



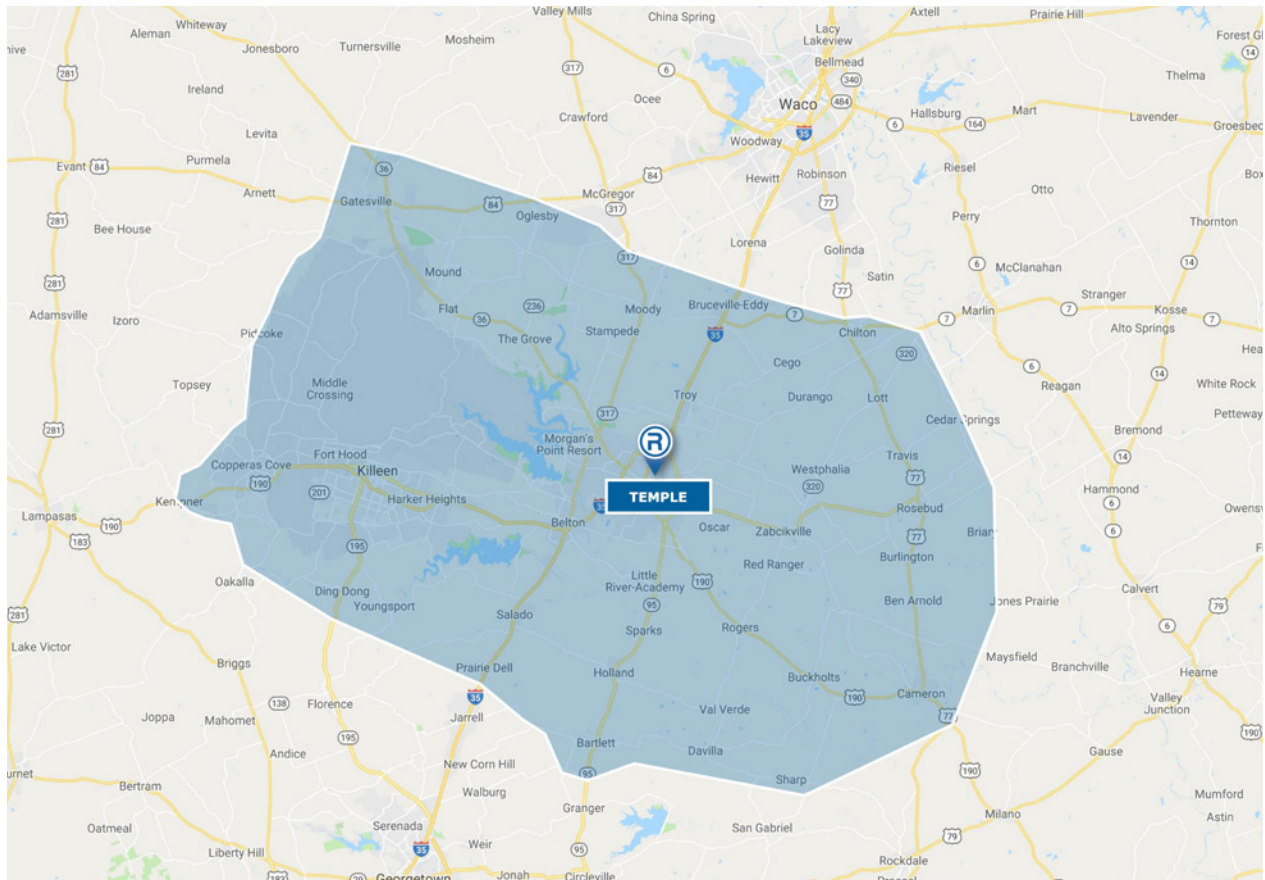
TEMPLE, TEXAS



Secondary Retail Trade Area Gap/Opportunity Analysis



Contact Information



Temple Economic Development Corporation
Adrian S. Cannady
President & CEO

201 Santa Fe Way, Suite 103
Temple, Texas 76501

Phone 254.773.8332
ACannady@choosetemple.com
www.ChooseTemple.com



About The Retail Coach

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology, and creative expertise to develop and deliver high-impact retail recruitment and development plans to local governments, chambers of commerce, economic development organizations and private developers.

