

Demographic Analysis
25 Piccadilly street, winchester, va
Demographic Analysis

Demographic Analysis Report

FOR

DEMOGRAPHIC ANALYSIS

25 PICCADILLY STREET, WINCHESTER, VA

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Infographic: Key Facts (Ring: 1 mile radius)

KEY FACTS

11,764

Population



2.3

Average Household Size

35.8

Median Age

\$52,318

Median Household Income

EDUCATION

15%

No High School Diploma

27%

High School Graduate

23%

Some College

35%

Bachelor's/Grad/Pr of Degree

BUSINESS

882

Total Businesses

8,280

Total Employees

EMPLOYMENT

59%

White Collar

24%

Blue Collar

17%

Services

4.2%

Unemployment Rate

INCOME

\$52,318

Median Household Income

\$31,782

Per Capita Income

\$49,375

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.7%)
 The smallest group: \$200,000+ (5.8%)

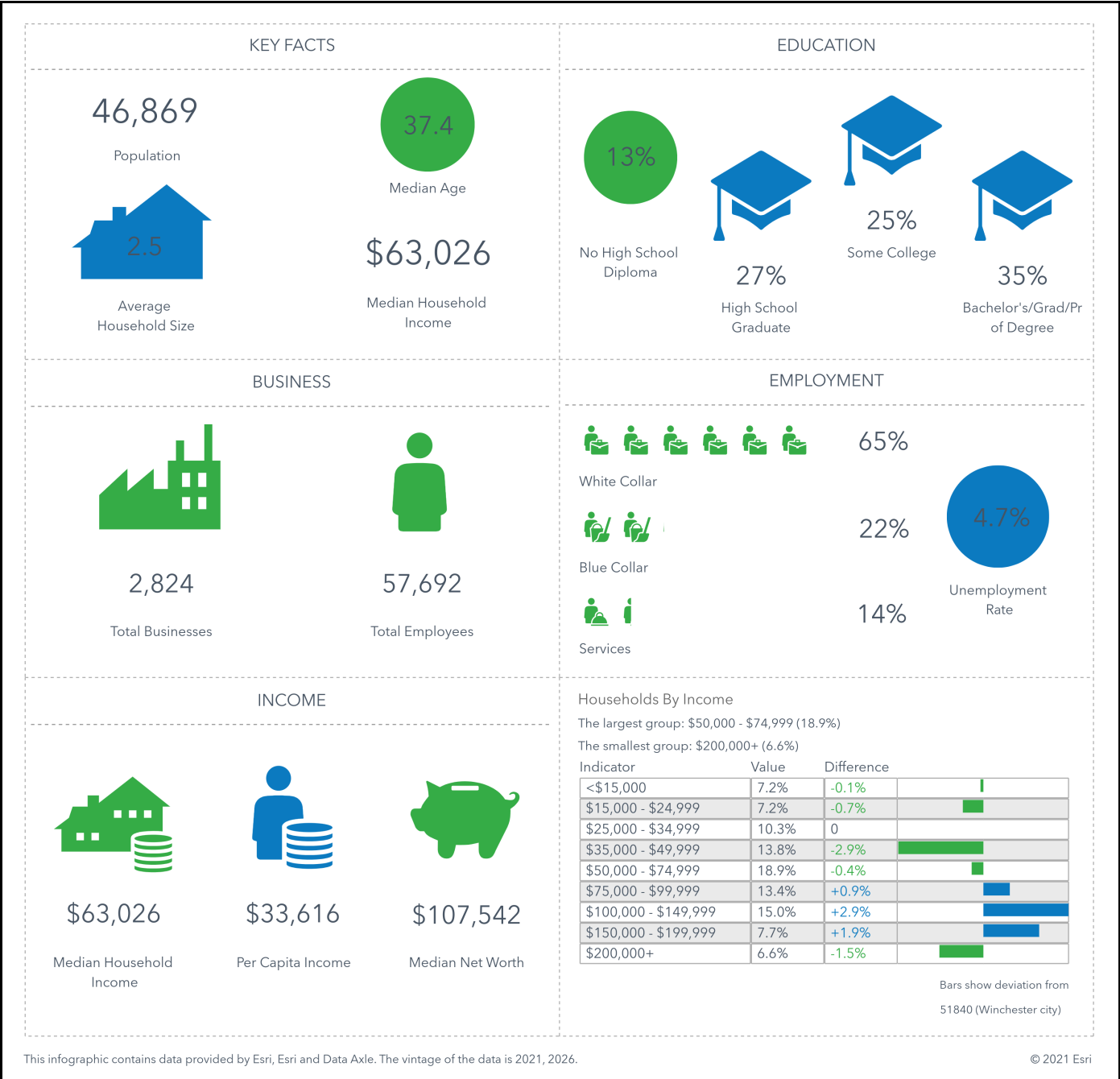
Indicator	Value	Difference
<\$15,000	8.1%	+0.8%
\$15,000 - \$24,999	8.7%	+0.8%
\$25,000 - \$34,999	12.3%	+2.0%
\$35,000 - \$49,999	18.3%	+1.6%
\$50,000 - \$74,999	19.7%	+0.4%
\$75,000 - \$99,999	11.0%	-1.5%
\$100,000 - \$149,999	9.6%	-2.5%
\$150,000 - \$199,999	6.5%	+0.7%
\$200,000+	5.8%	-2.3%

Bars show deviation from 51840 (Winchester city)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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Infographic: Key Facts (Ring: 3 mile radius)



Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

68,419

Population

2.6

Average Household Size

38.6

Median Age

\$73,376

Median Household Income

EDUCATION

12%

No High School Diploma

28%

High School Graduate

26%

Some College

34%

Bachelor's/Grad/Pr of Degree

BUSINESS

3,490

Total Businesses

66,646

Total Employees

EMPLOYMENT

66%

White Collar

22%

Blue Collar

11%

Services

4.2%

Unemployment Rate

INCOME

\$73,376

Median Household Income

\$34,735

Per Capita Income

\$159,926

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (18.9%)
 The smallest group: <\$15,000 (6.3%)

Indicator	Value	Difference	
<\$15,000	6.3%	-1.0%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	6.5%	-1.4%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	9.5%	-0.8%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	11.7%	-5.0%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	16.8%	-2.5%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$75,000 - \$99,999	15.0%	+2.5%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$100,000 - \$149,999	18.9%	+6.8%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$150,000 - \$199,999	8.9%	+3.1%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$200,000+	6.4%	-1.7%	<div style="width: 100%; height: 10px; background-color: green;"></div>

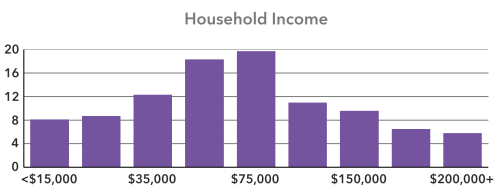
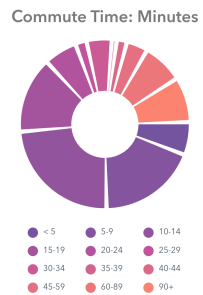
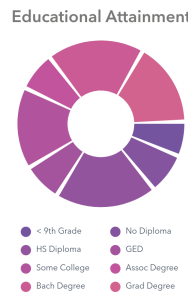
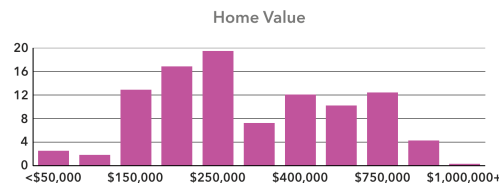
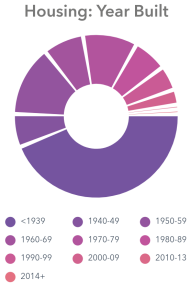
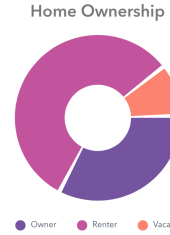
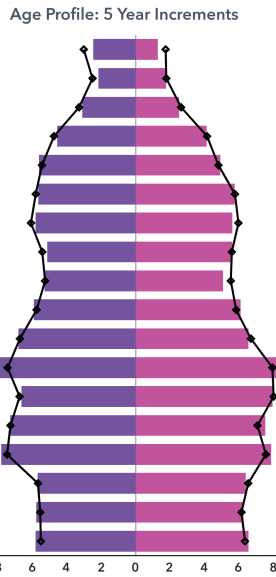
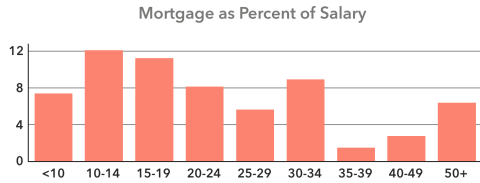
Bars show deviation from 51840 (Winchester city)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

