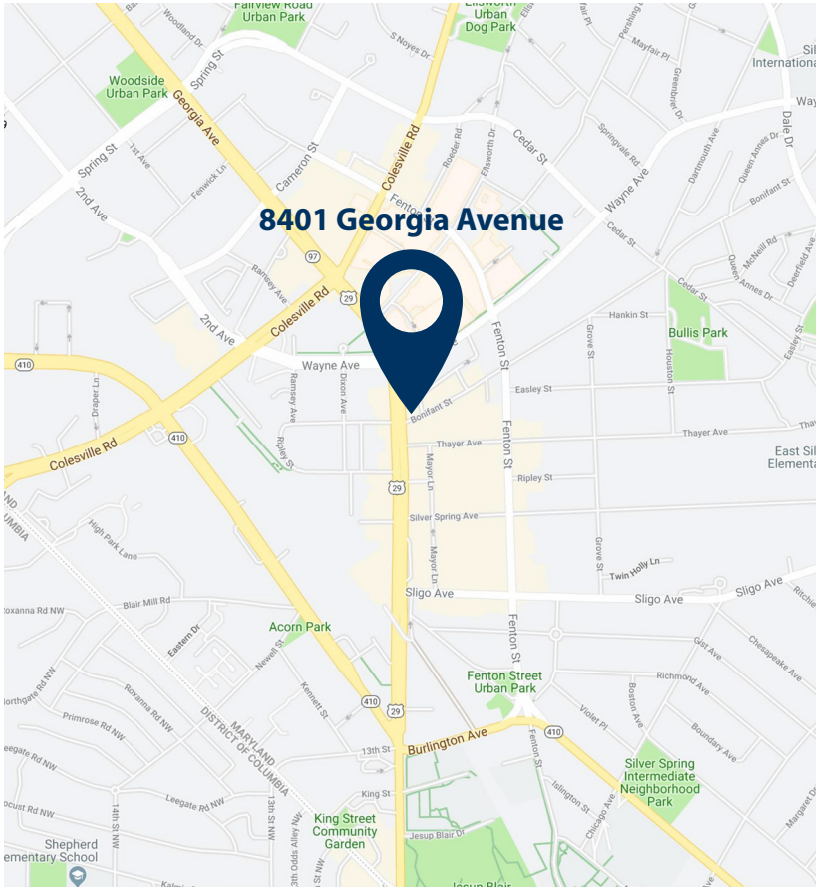

PROPERTY HIGHLIGHTS

- AVAILABLE NOW: 3,330 SF (2nd floor)
- Across the street from the new Purple line Metro
- In the heart of downtown Silver Spring
- Renovated interior and exterior

Join:

POPEYES

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
1 Mi	39,116	Georgia Avenue: 40,000	1 Mi	$112,627	1 Mi	27,029
3 Mi	237,727		3 Mi	$128,313	3 Mi	75,652
5 Mi	635,318		5 Mi	$137,497	5 Mi	280,485

last updated: 08/05/20

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SHARY THUR 202-359-3469 sthur@thurassociates.com

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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 2021.
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.

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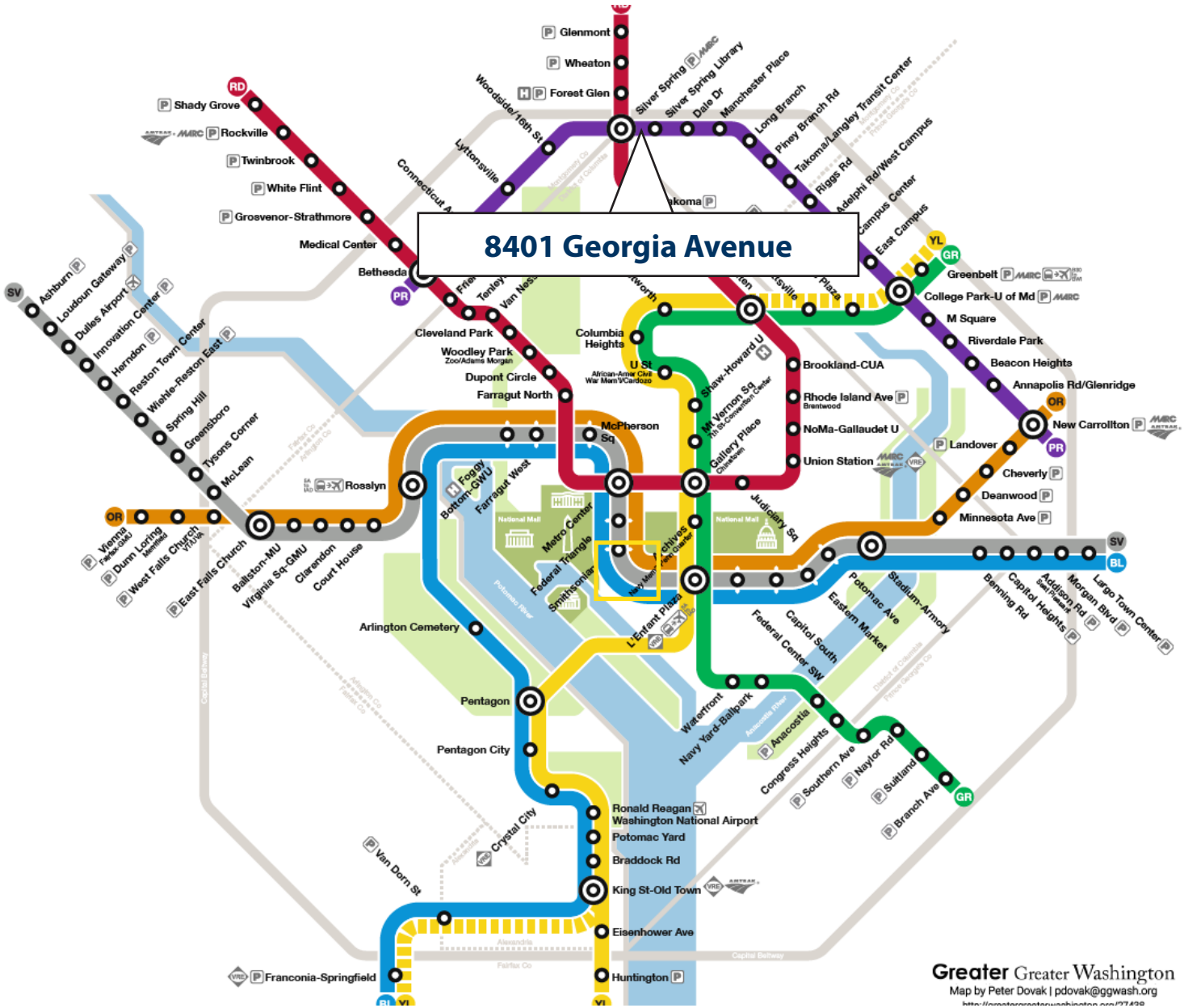

