

**FOR SALE | OLYMPIC PARK
DEVELOPMENT SITE**

**Approximately 1 Acre Adjacent
To Georgia Institute of Technology**

OFFERING MEMORANDUM

**564 Centennial Olympic Park Drive
Atlanta, GA 30313**

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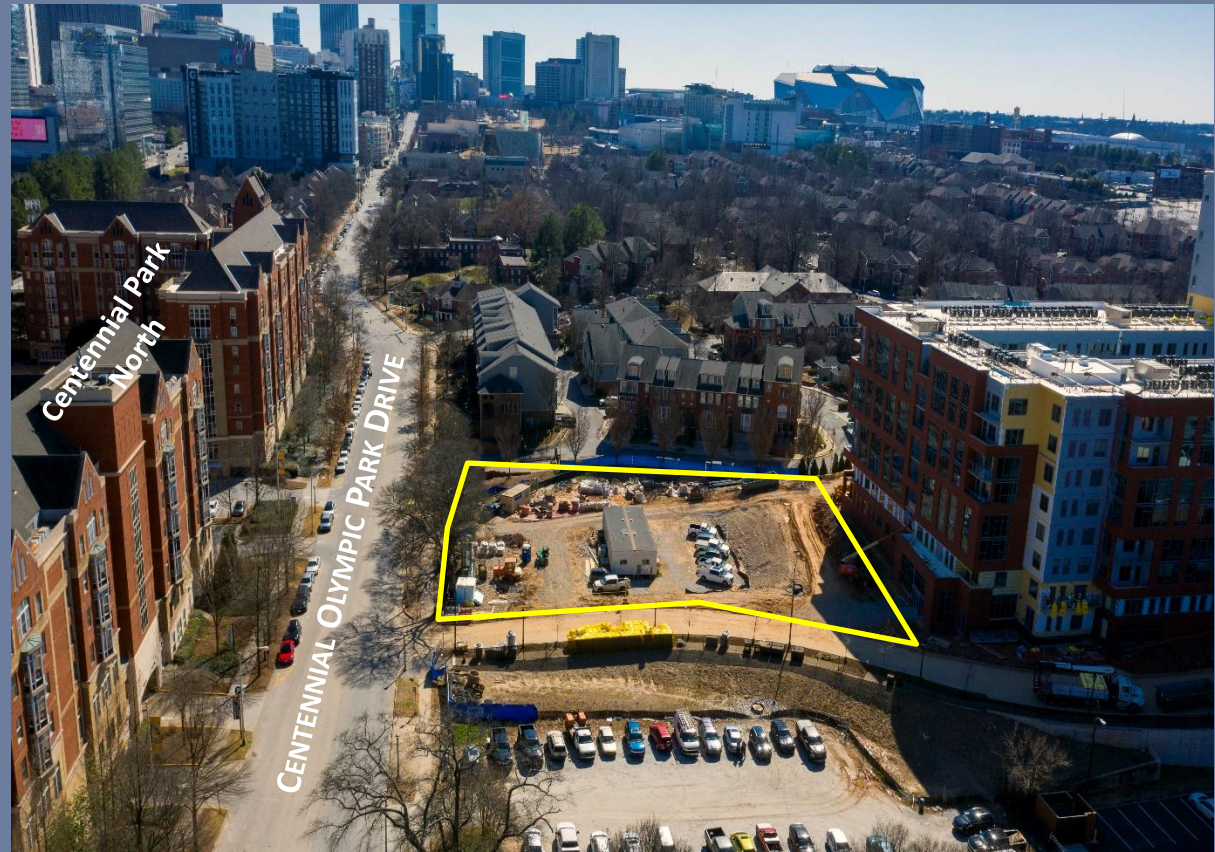
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Joel and Granot Real Estate, LLC ("JG") and City Realty Advisors, LLC ("CR") and has been retained on an exclusive basis by Centennial Olympic Park North II, LLC ("Owner") with respect to the solicitation of offers for the purchase of the above listed site. The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to JG or CR. All fees due JG and CR in connection with the sale of the Properties shall be paid by the Owner. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Properties and agrees that it will not look to the Owner or JG or CR for any fees or commissions in connection with the sale of the Property. The undersigned also hereby acknowledges that it has not dealt with any broker, other than JG or CR, regarding the acquisition of the Property, or if it has, the undersigned hereby agrees to indemnify the Owner and JG and CR against any compensation, liability or expense, arising from claims by any other broker or other party the undersigned had dealings with (excluding JG or CR) in connection with the sale of the Property

JG and CR have available for review certain information ("Confidential Information") concerning the Property. On behalf of the Owner, JG and CR may make such Confidential Information available. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by JG and CR, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither JG or CR, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

You agree that the Confidential Information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and either JG or CR. Notwithstanding the foregoing, you may disclose the Confidential Information to your directors, accountants, advisors, partners, employees and legal counsel ("Representatives") for the purposes of your evaluation of the proposed transaction, provided that you shall direct such

Representatives to treat the Confidential Information in a manner consistent with your obligations under this agreement and be liable for any failure on their part to do so. If any court or governmental authority requires you to disclose any portion of the Confidential Information, you shall, to the extent permitted by law and legal process, (a) provide the Owner with prompt written notice of such requirement and (b) cooperate with the Owner in a commercially reasonable manner in obtaining any protective order or other remedy sought by the Owner with respect to such requirement. If no such protective order or other remedy is obtained, then you may disclose only that portion of the Confidential Information that in the reasonable opinion of your legal counsel is legally required to be disclosed and shall exercise all commercially reasonable efforts to obtain reliable assurance that confidential treatment will be accorded the Confidential Information. You further agree not to discuss the proposed transaction with any tenant, lender, servicer, special servicer, investor, partner or ground lessor of, or agent for, the Properties without prior written consent of Owner. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Properties and to terminate discussions with any party at any time with or without notice. This agreement shall expire after twenty-four months. If you do not wish to pursue acquisition negotiations you hereby agree to return the Confidential Information to JG or CR provided that you may retain one copy of the Confidential Information for the purposes of and for so long as is required by any applicable law or regulation, on the condition that such Confidential Information is accessible only to your legal compliance personnel. Money damages may not be a sufficient remedy for the breach of this agreement, and the Owner is entitled to seek specific performance and injunctive relief or other available equitable relief as a remedy for any such breach.

OFFERING SUMMARY

ADDRESS	564 Centennial Olympic Park Drive Atlanta GA 30313
GA	Fulton
MARKET	Atlanta
SUBMARKET	Downtown / Central Business District
OFFERING PRICE	Inquire
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	MR-5A-C
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	35,902	190,751	379,650
2020 Median HH Income	\$68,636	\$68,494	\$67,896
2020 Average HH Income	\$100,376	\$104,757	\$107,977

PROPERTY FEATURES

LAND SF	38,234
LAND ACRES	0.877+/-
PARCEL NUMBER	14 0079-0002-021
ZONING TYPE	MR-5A-C
TOPOGRAPHY	The site is flat with very good visibility and has the potential for multiple access points. . The site is located on both the
LOCATION CLASS	A
LOT DIMENSION	165' on Centennial Olympic Park Drive and 130.84' of frontage on the entrance road to the Capstone Student Housing
TRAFFIC COUNTS	11,700 on Centennial Olympic Park Drive

Exclusive

- Joel and Granot Real Estate, LLC and City Realty Advisors, LLC are pleased to present 564 Centennial Olympic Park Drive. Totaling .877 ± acres and adjacent to Georgia Tech, this property is strategically located 100 yards directly south of Bobby Dodd Stadium (45,000 seat stadium), one block south of North Avenue and 100 yards west of the Downtown Connector. The site offers the exclusive opportunity to acquire fee simple interest and presents the unique chance to activate a prime location in the Centennial Park submarket. 564 COP Drive is fully entitled for mid density, mixed- use development. The site is offered without an asking price.