Through its unique Retail360® Process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail360® Process

Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms' offerings by combining current national and statewide demographics and trend data with real-world, "on-the-ground" information gathered through extensive visits to our clients' communities. Every community is different, and there is no "one size fits all" retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community's needs help assure our clients that they are receiving the latest and best information for targeted retail recruitment efforts – all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail360® Process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.



Secondary Retail Trade Area • Gap/Opportunity Analysis

Temple, Texas

NAICS	DESCRIPTION	POTENTIAL SALES	ACTUAL SALES	LEAKAGE	INDEX
44, 45, 722	Total retail trade including food and drinking places	\$7,171,883,045	\$1,798,567,293	\$5,373,315,752	0.25
441	Motor vehicle and parts dealers	\$1,745,710,437	\$408,147,838	\$1,337,562,599	0.23
4411	Automobile dealers	\$1,521,459,878	\$360,114,203	\$1,161,345,675	0.24
4412	Other motor vehicle dealers	\$101,815,153	\$11,177,004	\$90,638,149	0.11
4413	Automotive parts, accessories, and tire stores	\$122,435,406	\$36,856,631	\$85,578,775	0.30
442	Furniture and home furnishings stores	\$149,362,312	\$29,800,199	\$119,562,113	0.20
4421	Furniture stores	\$82,730,033	\$20,003,033	\$62,727,000	0.24
4422	Home furnishings stores	\$66,632,278	\$9,797,166	\$56,835,112	0.15
443	Electronics and appliance stores	\$113,690,011	\$32,950,256	\$80,739,755	0.29
443141	Household appliance stores	\$15,574,818	\$7,839,873	\$7,734,945	0.50
443142	Electronics stores	\$98,115,192	\$25,110,383	\$73,004,809	0.26
444	Building material and garden equipment and supplies dealers	\$433,982,362	\$164,132,999	\$269,849,363	0.38
4441	Building material and supplies dealers	\$386,837,831	\$151,232,121	\$235,605,710	0.39
44411	Home centers	\$201,140,681	\$113,338,882	\$87,801,799	0.56
44412	Paint and wallpaper stores	\$17,277,252	\$2,917,463	\$14,359,789	0.17
44413	Hardware stores	\$32,098,780	\$3,003,274	\$29,095,506	0.09
44419	Other building material dealers	\$136,321,118	\$31,972,502	\$104,348,616	0.23
4442	Lawn and garden equipment and supplies stores	\$47,144,531	\$12,900,878	\$34,243,653	0.27
44421	Outdoor power equipment stores	\$5,179,703	\$3,515,766	\$1,663,937	0.68
44422	Nursery, garden center, and farm supply stores	\$41,964,828	\$9,385,112	\$32,579,716	0.22
445	Food and beverage stores	\$850,056,813	\$226,868,918	\$623,187,895	0.27
4451	Grocery stores	\$774,098,638	\$196,970,711	\$577,127,927	0.25
44511	Supermarkets and other grocery (except convenience) stores	\$742,072,119	\$195,038,747	\$547,033,372	0.26
44512	Convenience stores	\$32,026,519	\$1,931,964	\$30,094,555	0.06
4452	Specialty food stores	\$23,150,798	\$5,532,279	\$17,618,519	0.24
4453	Beer, wine, and liquor stores	\$52,807,377	\$24,365,928	\$28,441,449	0.46
446	Health and personal care stores	\$363,329,509	\$54,784,526	\$308,544,983	0.15
44611	Pharmacies and drug stores	\$292,036,746	\$44,858,175	\$247,178,571	0.15
44612	Cosmetics, beauty supplies, and perfume stores	\$27,561,884	\$4,973,548	\$22,588,336	0.18
44613	Optical goods stores	\$14,850,683	\$3,308,162	\$11,542,521	0.22
44619	Other health and personal care stores	\$28,880,196	\$1,644,641	\$27,235,555	0.06
447	Gasoline stations	\$672,685,383	\$136,976,050	\$535,709,333	0.20
448	Clothing and clothing accessories stores	\$325,458,825	\$47,190,518	\$278,268,307	0.14
4481	Clothing stores	\$230,220,524	\$31,172,802	\$199,047,722	0.14
44811	Men's clothing stores	\$10,399,078	\$1,281,899	\$9,117,179	0.12
44812	Women's clothing stores	\$46,528,267	\$8,296,766	\$38,231,501	0.18
44813	Children's and infants' clothing stores	\$9,935,809	\$1,435,874	\$8,499,935	0.14
44814	Family clothing stores	\$139,366,763	\$15,138,773	\$124,227,990	0.11
44815	Clothing accessories stores	\$9,458,097	\$3,188,977	\$6,269,120	0.34
44819	Other clothing stores	\$14,532,509	\$1,830,513	\$12,701,996	0.13
4482	Shoe stores	\$53,065,925	\$8,626,178	\$44,439,747	0.16
4483	Jewelry, luggage, and leather goods stores	\$42,172,376	\$7,391,538	\$34,780,838	0.18
44831	Jewelry stores	\$37,261,857	\$7,391,538	\$29,870,319	0.20
44832	Luggage and leather goods stores	\$4,910,519	\$0	\$4,910,519	0.00