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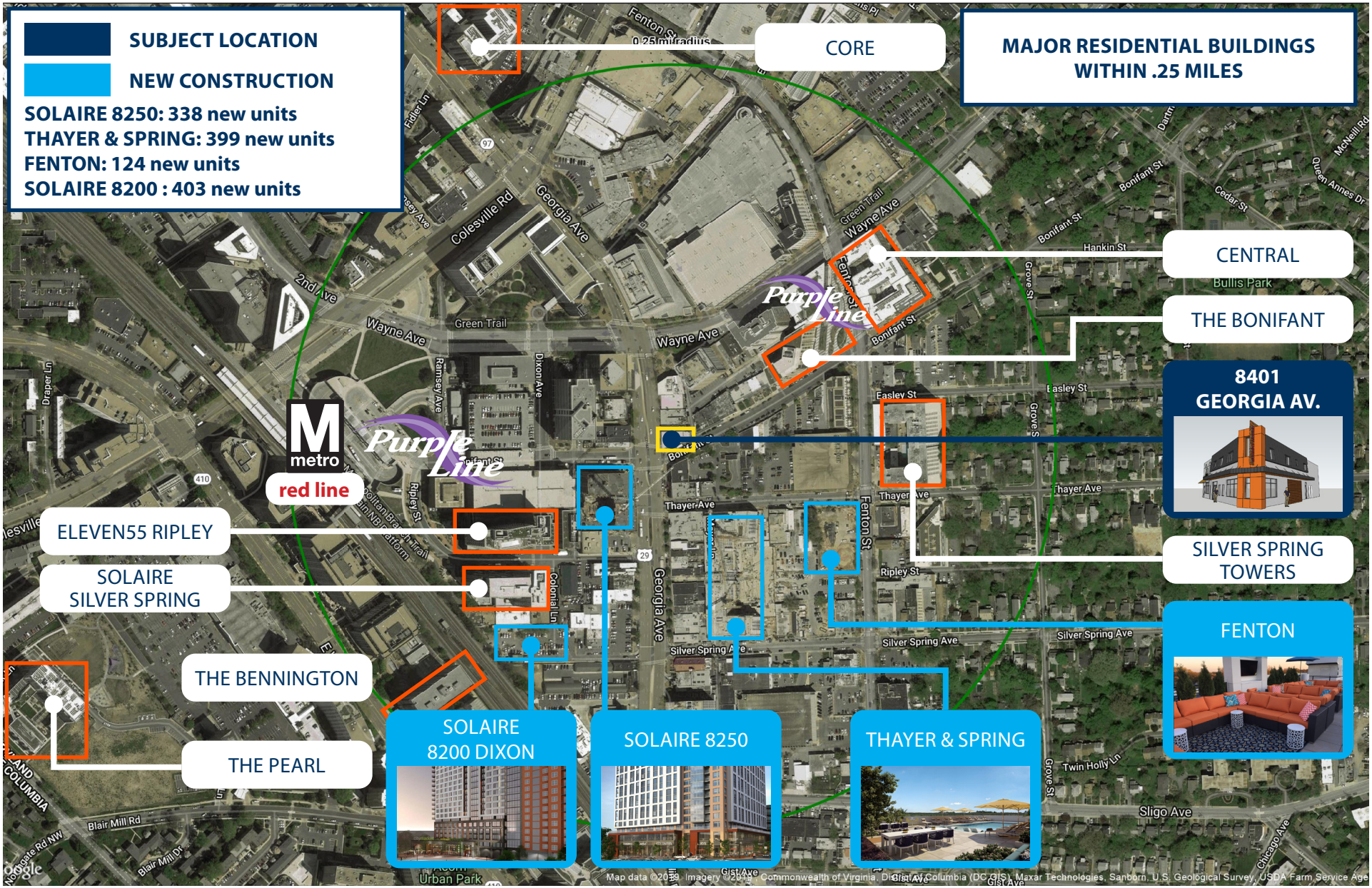

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Largest Tenant	Building Name	Occupancy Rate	Address	Occupied Space
Toole Design Group, Palladian Partners, The Center for Construction Reseach & Training.	8484 Georgia Ave	81%	8484 Georgia Avenue	115,727 SF
Silver Spring Medical Center	World Building	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**