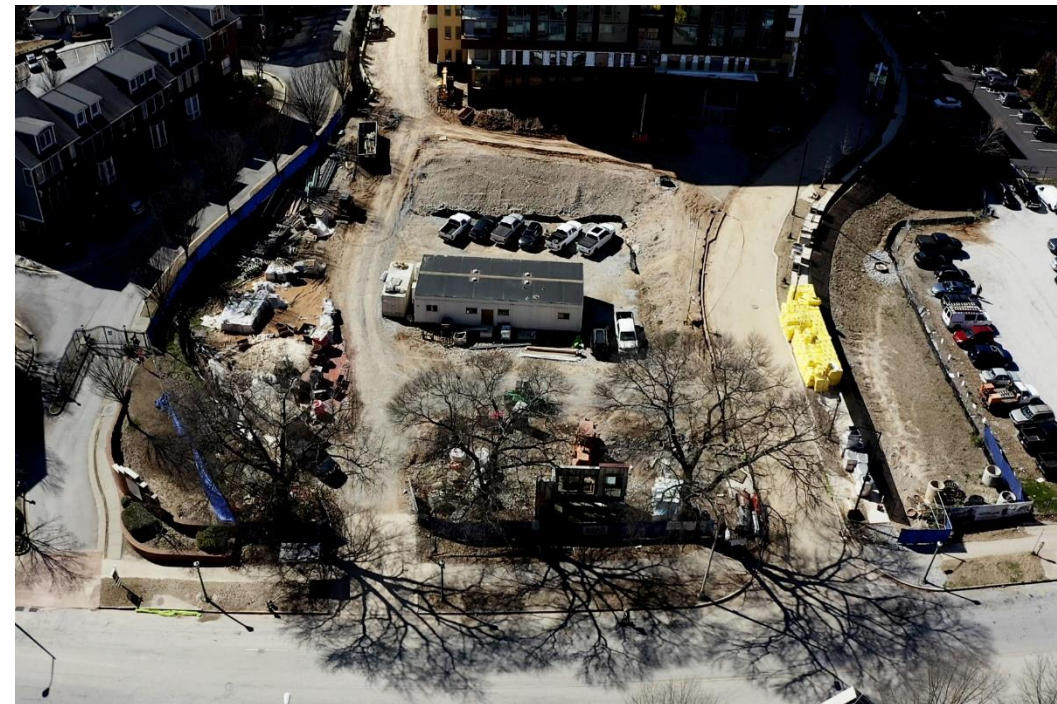
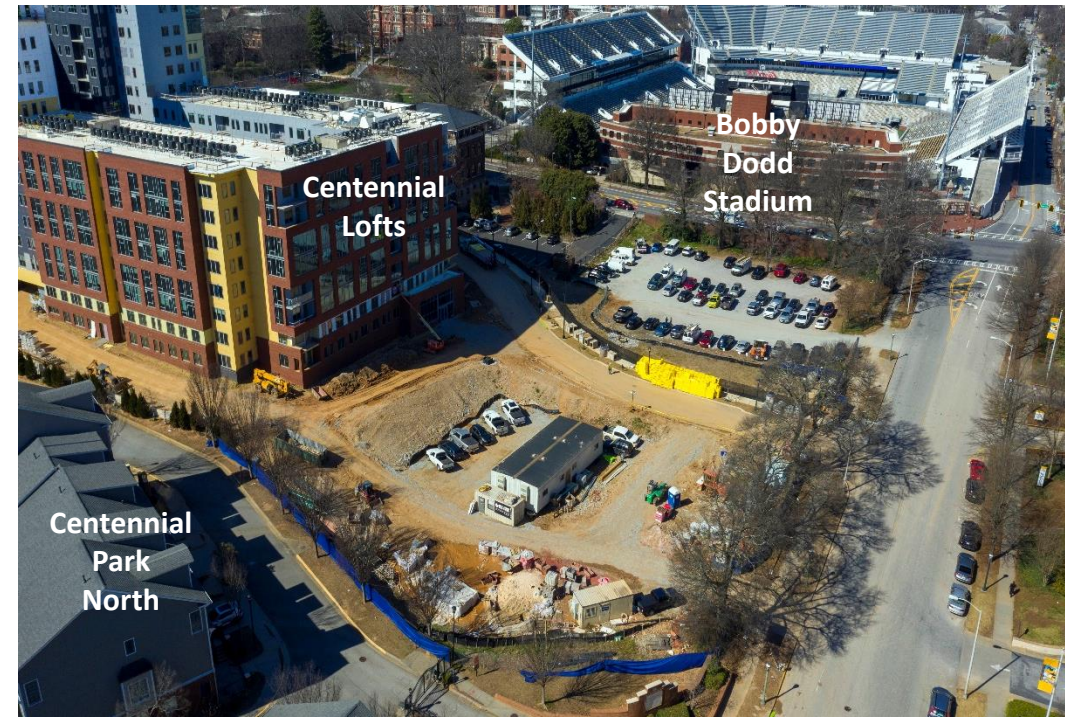
The corner property lies in the path of development growth as Midtown Atlanta continues its push southward, bridging the gap between Downtown and Midtown. Being situated within close proximity to Georgia Tech and Georgia State University, the immediate area is seeing an explosion of employment growth and leasing activity by major employers including Google, Norfolk Southern, Microsoft, Ernst & Young and Southern Company Blackrock, Starbucks and Eaton.

The site offers a compelling opportunity to develop a dense skyline-defining project fueled by growing demand generators for housing, hotel and student housing.

The Property

- Description**
 Centennial Olympic Park Dr. consists of one parcel totaling approximately 0.877 Acres (38,234 sq. ft.) of unimproved land. Parcel ID: 14-0079-0002-021-1 (38,234 sq. ft.)
- Access**
 Current access to the property is via a 24 foot approved curb cut on Centennial Olympic Park Drive. Additional access is at the rear of the property which can be accessed via the drive through the Capstone Development on the west side of the site. The survey reflects an easement running north-south through the site from the townhome project to the south. This will be eliminated by mutual agreement between the two property owners. The property has approximately 165 ft. of frontage on Centennial Olympic Park Dr, and 130.84 ft. of frontage on entrance drive to Capstone student housing development
- Zoning**
 The property currently falls under MR-5A-C – Moderately high-density multi-family district. This is a relative new zoning, and it comes with conditions.

As established, the zoning is conditional and calls for a residential building that can be no more than 90 ft. tall and contain no more than 100 units. Any variance in these two items will require a rezoning, (which will include the neighbors, the NPU, the BZA and City Council.) The FAR is calculated to be approximately 148,650 sq. ft.
- Site Condition**
 The site is flat with very good visibility and has the potential for multiple access points. The site is located on the city bus line as well as directly across the street from the Georgia Tech bus stop. The site was being used as a staging area for the Capstone student housing development (Centennial Lofts) and will be cleaned, grassed and landscaped.