Infographic: Community Profile (Ring: 1 mile radius)

COMMUNITY PROFILE

11,764 Population Total
0.2% Pop Growth
2.3 Average HH Size
64.8 Diversity Index
35.8 Median Age
\$52,318 Median HH Income
\$49,375 Median Net Worth
\$240,642 Median Home Value
22% Under 18
63% Ages 18 to 65
15% Aged 66+

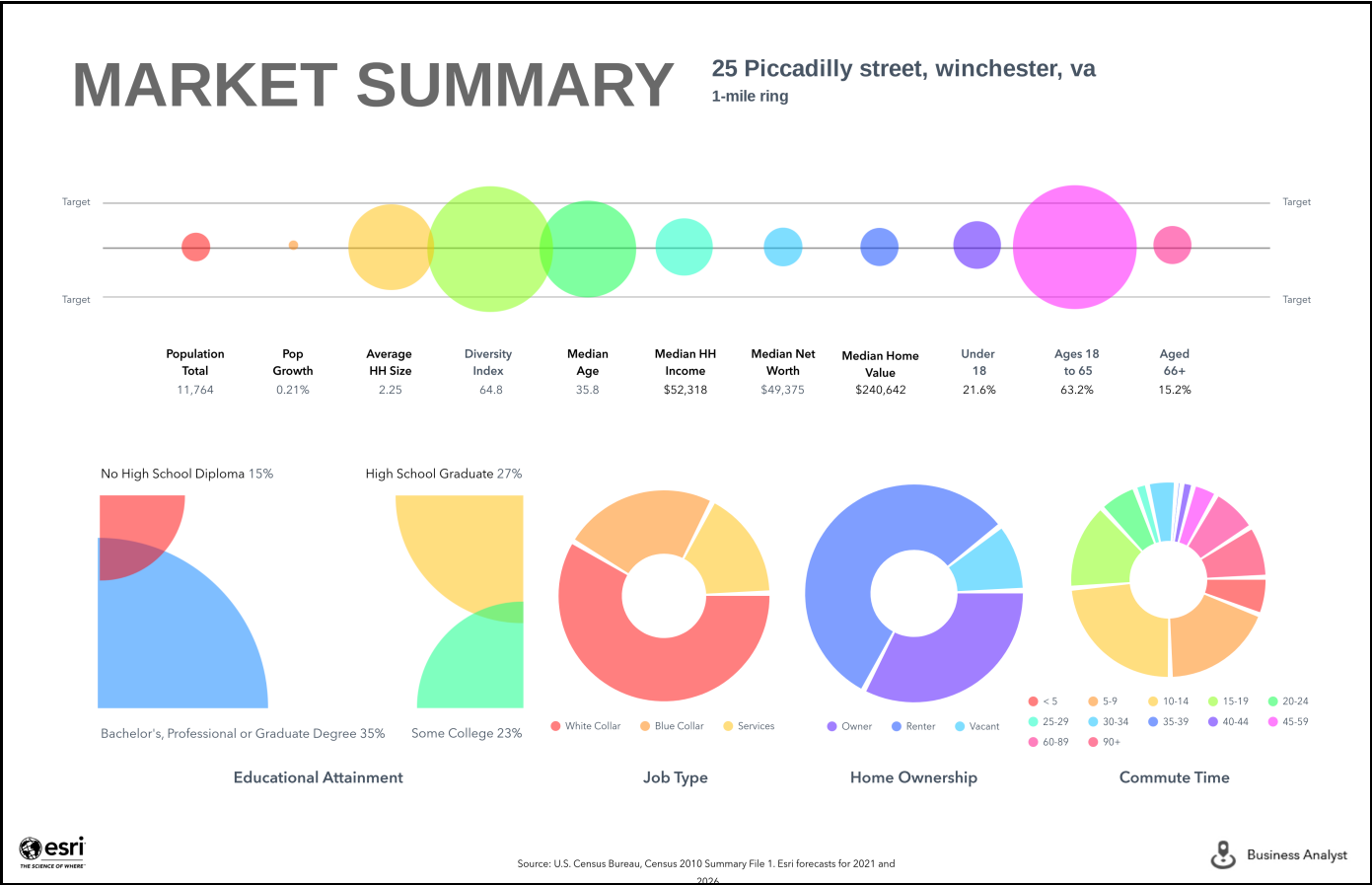


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



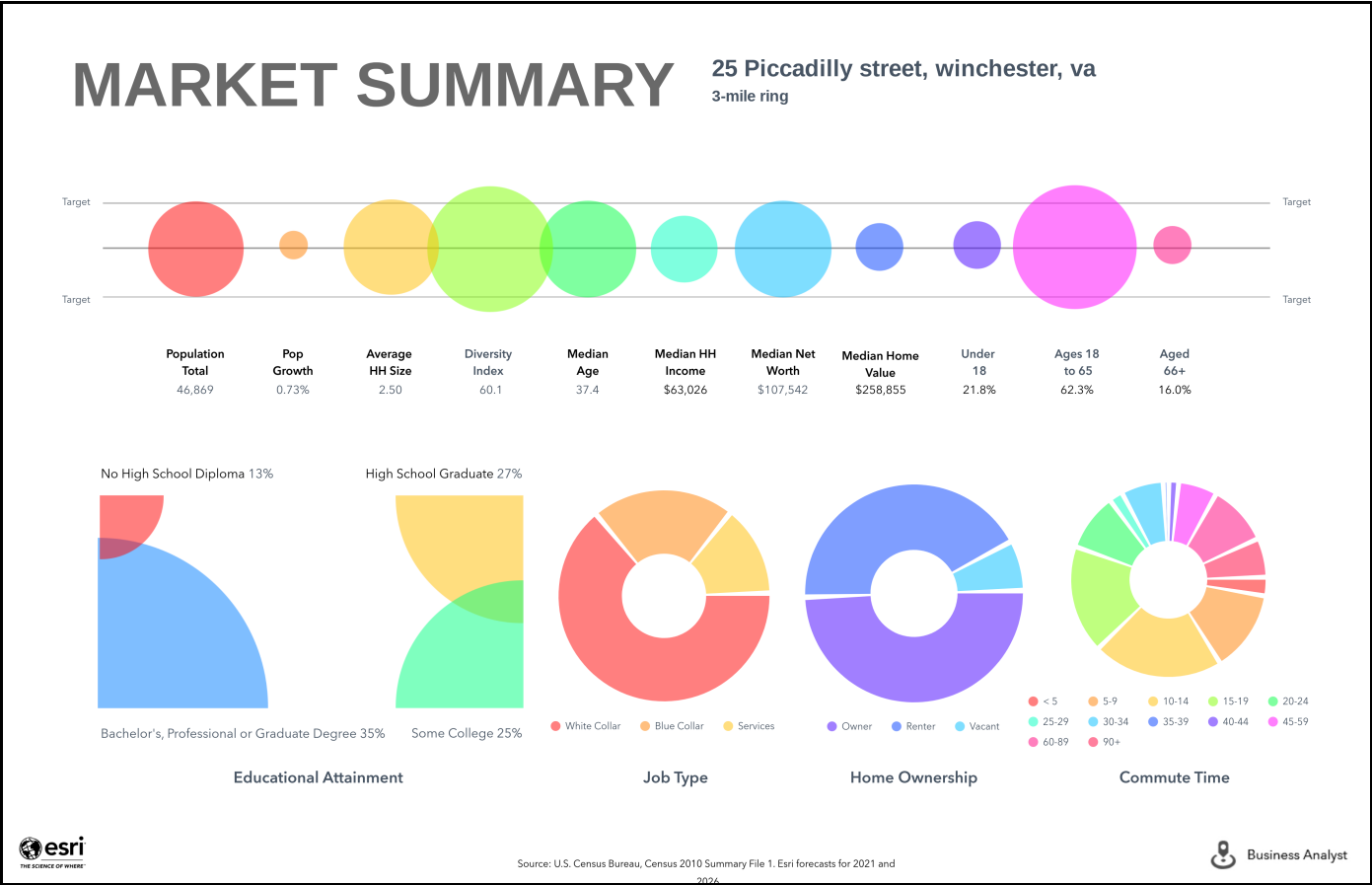
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Infographic: Community Profile (Ring: 3 mile radius)