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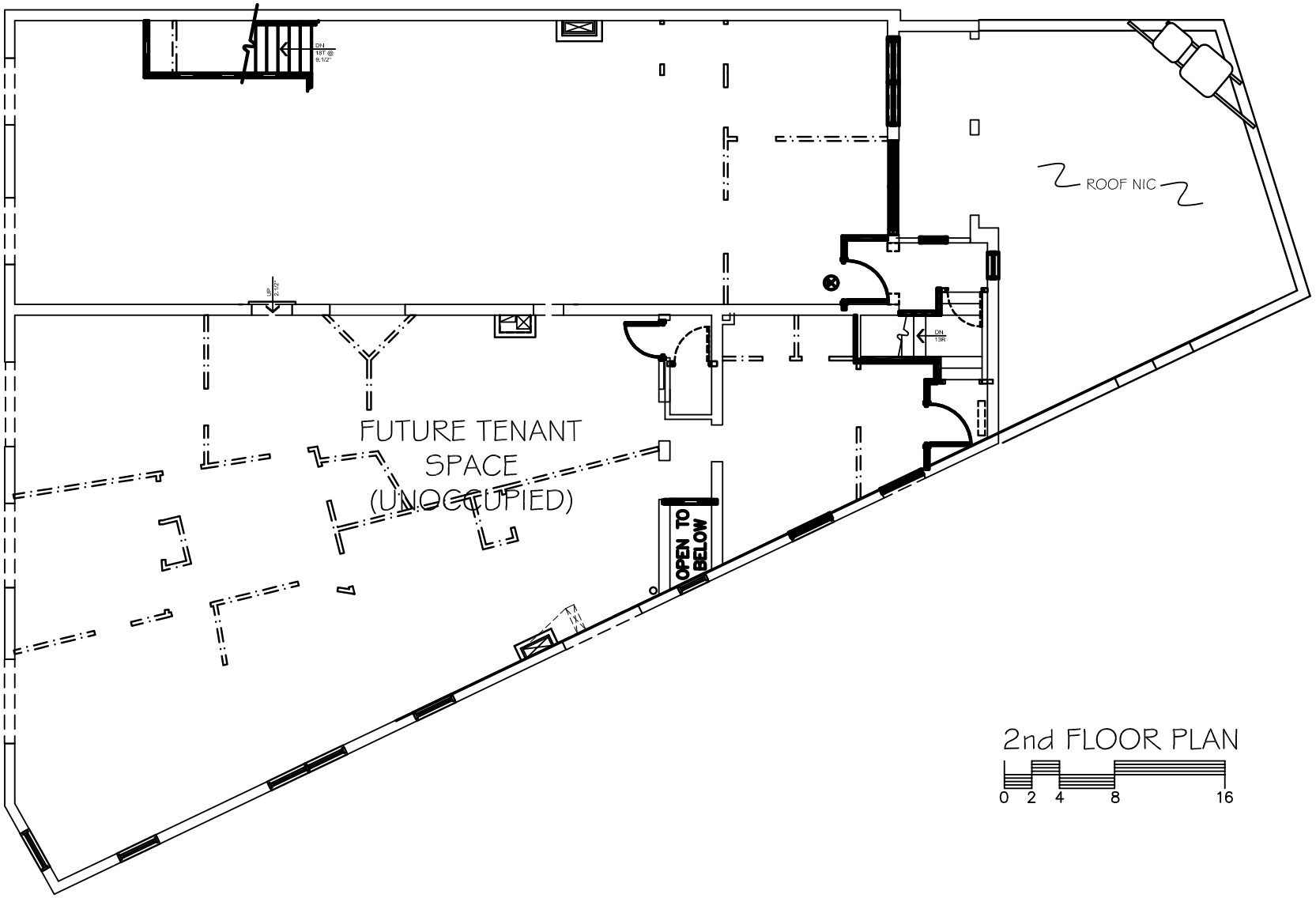

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Boca Raton, Fl 33432
561-395-2441

last updated: 08/05/20

COMPLETE PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 38.9936/-77.0264

RFULL9

8401 Georgia Ave **Silver Spring, MD 20910**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Population						
Estimated Population (2020)	38,470		238,362		632,924	
Projected Population (2025)	39,099		243,797		649,238	
Census Population (2010)	31,205		220,622		579,036	
Census Population (2000)	29,372		214,528		550,757	
Projected Annual Growth (2020-2025)	629	*0.3%*	5,434	*0.5%*	16,313	*0.5%*
Historical Annual Growth (2010-2020)	7,265	*2.3%*	17,740	*0.8%*	53,888	*0.9%*
Historical Annual Growth (2000-2010)	1,833	*0.6%*	6,094	*0.3%*	28,279	*0.5%*
Estimated Population Density (2020)	12,252	*psm*	8,432	*psm*	8,061	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*
Households						
Estimated Households (2020)	18,914		88,683		243,420	
Projected Households (2025)	19,418		91,717		251,914	
Census Households (2010)	15,217		82,660		225,338	
Census Households (2000)	13,941		82,338		218,334	
Projected Annual Growth (2020-2025)	504	*0.5%*	3,034	*0.7%*	8,494	*0.7%*
Historical Annual Change (2000-2020)	4,973	*1.8%*	6,345	*0.4%*	25,086	*0.6%*
Average Household Income						
Estimated Average Household Income (2020)	$118,246		$132,320		$143,471	
Projected Average Household Income (2025)	$147,641		$160,925		$173,897	
Census Average Household Income (2010)	$90,138		$97,379		$103,076	
Census Average Household Income (2000)	$65,736		$70,783		$75,530	
Projected Annual Change (2020-2025)	$29,395	*5.0%*	$28,605	*4.3%*	$30,426	*4.2%*
Historical Annual Change (2000-2020)	$52,511	*4.0%*	$61,537	*4.3%*	$67,941	*4.5%*
Median Household Income						
Estimated Median Household Income (2020)	$91,433		$98,675		$104,773	
Projected Median Household Income (2025)	$105,382		$113,144		$119,668	
Census Median Household Income (2010)	$74,016		$79,006		$80,820	
Census Median Household Income (2000)	$54,715		$58,146		$60,143	
Projected Annual Change (2020-2025)	$13,949	*3.1%*	$14,469	*2.9%*	$14,895	*2.8%*
Historical Annual Change (2000-2020)	$36,719	*3.4%*	$40,529	*3.5%*	$44,630	*3.7%*
Per Capita Income						
Estimated Per Capita Income (2020)	$58,151		$49,322		$55,371	
Projected Per Capita Income (2025)	$73,339		$60,631		$67,662	
Census Per Capita Income (2010)	$43,955		$36,485		$40,113	
Census Per Capita Income (2000)	$31,507		$27,128		$29,837	
Projected Annual Change (2020-2025)	$15,188	*5.2%*	$11,309	*4.6%*	$12,291	*4.4%*
Historical Annual Change (2000-2020)	$26,644	*4.2%*	$22,194	*4.1%*	$25,534	*4.3%*
Estimated Average Household Net Worth (2020)	$867,207		$1.01 M		$1.1 M	

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COMPLETE PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.9936/-77.0264