Secondary Retail Trade Area • Gap/Opportunity Analysis

Temple, Texas

NAICS	DESCRIPTION	POTENTIAL SALES	ACTUAL SALES	LEAKAGE	INDEX
451	Sporting goods, hobby, musical instrument, and book stores	\$96,410,071	\$46,800,504	\$49,609,567	0.49
4511	Sporting goods, hobby, and musical instrument stores	\$85,748,407	\$45,158,531	\$40,589,876	0.53
45111	Sporting goods stores	\$57,472,163	\$31,265,016	\$26,207,147	0.54
45112	Hobby, toy, and game stores	\$18,814,115	\$13,337,863	\$5,476,252	0.71
45113	Sewing, needlework, and piece goods stores	\$3,700,116	\$335,152	\$3,364,964	0.09
45114	Musical instrument and supplies stores	\$5,762,013	\$220,500	\$5,541,513	0.04
4512	Book stores and news dealers	\$10,661,664	\$1,641,973	\$9,019,691	0.15
452	General merchandise stores	\$861,311,488	\$365,963,334	\$495,348,154	0.42
4522	Department stores	\$124,676,192	\$35,264,695	\$89,411,497	0.28
4523	Other general merchandise stores	\$736,635,296	\$330,698,639	\$405,936,657	0.45
453	Miscellaneous store retailers	\$109,521,522	\$30,090,986	\$79,430,536	0.27
4531	Florists	\$7,206,715	\$1,324,678	\$5,882,037	0.18
4532	Office supplies, stationery, and gift stores	\$27,074,511	\$7,758,616	\$19,315,895	0.29
45321	Office supplies and stationery stores	\$11,149,961	\$7,415,133	\$3,734,828	0.67
45322	Gift, novelty, and souvenir stores	\$15,924,551	\$343,483	\$15,581,068	0.02
4533	Used merchandise stores	\$20,815,741	\$1,456,342	\$19,359,399	0.07
4539	Other miscellaneous store retailers	\$54,424,555	\$19,551,350	\$34,873,205	0.36
45391	Pet and pet supplies stores	\$25,228,204	\$8,548,452	\$16,679,752	0.34
45399	All other miscellaneous store retailers	\$29,196,351	\$11,002,898	\$18,193,453	0.38
454	Non-store retailers	\$586,209,910	\$16,617,510	\$569,592,400	0.03
722	Food services and drinking places	\$864,154,402	\$238,243,655	\$625,910,747	0.28
7223	Special food services	\$54,568,244	\$13,967,994	\$40,600,250	0.26
7224	Drinking places (alcoholic beverages)	\$37,976,148	\$3,117,460	\$34,858,688	0.08
7225	Restaurants and other eating places	\$771,610,010	\$221,158,201	\$550,451,809	0.29
722511	Full-service restaurants	\$332,196,055	\$76,727,879	\$255,468,176	0.23
722513	Limited-service restaurants	\$385,393,320	\$133,650,387	\$251,742,933	0.35
722514	Cafeterias, grill buffets, and buffets	\$17,976,428	\$4,397,967	\$13,578,461	0.24
722515	Snack and nonalcoholic beverage bars	\$36,044,207	\$6,381,968	\$29,662,239	0.18