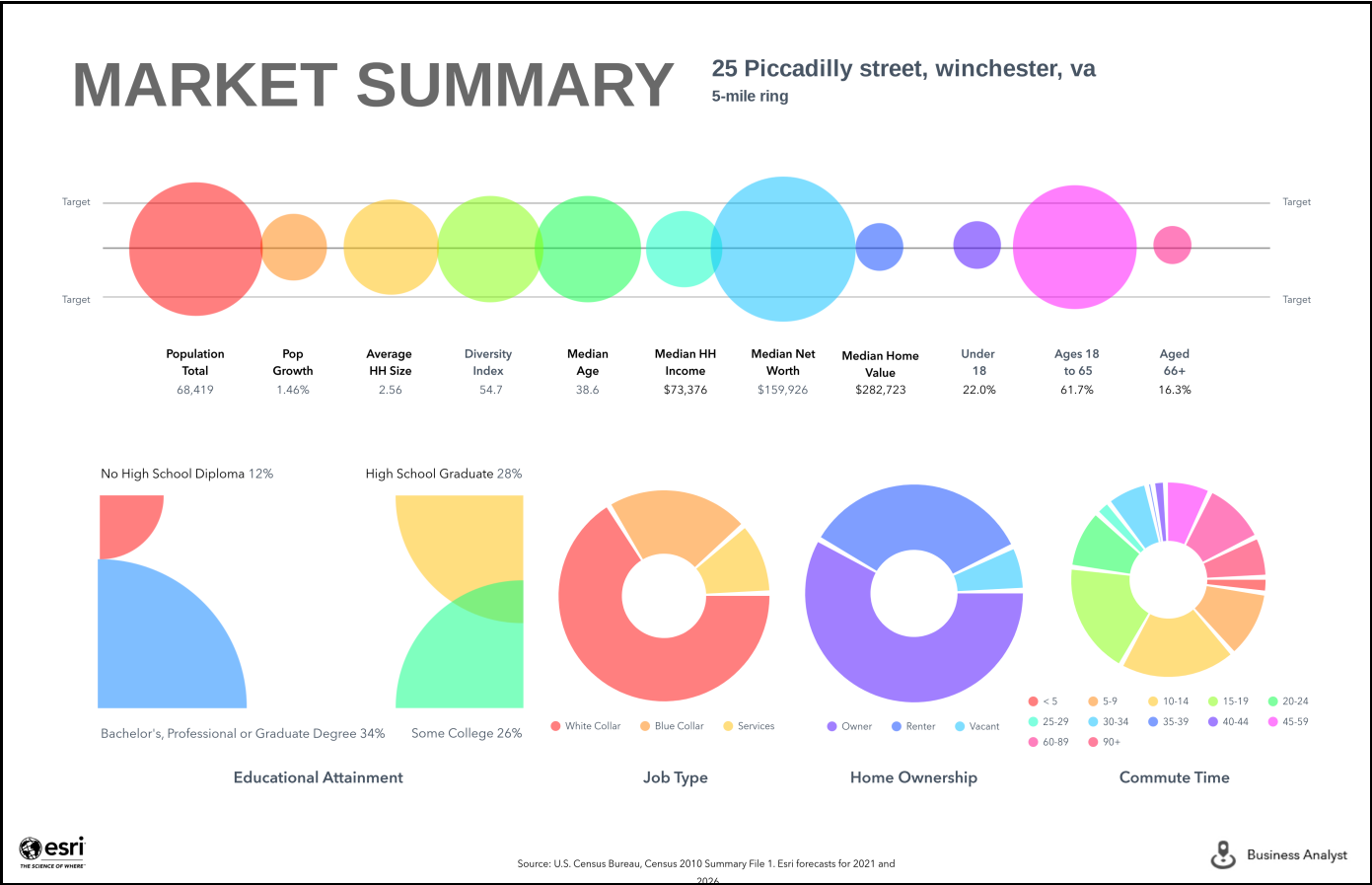
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Infographic: Community Profile (Ring: 5 mile radius)




Demographic Analysis
25 Piccadilly street, winchester, va
Demographic Analysis

Infographic: Proportional Circles (Ring: 1 mile radius)




Infographic: Proportional Circles (Ring: 3 mile radius)




POPULATION TRENDS AND KEY INDICATORS

11,764	4,998	2.25	35.8	\$52,318	\$240,642	69	N/A	65
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