RFULL9

8401 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2020)	38,470		238,362		632,924	
White (2020)	16,392	42.6%	93,292	39.1%	288,125	45.5%
Black or African American (2020)	15,095	39.2%	80,518	33.8%	193,992	30.7%
American Indian or Alaska Native (2020)	116	0.3%	1,740	0.7%	3,371	0.5%
Asian (2020)	3,258	8.5%	14,754	6.2%	45,201	7.1%
Hawaiian or Pacific Islander (2020)	16	-	260	0.1%	489	-
Other Race (2020)	1,820	4.7%	36,076	15.1%	75,008	11.9%
Two or More Races (2020)	1,773	4.6%	11,722	4.9%	26,738	4.2%
Population < 18 (2020)	7,045	18.3%	53,099	22.3%	127,367	20.1%
White Not Hispanic	1,967	27.9%	13,037	24.6%	36,522	28.7%
Black or African American	2,892	41.1%	15,427	29.1%	36,023	28.3%
Asian	483	6.9%	2,504	4.7%	6,963	5.5%
Other Race Not Hispanic	455	6.5%	2,431	4.6%	6,105	4.8%
Hispanic	1,248	17.7%	19,699	37.1%	41,753	32.8%
Not Hispanic or Latino Population (2020)	33,416	86.9%	169,299	71.0%	483,630	76.4%
Not Hispanic White	14,400	43.1%	71,016	41.9%	234,916	48.6%
Not Hispanic Black or African American	14,441	43.2%	76,731	45.3%	185,382	38.3%
Not Hispanic American Indian or Alaska Native	68	0.2%	402	0.2%	1,087	0.2%
Not Hispanic Asian	3,150	9.4%	14,059	8.3%	43,606	9.0%
Not Hispanic Hawaiian or Pacific Islander	15	-	112	-	292	-
Not Hispanic Other Race	89	0.3%	1,195	0.7%	3,566	0.7%
Not Hispanic Two or More Races	1,253	3.7%	5,784	3.4%	14,781	3.1%
Hispanic or Latino Population (2020)	5,054	13.1%	69,063	29.0%	149,294	23.6%
Hispanic White	1,991	39.4%	22,276	32.3%	53,209	35.6%
Hispanic Black or African American	654	12.9%	3,788	5.5%	8,610	5.8%
Hispanic American Indian or Alaska Native	49	1.0%	1,339	1.9%	2,284	1.5%
Hispanic Asian	108	2.1%	694	1.0%	1,596	1.1%
Hispanic Hawaiian or Pacific Islander	-	-	148	0.2%	197	0.1%
Hispanic Other Race	1,731	34.3%	34,881	50.5%	71,442	47.9%
Hispanic Two or More Races	521	10.3%	5,938	8.6%	11,957	8.0%
Not Hispanic or Latino Population (2010)	27,815	89.1%	160,870	72.9%	447,818	77.3%
Hispanic or Latino Population (2010)	3,390	10.9%	59,752	27.1%	131,218	22.7%
Not Hispanic or Latino Population (2000)	25,873	88.1%	170,293	79.4%	455,703	82.7%
Hispanic or Latino Population (2000)	3,498	11.9%	44,234	20.6%	95,054	17.3%
Not Hispanic or Latino Population (2025)	34,011	87.0%	174,487	71.6%	499,205	76.9%
Hispanic or Latino Population (2025)	5,088	13.0%	69,310	28.4%	150,032	23.1%
Projected Annual Growth (2020-2025)	34	-	247	-	738	-
Historical Annual Growth (2000-2010)	-109	-0.3%	15,518	3.5%	36,164	3.8%

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COMPLETE PROFILE

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RFULL9

8401 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2020)						
Total Population	38,470		238,362		632,924	
Age Under 5 Years	2,248	*5.8%*	16,900	*7.1%*	40,631	*6.4%*
Age 5 to 9 Years	1,973	*5.1%*	15,409	*6.5%*	37,304	*5.9%*
Age 10 to 14 Years	1,753	*4.6%*	13,655	*5.7%*	32,963	*5.2%*
Age 15 to 19 Years	1,700	*4.4%*	12,414	*5.2%*	37,217	*5.9%*
Age 20 to 24 Years	2,976	*7.7%*	14,319	*6.0%*	43,565	*6.9%*
Age 25 to 29 Years	4,101	*10.7%*	18,060	*7.6%*	53,218	*8.4%*
Age 30 to 34 Years	3,607	*9.4%*	19,225	*8.1%*	55,389	*8.8%*
Age 35 to 39 Years	3,014	*7.8%*	19,404	*8.1%*	51,969	*8.2%*
Age 40 to 44 Years	2,420	*6.3%*	16,602	*7.0%*	42,534	*6.7%*
Age 45 to 49 Years	2,211	*5.7%*	14,928	*6.3%*	37,908	*6.0%*
Age 50 to 54 Years	2,276	*5.9%*	14,615	*6.1%*	36,269	*5.7%*
Age 55 to 59 Years	2,535	*6.6%*	15,297	*6.4%*	38,010	*6.0%*
Age 60 to 64 Years	2,395	*6.2%*	13,779	*5.8%*	34,931	*5.5%*
Age 65 to 69 Years	1,747	*4.5%*	10,871	*4.6%*	28,743	*4.5%*
Age 70 to 74 Years	1,310	*3.4%*	8,300	*3.5%*	22,413	*3.5%*
Age 75 to 79 Years	923	*2.4%*	5,832	*2.4%*	15,704	*2.5%*
Age 80 to 84 Years	606	*1.6%*	3,959	*1.7%*	10,716	*1.7%*
Age 85 Years or Over	675	*1.8%*	4,795	*2.0%*	13,439	*2.1%*
Median Age	36.8		37.1		36.6	
Age 19 Years or Less	7,675	*19.9%*	58,378	*24.5%*	148,116	*23.4%*
Age 20 to 64 Years	25,535	*66.4%*	146,228	*61.3%*	393,793	*62.2%*
Age 65 Years or Over	5,260	*13.7%*	33,757	*14.2%*	91,015	*14.4%*
Female Age Distribution (2020)						
Female Population	20,292	*52.7%*	120,610	*50.6%*	324,081	*51.2%*
Age Under 5 Years	1,131	*5.6%*	8,227	*6.8%*	19,776	*6.1%*
Age 5 to 9 Years	941	*4.6%*	7,516	*6.2%*	18,344	*5.7%*
Age 10 to 14 Years	866	*4.3%*	6,640	*5.5%*	15,936	*4.9%*
Age 15 to 19 Years	843	*4.2%*	5,912	*4.9%*	18,217	*5.6%*
Age 20 to 24 Years	1,647	*8.1%*	6,862	*5.7%*	22,004	*6.8%*
Age 25 to 29 Years	2,231	*11.0%*	8,828	*7.3%*	26,883	*8.3%*
Age 30 to 34 Years	1,837	*9.1%*	9,446	*7.8%*	27,917	*8.6%*
Age 35 to 39 Years	1,478	*7.3%*	9,404	*7.8%*	25,452	*7.9%*
Age 40 to 44 Years	1,216	*6.0%*	8,025	*6.7%*	20,815	*6.4%*
Age 45 to 49 Years	1,138	*5.6%*	7,329	*6.1%*	18,829	*5.8%*
Age 50 to 54 Years	1,193	*5.9%*	7,425	*6.2%*	18,540	*5.7%*
Age 55 to 59 Years	1,354	*6.7%*	8,004	*6.6%*	19,943	*6.2%*
Age 60 to 64 Years	1,314	*6.5%*	7,367	*6.1%*	18,685	*5.8%*
Age 65 to 69 Years	947	*4.7%*	5,860	*4.9%*	15,661	*4.8%*
Age 70 to 74 Years	782	*3.9%*	4,712	*3.9%*	12,646	*3.9%*
Age 75 to 79 Years	539	*2.7%*	3,357	*2.8%*	8,935	*2.8%*
Age 80 to 84 Years	373	*1.8%*	2,441	*2.0%*	6,493	*2.0%*
Age 85 Years or Over	462	*2.3%*	3,255	*2.7%*	9,005	*2.8%*
Female Median Age	37.6		38.4		37.6	
Age 19 Years or Less	3,781	*18.6%*	28,296	*23.5%*	72,272	*22.3%*
Age 20 to 64 Years	13,409	*66.1%*	72,690	*60.3%*	199,069	*61.4%*
Age 65 Years or Over	3,103	*15.3%*	19,624	*16.3%*	52,739	*16.3%*

