

RETAIL SPACES FOR LEASE

RITE AID EXCESS SPACE

MULTIPLE LOCATIONS - NEXT TO RITE AID



REAL ESTATE INVESTMENT GROUP

2839 SW 2nd Avenue
Portland OR, 97201
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Nicholas G. Diamond

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Licensed in the
State of Oregon

**Please Call for Lease Rates
& More Information**

Store Area: 4,852 - 15,523 SF



Highlights and Features:

- 19 Available Locations Across Oregon, Including:

Portland - Tigard - Hillsboro - The Dalles - La Grande
Wilsonville - Grants Pass - Aloha - Baker City - Pendleton
Springfield - Warrenton - Hood River - Salem - Ashland

- Excess Space from Downsizing, Next to Operating Rite Aids
- Affordable Space in Multiple Markets
- Many Grocery Anchored Shopping Centers

REAL ESTATE INVESTMENT GROUP

05.14.2019

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Store #	Address	Shopping Center Name	City	ST	ZIP	Free Standing	Retail SF
04064-01	17495 SW Farmington Road	Farmington Shopping Center	Aloha	OR	97007	no	6,913
05385-01	2341 Ashland Street	Tolman Creek Plaza	Ashland	OR	97520	no	8,536
05396-01	1217 Campbell Street		Baker City	OR	97814	yes	8,554
05387-01	1642 Williams Highway	Williams Highway Plaza	Grants Pass	OR	97527	no	9,146
05338-01	2425 SE Tualatin Valley Highway	Sunset Esplanade	Hillsboro	OR	97123	no	4,852
05339-01	2021 NW 185th Avenue	Tanasbourne Village	Hillsboro	OR	97124	no	6,127
05328-01	2049 West Cascade Ave	Cascade Commons	Hood River	OR	97031	yes	12,215
05398-01	2212 Island Avenue Suite 201	Grande Ronde Plaza	LaGrande	OR	97850	no	15,523
05341-01	1150 N. Springbrook Rd.	Springbrook Plaza	Newberg	OR	97132	no	10,478
05395-01	1900 SW Court Ave	Melanie Square	Pendleton	OR	97801	no	9,251
05351-01	5431 SW Beaverton-Hillsdale Highway		Portland	OR	97221	no	7,078
05358-01	16401 SE Division Street		Portland	OR	97236	no	9,023
05362-01	4500 Commercial Street, South		Salem	OR	97302	no	9,643
05383-01	2130 Marcola Road	Mohawk Marketplace	Springfield	OR	97477	no	6,159
05334-01	1400 West 6th Street	Cascade Square	The Dalles	OR	97058	no	4,892
05354-01	12080 SW Main Street		Tigard	OR	97223	no	9,822
05355-01	16200 SW Pacific Highway, Suite E	Tigard Towne Square	Tigard	OR	97224	no	6,124
05343-01	145 South Highway 101	Young's Bay Plaza	Warrenton	OR	97146	yes	9,141
05335-01	8235 SW Wilsonville Road	Wilsonville Town Center	Wilsonville	OR	97070	yes	6,345



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17495 SW Farmington Road, Aloha OR 97007
Farmington Shopping Center



Store Number: 04064-01

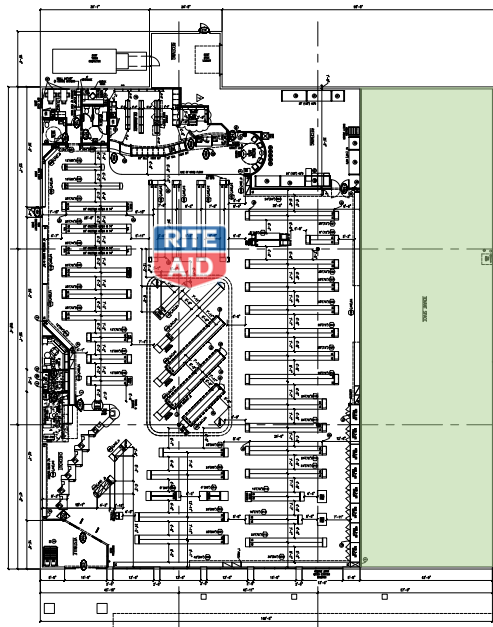
Please Call for Lease Rate

Retail Space: 6,913 SF

~15,000 Vehicles Per Day

Features:

- Anchored by Bales, Rite Aid, and Dollar Tree
- Storefront Potential



17495 SW Farmington Rd

Aloha, OR 97007

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	20,511	143,977	321,535
2022 Projected Population	22,466	157,421	352,218
Projected Annual Growth 2017 to 2022	1.9%	1.9%	1.9%
Historical Annual Growth 2000 to 2017	1.2%	1.6%	1.9%
2017 Est. Average Household Income	\$82,718	\$83,487	\$88,937
2017 Est. Total Businesses	433	3,568	12,002
2017 Est. Total Employees	2,869	36,846	131,010

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com *

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RITE AID EXCESS SPACE

MULTIPLE LOCATIONS - NEXT TO RITE AID

2341 Ashland Street, Ashland OR 97520
Tolman Creek Plaza



Store Number: 05385-01

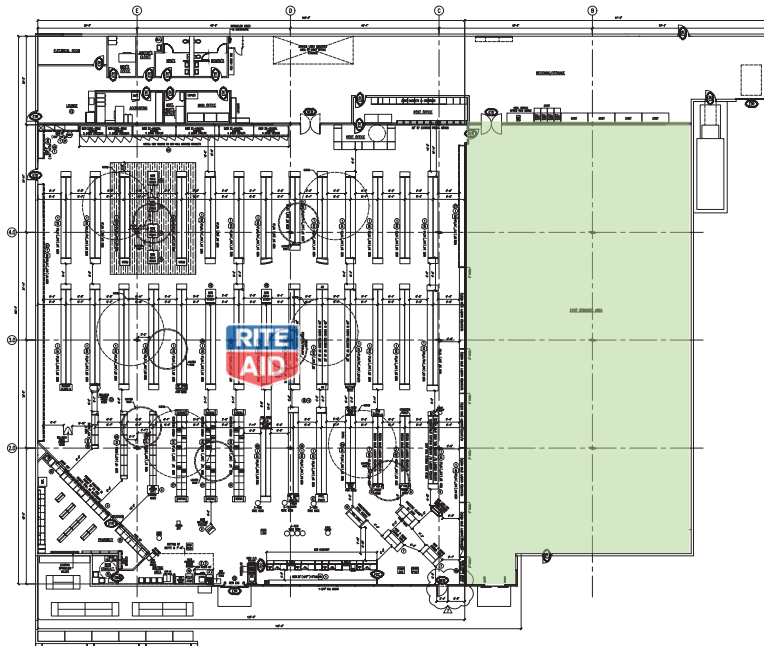
Please Call for Lease Rate

Retail Space: 8,536 SF

~14,000 Vehicles Per Day

Features:

- Anchored by Albertsons and Rite Aid
- Storefront Potential
- Access to Loading Dock
- Adjacent to I-5



2341 Ashland St

Ashland, OR 97520

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	5,711	20,984	24,131
2022 Projected Population	5,974	21,984	25,288
Projected Annual Growth 2017 to 2022	0.9%	1.0%	1.0%
Historical Annual Growth 2000 to 2017	1.0%	0.5%	0.4%
2017 Est. Average Household Income	\$51,907	\$71,717	\$72,347
2017 Est. Total Businesses	419	1,564	1,710
2017 Est. Total Employees	3,141	9,787	11,305

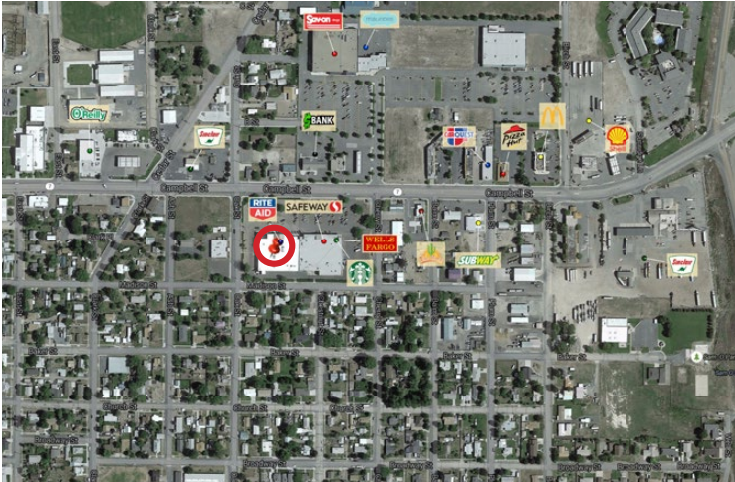
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RETAIL SPACES FOR LEASE

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MULTIPLE LOCATIONS - NEXT TO RITE AID

1217 Campbell Street, Baker City OR 97814



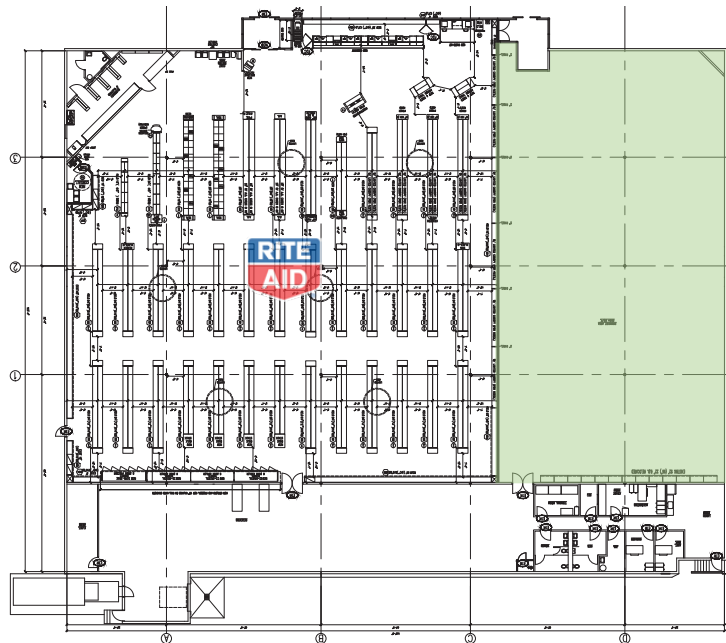
Store Number: 05396-01

Please Call for Lease Rate

Retail Space: 8,554 SF

Features:

- Anchored by Safeway and Rite Aid
- Storefront Potential



1217 Campbell St
Baker City, OR 97814

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	6,316	10,070	10,382
2022 Projected Population	5,996	9,640	9,943
Projected Annual Growth 2017 to 2022	-1.0%	-0.9%	-0.8%
Historical Annual Growth 2000 to 2017	-0.1%	-0.1%	-0.1%
2017 Est. Average Household Income	\$50,281	\$54,061	\$54,674
2017 Est. Total Businesses	406	714	719
2017 Est. Total Employees	2,912	5,445	5,493

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RETAIL SPACES FOR LEASE

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MULTIPLE LOCATIONS - NEXT TO RITE AID

1642 Williams Highway, Grants Pass OR 97527
Williams Highway Plaza



Store Number: 05387-01

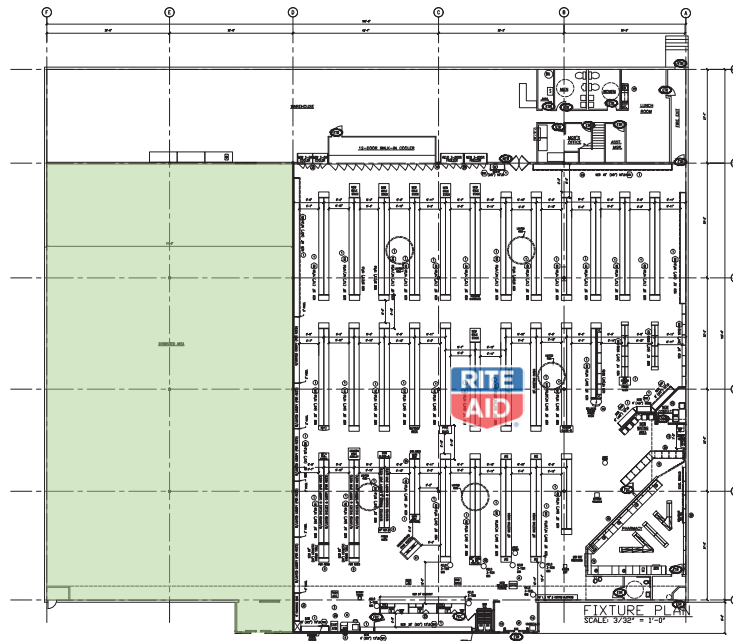
Please Call for Lease Rate

Retail Space: 9,146 SF

~15,000 Vehicles Per Day

Features:

- Anchored by Safeway and Rite Aid
- Storefront Potential
- Close to Hwy 199 and Hwy 99 Confluence



1642 Williams Hwy

Grants Pass, OR 97527

1 mi radius

3 mi radius

5 mi radius

2017 Estimated Population	7,467	43,601	54,940
2022 Projected Population	7,873	45,914	57,873
Projected Annual Growth 2017 to 2022	1.1%	1.1%	1.1%
Historical Annual Growth 2000 to 2017	1.3%	1.2%	1.0%
2017 Est. Average Household Income	\$51,908	\$53,345	\$56,048
2017 Est. Total Businesses	713	2,748	3,082
2017 Est. Total Employees	5,815	23,060	25,193

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RETAIL SPACES FOR LEASE

RITE AID EXCESS SPACE

MULTIPLE LOCATIONS - NEXT TO RITE AID

2425 SE Tualatin Valley Highway, Hillsboro OR 97123
Sunset Esplanade



Store Number: 05338-01

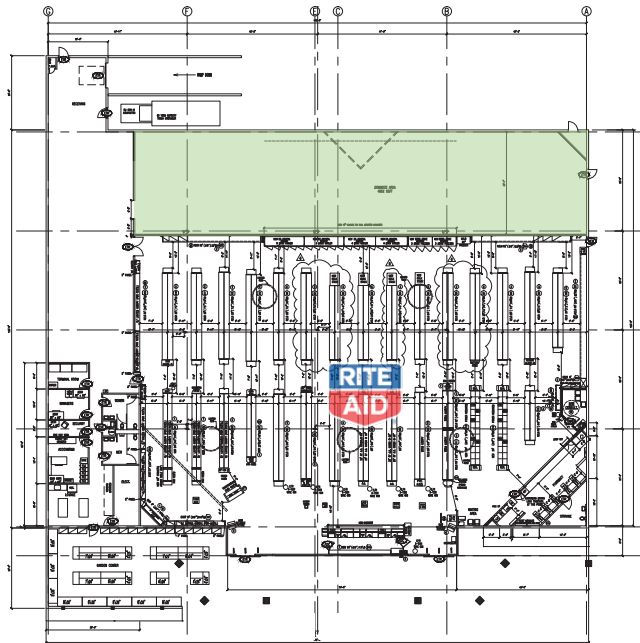
Please Call for Lease Rate

Retail Space: 4,852 SF

~28,000 Vehicles Per Day

Features:

- Convenient Storage



2425 SE Tualatin Valley Hwy

Hillsboro, OR 97123

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	15,790	88,509	184,957
2022 Projected Population	17,239	96,748	202,239
Projected Annual Growth 2017 to 2022	1.8%	1.9%	1.9%
Historical Annual Growth 2000 to 2017	1.9%	2.3%	2.4%
2017 Est. Average Household Income	\$70,404	\$82,833	\$81,829
2017 Est. Total Businesses	283	2,720	5,577
2017 Est. Total Employees	3,125	36,283	67,544

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RETAIL SPACES FOR LEASE

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MULTIPLE LOCATIONS - NEXT TO RITE AID

2021 NW 185th Avenue, Hillsboro OR 97124
Tanasbourne Village



Store Number: 05339-01

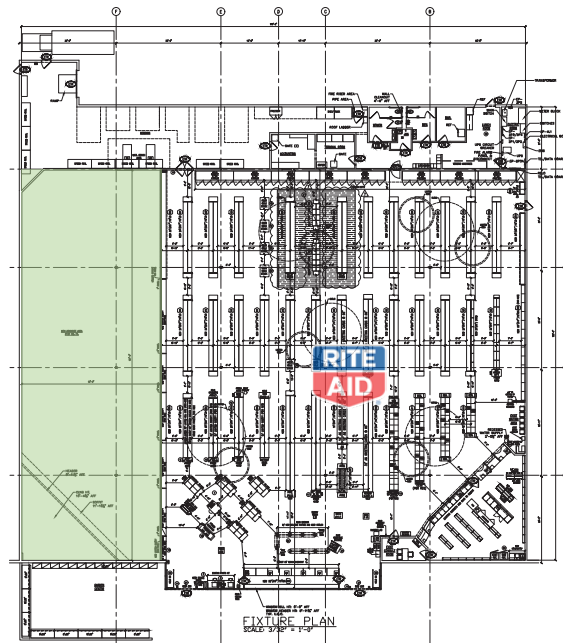
Please Call for Lease Rate

Retail Space: 6,127 SF

~35,000 Vehicles Per Day

Features:

- Anchored by Safeway, Rite Aid, and Trader Joe's
- Protected Front Area
- Prime Cornell Road Location



2021 NW 185th Ave

Hillsboro, OR 97124

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	21,140	143,630	287,253
2022 Projected Population	23,270	157,331	314,330
Projected Annual Growth 2017 to 2022	2.0%	1.9%	1.9%
Historical Annual Growth 2000 to 2017	1.9%	2.9%	2.3%
2017 Est. Average Household Income	\$78,844	\$92,018	\$93,498
2017 Est. Total Businesses	1,010	4,285	8,778
2017 Est. Total Employees	13,748	60,508	101,992

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2049 W. Cascade Ave, Hood River OR 97031
Cascade Commons Shopping Center



Store Number: 05328-01

Please Call for Lease Rate
Retail Space: 12,215 SF

Features:

- Anchored by Safeway and Rite Aid
- Storefront Potential



2049 W. Cascade Ave

Hood River, OR 97031

	1 mi radius	3 mi radius	5 mi radius
2018 Estimated Population	6,794	16,927	21,301
2023 Projected Population	6,999	17,495	22,074
Projected Annual Growth 2018 to 2023	0.6%	0.7%	0.7%
Historical Annual Growth 2000 to 2018	1.2%	1.1%	1.0%
2017 Est. Average Household Income	\$57,513	\$58,230	\$60,102
2018 Est. Total Businesses	833	1,581	1,782
2018 Est. Total Employees	5,934	11,372	13,265

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MULTIPLE LOCATIONS - NEXT TO RITE AID

2212 Island Avenue, Suite 201, LaGrande OR 97850
Grande Ronde Plaza



Store Number: 05398-01

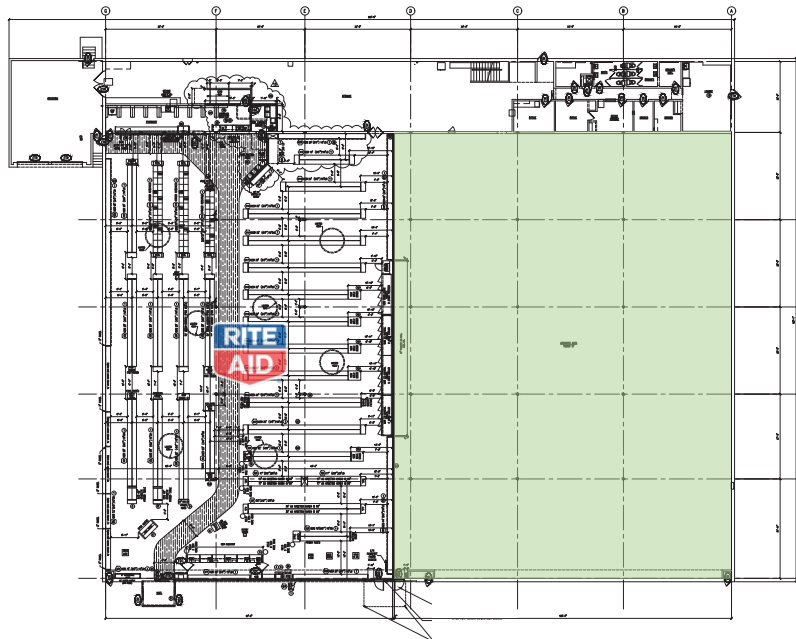
Please Call for Lease Rate

Retail Space: 15,523 SF

~19,000 Vehicles Per Day

Features:

- Anchored by Albertsons, Rite Aid, Dollar Tree, Ace Hardware, and Bealls
- Storefront Potential
- Junior Anchor Space



2212 Island Ave

La Grande, OR 97850

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	7,748	15,797	16,301
2022 Projected Population	7,870	15,957	16,464
Projected Annual Growth 2017 to 2022	0.3%	0.2%	0.2%
Historical Annual Growth 2000 to 2017	0.7%	0.3%	0.3%
2017 Est. Average Household Income	\$48,020	\$59,957	\$60,219
2017 Est. Total Businesses	575	1,001	1,070
2017 Est. Total Employees	4,003	9,268	10,031

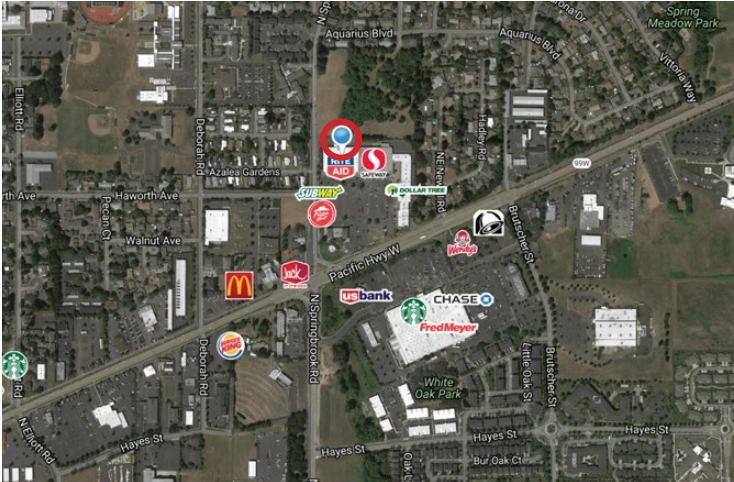
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RETAIL SPACES FOR LEASE

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MULTIPLE LOCATIONS - NEXT TO RITE AID

1150 North Springbrook Rd., Newberg OR 97132
Springbrook Plaza



Store Number: 05341-01

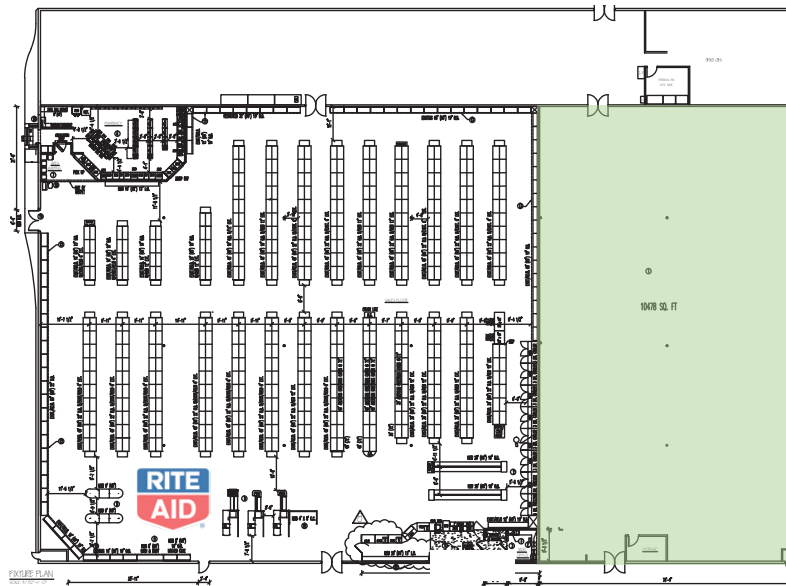
Please Call for Lease Rate

Retail Space: 10,478 SF

~38,000 Vehicles Per Day (Combined)