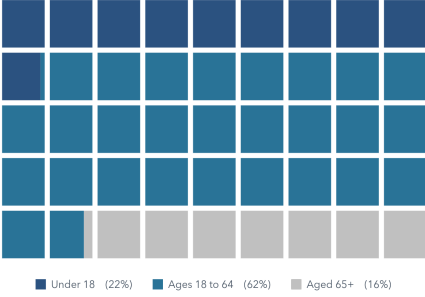


\$7,987
Avg Spent on Mortgage & Basics




19.3%
Percent of Income for Mortgage


POPULATION BY AGE




POPULATION BY GENERATION




6.0%
Greatest Gen:
Born 1945/Earlier




19.4%
Baby Boomer:
Born 1946 to 1964




17.6%
Generation X:
Born 1965 to 1980



26.1%
Millennial:
Born 1981 to 1998

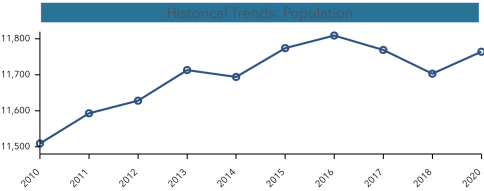


24.6%
Generation Z:
Born 1999 to 2016

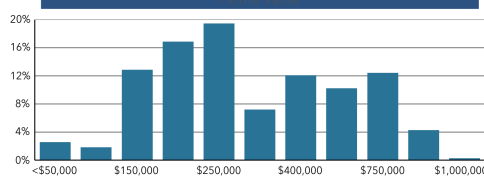


6.2%
Alpha: Born
2017 to Present

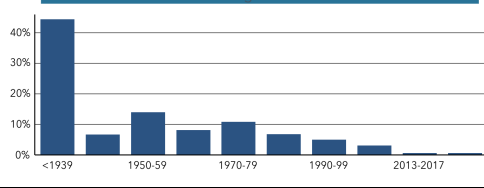
Historical Median Population




Income Distribution



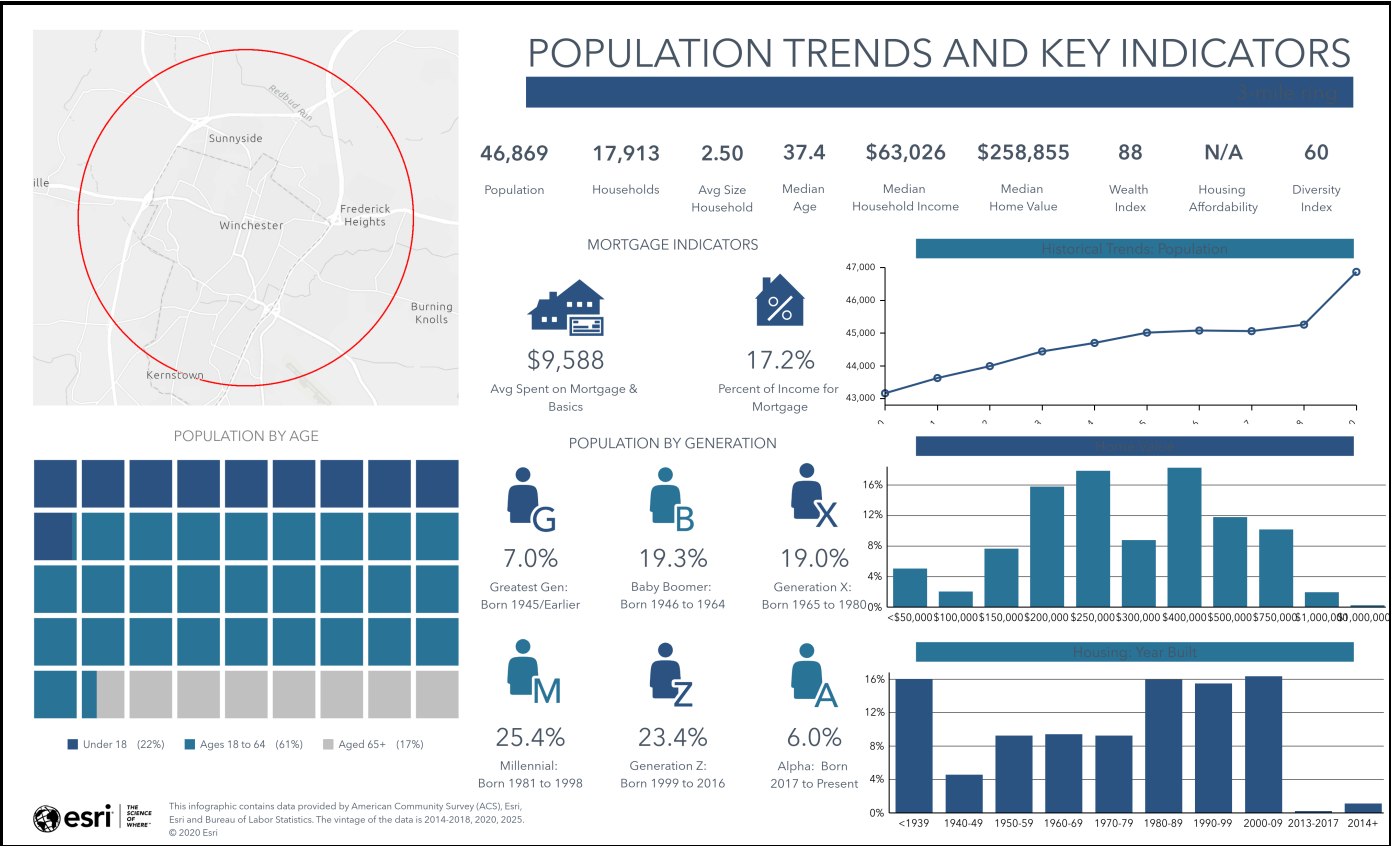
Housing: Year Built



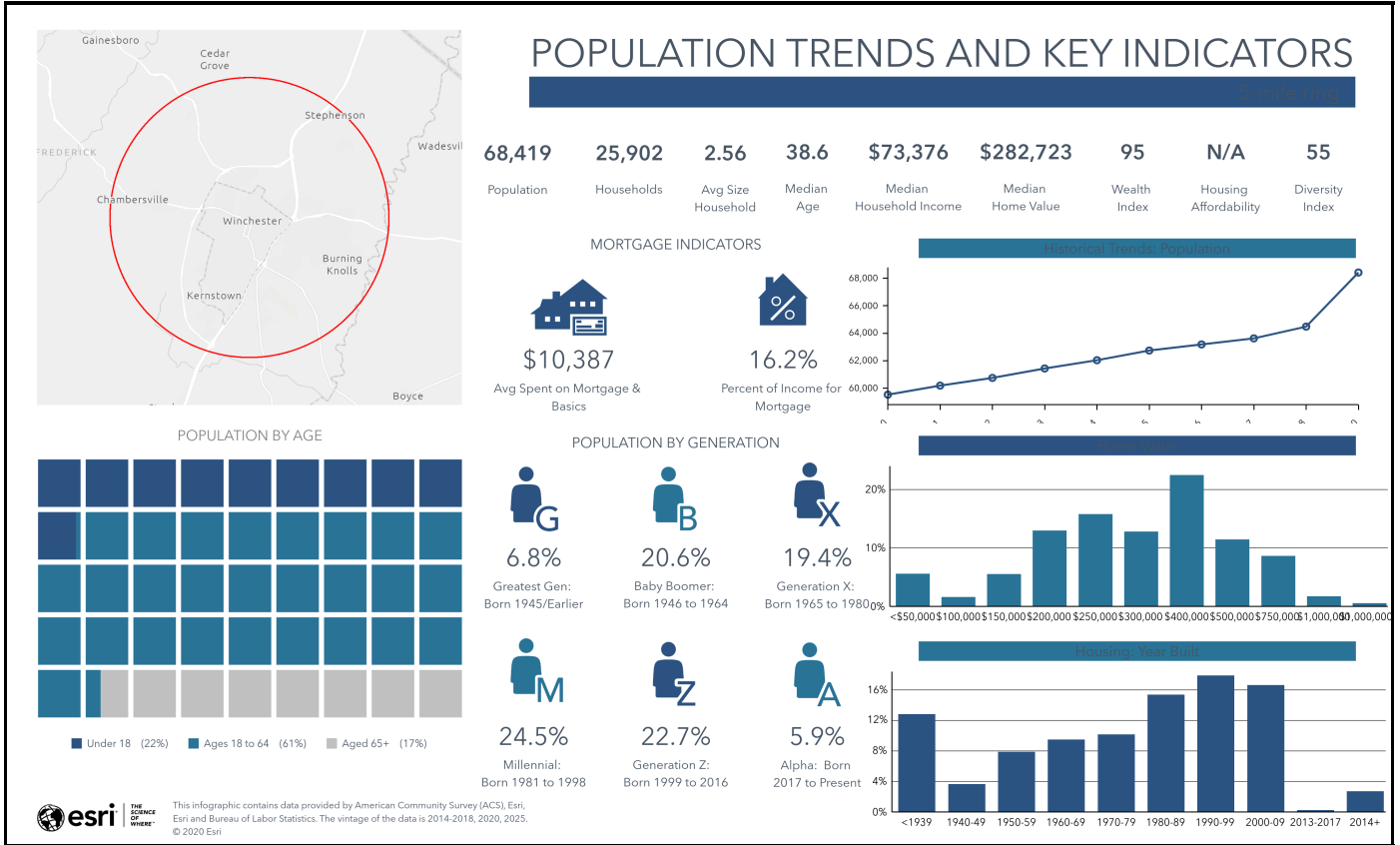


This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025.
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Infographic: Proportional Circles (Ring: 5 mile radius)



Infographic: Population Trends (Ring: 1 mile radius)



Infographic: Population Trends (Ring: 3 mile radius)



Infographic: Population Trends (Ring: 5 mile radius)

	1 mile	3 mile	5 mile
Population			
2010 Population	11,869	43,054	59,191
2020 Population	12,445	46,973	68,016
2022 Population	12,863	47,466	69,423
2027 Population	12,959	47,990	72,904
2010-2020 Annual Rate	0.48%	0.87%	1.40%
2020-2022 Annual Rate	1.48%	0.47%	0.91%
2022-2027 Annual Rate	0.15%	0.22%	0.98%
2022 Male Population	49.4%	49.6%	49.5%
2022 Female Population	50.6%	50.5%	50.5%
2022 Median Age	36.5	37.4	38.7

In the identified area, the current year population is 69,423. In 2020, the Census count in the area was 68,016. The rate of change since 2020 was 0.91% annually. The five-year projection for the population in the area is 72,904 representing a change of 0.98% annually from 2022 to 2027. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 38.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	62.5%	66.8%	70.1%
2022 Black Alone	12.9%	8.5%	7.3%
2022 American Indian/Alaska Native Alone	1.1%	0.8%	0.6%
2022 Asian Alone	1.5%	2.4%	2.6%
2022 Pacific Islander Alone	0.1%	0.0%	0.0%
2022 Other Race	13.1%	11.8%	10.0%
2022 Two or More Races	8.9%	9.7%	9.3%
2022 Hispanic Origin (Any Race)	20.0%	19.9%	17.3%

Persons of Hispanic origin represent 17.3% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.1 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	84	90	96
2010 Households	5,084	16,646	22,670
2020 Households	5,373	18,157	25,986
2022 Households	5,434	18,352	26,528
2027 Households	5,484	18,573	27,806
2010-2020 Annual Rate	0.55%	0.87%	1.37%
2020-2022 Annual Rate	0.50%	0.48%	0.92%
2022-2027 Annual Rate	0.18%	0.24%	0.95%
2022 Average Household Size	2.27	2.48	2.54

The household count in this area has changed from 25,986 in 2020 to 26,528 in the current year, a change of 0.92% annually. The five-year projection of households is 27,806, a change of 0.95% annually from the current year total. Average household size is currently 2.54, compared to 2.54 in the year 2020. The number of families in the current year is 16,985 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

Executive Summary (Rings: 1, 3, 5 mile radius)



Executive Summary (Rings: 1, 3, 5 mile radius)

	1 mile	3 mile	5 mile
Mortgage Income			
2022 Percent of Income for Mortgage	26.8%	21.6%	19.8%
Median Household Income			
2022 Median Household Income	\$58,986	\$69,516	\$79,078
2027 Median Household Income	\$65,960	\$79,120	\$87,017
2022-2027 Annual Rate	2.26%	2.62%	1.93%
Average Household Income			
2022 Average Household Income	\$95,835	\$99,664	\$103,530
2027 Average Household Income	\$113,327	\$114,767	\$117,800
2022-2027 Annual Rate	3.41%	2.86%	2.62%
Per Capita Income			
2022 Per Capita Income	\$38,326	\$38,677	\$39,519
2027 Per Capita Income	\$45,468	\$44,580	\$44,883
2022-2027 Annual Rate	3.48%	2.88%	2.58%