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RFULL9

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Male Age Distribution (2020)						
Male Population	18,178	*47.3%*	117,752	*49.4%*	308,843	*48.8%*
Age Under 5 Years	1,117	*6.1%*	8,672	*7.4%*	20,855	*6.8%*
Age 5 to 9 Years	1,033	*5.7%*	7,892	*6.7%*	18,960	*6.1%*
Age 10 to 14 Years	887	*4.9%*	7,014	*6.0%*	17,028	*5.5%*
Age 15 to 19 Years	858	*4.7%*	6,502	*5.5%*	19,001	*6.2%*
Age 20 to 24 Years	1,330	*7.3%*	7,457	*6.3%*	21,561	*7.0%*
Age 25 to 29 Years	1,870	*10.3%*	9,232	*7.8%*	26,335	*8.5%*
Age 30 to 34 Years	1,770	*9.7%*	9,779	*8.3%*	27,471	*8.9%*
Age 35 to 39 Years	1,536	*8.5%*	10,000	*8.5%*	26,517	*8.6%*
Age 40 to 44 Years	1,203	*6.6%*	8,577	*7.3%*	21,720	*7.0%*
Age 45 to 49 Years	1,073	*5.9%*	7,599	*6.5%*	19,079	*6.2%*
Age 50 to 54 Years	1,083	*6.0%*	7,189	*6.1%*	17,729	*5.7%*
Age 55 to 59 Years	1,180	*6.5%*	7,293	*6.2%*	18,067	*5.8%*
Age 60 to 64 Years	1,081	*5.9%*	6,412	*5.4%*	16,247	*5.3%*
Age 65 to 69 Years	800	*4.4%*	5,012	*4.3%*	13,083	*4.2%*
Age 70 to 74 Years	528	*2.9%*	3,588	*3.0%*	9,766	*3.2%*
Age 75 to 79 Years	384	*2.1%*	2,474	*2.1%*	6,770	*2.2%*
Age 80 to 84 Years	233	*1.3%*	1,519	*1.3%*	4,223	*1.4%*
Age 85 Years or Over	213	*1.2%*	1,540	*1.3%*	4,434	*1.4%*
Male Median Age	36.0		35.9		35.6	
Age 19 Years or Less	3,894	*21.4%*	30,081	*25.5%*	75,844	*24.6%*
Age 20 to 64 Years	12,127	*66.7%*	73,538	*62.5%*	194,724	*63.0%*
Age 65 Years or Over	2,157	*11.9%*	14,133	*12.0%*	38,276	*12.4%*
Males per 100 Females (2020)						
Overall Comparison						
Age Under 5 Years	99	*49.7%*	105	*51.3%*	105	*51.3%*
Age 5 to 9 Years	110	*52.3%*	105	*51.2%*	103	*50.8%*
Age 10 to 14 Years	102	*50.6%*	106	*51.4%*	107	*51.4%*
Age 15 to 19 Years	102	*50.4%*	110	*52.4%*	104	*51.1%*
Age 20 to 24 Years	81	*44.7%*	109	*52.1%*	98	*49.5%*
Age 25 to 29 Years	84	*45.6%*	105	*51.1%*	98	*49.5%*
Age 30 to 34 Years	96	*49.1%*	104	*50.9%*	98	*49.6%*
Age 35 to 39 Years	104	*51.0%*	106	*51.5%*	104	*51.0%*
Age 40 to 44 Years	99	*49.7%*	107	*51.7%*	104	*51.1%*
Age 45 to 49 Years	94	*48.5%*	104	*50.9%*	101	*50.3%*
Age 50 to 54 Years	91	*47.6%*	97	*49.2%*	96	*48.9%*
Age 55 to 59 Years	87	*46.6%*	91	*47.7%*	91	*47.5%*
Age 60 to 64 Years	82	*45.1%*	87	*46.5%*	87	*46.5%*
Age 65 to 69 Years	84	*45.8%*	86	*46.1%*	84	*45.5%*
Age 70 to 74 Years	67	*40.3%*	76	*43.2%*	77	*43.6%*
Age 75 to 79 Years	71	*41.6%*	74	*42.4%*	76	*43.1%*
Age 80 to 84 Years	62	*38.4%*	62	*38.4%*	65	*39.4%*
Age 85 Years or Over	46	*31.5%*	47	*32.1%*	49	*33.0%*
Age 19 Years or Less	103	*50.7%*	106	*51.5%*	105	*51.2%*
Age 20 to 39 Years	90	*47.5%*	106	*51.4%*	100	*49.9%*
Age 40 to 64 Years	90	*47.5%*	97	*49.3%*	96	*49.0%*
Age 65 Years or Over	70	*41.0%*	72	*41.9%*	73	*42.1%*