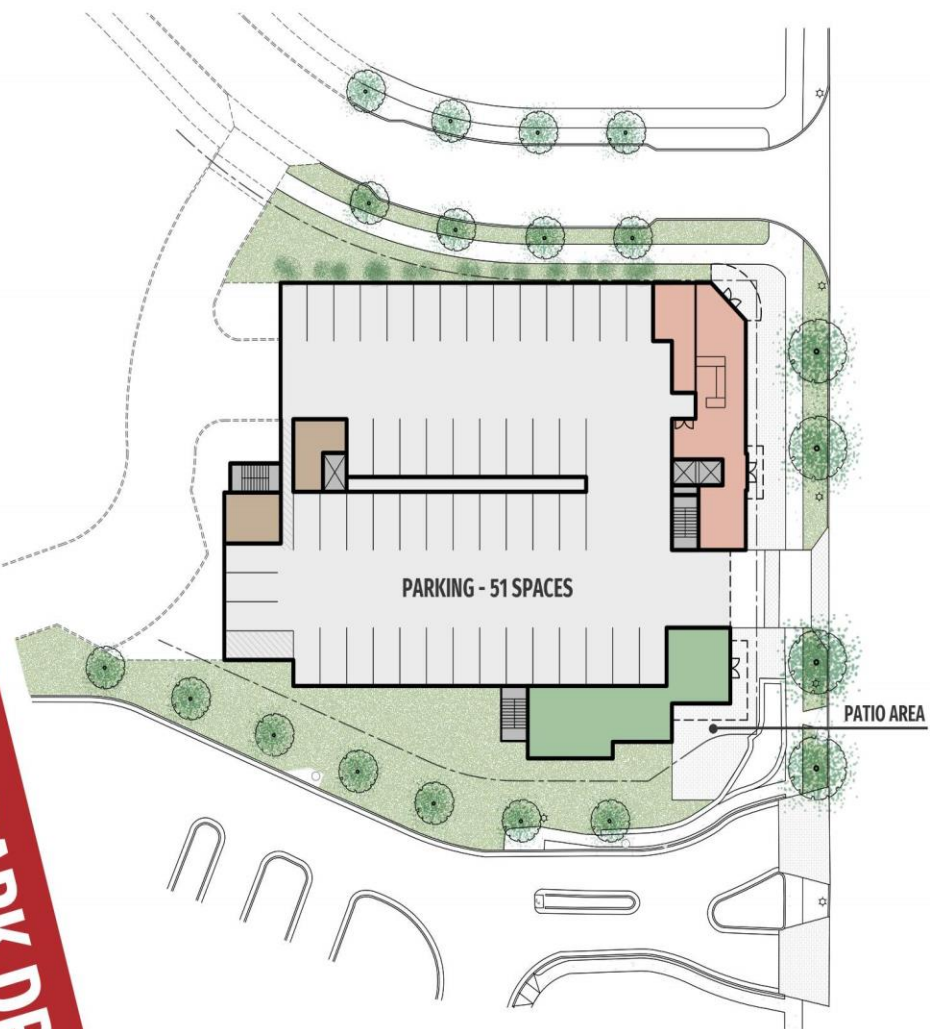
564 CENTENNIAL OLYMPIC PARK DR

HOTEL STUDY
APRIL 2021



564 CENTENNIAL OLYMPIC PARK DR

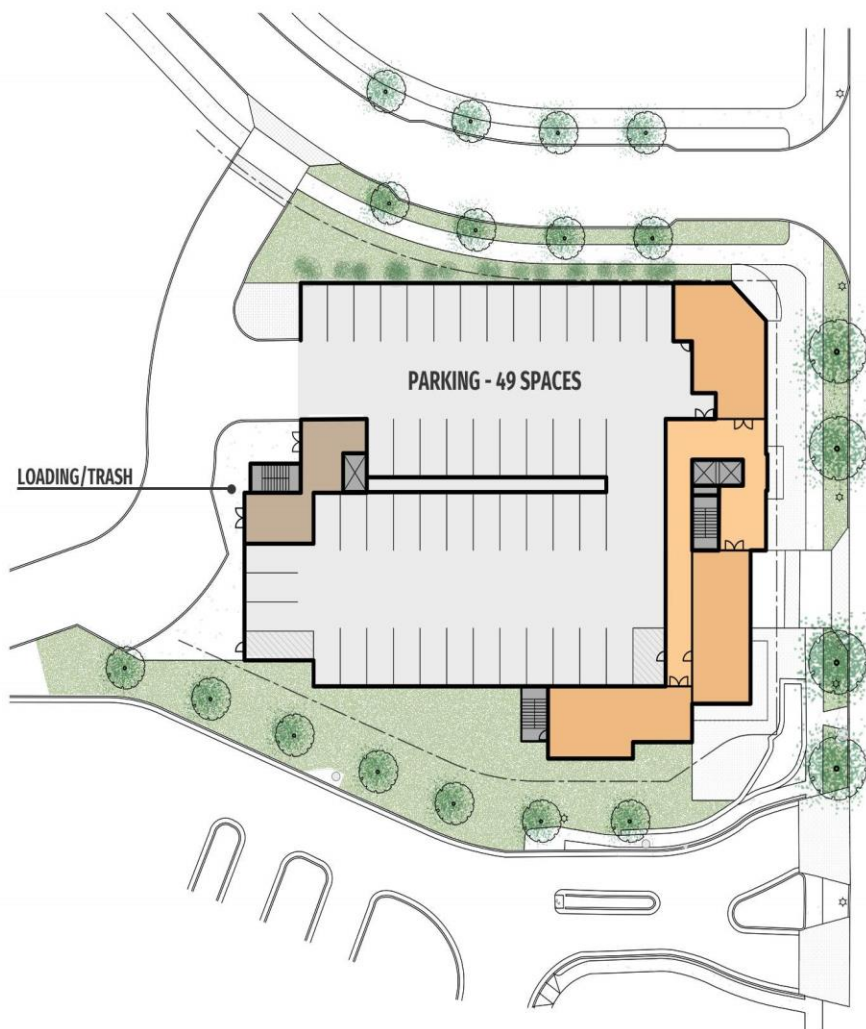
HOTEL STUDY
APRIL 2021



GROUND LEVEL

	SERVICE/BACK OF HOUSE	600 SF
	COMMERCIAL/RESTAURANT	1500 SF
	HOTEL LOBBY	1750 SF

TOTAL AREA 3,850 GSF



SECOND LEVEL

	SERVICE/BACK OF HOUSE	750 SF
	MEETING/EVENT SPACE	4400 SF

TOTAL AREA 5,150 GSF



564 CENTENNIAL OLYMPIC PARK DR



THIRD LEVEL

	SERVICE/BACK OF HOUSE	825 SF
	HOTEL ADMIN./SUPPORT	1875 SF
	HOTEL AMENITIES/FITNESS	1125 SF
	(19) KING GUESTROOMS	6815 SF
	(7) DBL QUEEN GUESTROOMS	3320 SF
	CIRCULATION	2890 SF

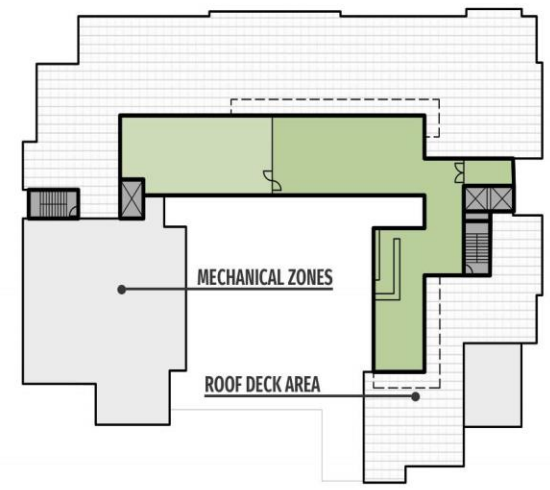
TOTAL AREA 16,850 GSF



FOURTH-SEVENTH LEVELS

	SERVICE/BACK OF HOUSE	910 SF
	(27) KING GUESTROOMS	9750 SF
	(7) DBL QUEEN GUESTROOMS	3320 SF
	CIRCULATION	2870 SF

TOTAL AREA 16,850 GSF



ROOF AMENITY LEVEL

	ROOFTOP BAR/RESTAURANT	2750 SF
	KITCHEN	1250 SF

TOTAL AREA 4,000 GSF

HOTEL STUDY
APRIL 2021



PROJECT SUMMARY - 97,250 GSF
 162 TOTAL KEYS W/ 100 PARKING SPACES
 127 KING GUESTROOMS
 35 DBL QUEEN GUESTROOMS

564 CENTENNIAL OLYMPIC PARK DR

HOUSING STUDY
APRIL 2021



564 CENTENNIAL OLYMPIC PARK DR

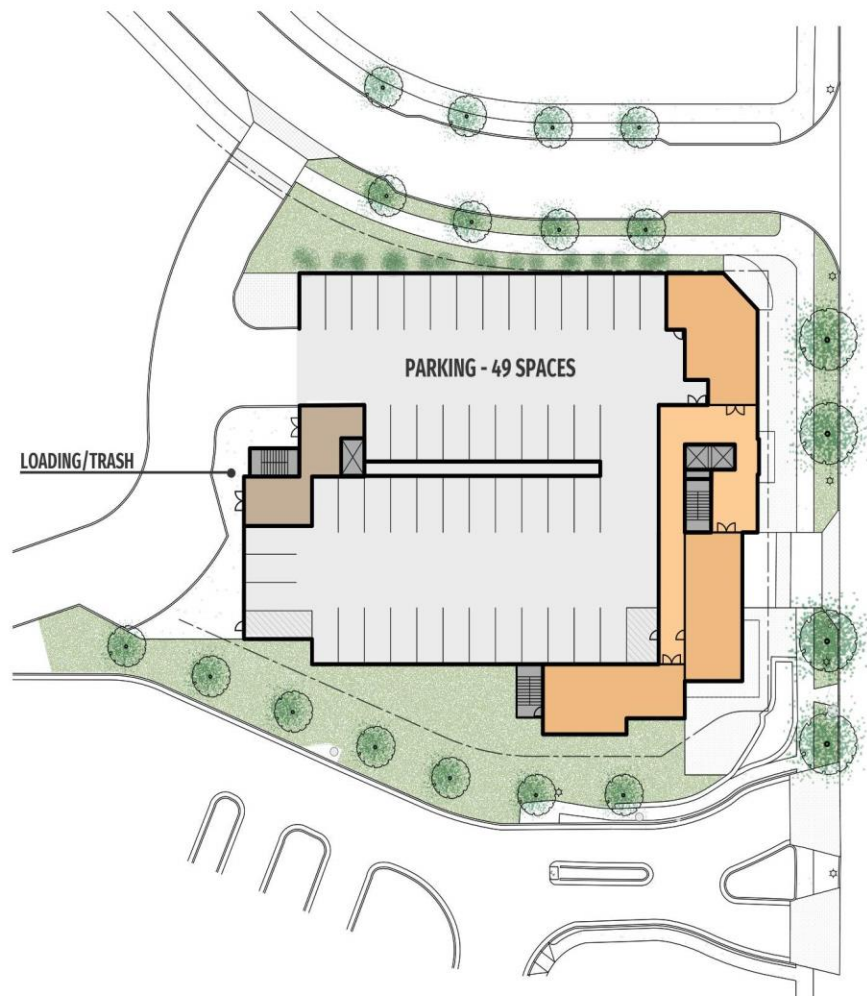
HOUSING STUDY
APRIL 2021



GROUND LEVEL

	SERVICE	600 SF
	COMMERCIAL/RESTAURANT	1500 SF
	LOBBY	1750 SF

TOTAL AREA 3,850 GSF



SECOND LEVEL

	SERVICE	750 SF
	STUDENT STUDY/LOUNGE SPACE	4400 SF

TOTAL AREA 5,150 GSF



564 CENTENNIAL OLYMPIC PARK DR

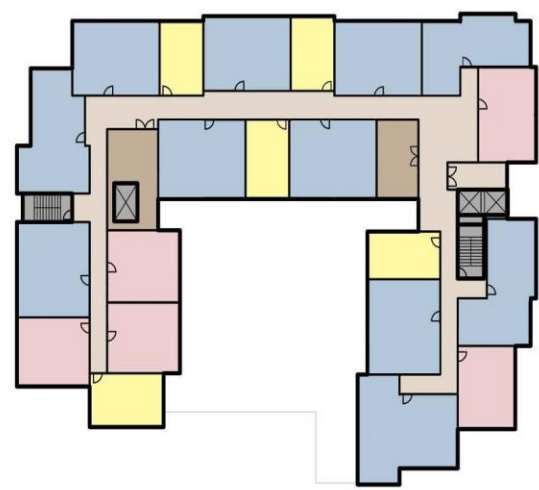
HOUSING STUDY
APRIL 2021



THIRD LEVEL

	SERVICE	825 SF
	AMENITY LOUNGE	1875 SF
	AMENITY FITNESS	1125 SF
	(8) TWO BED UNITS	6220 SF
	(5) ONE BED UNITS	2785 SF
	(3) STUDIO UNITS	1130 SF
	CIRCULATION	2890 SF