Households by Income

Current median household income is \$79,078 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$87,017 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$103,530 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$117,800 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$39,519 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$44,883 in five years, compared to \$47,064 for all U.S. households

Housing

	1 mile	3 mile	5 mile
2022 Housing Affordability Index	90	114	126
2010 Total Housing Units	5,721	18,341	24,722
2010 Owner Occupied Housing Units	2,167	9,189	13,923
2010 Renter Occupied Housing Units	2,917	7,457	8,747
2010 Vacant Housing Units	637	1,695	2,052
2020 Total Housing Units	5,897	19,382	27,535
2020 Vacant Housing Units	524	1,225	1,549
2022 Total Housing Units	5,930	19,571	28,112
2022 Owner Occupied Housing Units	2,172	9,845	16,669
2022 Renter Occupied Housing Units	3,263	8,507	9,859
2022 Vacant Housing Units	496	1,219	1,584
2027 Total Housing Units	5,957	19,831	29,551
2027 Owner Occupied Housing Units	2,220	10,143	18,069
2027 Renter Occupied Housing Units	3,264	8,431	9,737
2027 Vacant Housing Units	473	1,258	1,745

Currently, 59.3% of the 28,112 housing units in the area are owner occupied; 35.1%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 27,535 housing units in the area and 5.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.93%. Median home value in the area is \$296,792, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.13% annually to \$346,163.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

Demographic Analysis
25 Piccadilly street, winchester, va
Demographic Analysis

Demographic and Income (Ring: 1 mile radius)



Demographic and Income (Ring: 1 mile radius)

Summary	Census 2010	Census 2020	2022	2027
Population	11,869	12,445	12,863	12,959
Households	5,084	5,373	5,434	5,484
Families	2,775	-	2,881	2,885
Average Household Size	2.24	2.22	2.27	2.27
Owner Occupied Housing Units	2,167	-	2,172	2,220
Renter Occupied Housing Units	2,917	-	3,263	3,264
Median Age	34.3	-	36.5	37.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.15%	0.26%	0.25%
Households	0.18%	0.29%	0.31%
Families	0.03%	0.22%	0.28%
Owner HHs	0.44%	0.51%	0.53%
Median Household Income	2.26%	2.72%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	376	6.9%	305	5.6%
\$15,000 - \$24,999	410	7.5%	352	6.4%
\$25,000 - \$34,999	587	10.8%	547	10.0%
\$35,000 - \$49,999	862	15.9%	851	15.5%
\$50,000 - \$74,999	1,058	19.5%	957	17.5%
\$75,000 - \$99,999	606	11.2%	541	9.9%
\$100,000 - \$149,999	595	10.9%	657	12.0%
\$150,000 - \$199,999	470	8.6%	650	11.9%
\$200,000+	472	8.7%	624	11.4%

Median Household Income	\$58,986	\$65,960
Average Household Income	\$95,835	\$113,327
Per Capita Income	\$38,326	\$45,468

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	836	7.0%	786	6.1%	801	6.2%
5 - 9	777	6.5%	763	5.9%	757	5.8%
10 - 14	659	5.6%	763	5.9%	735	5.7%
15 - 19	884	7.4%	937	7.3%	916	7.1%
20 - 24	1,067	9.0%	977	7.6%	1,066	8.2%
25 - 34	1,835	15.5%	1,956	15.2%	1,791	13.8%
35 - 44	1,360	11.5%	1,598	12.4%	1,707	13.2%
45 - 54	1,585	13.4%	1,365	10.6%	1,393	10.8%
55 - 64	1,345	11.3%	1,499	11.7%	1,369	10.6%
65 - 74	773	6.5%	1,288	10.0%	1,334	10.3%
75 - 84	543	4.6%	663	5.2%	820	6.3%
85+	206	1.7%	268	2.1%	269	2.1%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,698	73.3%	7,817	62.8%	8,037	62.5%	7,891	60.9%
Black Alone	1,689	14.2%	1,606	12.9%	1,660	12.9%	1,659	12.8%
American Indian Alone	41	0.3%	132	1.1%	139	1.1%	149	1.1%
Asian Alone	143	1.2%	188	1.5%	199	1.5%	208	1.6%
Pacific Islander Alone	1	0.0%	7	0.1%	7	0.1%	7	0.1%
Some Other Race Alone	896	7.5%	1,624	13.0%	1,680	13.1%	1,788	13.8%
Two or More Races	401	3.4%	1,071	8.6%	1,141	8.9%	1,257	9.7%
Hispanic Origin (Any Race)	1,770	14.9%	2,496	20.1%	2,574	20.0%	2,663	20.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

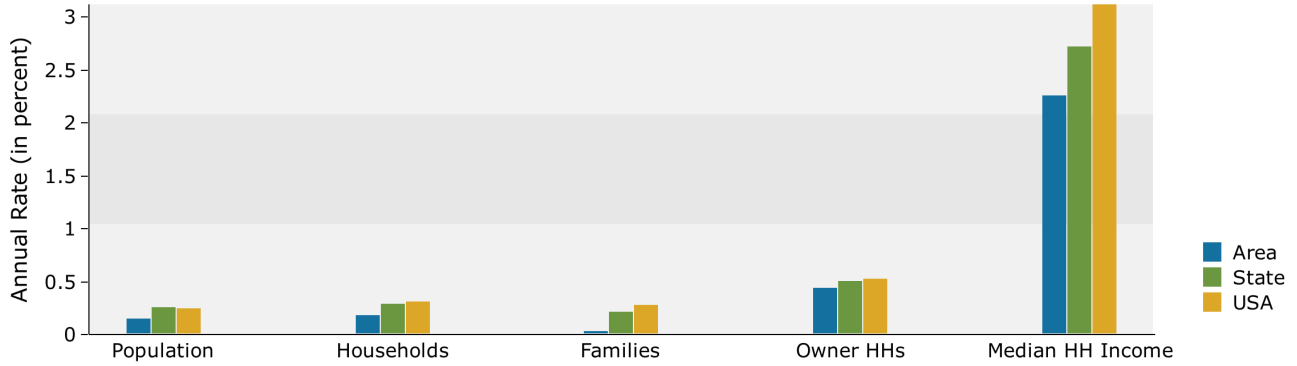
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Demographic and Income (Ring: 3 mile radius)

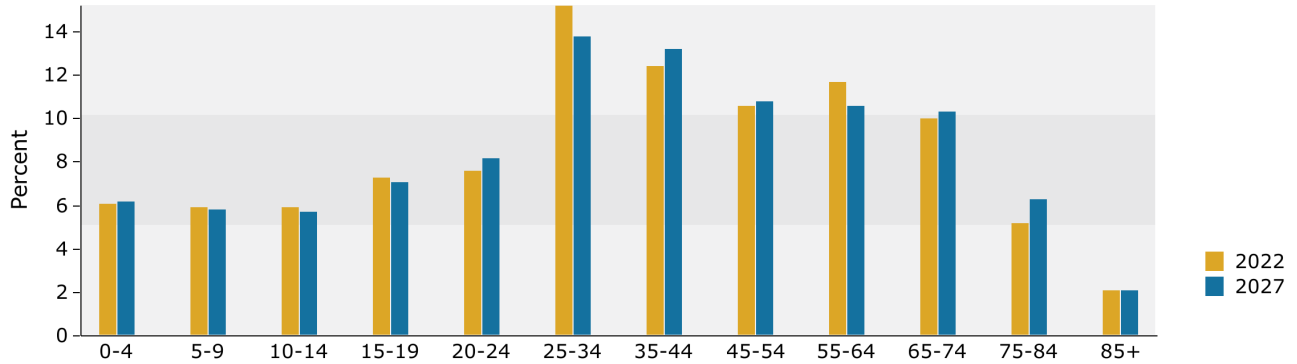


Demographic and Income (Ring: 3 mile radius)