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8401 Georgia Ave Silver Spring, MD 20910	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Household Type (2020)						
Total Households	18,914		88,683		243,420	
Households with Children	3,400	*18.0%*	27,199	*30.7%*	65,145	*26.8%*
Average Household Size	2.0		2.7		2.5	
Household Density per Square Mile	6,023		3,137		3,100	
Population Family	24,212	*62.9%*	187,264	*78.6%*	453,838	*71.7%*
Population Non-Family	14,095	*36.6%*	48,617	*20.4%*	156,366	*24.7%*
Population Group Quarters	164	*0.4%*	2,481	*1.0%*	22,720	*3.6%*
Family Households	8,015	*42.4%*	53,378	*60.2%*	132,992	*54.6%*
Married Couple Households	5,559	*69.4%*	35,170	*65.9%*	89,064	*67.0%*
Other Family Households with Children	2,457	*30.6%*	18,207	*34.1%*	43,928	*33.0%*
Family Households with Children	3,366	*42.0%*	26,895	*50.4%*	64,498	*48.5%*
Married Couple with Children	2,194	*65.2%*	17,275	*64.2%*	41,281	*64.0%*
Other Family Households with Children	1,172	*34.8%*	9,620	*35.8%*	23,218	*36.0%*
Family Households No Children	4,649	*58.0%*	26,483	*49.6%*	68,494	*51.5%*
Married Couple No Children	3,364	*72.4%*	17,895	*67.6%*	47,784	*69.8%*
Other Family Households No Children	1,285	*27.6%*	8,587	*32.4%*	20,710	*30.2%*
Non-Family Households	10,898	*57.6%*	35,305	*39.8%*	110,428	*45.4%*
Non-Family Households with Children	34	*0.3%*	304	*0.9%*	647	*0.6%*
Non-Family Households No Children	10,864	*99.7%*	35,001	*99.1%*	109,781	*99.4%*
Average Family Household Size	3.0		3.5		3.4	
Average Family Income	$163,451		$165,964		$185,235	
Median Family Income	$129,179		$126,314		$138,590	
Average Non-Family Household Size	1.3		1.4		1.4	
Marital Status (2020)						
Population Age 15 Years or Over	32,496		192,399		522,025	
Never Married	14,292	*44.0%*	78,719	*40.9%*	234,104	*44.8%*
Currently Married	12,385	*38.1%*	75,692	*39.3%*	192,520	*36.9%*
Previously Married	5,819	*17.9%*	37,988	*19.7%*	95,401	*18.3%*
Separated	1,882	*32.3%*	13,319	*35.1%*	31,390	*32.9%*
Widowed	764	*13.1%*	8,126	*21.4%*	21,011	*22.0%*
Divorced	3,173	*54.5%*	16,542	*43.5%*	43,000	*45.1%*
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	27,819		165,665		441,243	
Elementary (Grade Level 0 to 8)	767	*2.8%*	16,053	*9.7%*	32,727	*7.4%*
Some High School (Grade Level 9 to 11)	763	*2.7%*	9,757	*5.9%*	22,824	*5.2%*
High School Graduate	2,940	*10.6%*	25,321	*15.3%*	60,970	*13.8%*
Some College	3,001	*10.8%*	21,260	*12.8%*	52,999	*12.0%*
Associate Degree Only	1,171	*4.2%*	7,360	*4.4%*	17,157	*3.9%*
Bachelor Degree Only	7,654	*27.5%*	38,260	*23.1%*	109,270	*24.8%*
Graduate Degree	11,523	*41.4%*	47,653	*28.8%*	145,297	*32.9%*
Any College (Some College or Higher)	23,349	*83.9%*	114,534	*69.1%*	324,723	*73.6%*
College Degree + (Bachelor Degree or Higher)	19,177	*68.9%*	85,914	*51.9%*	254,568	*57.7%*

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Housing						
Total Housing Units (2020)	19,394		91,311		251,068	
Total Housing Units (2010)	16,484		88,278		242,047	
Historical Annual Growth (2010-2020)	2,910	*1.8%*	3,033	*0.3%*	9,021	*0.4%*
Housing Units Occupied (2020)	18,914	*97.5%*	88,683	*97.1%*	243,420	*97.0%*
Housing Units Owner-Occupied	5,284	*27.9%*	44,489	*50.2%*	116,355	*47.8%*
Housing Units Renter-Occupied	13,629	*72.1%*	44,194	*49.8%*	127,065	*52.2%*
Housing Units Vacant (2020)	480	*2.5%*	2,629	*2.9%*	7,648	*3.0%*
Household Size (2020)						
Total Households	18,914		88,683		243,420	
1 Person Households	8,390	*44.4%*	26,726	*30.1%*	80,909	*33.2%*
2 Person Households	5,681	*30.0%*	24,169	*27.3%*	70,209	*28.8%*
3 Person Households	2,360	*12.5%*	13,852	*15.6%*	35,597	*14.6%*
4 Person Households	1,584	*8.4%*	11,863	*13.4%*	28,626	*11.8%*
5 Person Households	560	*3.0%*	5,981	*6.7%*	14,243	*5.9%*
6 Person Households	220	*1.2%*	2,857	*3.2%*	6,663	*2.7%*
7 or More Person Households	119	*0.6%*	3,235	*3.6%*	7,173	*2.9%*
Household Income Distribution (2020)						
HH Income $200,000 or More	2,327	*12.3%*	14,450	*16.3%*	44,702	*18.4%*
HH Income $150,000 to $199,999	1,833	*9.7%*	8,518	*9.6%*	24,769	*10.2%*
HH Income $125,000 to $149,999	1,575	*8.3%*	6,527	*7.4%*	18,392	*7.6%*
HH Income $100,000 to $124,999	2,278	*12.0%*	8,971	*10.1%*	24,923	*10.2%*
HH Income $75,000 to $99,999	2,429	*12.8%*	10,732	*12.1%*	30,073	*12.4%*
HH Income $50,000 to $74,999	2,701	*14.3%*	13,123	*14.8%*	34,061	*14.0%*
HH Income $35,000 to $49,999	1,792	*9.5%*	8,924	*10.1%*	21,672	*8.9%*
HH Income $25,000 to $34,999	909	*4.8%*	5,085	*5.7%*	11,984	*4.9%*
HH Income $15,000 to $24,999	1,145	*6.1%*	5,207	*5.9%*	12,555	*5.2%*
HH Income $10,000 to $14,999	601	*3.2%*	2,238	*2.5%*	6,063	*2.5%*
HH Income Under $10,000	1,322	*7.0%*	4,907	*5.5%*	14,225	*5.8%*
Household Vehicles (2020)						
Households 0 Vehicles Available	3,745	*19.8%*	13,848	*15.6%*	47,893	*19.7%*
Households 1 Vehicle Available	9,563	*50.6%*	37,130	*41.9%*	102,375	*42.1%*
Households 2 Vehicles Available	4,518	*23.9%*	27,853	*31.4%*	69,046	*28.4%*
Households 3 or More Vehicles Available	1,088	*5.8%*	9,851	*11.1%*	24,106	*9.9%*
Total Vehicles Available	22,165		125,933		321,692	
Average Vehicles per Household	1.2		1.4		1.3	
Owner-Occupied Household Vehicles	9,011	*40.7%*	79,564	*63.2%*	199,077	*61.9%*
Average Vehicles per Owner-Occupied Household	1.7		1.8		1.7	
Renter-Occupied Household Vehicles	13,154	*59.3%*	46,369	*36.8%*	122,616	*38.1%*
Average Vehicles per Renter-Occupied Household	-		1.0		-	
Travel Time (2020)						
Worker Base Age 16 years or Over	23,230		133,724		359,673	
Travel to Work in 14 Minutes or Less	1,959	*8.4%*	11,546	*8.6%*	35,685	*9.9%*
Travel to Work in 15 to 29 Minutes	5,685	*24.5%*	32,802	*24.5%*	96,970	*27.0%*
Travel to Work in 30 to 59 Minutes	12,264	*52.8%*	63,905	*47.8%*	166,549	*46.3%*
Travel to Work in 60 Minutes or More	2,595	*11.2%*	19,337	*14.5%*	41,902	*11.7%*
Work at Home	1,317	*5.7%*	7,781	*5.8%*	21,963	*6.1%*
Average Minutes Travel to Work	34.2		34.1		31.9	