Secondary Retail Trade Area • Demographic Profile

Temple, Texas

DESCRIPTION	DATA	%
Population		
2025 Projection	488,909	
2020 Estimate	460,531	
2010 Census	406,698	
2000 Census	330,688	
Growth 2020 - 2025		6.16%
Growth 2010 - 2020		13.24%
Growth 2000 - 2010		22.99%
2020 Est. Population by Single-Classification Race	460,531	
White Alone	271,724	59.00%
Black or African American Alone	99,935	21.70%
Amer. Indian and Alaska Native Alone	4,069	0.88%
Asian Alone	13,365	2.90%
Native Hawaiian and Other Pacific Island Alone	3,455	0.75%
Some Other Race Alone	41,549	9.02%
Two or More Races	26,434	5.74%
2020 Est. Population by Hispanic or Latino Origin	460,531	
Not Hispanic or Latino	342,772	74.43%
Hispanic or Latino	117,759	25.57%
Mexican	82,530	70.08%
Puerto Rican	18,425	15.65%
Cuban	1,021	0.87%
All Other Hispanic or Latino	15,783	13.40%
2020 Est. Hisp. or Latino Pop by Single-Class. Race	117,759	
White Alone	59,273	50.33%
Black or African American Alone	5,406	4.59%
American Indian and Alaska Native Alone	1,761	1.50%
Asian Alone	691	0.59%
Native Hawaiian and Other Pacific Islander Alone	302	0.26%
Some Other Race Alone	40,789	34.64%
Two or More Races	9,538	8.10%
2020 Est. Pop by Race, Asian Alone, by Category	13,365	
Chinese, except Taiwanese	854	6.39%
Filipino	3,430	25.66%
Japanese	330	2.47%
Asian Indian	1,436	10.75%
Korean	3,936	29.45%
Vietnamese	1,317	9.85%
Cambodian	190	1.42%
Hmong	88	0.66%
Laotian	238	1.78%
Thai	435	3.26%
All Other Asian Races Including 2+ Category	1,111	8.31%

DESCRIPTION	DATA	%
2020 Est. Population by Ancestry	460,531	
Arab	659	0.14%
Czech	4,653	1.01%
Danish	468	0.10%
Dutch	3,008	0.65%
English	23,569	5.12%
French (except Basque)	5,948	1.29%
French Canadian	1,674	0.36%
German	48,638	10.56%
Greek	474	0.10%
Hungarian	377	0.08%
Irish	22,899	4.97%
Italian	7,269	1.58%
Lithuanian	137	0.03%
United States or American	29,419	6.39%
Norwegian	2,409	0.52%
Polish	3,548	0.77%
Portuguese	337	0.07%
Russian	467	0.10%
Scottish	5,154	1.12%
Scotch-Irish	6,044	1.31%
Slovak	99	0.02%
Subsaharan African	4,614	1.00%
Swedish	1,953	0.42%
Swiss	251	0.06%
Ukrainian	173	0.04%
Welsh	813	0.18%
West Indian (except Hisp. groups)	2,631	0.57%
Other ancestries	203,591	44.21%
Ancestry Unclassified	79,254	17.21%
2020 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	320,876	75.88%
Speak Asian/Pacific Island Language at Home	9,155	2.17%
Speak IndoEuropean Language at Home	11,893	2.81%
Speak Spanish at Home	77,780	18.39%
Speak Other Language at Home	3,192	0.76%

Secondary Retail Trade Area • Demographic Profile

Temple, Texas

DESCRIPTION	DATA	%
2020 Est. Population by Age	460,531	
Age 0 - 4	37,636	8.17%
Age 5 - 9	34,137	7.41%
Age 10 - 14	32,815	7.13%
Age 15 - 17	18,858	4.10%
Age 18 - 20	20,867	4.53%
Age 21 - 24	29,838	6.48%
Age 25 - 34	75,818	16.46%
Age 35 - 44	62,742	13.62%
Age 45 - 54	50,251	10.91%
Age 55 - 64	44,498	9.66%
Age 65 - 74	31,692	6.88%
Age 75 - 84	15,615	3.39%
Age 85 and over	5,762	1.25%
Age 16 and over	349,761	75.95%
Age 18 and over	337,085	73.20%
Age 21 and over	316,218	68.66%
Age 65 and over	53,069	11.52%
2020 Est. Median Age		32.29
2020 Est. Average Age		34.89
2020 Est. Population by Sex	460,531	
Male	229,475	49.83%
Female	231,055	50.17%