Features:

- Anchored by Safeway, Dollar Tree
- Strong Retail Corridor
- Shadow Anchored by Fred Meyer



1150 N Springbrook Rd

Newberg, OR 97132

1 mi radius 3 mi radius 5 mi radius

2017 Estimated Population	8,115	26,965	36,588
2022 Projected Population	8,457	28,149	38,396
Projected Annual Growth 2017 to 2022	0.8%	0.9%	1.0%
Historical Annual Growth 2000 to 2017	2.6%	1.3%	1.3%
2017 Est. Average Household Income	\$67,962	\$74,502	\$81,012
2017 Est. Total Businesses	613	1,233	1,531
2017 Est. Total Employees	6,580	11,028	12,536

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MULTIPLE LOCATIONS - NEXT TO RITE AID

1900 SW Court Ave, Pendleton OR 97801
Melanie Square Shopping

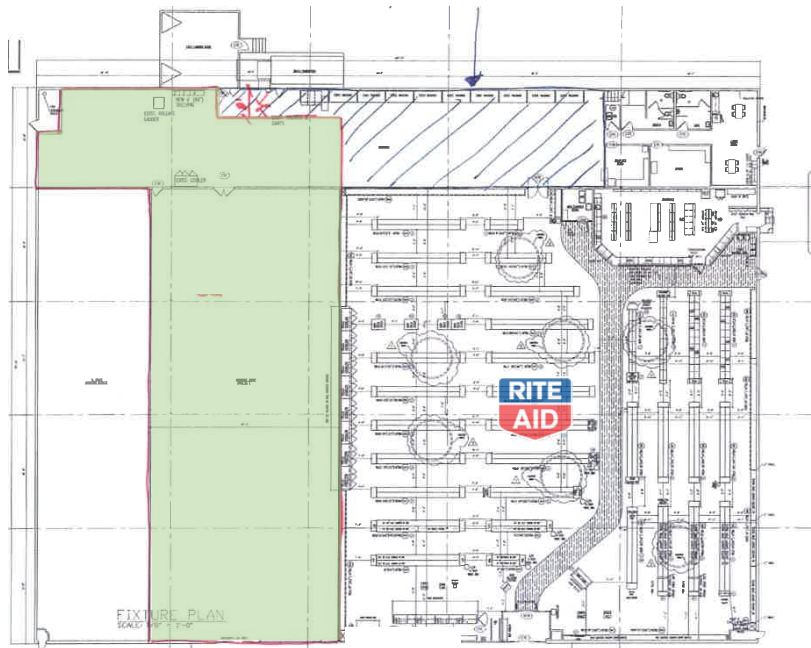


Store Number: 05395-01

Please Call for Lease Rate
Retail Space: 9,251 SF

Features:

- Anchored by Safeway
- Main Retail Corridor



1900 SW Court Ave

Pendleton, OR 97801

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	10,924	17,603	19,164
2022 Projected Population	10,935	17,643	19,195
Projected Annual Growth 2017 to 2022	-	-	-
Historical Annual Growth 2000 to 2017	0.1%	-	-
2017 Est. Average Household Income	\$61,173	\$63,442	\$63,517
2017 Est. Total Businesses	645	1,136	1,149
2017 Est. Total Employees	6,034	10,384	10,610

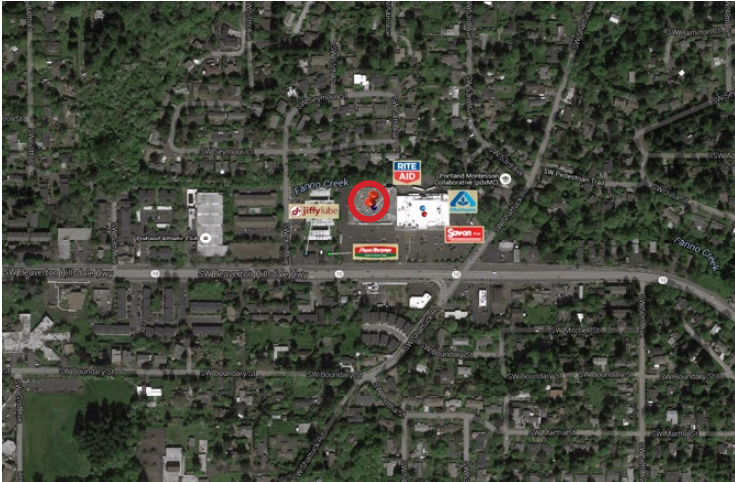
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RETAIL SPACES FOR LEASE

RITE AID EXCESS SPACE

MULTIPLE LOCATIONS - NEXT TO RITE AID

5431 SW Beaverton Hillsdale Highway, Portland OR 97221



Store Number: 05351-01

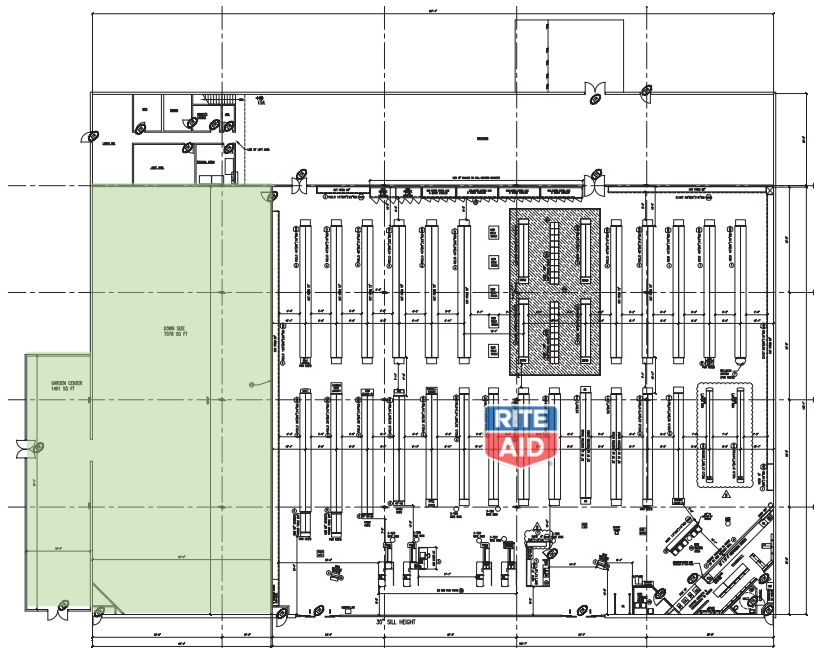
Please Call for Lease Rate

Retail Space: 7,078 SF

~26,000 Vehicles Per Day

Features:

- Anchored by Albertsons and Rite Aid
- Space with Garden Center
- Storefront Potential



5431 SW Beaverton Hillsdale Hwy

Portland, OR 97221

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	12,835	112,902	340,365
2022 Projected Population	13,982	122,773	370,187
Projected Annual Growth 2017 to 2022	1.8%	1.7%	1.8%
Historical Annual Growth 2000 to 2017	0.4%	1.0%	1.4%
2017 Est. Average Household Income	\$120,306	\$106,906	\$95,492
2017 Est. Total Businesses	495	7,615	32,046
2017 Est. Total Employees	3,376	82,619	370,103

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com *

RETAIL SPACES FOR LEASE

RITE AID EXCESS SPACE

MULTIPLE LOCATIONS - NEXT TO RITE AID

16401 SE Division Street, Portland OR 97236



Store Number: 05358-01

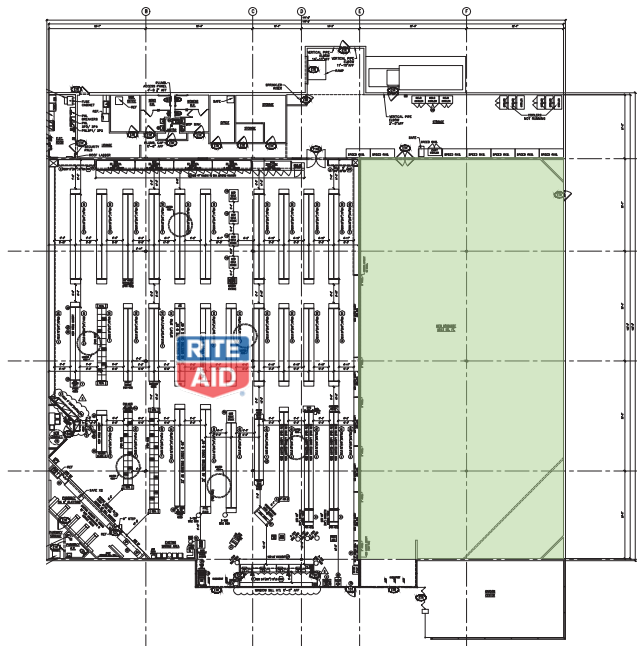
Please Call for Lease Rate

Retail Space: 9,023 SF

~22,000 Vehicles Per Day

Features:

- Anchored by Ace Hardware, Rite Aid, and Ross
- Storefront Potential



16401 SE Division St

Portland, OR 97236

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	24,752	168,436	335,625
2022 Projected Population	26,603	180,800	360,292
Projected Annual Growth 2017 to 2022	1.5%	1.5%	1.5%
Historical Annual Growth 2000 to 2017	1.2%	1.7%	1.5%
2017 Est. Average Household Income	\$51,769	\$59,344	\$63,002
2017 Est. Total Businesses	549	4,112	10,769
2017 Est. Total Employees	3,138	34,272	102,558

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RETAIL SPACES FOR LEASE

RITE AID EXCESS SPACE

MULTIPLE LOCATIONS - NEXT TO RITE AID

4500 Commercial Street South, Salem OR 97302



Store Number: 05362-01

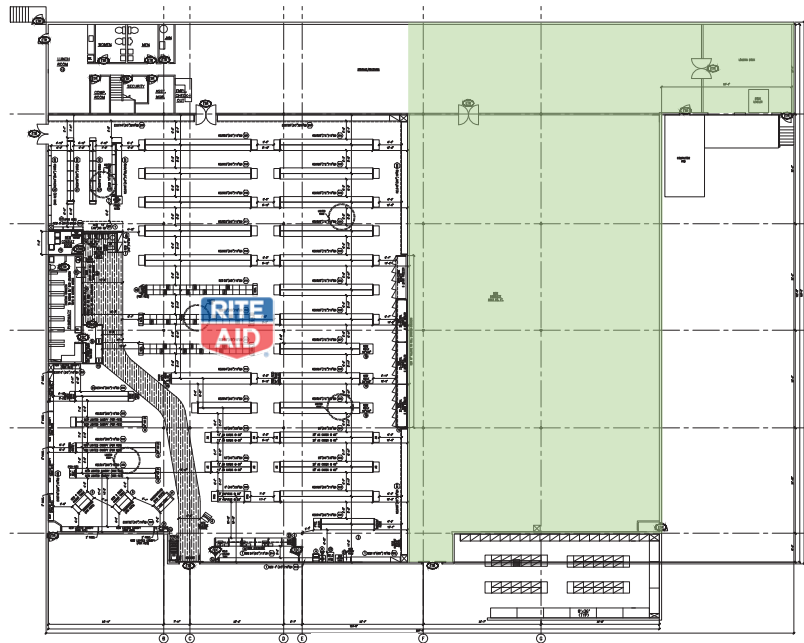
Please Call for Lease Rate

Retail Space: 9,643 SF

~31,000 Vehicles Per Day

Features:

- Anchored by Trader Joe's, Rite Aid, Petco, and Tuesday Morning
- Storefront Potential



4500 Commercial St SE

Salem, OR 97302

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	13,228	68,224	148,178
2022 Projected Population	14,178	73,273	159,048
Projected Annual Growth 2017 to 2022	1.4%	1.5%	1.5%
Historical Annual Growth 2000 to 2017	0.8%	1.0%	1.1%
2017 Est. Average Household Income	\$67,139	\$74,725	\$68,679
2017 Est. Total Businesses	480	3,039	7,219
2017 Est. Total Employees	3,839	33,993	87,299