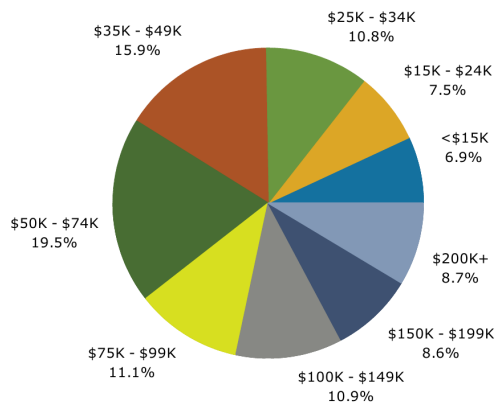
Trends 2022-2027



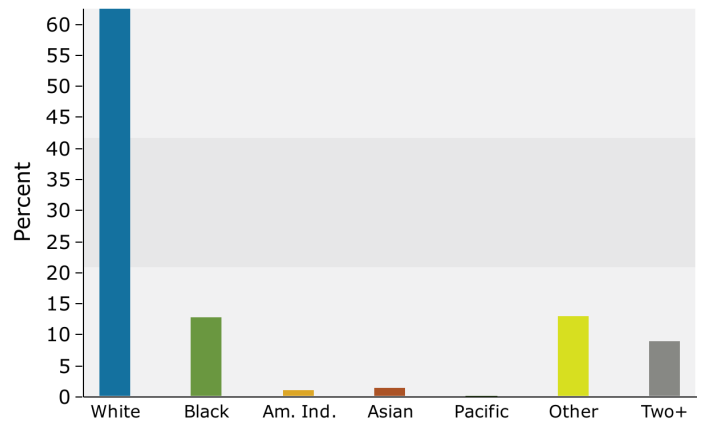
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 20.0%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographic Analysis

Demographic and Income (Ring: 5 mile radius)



Demographic and Income (Ring: 5 mile radius)

Summary	Census 2010	Census 2020	2022	2027
Population	43,054	46,973	47,466	47,990
Households	16,646	18,157	18,352	18,573
Families	10,158	-	10,963	11,043
Average Household Size	2.48	2.48	2.48	2.48
Owner Occupied Housing Units	9,189	-	9,845	10,143
Renter Occupied Housing Units	7,457	-	8,507	8,431
Median Age	35.8	-	37.4	37.9

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.22%	0.26%	0.25%
Households	0.24%	0.29%	0.31%
Families	0.15%	0.22%	0.28%
Owner HHs	0.60%	0.51%	0.53%
Median Household Income	2.62%	2.72%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,132	6.2%	896	4.8%
\$15,000 - \$24,999	1,182	6.4%	1,004	5.4%
\$25,000 - \$34,999	1,705	9.3%	1,526	8.2%
\$35,000 - \$49,999	2,322	12.7%	2,111	11.4%
\$50,000 - \$74,999	3,387	18.5%	3,177	17.1%
\$75,000 - \$99,999	2,477	13.5%	2,711	14.6%
\$100,000 - \$149,999	2,958	16.1%	3,128	16.8%
\$150,000 - \$199,999	1,729	9.4%	2,169	11.7%
\$200,000+	1,460	8.0%	1,850	10.0%

Median Household Income	\$69,516	\$79,120
Average Household Income	\$99,664	\$114,767
Per Capita Income	\$38,677	\$44,580

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,927	6.8%	2,845	6.0%	2,894	6.0%
5 - 9	2,834	6.6%	2,856	6.0%	2,815	5.9%
10 - 14	2,569	6.0%	2,905	6.1%	2,843	5.9%
15 - 19	3,141	7.3%	3,259	6.9%	3,259	6.8%
20 - 24	3,480	8.1%	3,308	7.0%	3,459	7.2%
25 - 34	6,145	14.3%	7,045	14.8%	6,790	14.1%
35 - 44	5,556	12.9%	6,036	12.7%	6,291	13.1%
45 - 54	5,895	13.7%	5,465	11.5%	5,483	11.4%
55 - 64	4,521	10.5%	5,535	11.7%	5,259	11.0%
65 - 74	2,905	6.7%	4,458	9.4%	4,664	9.7%
75 - 84	2,129	4.9%	2,523	5.3%	2,968	6.2%
85+	952	2.2%	1,230	2.6%	1,264	2.6%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	33,787	78.5%	31,612	67.3%	31,693	66.8%	31,341	65.3%
Black Alone	3,934	9.1%	3,980	8.5%	4,022	8.5%	4,034	8.4%
American Indian Alone	149	0.3%	349	0.7%	367	0.8%	402	0.8%
Asian Alone	895	2.1%	1,125	2.4%	1,159	2.4%	1,215	2.5%
Pacific Islander Alone	19	0.0%	21	0.0%	21	0.0%	21	0.0%
Some Other Race Alone	3,092	7.2%	5,447	11.6%	5,580	11.8%	5,930	12.4%
Two or More Races	1,177	2.7%	4,439	9.5%	4,624	9.7%	5,047	10.5%
Hispanic Origin (Any Race)	5,794	13.5%	9,235	19.7%	9,427	19.9%	9,783	20.4%

Data Note: Income is expressed in current dollars.

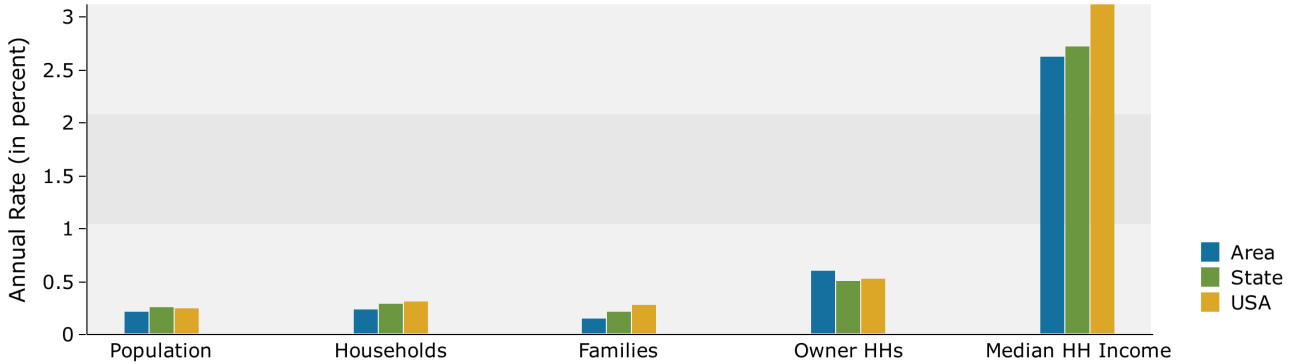
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Traffic Count Map - Close-up

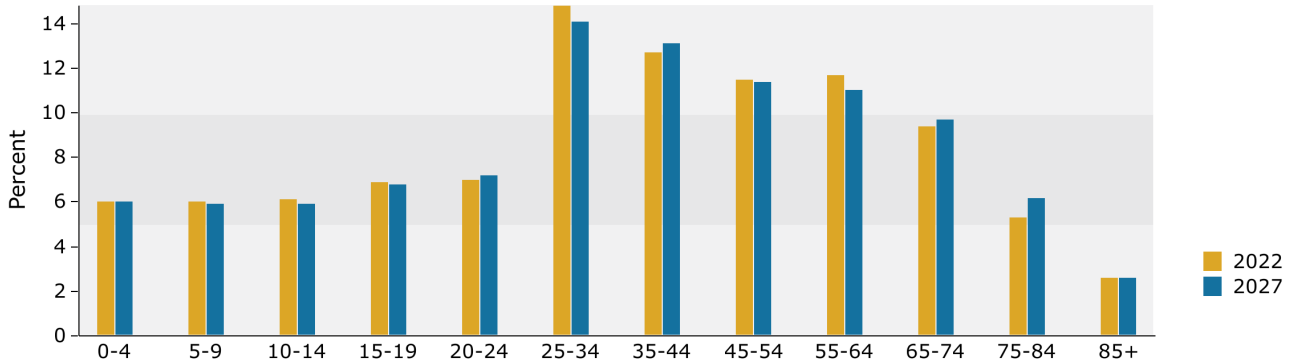


Traffic Count - Study Area (Rings: 1, 3, 5 mile radius)