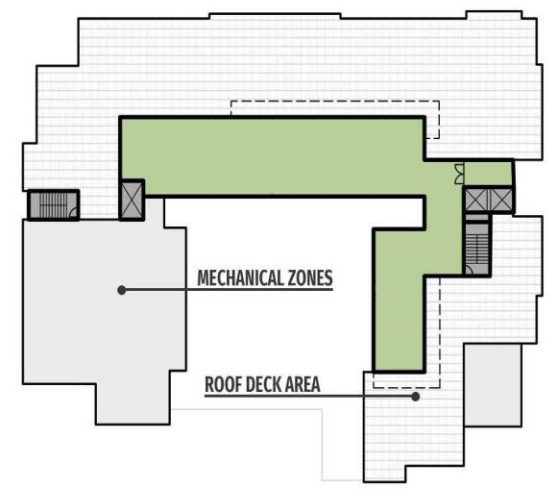
TOTAL AREA 16,850 GSF



FOURTH-SEVENTH LEVELS

	SERVICE	910 SF
	(11) TWO BED UNITS	8405 SF
	(5) ONE BED UNITS	2785 SF
	(5) STUDIO UNITS	1880 SF
	CIRCULATION	2870 SF

TOTAL AREA 16,850 GSF



ROOF AMENITY LEVEL

	ROOFTOP AMENITY SPACE	4000 SF
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TOTAL AREA 4,000 GSF