DESCRIPTION	DATA	%
2020 Est. Male Population by Age	229,475	
Age 0 - 4	18,901	8.24%
Age 5 - 9	17,397	7.58%
Age 10 - 14	16,741	7.30%
Age 15 - 17	9,564	4.17%
Age 18 - 20	11,619	5.06%
Age 21 - 24	16,933	7.38%
Age 25 - 34	38,999	17.00%
Age 35 - 44	30,809	13.43%
Age 45 - 54	24,195	10.54%
Age 55 - 64	20,879	9.10%
Age 65 - 74	14,533	6.33%
Age 75 - 84	6,786	2.96%
Age 85 and over	2,120	0.92%
2020 Est. Median Age, Male		30.84
2020 Est. Average Age, Male		33.95
2020 Est. Female Population by Age	231,055	
Age 0 - 4	18,735	8.11%
Age 5 - 9	16,740	7.25%
Age 10 - 14	16,074	6.96%
Age 15 - 17	9,294	4.02%
Age 18 - 20	9,249	4.00%
Age 21 - 24	12,905	5.59%
Age 25 - 34	36,819	15.94%
Age 35 - 44	31,933	13.82%
Age 45 - 54	26,056	11.28%
Age 55 - 64	23,620	10.22%
Age 65 - 74	17,160	7.43%
Age 75 - 84	8,829	3.82%
Age 85 and over	3,643	1.58%
2020 Est. Median Age, Female		33.81
2020 Est. Average Age, Female		35.81

Secondary Retail Trade Area • Demographic Profile

Temple, Texas

DESCRIPTION	DATA	%
2020 Est. Pop Age 15+ by Marital Status		
Total, Never Married	109,535	30.77%
Males, Never Married	61,381	17.25%
Females, Never Married	48,155	13.53%
Married, Spouse present	165,158	46.40%
Married, Spouse absent	21,511	6.04%
Widowed	18,344	5.15%
Males Widowed	4,691	1.32%
Females Widowed	13,653	3.84%
Divorced	41,395	11.63%
Males Divorced	17,763	4.99%
Females Divorced	23,632	6.64%
2020 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	10,663	3.7%
Some High School, no diploma	16,392	5.7%
High School Graduate (or GED)	76,333	26.7%
Some College, no degree	82,491	28.8%
Associate Degree	33,200	11.6%
Bachelor's Degree	45,118	15.8%
Master's Degree	17,473	6.1%
Professional School Degree	2,599	0.9%
Doctorate Degree	2,108	0.7%
2020 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	12,022	19.35%
High School Graduate	18,501	29.78%
Some College or Associate's Degree	23,396	37.66%
Bachelor's Degree or Higher	8,200	13.20%
Households		
2025 Projection	175,906	
2020 Estimate	164,745	
2010 Census	144,065	
2000 Census	112,156	
Growth 2020 - 2025		6.78%
Growth 2010 - 2020		14.36%
Growth 2000 - 2010		28.45%
2020 Est. Households by Household Type	164,745	
Family Households	118,349	71.84%
Nonfamily Households	46,396	28.16%
2020 Est. Group Quarters Population	22,903	
2020 Households by Ethnicity, Hispanic/Latino	33,901	