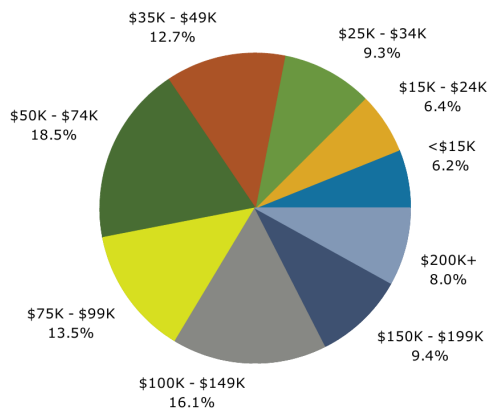
Trends 2022-2027



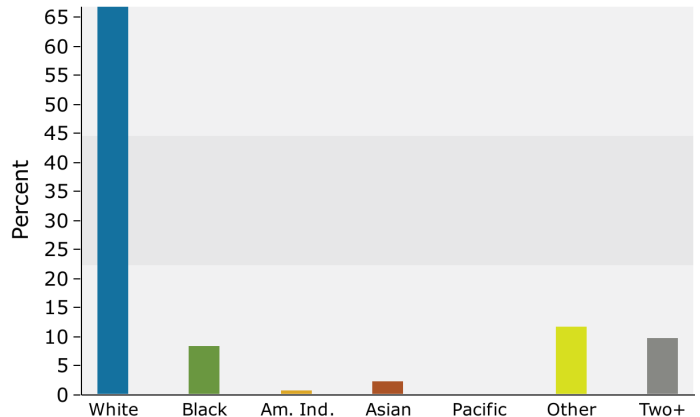
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 19.9%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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Summary	Census 2010		Census 2020		2022	2027
Population	59,191		68,016		69,423	72,904
Households	22,670		25,986		26,528	27,806
Families	14,649		-		16,985	17,799
Average Household Size	2.53		2.54		2.54	2.55
Owner Occupied Housing Units	13,923		-		16,669	18,069
Renter Occupied Housing Units	8,747		-		9,859	9,737
Median Age	36.9		-		38.7	39.3
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	0.98%		0.26%		0.25%	
Households	0.95%		0.29%		0.31%	
Families	0.94%		0.22%		0.28%	
Owner HHs	1.63%		0.51%		0.53%	
Median Household Income	1.93%		2.72%		3.12%	
Households by Income	Census 2010		Census 2020		2022	2027
			Number	Percent	Number	Percent
<\$15,000			1,441	5.4%	1,182	4.3%
\$15,000 - \$24,999			1,558	5.9%	1,336	4.8%
\$25,000 - \$34,999			2,270	8.6%	2,019	7.3%
\$35,000 - \$49,999			2,826	10.7%	2,654	9.5%
\$50,000 - \$74,999			4,329	16.3%	4,284	15.4%
\$75,000 - \$99,999			4,001	15.1%	4,372	15.7%
\$100,000 - \$149,999			5,296	20.0%	5,788	20.8%
\$150,000 - \$199,999			2,797	10.5%	3,601	13.0%
\$200,000+			2,010	7.6%	2,570	9.2%
Median Household Income			\$79,078		\$87,017	
Average Household Income			\$103,530		\$117,800	
Per Capita Income			\$39,519		\$44,883	
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,995	6.7%	4,113	5.9%	4,340	6.0%
5 - 9	3,982	6.7%	4,257	6.1%	4,356	6.0%
10 - 14	3,764	6.4%	4,327	6.2%	4,444	6.1%
15 - 19	4,239	7.2%	4,488	6.5%	4,615	6.3%
20 - 24	4,269	7.2%	4,365	6.3%	4,491	6.2%
25 - 34	7,893	13.3%	9,813	14.1%	9,862	13.5%
35 - 44	7,880	13.3%	8,824	12.7%	9,647	13.2%
45 - 54	8,534	14.4%	8,232	11.9%	8,370	11.5%
55 - 64	6,470	10.9%	8,639	12.4%	8,501	11.7%
65 - 74	4,173	7.0%	6,915	10.0%	7,668	10.5%
75 - 84	2,844	4.8%	3,797	5.5%	4,779	6.6%
85+	1,149	1.9%	1,653	2.4%	1,829	2.5%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	47,963	81.0%	48,048	70.6%	48,695	70.1%
Black Alone	4,653	7.9%	5,003	7.4%	5,102	7.3%
American Indian Alone	197	0.3%	409	0.6%	429	0.6%
Asian Alone	1,154	1.9%	1,696	2.5%	1,776	2.6%
Pacific Islander Alone	24	0.0%	31	0.0%	31	0.0%
Some Other Race Alone	3,680	6.2%	6,688	9.8%	6,909	10.0%
Two or More Races	1,520	2.6%	6,140	9.0%	6,482	9.3%
Hispanic Origin (Any Race)	7,024	11.9%	11,642	17.1%	11,990	17.3%
					12,782	17.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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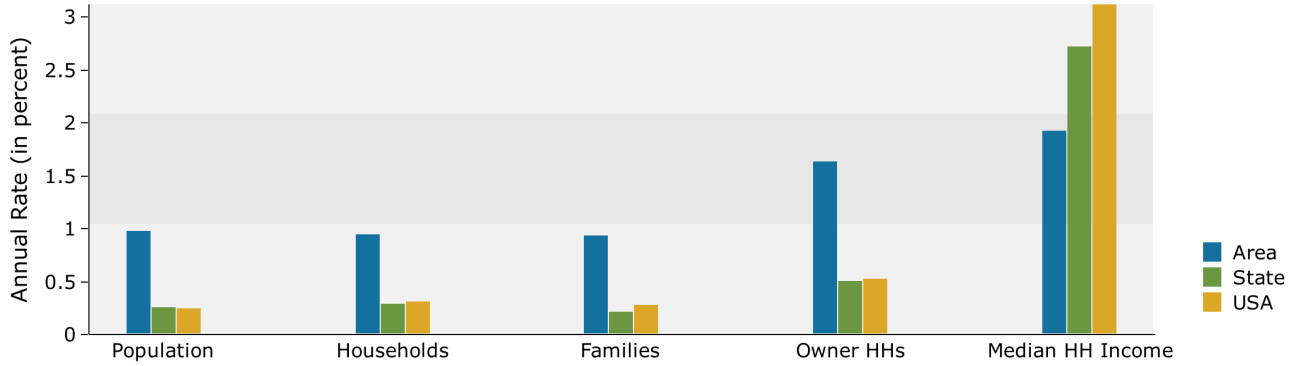


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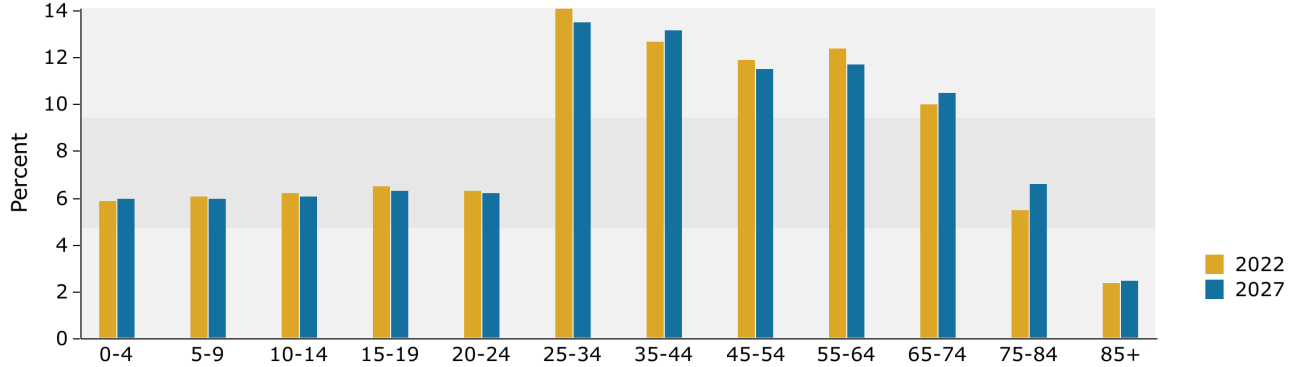


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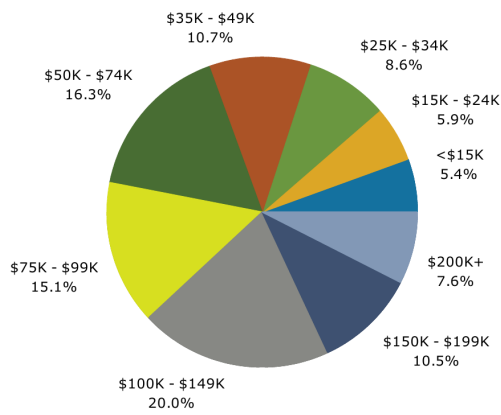
Trends 2022-2027



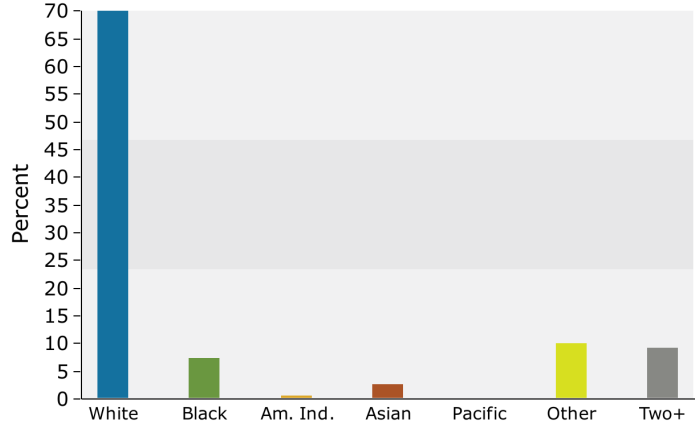
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 17.3%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