PROJECT SUMMARY - 97,250 GSF

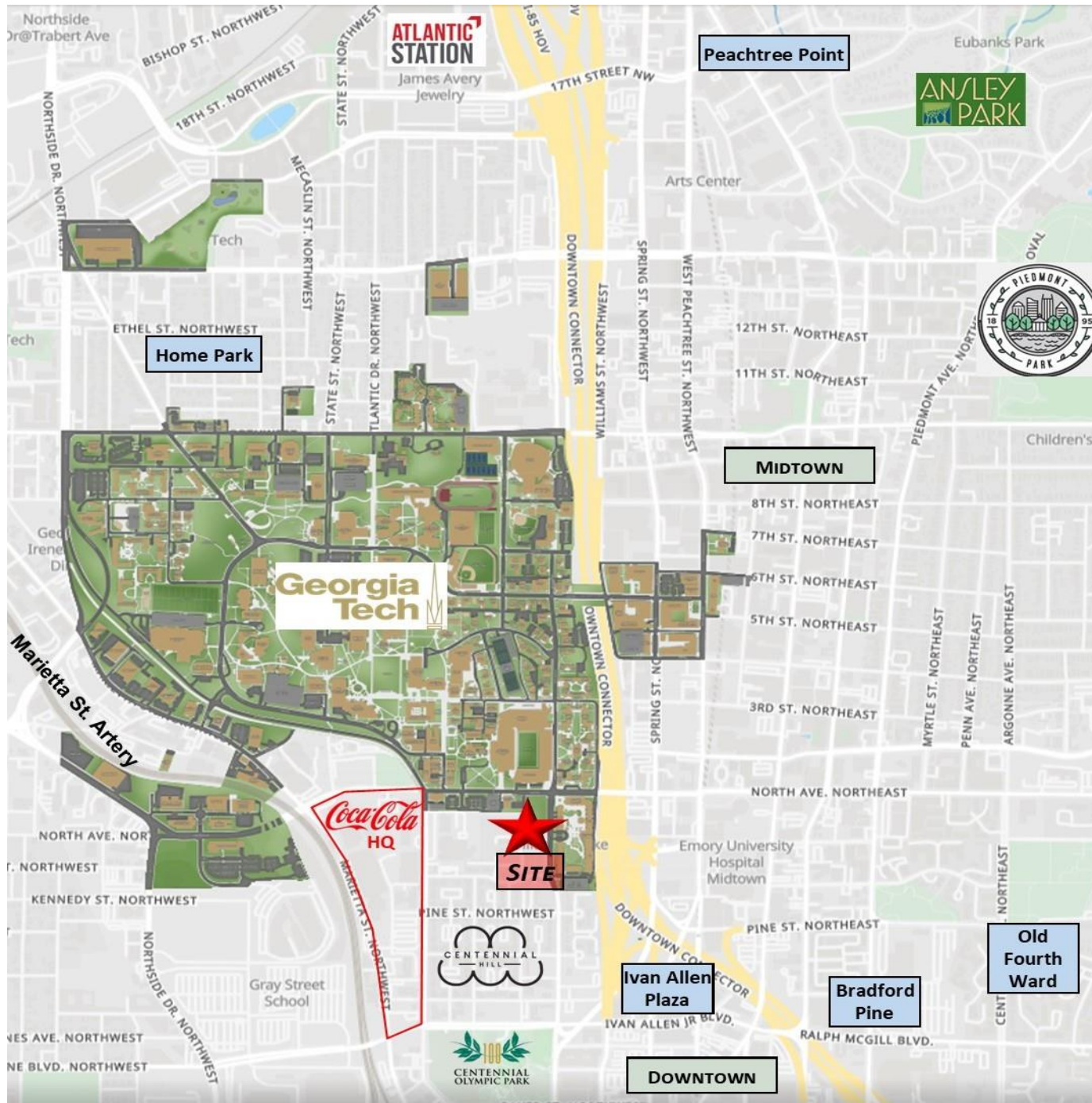
100 TOTAL UNITS W/ 100 PARKING SPACES

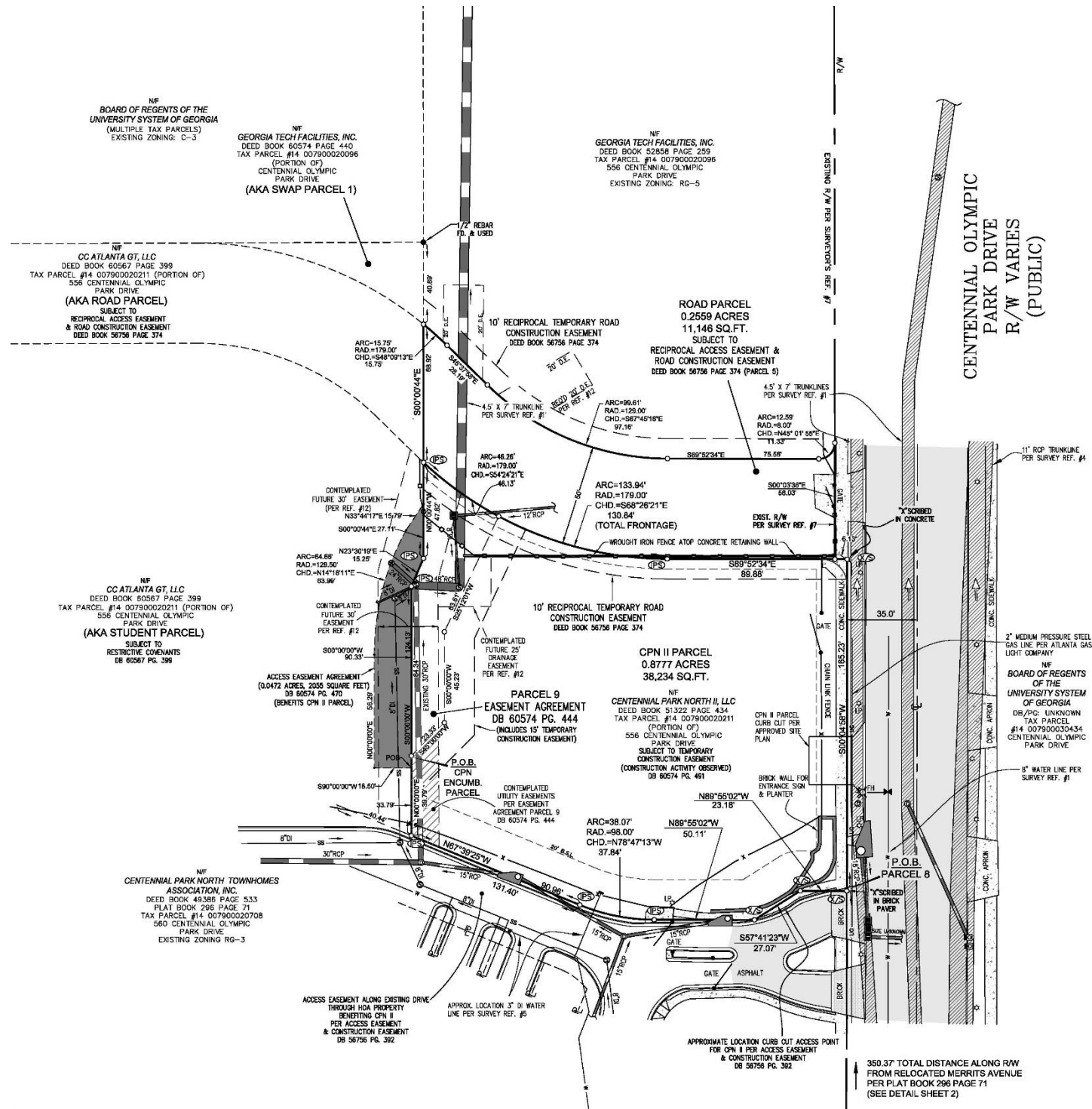
52 TWO BED UNITS

25 ONE BED UNITS

23 STUDIO UNITS

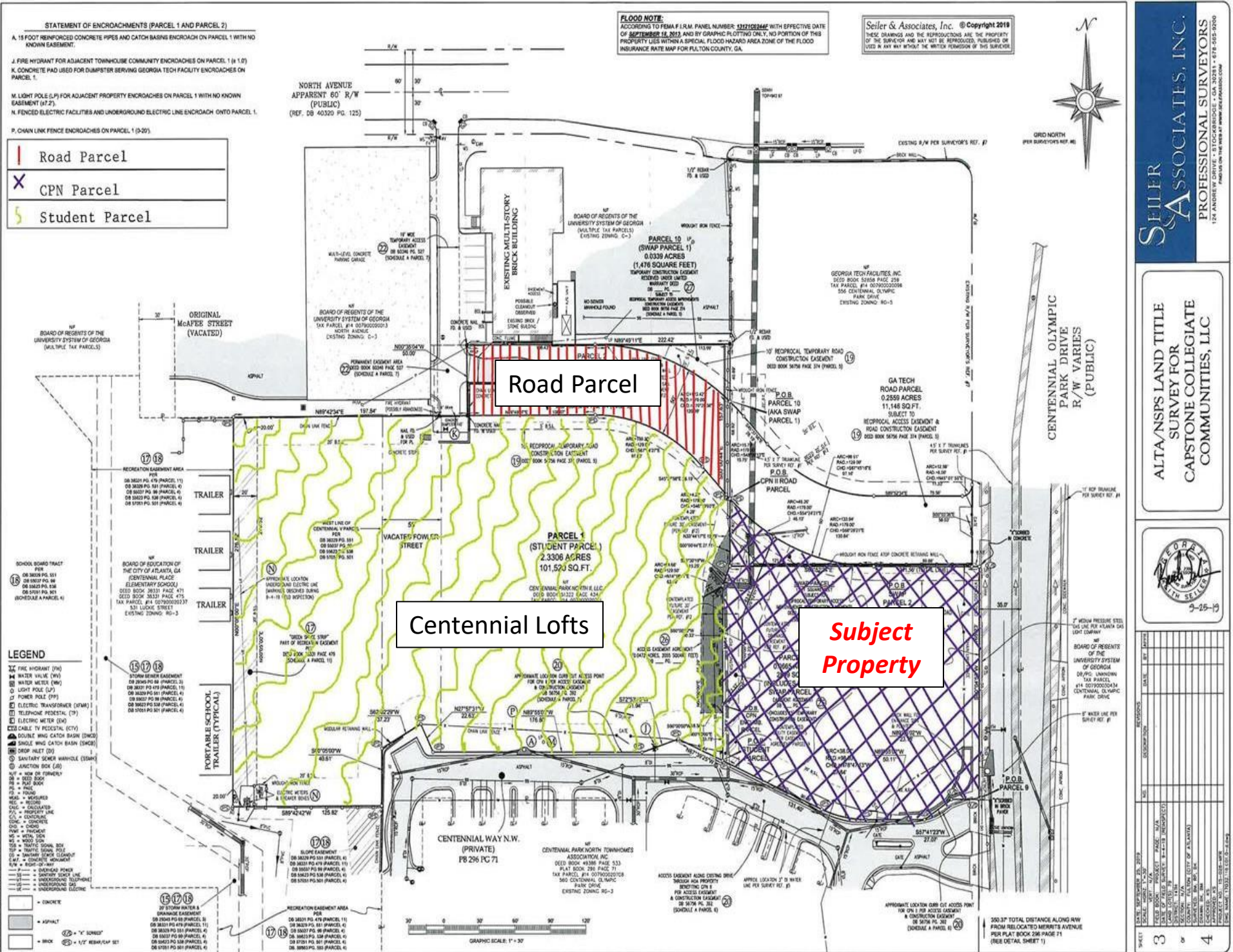






CENTENNIAL OLYMPIC PARK DRIVE R/W VARIES (PUBLIC)

350.37' TOTAL DISTANCE ALONG R/W FROM RELOCATED MERRITS AVENUE PER PLAT BOOK 296 PAGE 71 (SEE DETAIL SHEET 2)



FLOOD NOTE:
 ACCORDING TO FEMA F.I.R.M. PANEL NUMBER: 13121C024E WITH EFFECTIVE DATE OF SEPTEMBER 12, 2013, AND BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA ZONE OF THE FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GA.

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STATEMENT OF ENCROACHMENTS (PARCEL 1 AND PARCEL 2)
 A. 15 FOOT REINFORCED CONCRETE PIPES AND CATCH BASINS ENCROACH ON PARCEL 1 WITH NO KNOWN EASEMENT.
 J. FIRE HYDRANT FOR ADJACENT TOWNHOUSE COMMUNITY ENCROACHES ON PARCEL 1. (H-17)
 K. CONCRETE PAD USED FOR DUMPSTER SERVING GEORGIA TECH FACULTY ENCROACHES ON PARCEL 1.
 M. LIGHT POLE (L.P.) FOR ADJACENT PROPERTY ENCROACHES ON PARCEL 1 WITH NO KNOWN EASEMENT (H-22).
 N. FENCED ELECTRIC FACILITIES AND UNDERGROUND ELECTRIC LINE ENCROACH ONTO PARCEL 1.
 P. CHAIN LINK FENCE ENCROACHES ON PARCEL 1 (D-20).

- Road Parcel
- CPN Parcel
- Student Parcel

Road Parcel

Centennial Lofts

Subject Property

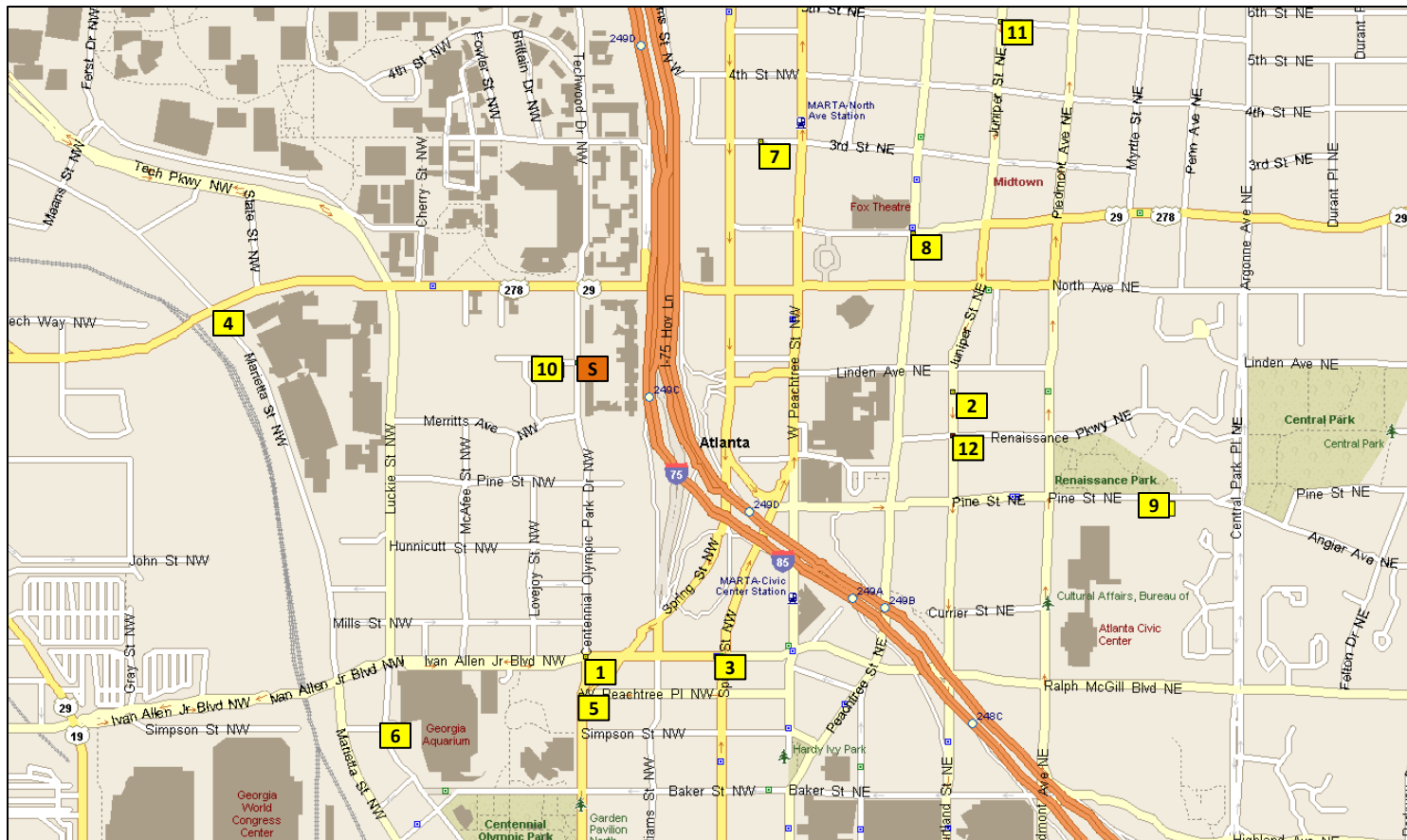
SEILER & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS
 124 ANDREW DRIVE • 8 STOCKBRIDGE, GA 30281 • 678-665-9200
 LICENSE NO. 13032 AND 13033