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Transportation To Work (2020)						
Worker Base Age 16 years or Over	23,230		133,724		359,673	
Drive to Work Alone	11,354	*48.9%*	71,966	*53.8%*	176,056	*48.9%*
Drive to Work in Carpool	1,240	*5.3%*	13,649	*10.2%*	29,518	*8.2%*
Travel to Work by Public Transportation	7,591	*32.7%*	33,577	*25.1%*	100,293	*27.9%*
Drive to Work on Motorcycle	12	-	128	-	427	*0.1%*
Bicycle to Work	385	*1.7%*	1,758	*1.3%*	9,001	*2.5%*
Walk to Work	1,090	*4.7%*	3,742	*2.8%*	18,646	*5.2%*
Other Means	241	*1.0%*	1,122	*0.8%*	3,769	*1.0%*
Work at Home	1,317	*5.7%*	7,781	*5.8%*	21,963	*6.1%*
Daytime Demographics (2020)						
Total Businesses	2,989		8,375		26,805	
Total Employees	24,566		70,420		270,643	
Company Headquarter Businesses	18	*0.6%*	28	*0.3%*	156	*0.6%*
Company Headquarter Employees	1,144	*4.7%*	2,445	*3.5%*	36,131	*13.4%*
Employee Population per Business	8.2	to 1	8.4	to 1	10.1	to 1
Residential Population per Business	12.9	to 1	28.5	to 1	23.6	to 1
Adj. Daytime Demographics Age 16 Years or Over	32,738		124,557		422,136	
Labor Force						
Labor Population Age 16 Years or Over (2020)	32,135		190,056		516,604	
Labor Force Total Males (2020)	14,958	*46.5%*	92,970	*48.9%*	249,166	*48.2%*
Male Civilian Employed	11,634	*77.8%*	70,959	*76.3%*	185,755	*74.6%*
Male Civilian Unemployed	368	*2.5%*	2,353	*2.5%*	5,673	*2.3%*
Males in Armed Forces	46	*0.3%*	321	*0.3%*	1,425	*0.6%*
Males Not in Labor Force	2,910	*19.5%*	19,336	*20.8%*	56,313	*22.6%*
Labor Force Total Females (2020)	17,176	*53.5%*	97,087	*51.1%*	267,437	*51.8%*
Female Civilian Employed	12,266	*71.4%*	64,526	*66.5%*	177,449	*66.4%*
Female Civilian Unemployed	403	*2.3%*	2,592	*2.7%*	6,234	*2.3%*
Females in Armed Forces	16	-	113	*0.1%*	481	*0.2%*
Females Not in Labor Force	4,491	*26.1%*	29,855	*30.8%*	83,273	*31.1%*
Unemployment Rate	771	*2.4%*	4,945	*2.6%*	11,907	*2.3%*
Occupation (2020)						
Occupation Population Age 16 Years or Over	23,900		135,485		363,205	
Occupation Total Males	11,634	*48.7%*	70,959	*52.4%*	185,755	*51.1%*
Occupation Total Females	12,266	51.3%	64,526	47.6%	177,449	48.9%
Management, Business, Financial Operations	5,118	21.4%	23,952	17.7%	76,395	21.0%
Professional, Related	10,373	43.4%	41,729	30.8%	124,222	34.2%
Service	3,145	*13.2%*	26,677	*19.7%*	63,341	*17.4%*
Sales, Office	3,387	*14.2%*	19,920	*14.7%*	52,882	*14.6%*
Farming, Fishing, Forestry	31	*0.1%*	100	-	222	-
Construction, Extraction, Maintenance	680	*2.8%*	13,033	*9.6%*	25,725	*7.1%*
Production, Transport, Material Moving	1,166	*4.9%*	10,073	*7.4%*	20,419	*5.6%*
White Collar Workers	18,878	*79.0%*	85,602	*63.2%*	253,498	*69.8%*
Blue Collar Workers	5,022	*21.0%*	49,884	*36.8%*	109,706	*30.2%*