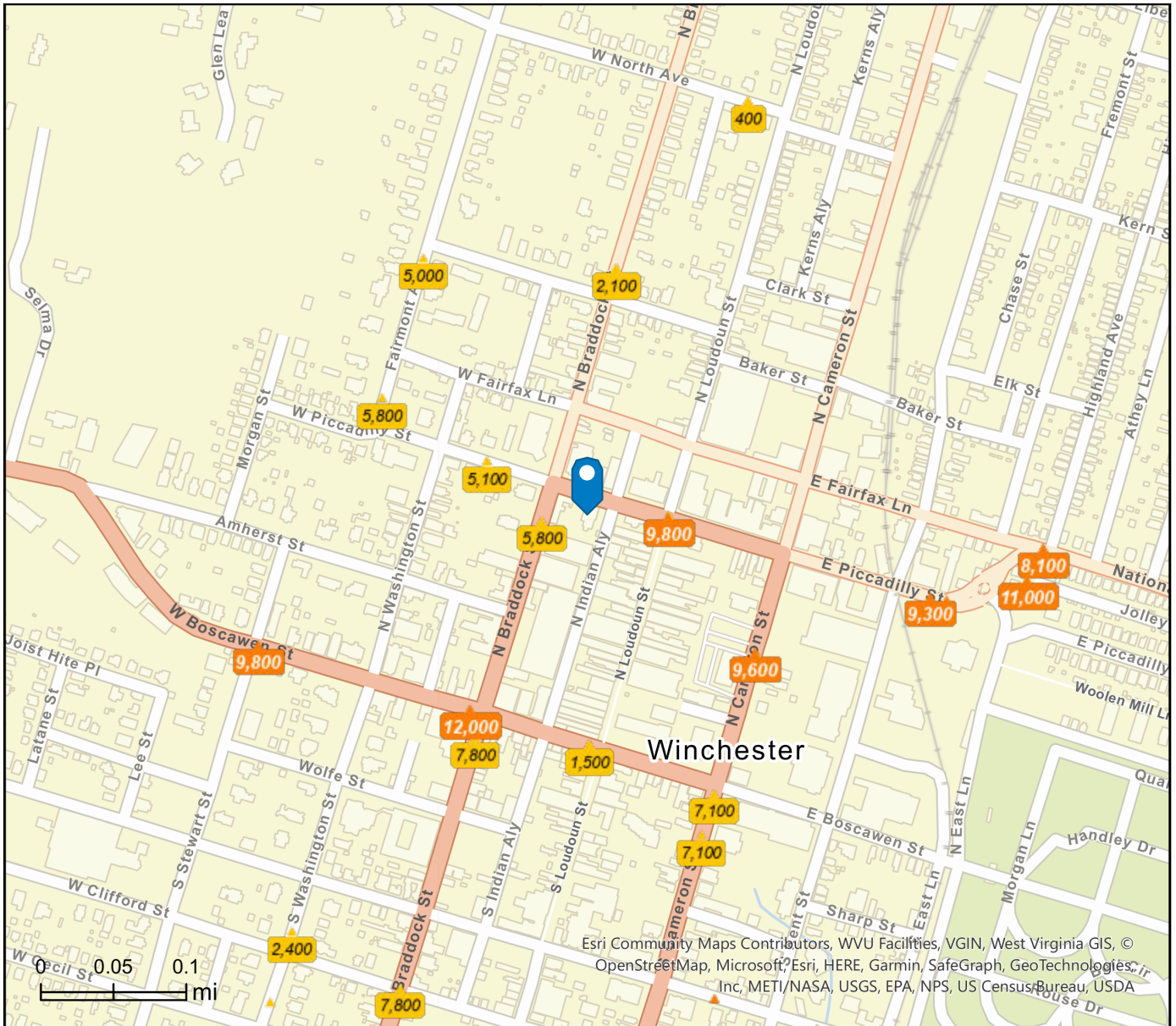


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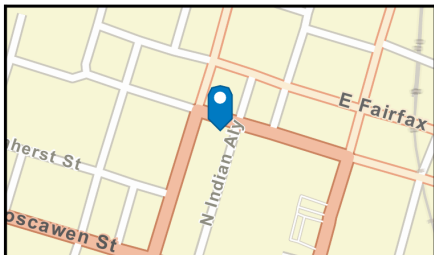


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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

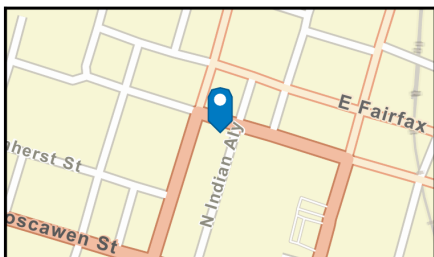
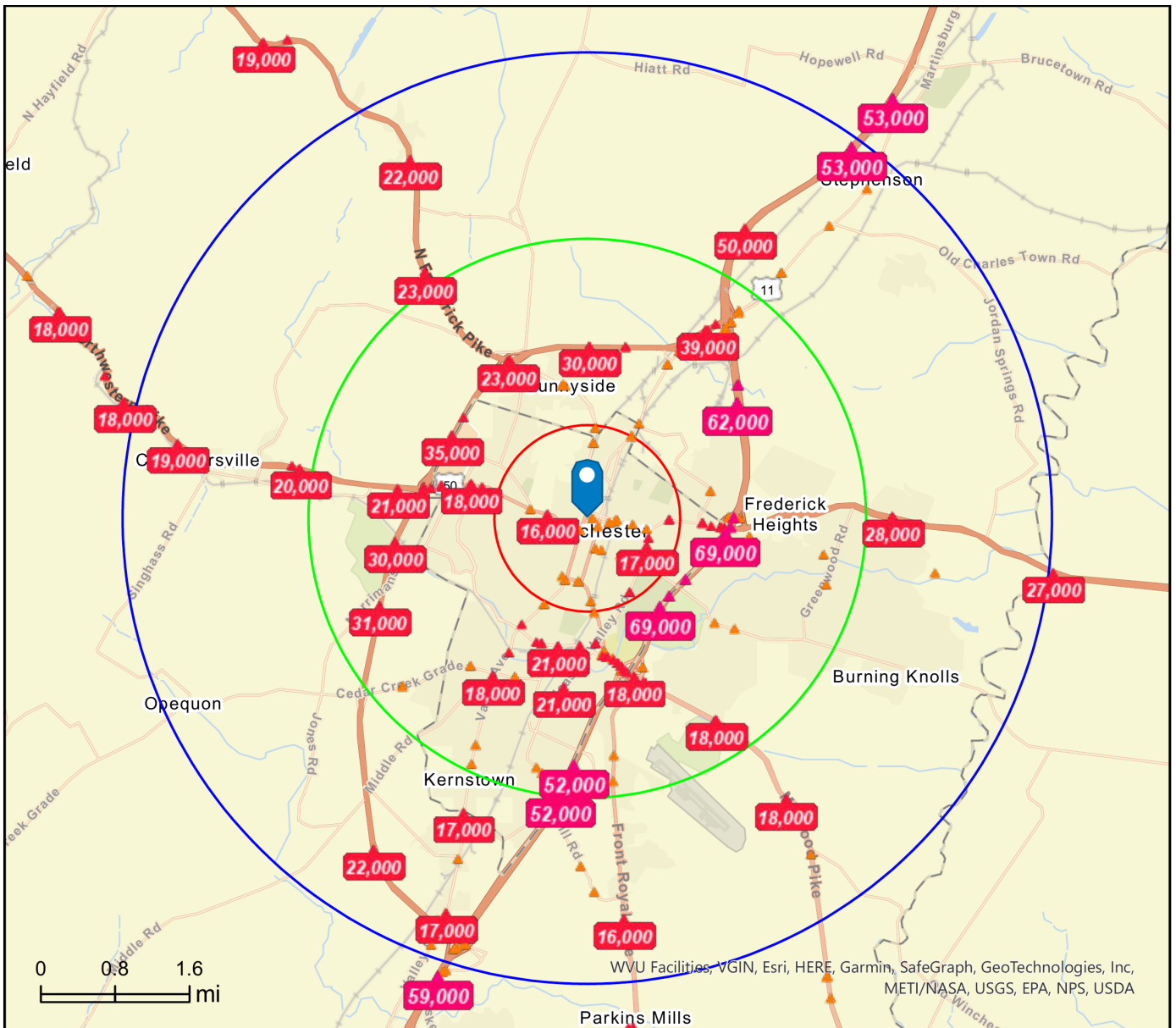


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