ALTA/NPS LAND TITLE
 SURVEY FOR
 CAPSTONE COLLEGIATE
 COMMUNITIES, LLC



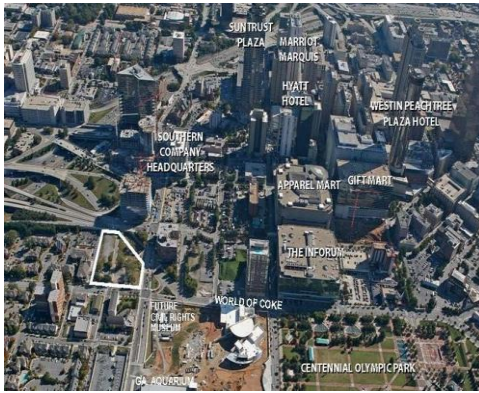
DATE	DESCRIPTION	BY	DATE
12/15/18	FIELD BOOK	PROJECT	PAUSE
12/15/18	DATE OF FIELD SURVEY	12-15-18	(INTERPRET)
12/15/18	DATE OF PLOTTING	12-15-18	(INTERPRET)
12/15/18	DATE OF PRINTING	12-15-18	(INTERPRET)
12/15/18	DATE OF RECORDING	12-15-18	(INTERPRET)
12/15/18	DATE OF CLOSURE	12-15-18	(INTERPRET)
12/15/18	DATE OF FINAL REVIEW	12-15-18	(INTERPRET)
12/15/18	DATE OF FINAL APPROVAL	12-15-18	(INTERPRET)
12/15/18	DATE OF FINAL SIGNATURE	12-15-18	(INTERPRET)
12/15/18	DATE OF FINAL RECORDING	12-15-18	(INTERPRET)
12/15/18	DATE OF FINAL CLOSURE	12-15-18	(INTERPRET)

300.37' TOTAL DISTANCE ALONG RW FROM RELOCATED MERRITT AVENUE PER PLAT BOOK 236 PAGE 71 (SEE DETAIL SHEET 1)



#	Property Name	Address	City
S		564 Centennial Olympic Park Drive	Atlanta
1	Generation Atlanta Apartments	377 Centennial Park Drive	Atlanta
2		567 Courtland St.	Atlanta
3	50 Allen Plaza	50 Ivan Allen Blvd	Atlanta
4	Georgia Tech Foundation	655 Marietta St	Atlanta
5		355 Centennial Olympic Park Dr.	Atlanta
6		314 Luckie St.	Atlanta
7		699 Spring Street	Atlanta
8		640 Peachtree Street	Atlanta
9		241 Pine Street	Atlanta
10	Centennial Lofts Development Site	Centennial Lane	Atlanta
11		786 Juniper Street	Atlanta
12	Woodfield Development Site	505 Courtland Street	Atlanta

1



377 Centennial Park Drive
Atlanta, 30313

LAND SF	67,431
LAND ACRES	1.55
SALE PRICE	\$6,465,000
LAND/PSF	\$95.88
ACRES/PSF	\$4,170,967.74
CLOSING DATE	5/11/2018
DISTANCE	0.8 miles

Notes

The 1.548-acre site, zoned SPI-1 SA5 will allow the buyer to move forward with a 336-unit apartment tower called "Generation Atlanta."

This sale was held up by legal disputes involving the seller, buyer, and the Atlanta Housing Authority, but it appears this only affected the time spent under contract and not the final price.

This \$83 million dollar project was delivered in the third quarter of 2020.

2



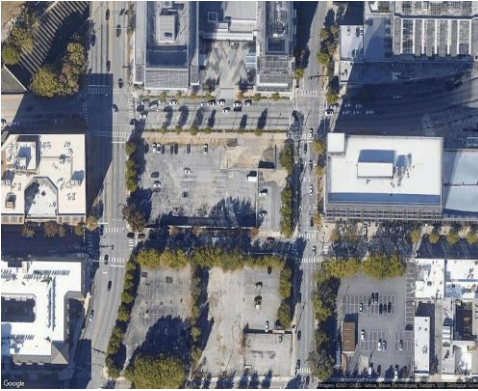
567 Courtland St.
Atlanta, GA 30308

LAND SF	73,762
LAND ACRES	1.69
SALE PRICE	\$10,750,000
LAND/PSF	\$145.74
ACRES/PSF	\$6,360,946.75
CLOSING DATE	7/30/2018
DISTANCE	0.7 miles

Notes

Drapac Investments LLC acquired an entire block of land with an assortment of structures on and around Juniper St in Atlanta from Braden Fellman Group and Thomas Preston Investments for \$10.75 million for the purposes of a future redevelopment project.

3



50 Allen Plaza

50 Ivan Allen Blvd
Atlanta, GA 30308

LAND SF	53,448
LAND ACRES	1.23
SALE PRICE	\$8,400,000
LAND/PSF	\$157.16
ACRES/PSF	\$6,829,268.29
CLOSING DATE	8/10/2018
DISTANCE	0.5 miles

4



655 Marietta St
Atlanta, GA 30313

LAND SF	326,700
LAND ACRES	7.5
SALE PRICE	\$36,000,000
LAND/PSF	\$110.19
ACRES/PSF	\$4,800,000.00
CLOSING DATE	11/20/2018
DISTANCE	0.9 miles

Notes

Georgia Tech Foundation Real Estate acquired the 7.5 acre redevelopment site at 665 NW Marietta St NW from Randall Brothers Inc for 36 million, or \$4.8 million per acre.

The buyer will be expanding its campus but it's unclear what kind of structures they have in mind. The time line is also tentative.

5



LAND SF	35,210
LAND ACRES	0.81
SALE PRICE	\$3,800,000
LAND/PSF	\$107.92
ACRES/PSF	\$4,691,358.02
CLOSING DATE	3/14/2019
DISTANCE	0.4 miles

355 Centennial Olympic Park Dr.
Atlanta, GA 30313

Notes This land had a total of .8 acres and will be used to develop a hotel.

6



LAND SF	37,026
LAND ACRES	0.85
SALE PRICE	\$6,350,000
LAND/PSF	\$171.50
ACRES/PSF	\$7,470,588.24
CLOSING DATE	4/3/2019
DISTANCE	0.8 miles

314 Luckie St.
Atlanta, GA 30313

Notes The previously developed, level lot, is zoned C5 and was previously on the market for approximately four and a half years with an initial asking price from \$8,000,000. There was a structure on the property at the time of sale.

The buyers intend to flip the property and have relisted it.

7



699 Spring Street
Atlanta, GA 30308

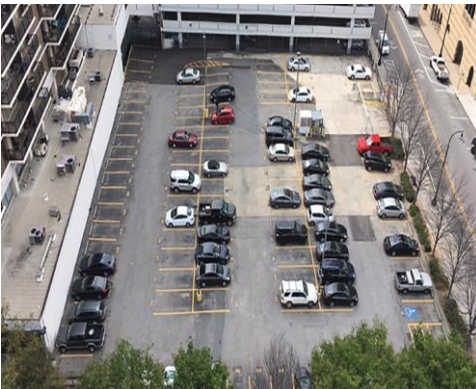
LAND SF	52,461
LAND ACRES	1.2
SALE PRICE	\$16,600,000
LAND/PSF	\$316.43
ACRES/PSF	\$13,833,333.33
CLOSING DATE	6/7/2019
DISTANCE	0.7 miles

Notes

CA Ventures LLC acquired roughly 1 acre of land at 3rd & Spring St in Atlanta from Roman Catholic Archdiocese of Atlanta for \$16.6 million.

The buyer will construct a residential tower for Georgia Tech at the site which is about a half of a mile distance from the center of campus. Please see proposed PID 10953556 for more information on the structure.

8



640 Peachtree Street
Atlanta, 30308

LAND SF	36,068
LAND ACRES	0.83
SALE PRICE	\$8,000,000
LAND/PSF	\$221.80
ACRES/PSF	\$9,638,554.22
CLOSING DATE	6/11/2019
DISTANCE	0.7 miles

Notes

The site currently serves as a surface parking lot. It is situated on the corner of Ponce De Leon Ave and Peachtree St NE. The property sits right across from The Fox Theatre and Public Draft House.

There was financing on the deal, but this property was not listed on market.

The buyer advised that the motivation behind this purchase was is to develop a hotel in midtown.

9



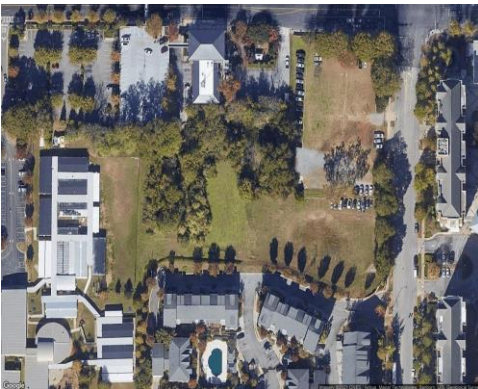
LAND SF	29,847
LAND ACRES	0.69
SALE PRICE	\$21,912,500
LAND/PSF	\$734.16
ACRES/PSF	\$31,757,246.38
CLOSING DATE	9/19/2019
DISTANCE	1.1 miles

241 Pine Street
Atlanta, GA 30308

Notes

The purchase was for the land and parking rights on the adjacent property. The buyers own the building on the property prior the sale of the land and transitioned from a land lease to a purchase agreement. Built in 2007, the property has a single office building on the parcel .