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Units In Structure (2020)						
Total Units	15,217		82,660		225,338	
1 Detached Unit	4,768	*31.3%*	34,678	*42.0%*	80,303	*35.6%*
1 Attached Unit	1,416	*9.3%*	11,252	*13.6%*	33,581	*14.9%*
2 Units	164	*1.1%*	961	*1.2%*	3,348	*1.5%*
3 to 4 Units	327	*2.2%*	3,072	*3.7%*	8,341	*3.7%*
5 to 9 Units	1,315	*8.6%*	6,902	*8.4%*	18,114	*8.0%*
10 to 19 Units	1,890	*12.4%*	9,144	*11.1%*	24,472	*10.9%*
20 to 49 Units	937	*6.2%*	5,405	*6.5%*	15,326	*6.8%*
50 or More Units	8,093	*53.2%*	17,190	*20.8%*	59,733	*26.5%*
Mobile Home or Trailer	-	-	50	-	131	-
Other Structure	2	-	30	-	72	-
Homes Built By Year (2020)						
Homes Built 2014 or later	1,290	*6.7%*	2,981	*3.3%*	9,003	*3.6%*
Homes Built 2010 to 2013	1,197	*6.2%*	1,942	*2.1%*	5,238	*2.1%*
Homes Built 2000 to 2009	2,289	*11.8%*	5,070	*5.6%*	15,079	*6.0%*
Homes Built 1990 to 1999	1,515	*7.8%*	4,461	*4.9%*	12,523	*5.0%*
Homes Built 1980 to 1989	1,764	*9.1%*	6,987	*7.7%*	18,961	*7.6%*
Homes Built 1970 to 1979	2,188	*11.3%*	7,918	*8.7%*	23,309	*9.3%*
Homes Built 1960 to 1969	2,822	*14.6%*	11,895	*13.0%*	31,231	*12.4%*
Homes Built 1950 to 1959	2,188	*11.3%*	18,625	*20.4%*	47,021	*18.7%*
Homes Built 1940 to 1949	1,170	*6.0%*	11,835	*13.0%*	26,761	*10.7%*
Homes Built Before 1939	2,490	*12.8%*	16,968	*18.6%*	54,294	*21.6%*
Median Age of Homes	42.5	*yrs*	52.8	*yrs*	52.7	*yrs*
Home Values (2020)						
Owner Specified Housing Units	5,166		43,862		114,696	
Home Values $1,000,000 or More	321	*6.2%*	3,024	*6.9%*	10,365	*9.0%*
Home Values $750,000 to $999,999	1,020	*19.8%*	5,979	*13.6%*	16,250	*14.2%*
Home Values $500,000 to $749,999	2,014	*39.0%*	11,622	*26.5%*	26,859	*23.4%*
Home Values $400,000 to $499,999	797	*15.4%*	8,529	*19.4%*	19,968	*17.4%*
Home Values $300,000 to $399,999	481	*9.3%*	7,164	*16.3%*	19,704	*17.2%*
Home Values $250,000 to $299,999	262	*5.1%*	2,318	*5.3%*	6,161	*5.4%*
Home Values $200,000 to $249,999	101	*1.9%*	1,494	*3.4%*	4,231	*3.7%*
Home Values $175,000 to $199,999	21	*0.4%*	379	*0.9%*	986	*0.9%*
Home Values $150,000 to $174,999	30	*0.6%*	370	*0.8%*	984	*0.9%*
Home Values $125,000 to $149,999	27	*0.5%*	254	*0.6%*	576	*0.5%*
Home Values $100,000 to $124,999	53	*1.0%*	359	*0.8%*	870	*0.8%*
Home Values $90,000 to $99,999	4	-	64	*0.1%*	93	-
Home Values $80,000 to $89,999	6	*0.1%*	105	*0.2%*	169	*0.1%*
Home Values $70,000 to $79,999	7	*0.1%*	175	*0.4%*	296	*0.3%*
Home Values $60,000 to $69,999	5	-	240	*0.5%*	325	*0.3%*
Home Values $50,000 to $59,999	6	*0.1%*	170	*0.4%*	265	*0.2%*
Home Values $35,000 to $49,999	3	-	223	*0.5%*	386	*0.3%*
Home Values $25,000 to $34,999	1	-	35	-	138	*0.1%*
Home Values $10,000 to $24,999	6	*0.1%*	62	*0.1%*	165	*0.1%*
Home Values Under $10,000	14	*0.3%*	243	*0.6%*	543	*0.5%*
Owner-Occupied Median Home Value	$615,428		$566,109		$609,888	
Renter-Occupied Median Rent	$1,623		$1,426		$1,519	

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Total Annual Consumer Expenditure (2020)						
Total Household Expenditure	$1.51 B		$7.66 B		$22.36 B	
Total Non-Retail Expenditure	$802.97 M		$4.08 B		$11.93 B	
Total Retail Expenditure	$704.1 M		$3.58 B		$10.43 B	
Apparel	$54.12 M		$277.18 M		$811.43 M	
Contributions	$50.59 M		$265.92 M		$785.94 M	
Education	$49.83 M		$263.81 M		$787.56 M	
Entertainment	$85.79 M		$441.89 M		$1.29 B	
Food and Beverages	$220.54 M		$1.11 B		$3.24 B	
Furnishings and Equipment	$53.24 M		$273.06 M		$799.81 M	
Gifts	$39.27 M		$205.93 M		$612.99 M	
Health Care	$122.95 M		$620.95 M		$1.8 B	
Household Operations	$59.61 M		$307.21 M		$900.01 M	
Miscellaneous Expenses	$28.74 M		$146.03 M		$427.21 M	
Personal Care	$20.3 M		$102.73 M		$299.94 M	
Personal Insurance	$10.72 M		$56.78 M		$167.14 M	
Reading	$3.3 M		$16.84 M		$49.34 M	
Shelter	$322.67 M		$1.62 B		$4.74 B	
Tobacco	$8.61 M		$41.05 M		$116.76 M	
Transportation	$269.74 M		$1.37 B		$3.98 B	
Utilities	$107.04 M		$535.86 M		$1.55 B	
Monthly Household Consumer Expenditure (2020)						
Total Household Expenditure	$6,640		$7,199		$7,654	
Total Non-Retail Expenditure	$3,538	*53.3%*	$3,833	*53.2%*	$4,084	*53.4%*
Total Retail Expenditures	$3,102	*46.7%*	$3,366	*46.8%*	$3,570	*46.6%*
Apparel	$238	*3.6%*	$260	*3.6%*	$278	*3.6%*
Contributions	$223	*3.4%*	$250	*3.5%*	$269	*3.5%*
Education	$220	*3.3%*	$248	*3.4%*	$270	*3.5%*
Entertainment	$378	*5.7%*	$415	*5.8%*	$443	*5.8%*
Food and Beverages	$972	*14.6%*	$1,046	*14.5%*	$1,108	*14.5%*
Furnishings and Equipment	$235	*3.5%*	$257	*3.6%*	$274	*3.6%*
Gifts	$173	*2.6%*	$194	*2.7%*	$210	*2.7%*
Health Care	$542	*8.2%*	$583	*8.1%*	$616	*8.1%*
Household Operations	$263	*4.0%*	$289	*4.0%*	$308	*4.0%*
Miscellaneous Expenses	$127	*1.9%*	$137	*1.9%*	$146	*1.9%*
Personal Care	$89	*1.3%*	$97	*1.3%*	$103	*1.3%*
Personal Insurance	$47	*0.7%*	$53	*0.7%*	$57	*0.7%*
Reading	$15	*0.2%*	$16	*0.2%*	$17	*0.2%*
Shelter	$1,422	*21.4%*	$1,523	*21.2%*	$1,622	*21.2%*
Tobacco	$38	*0.6%*	$39	*0.5%*	$40	*0.5%*
Transportation	$1,188	*17.9%*	$1,289	*17.9%*	$1,364	*17.8%*
Utilities	$472	*7.1%*	$504	*7.0%*	$529	*6.9%*

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