DESCRIPTION	DATA	%
2020 Est. Households by Household Income	164,745	
Income < \$15,000	16,708	10.14%
Income \$15,000 - \$24,999	14,924	9.06%
Income \$25,000 - \$34,999	17,269	10.48%
Income \$35,000 - \$49,999	24,672	14.98%
Income \$50,000 - \$74,999	34,565	20.98%
Income \$75,000 - \$99,999	21,760	13.21%
Income \$100,000 - \$124,999	13,814	8.39%
Income \$125,000 - \$149,999	9,203	5.59%
Income \$150,000 - \$199,999	6,325	3.84%
Income \$200,000 - \$249,999	2,410	1.46%
Income \$250,000 - \$499,999	2,425	1.47%
Income \$500,000+	671	0.41%
2020 Est. Average Household Income		\$71,191
2020 Est. Median Household Income		\$55,735
2020 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$60,076
Black or African American Alone		\$49,331
American Indian and Alaska Native Alone		\$58,225
Asian Alone		\$50,753
Native Hawaiian and Other Pacific Islander Alone		\$45,322
Some Other Race Alone		\$48,001
Two or More Races		\$47,382
Hispanic or Latino		\$47,685
Not Hispanic or Latino		\$58,146
2020 Est. Family HH Type by Presence of Own Child.	118,349	
Married-Couple Family, own children	41,837	35.35%
Married-Couple Family, no own children	45,173	38.17%
Male Householder, own children	4,256	3.60%
Male Householder, no own children	3,230	2.73%
Female Householder, own children	16,178	13.67%
Female Householder, no own children	7,674	6.48%
2020 Est. Households by Household Size	164,745	
1-person	39,690	24.09%
2-person	51,858	31.48%
3-person	30,240	18.36%
4-person	23,283	14.13%
5-person	12,085	7.34%
6-person	4,932	2.99%
7-or-more-person	2,657	1.61%
2020 Est. Average Household Size		2.66

Secondary Retail Trade Area • Demographic Profile

Temple, Texas

DESCRIPTION	DATA	%
2020 Est. Households by Presence of People Under 18	164,745	
Households with 1 or More People under Age 18:	68,788	41.75%
Married-Couple Family	44,898	65.27%
Other Family, Male Householder	4,981	7.24%
Other Family, Female Householder	18,291	26.59%
Nonfamily, Male Householder	473	0.69%
Nonfamily, Female Householder	145	0.21%
Households with No People under Age 18:	95,957	58.25%
Married-Couple Family	42,109	43.88%
Other Family, Male Householder	2,511	2.62%
Other Family, Female Householder	5,557	5.79%
Nonfamily, Male Householder	23,368	24.35%
Nonfamily, Female Householder	22,411	23.36%
2020 Est. Households by Number of Vehicles	164,745	
No Vehicles	8,871	5.39%
1 Vehicle	51,122	31.03%
2 Vehicles	70,373	42.72%
3 Vehicles	25,332	15.38%
4 Vehicles	6,496	3.94%
5 or more Vehicles	2,551	1.55%
2020 Est. Average Number of Vehicles		1.88
Family Households		
2025 Projection	126,565	
2020 Estimate	118,349	
2010 Census	102,781	
2000 Census	82,575	
Growth 2020 - 2025		6.94%
Growth 2010 - 2020		15.15%
Growth 2000 - 2010		24.47%

2020 Est. Families by Poverty Status	118,349	
2020 Families at or Above Poverty	104,994	88.72%
2020 Families at or Above Poverty with Children	52,497	44.36%
2020 Families Below Poverty	13,355	11.28%
2020 Families Below Poverty with Children	11,346	9.59%
2020 Est. Pop 16+ by Employment Status	349,761	
Civilian Labor Force, Employed	182,253	52.11%
Civilian Labor Force, Unemployed	13,982	4.00%
Armed Forces	24,705	7.06%
Not in Labor Force	128,821	36.83%

DESCRIPTION	DATA	%
2020 Est. Civ. Employed Pop 16+ by Class of Worker	178,548	
For-Profit Private Workers	111,287	62.33%
Non-Profit Private Workers	14,295	8.01%
Local Government Workers	20,689	11.59%
State Government Workers	7,033	3.94%
Federal Government Workers	14,654	8.21%
Self-Employed Workers	10,349	5.80%
Unpaid Family Workers	241	0.14%
2020 Est. Civ. Employed Pop 16+ by Occupation	178,548	
Architect/Engineer	1,549	0.87%
Arts/Entertainment/Sports	2,041	1.14%
Building Grounds Maintenance	8,276	4.64%
Business/Financial Operations	6,460	3.62%
Community/Social Services	3,155	1.77%
Computer/Mathematical	3,119	1.75%
Construction/Extraction	9,032	5.06%
Education/Training/Library	13,278	7.44%
Farming/Fishing/Forestry	764	0.43%
Food Prep/Serving	9,865	5.53%
Health Practitioner/Technician	13,834	7.75%
Healthcare Support	4,333	2.43%
Maintenance Repair	9,026	5.06%
Legal	757	0.42%
Life/Physical/Social Science	533	0.30%
Management	15,292	8.57%
Office/Admin. Support	27,473	15.39%
Production	7,674	4.30%
Protective Services	5,614	3.14%
Sales/Related	16,838	9.43%
Personal Care/Service	6,930	3.88%
Transportation/Moving	12,704	7.12%