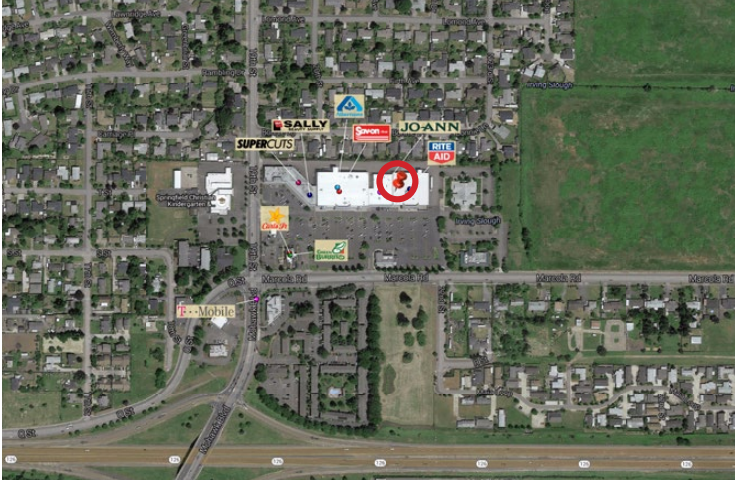
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RETAIL SPACES FOR LEASE

RITE AID EXCESS SPACE

MULTIPLE LOCATIONS - NEXT TO RITE AID

2130 Marcola Road, Springfield OR 97477
Mohawk Marketplace

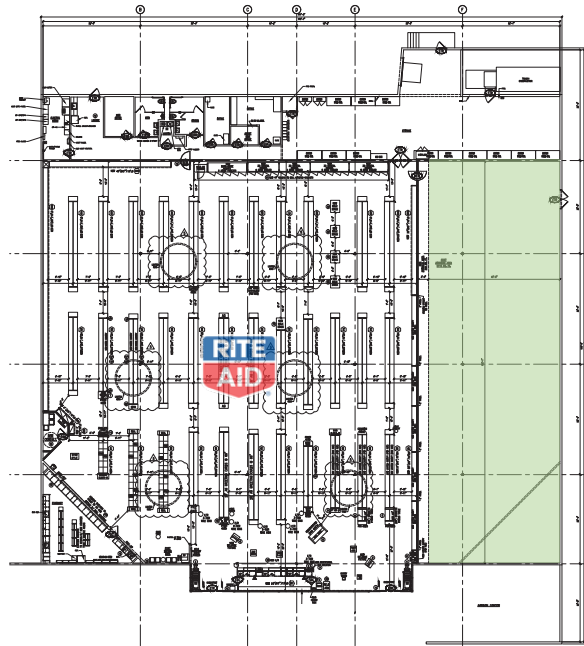


Store Number: 05383-01

Please Call for Lease Rate
Retail Space: 6,159 SF
~11,000 Vehicles Per Day

Features:

- Anchored by Albertsons, Rite Aid, and JoAnn's
- Storefront Potential
- End Cap



2130 Marcola Rd

Springfield, OR 97477

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	11,268	55,808	125,358
2022 Projected Population	11,882	58,915	131,862
Projected Annual Growth 2017 to 2022	1.1%	1.1%	1.0%
Historical Annual Growth 2000 to 2017	0.6%	0.6%	1.1%
2017 Est. Average Household Income	\$55,311	\$51,009	\$57,493
2017 Est. Total Businesses	505	2,512	6,052
2017 Est. Total Employees	5,354	34,403	77,469

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1400 West 6th Street, The Dalles OR 97058
Cascade Square



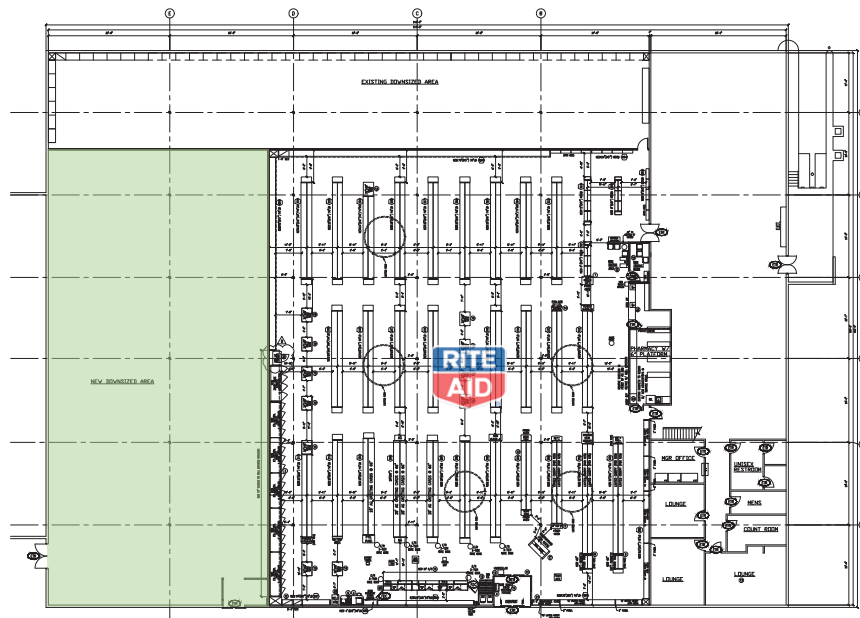
Store Number: 05334-01

Please Call for Lease Rate

Retail Space: 4,892 SF

Features:

- Anchored by Grocery Outlet, Rite Aid, and Dollar Tree
- Storefront Potential



1400 W 6th St

The Dalles, OR 97058

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	5,518	18,133	20,662
2022 Projected Population	5,713	18,793	21,416
Projected Annual Growth 2017 to 2022	0.7%	0.7%	0.7%
Historical Annual Growth 2000 to 2017	0.8%	0.6%	0.5%
2017 Est. Average Household Income	\$50,158	\$57,812	\$59,872
2017 Est. Total Businesses	425	1,045	1,189
2017 Est. Total Employees	3,571	8,885	10,360