10



LAND SF	103,237
LAND ACRES	2.37
SALE PRICE	\$10,000,000
LAND/PSF	\$96.86
ACRES/PSF	\$4,219,409.28
CLOSING DATE	9/25/2019
DISTANCE	0.2 miles

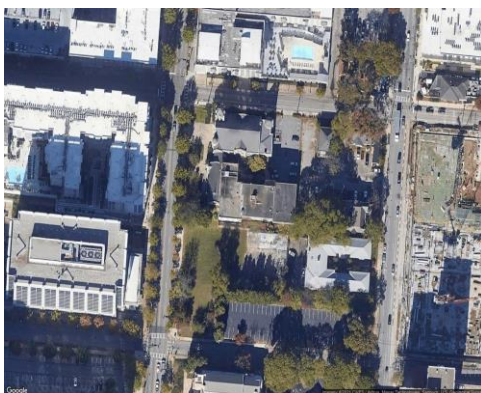
**Centennial Lofts Development
Site**

Centennial Lane
Atlanta, GA 30313

Notes

The buyer based in Alabama develops collegiate communities. The buyer is currently developing 556 NW Centennial Olympic Dr for the Centennial Lofts (PID 10495104). The buyer and seller plan to partner in the development and management of the Centennial Lofts. The multi-family project will provide student housing to Georgia Institute of Technology "Georgia Tech". It is approximated the site will consists of 254 units with 510 designated parking spaces per permit filings.

11



786 Juniper Street
Atlanta, 30308

LAND SF	43,650
LAND ACRES	1
SALE PRICE	\$6,065,000
LAND/PSF	\$138.95
ACRES/PSF	\$6,065,000.00
CLOSING DATE	6/30/2020
DISTANCE	1.0 miles

Notes

On June 30th, 2020, the 1 acre lot behind St Mark's United Methodist Church at 768 Juniper St in Atlanta, GA sold for \$6,065,000.

The deed price of \$6,065,000 is reflective of the cash payment made to the church, the consideration is also inclusive of 150 parking spots built by the seller and given to the church that will bring the total consideration up to \$12,000,000.

12



505 Courtland Street
Atlanta, GA 30308

LAND SF	47,280
LAND ACRES	1.07
SALE PRICE	\$7,925,000
LAND/PSF	\$167.62
ACRES/PSF	\$7,406,542.06
CLOSING DATE	1/1/2020
DAYS ON MARKET	529
DISTANCE	0.9 miles

Notes

Woodfield Development plans to construct a 16-story, 284 unit residential high-rise with 18,000 SF of amenity space.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,363	144,279	314,361
2010 Population	27,400	151,841	318,533
2020 Population	35,902	190,751	379,650
2025 Population	40,565	212,892	416,169
2020 African American	11,062	81,632	168,067
2020 American Indian	61	364	769
2020 Asian	6,285	15,940	24,938
2020 Hispanic	1,443	7,407	20,930
2020 Other Race	380	2,227	8,873
2020 White	16,865	84,814	166,569
2020 Multiracial	1,238	5,719	10,328
2020-2025: Population: Growth Rate	12.35 %	11.10 %	9.25 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,972	11,682	21,717
\$15,000-\$24,999	920	6,786	13,425
\$25,000-\$34,999	1,002	5,821	12,044
\$35,000-\$49,999	1,474	9,035	17,166
\$50,000-\$74,999	3,060	15,619	29,098
\$75,000-\$99,999	2,120	11,082	19,598
\$100,000-\$149,999	2,160	13,151	24,369
\$150,000-\$199,999	1,296	7,425	13,593
\$200,000 or greater	1,691	11,113	23,220
Median HH Income	\$68,636	\$68,494	\$67,896
Average HH Income	\$100,376	\$104,757	\$107,977

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,868	69,152	144,280
2010 Total Households	10,882	69,847	141,662
2020 Total Households	15,695	91,718	174,243
2025 Total Households	18,442	104,011	192,865
2020 Average Household Size	1.57	1.78	1.98
2000 Owner Occupied Housing	1,475	20,042	53,998
2000 Renter Occupied Housing	6,188	40,989	75,381
2020 Owner Occupied Housing	4,531	30,557	70,083
2020 Renter Occupied Housing	11,164	61,160	104,160
2020 Vacant Housing	3,148	17,676	31,074
2020 Total Housing	18,843	109,394	205,317
2025 Owner Occupied Housing	4,993	32,204	73,439
2025 Renter Occupied Housing	13,449	71,807	119,427
2025 Vacant Housing	3,210	18,093	31,921
2025 Total Housing	21,652	122,104	224,786
2020-2025: Households: Growth Rate	16.40 %	12.75 %	10.25 %

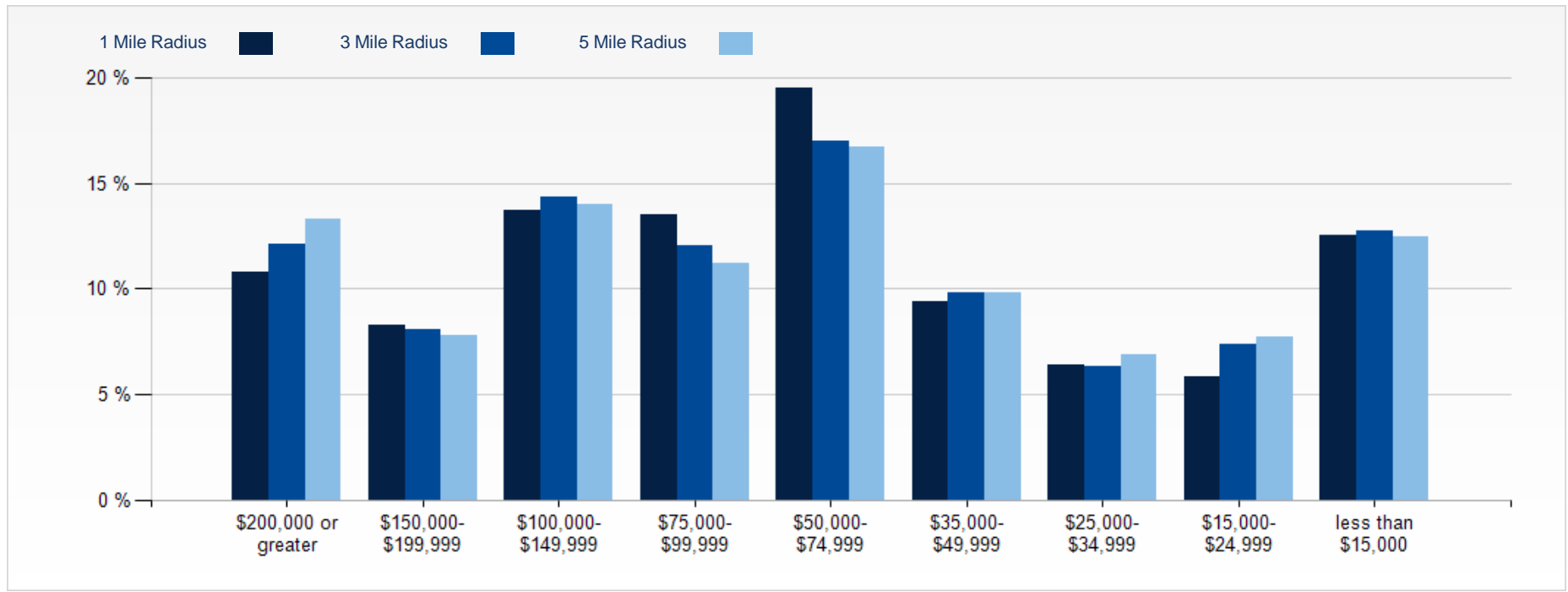
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	4,066	21,883	38,433
2020 Population Age 35-39	2,775	16,283	31,830
2020 Population Age 40-44	2,115	12,286	25,238
2020 Population Age 45-49	1,854	11,071	22,861
2020 Population Age 50-54	1,665	10,235	21,068
2020 Population Age 55-59	1,431	9,202	19,781
2020 Population Age 60-64	1,091	7,753	17,304
2020 Population Age 65-69	779	6,001	14,055
2020 Population Age 70-74	469	4,374	10,937
2020 Population Age 75-79	308	2,643	7,170
2020 Population Age 80-84	181	1,557	4,574
2020 Population Age 85+	173	1,698	5,022
2020 Population Age 18+	33,795	167,655	318,077
2020 Median Age	29	32	34

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,561	\$68,153	\$68,408
Average Household Income 25-34	\$94,504	\$91,998	\$91,654
Median Household Income 35-44	\$89,418	\$87,154	\$87,471
Average Household Income 35-44	\$125,092	\$125,891	\$128,563
Median Household Income 45-54	\$93,039	\$104,479	\$105,285
Average Household Income 45-54	\$135,162	\$149,303	\$153,339
Median Household Income 55-64	\$62,274	\$70,720	\$70,409
Average Household Income 55-64	\$102,196	\$120,634	\$126,890
Median Household Income 65-74	\$41,419	\$47,515	\$47,623
Average Household Income 65-74	\$72,416	\$81,466	\$86,841
Average Household Income 75+	\$48,290	\$54,297	\$61,709