2020 Est. Pop 16+ by Occupation Classification	178,548	
White Collar	104,329	58.43%
Blue Collar	38,435	21.53%
Service and Farm	35,783	20.04%
2020 Est. Workers Age 16+ by Transp. to Work	201,837	
Drove Alone	162,076	80.30%
Car Pooled	22,199	11.00%
Public Transportation	1,042	0.52%
Walked	6,148	3.05%
Bicycle	516	0.26%
Other Means	2,479	1.23%
Worked at Home	7,378	3.66%

Secondary Retail Trade Area • Demographic Profile

Temple, Texas

DESCRIPTION	DATA	%
2020 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	69,336	
15 - 29 Minutes	78,087	
30 - 44 Minutes	25,305	
45 - 59 Minutes	9,045	
60 or more Minutes	12,858	
2020 Est. Avg Travel Time to Work in Minutes		24
2020 Est. Occupied Housing Units by Tenure	164,745	
Owner Occupied	95,150	57.76%
Renter Occupied	69,595	42.24%
2020 Owner Occ. HUs: Avg. Length of Residence		14.53
2020 Renter Occ. HUs: Avg. Length of Residence		5.32
2020 Est. Owner-Occupied Housing Units by Value	164,745	
Value Less than \$20,000	2,908	3.06%
Value \$20,000 - \$39,999	2,323	2.44%
Value \$40,000 - \$59,999	3,592	3.78%
Value \$60,000 - \$79,999	5,649	5.94%
Value \$80,000 - \$99,999	8,189	8.61%
Value \$100,000 - \$149,999	21,991	23.11%
Value \$150,000 - \$199,999	21,192	22.27%
Value \$200,000 - \$299,999	15,933	16.75%
Value \$300,000 - \$399,999	6,982	7.34%
Value \$400,000 - \$499,999	3,018	3.17%
Value \$500,000 - \$749,999	1,819	1.91%
Value \$750,000 - \$999,999	853	0.90%
Value \$1,000,000 or \$1,499,999	360	0.38%
Value \$1,500,000 or \$1,999,999	71	0.08%
Value \$2,000,000+	271	0.29%
2020 Est. Median All Owner-Occupied Housing Value		\$156,465

DESCRIPTION	DATA	%
2020 Est. Housing Units by Year Structure Built		
Housing Units Built 2014 or later	21,292	11.77%
Housing Units Built 2010 to 2014	10,889	6.02%
Housing Units Built 2000 to 2009	38,030	21.02%
Housing Units Built 1990 to 1999	25,768	14.24%
Housing Units Built 1980 to 1989	25,235	13.95%
Housing Units Built 1970 to 1979	27,703	15.31%
Housing Units Built 1960 to 1969	13,822	7.64%
Housing Units Built 1950 to 1959	9,694	5.36%
Housing Units Built 1940 to 1949	3,695	2.04%
Housing Unit Built 1939 or Earlier	4,832	2.67%
2020 Est. Median Year Structure Built		1992

DESCRIPTION	DATA	%
2020 Est. Housing Units by Units in Structure		
1 Unit Attached	118,251	65.35%
1 Unit Detached	7,984	4.41%
2 Units	10,596	5.86%
3 or 4 Units	9,406	5.20%
5 to 19 Units	15,404	8.51%
20 to 49 Units	3,211	1.77%
50 or More Units	2,797	1.55%
Mobile Home or Trailer	13,083	7.23%
Boat, RV, Van, etc.	228	0.13%



ACKNOWLEDGMENTS

The observations, conclusions and recommendations contained in this study are solely those of The Retail Coach, LLC and should not be construed to represent the opinions of others, including its clients, or any other entity prior to such entity's express approval of this study.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.

Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Environics Analytics, ESRI, U.S. Census Bureau, Economy.com, Placer.AI, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics. To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model. Mapping data is provided by Google, Nielsen, ESRI and/or Microsoft Corporation.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.