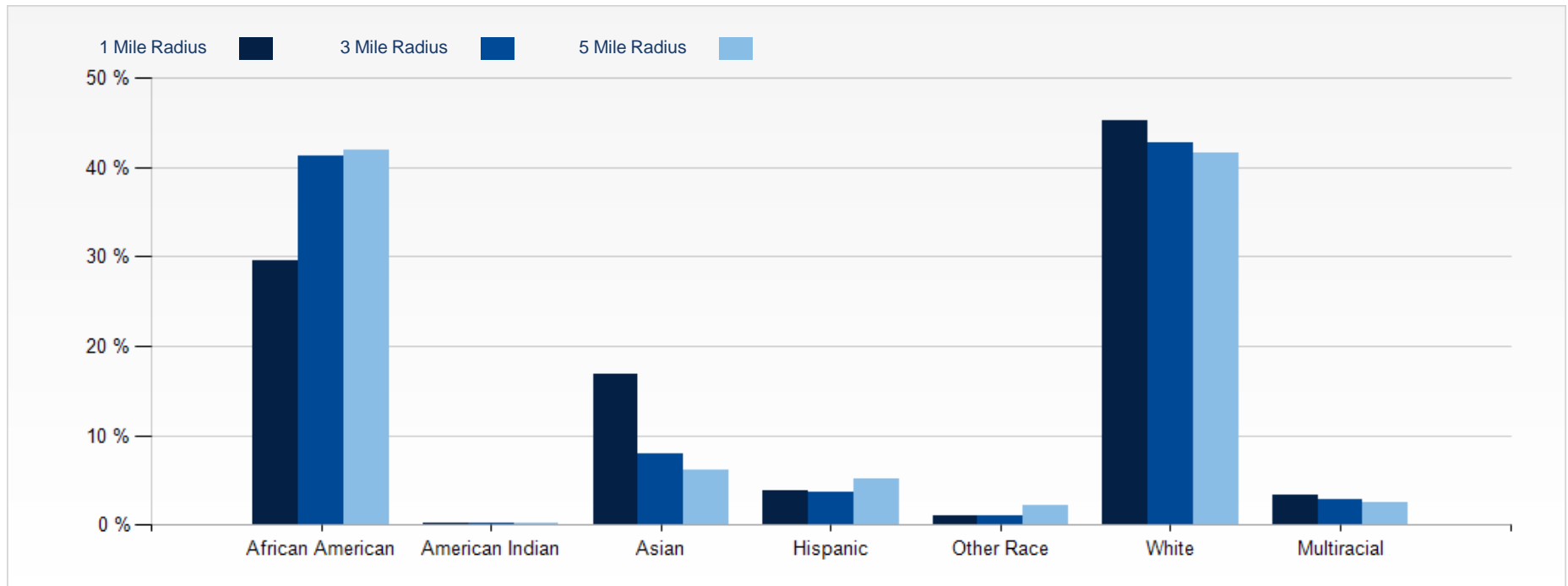
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,663	23,759	40,738
2025 Population Age 35-39	3,260	18,139	33,887
2025 Population Age 40-44	2,567	14,358	28,748
2025 Population Age 45-49	2,165	11,912	24,360
2025 Population Age 50-54	1,855	10,874	22,476
2025 Population Age 55-59	1,671	9,757	20,529
2025 Population Age 60-64	1,259	8,606	18,901
2025 Population Age 65-69	972	7,213	16,354
2025 Population Age 70-74	682	5,443	12,920
2025 Population Age 75-79	443	3,743	9,621
2025 Population Age 80-84	258	2,146	5,902
2025 Population Age 85+	213	1,930	5,555
2025 Population Age 18+	38,009	187,171	349,933
2025 Median Age	30	32	34

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,297	\$78,366	\$78,184
Average Household Income 25-34	\$106,864	\$106,498	\$106,058
Median Household Income 35-44	\$99,896	\$98,251	\$97,027
Average Household Income 35-44	\$138,796	\$141,647	\$143,491
Median Household Income 45-54	\$109,135	\$115,403	\$114,225
Average Household Income 45-54	\$153,716	\$165,750	\$167,163
Median Household Income 55-64	\$77,151	\$86,340	\$84,051
Average Household Income 55-64	\$125,969	\$141,236	\$145,319
Median Household Income 65-74	\$51,150	\$54,299	\$53,724
Average Household Income 65-74	\$85,754	\$94,797	\$99,732
Average Household Income 75+	\$65,824	\$68,420	\$75,376

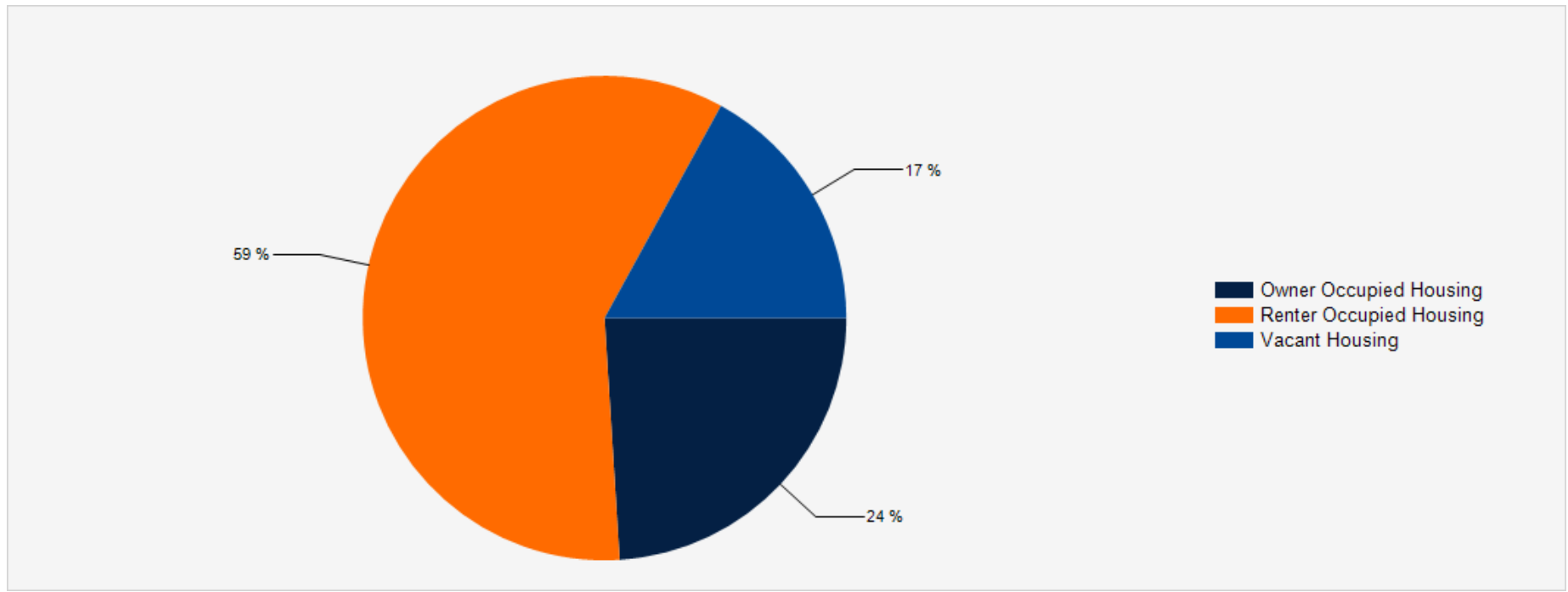
2020 Household Income



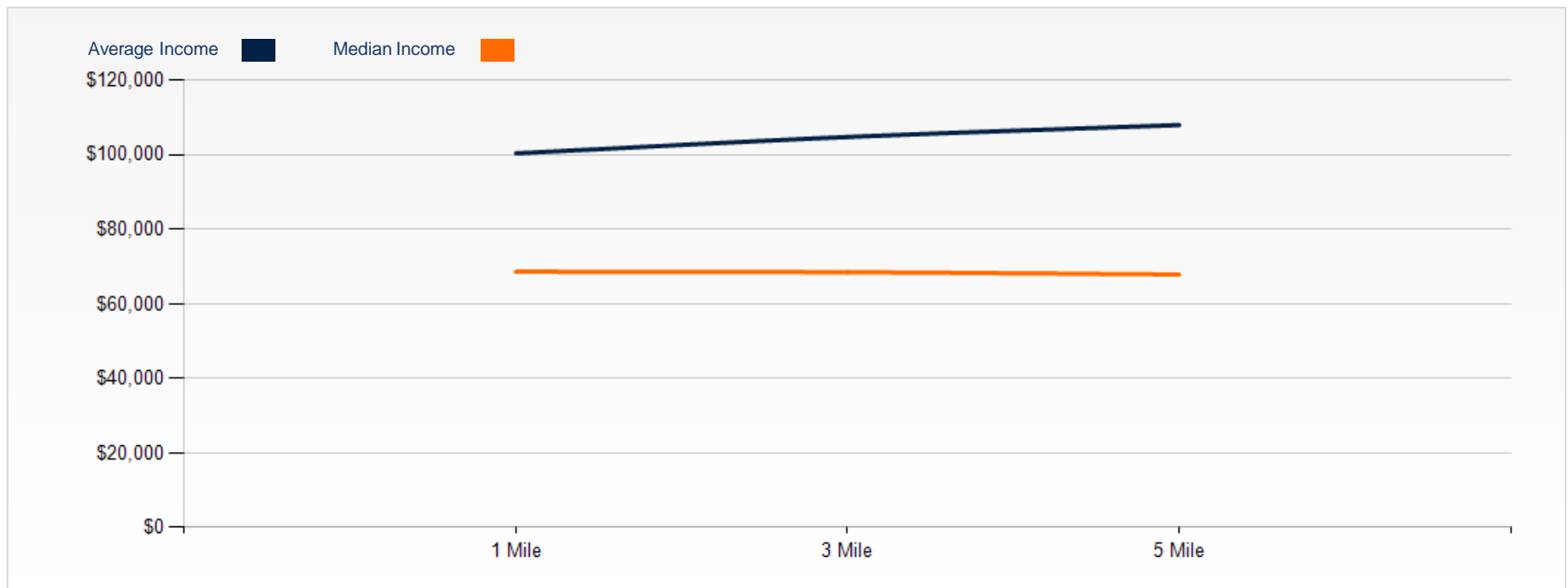
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





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