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RETAIL SPACES FOR LEASE

RITE AID EXCESS SPACE

MULTIPLE LOCATIONS - NEXT TO RITE AID

12080 SW Main Street, Tigard OR 97223



Store Number: 05354-01

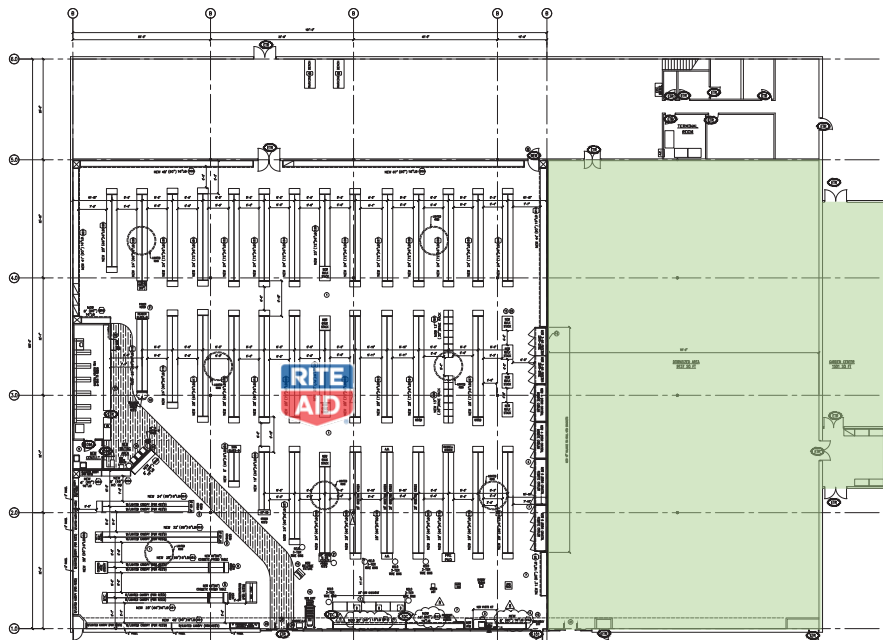
Please Call for Lease Rate

Retail Space: 9,822 SF

~44,000 Vehicles Per Day

Features:

- Anchored by Value Village, Rite Aid, McDonalds, and Woodcraft
- End Cap
- Storefront Potential
- Entrance to Main Street, Tigard



12080 SW Main St

Tigard, OR 97223

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	12,267	124,885	298,875
2022 Projected Population	13,418	136,309	326,001
Projected Annual Growth 2017 to 2022	1.9%	1.8%	1.8%
Historical Annual Growth 2000 to 2017	0.9%	0.9%	0.9%
2017 Est. Average Household Income	\$66,290	\$90,791	\$99,085
2017 Est. Total Businesses	1,450	8,216	15,872
2017 Est. Total Employees	14,987	82,391	147,889

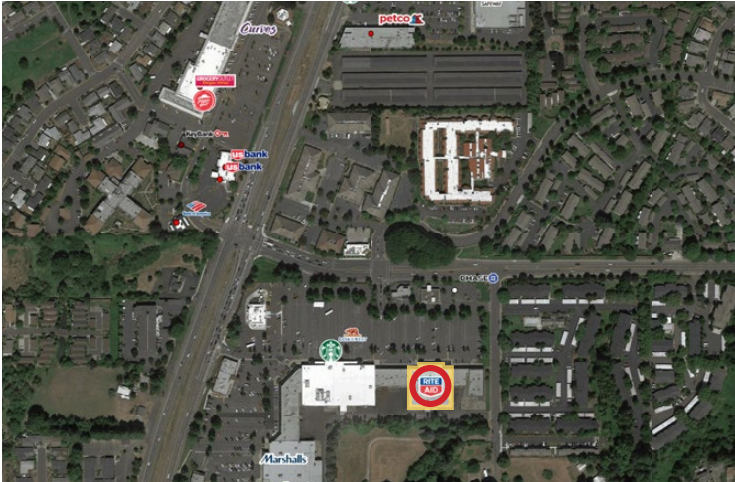
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RETAIL SPACES FOR LEASE

RITE AID EXCESS SPACE

MULTIPLE LOCATIONS - NEXT TO RITE AID

16200 SW Pacific Highway Suite E, Tigard OR 97224



Store Number: 05355-01

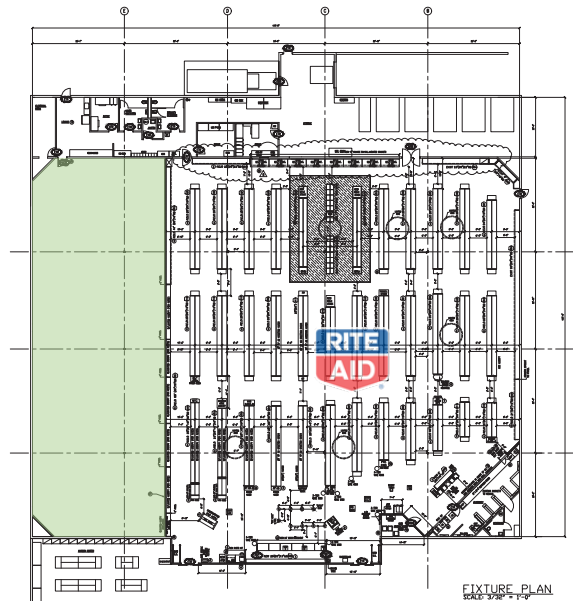
Please Call for Lease Rate

Retail Space: 6,124

~63,000 Vehicles Per Day (Combined)

Features:

- Anchored by Marshalls, Dollar Tree, McDonalds and Starbucks
- Inline
- Storefront Potential
- Intersection of SW Durham Rd & SW Pacific HWY



16200 SW Pacific Hwy

Tigard, OR 97224

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	16,661	98,436	227,474
2022 Projected Population	18,325	107,680	248,284
Projected Annual Growth 2017 to 2022	2.0%	1.9%	1.8%
Historical Annual Growth 2000 to 2017	1.0%	1.5%	1.3%
2017 Est. Average Household Income	\$70,256	\$86,566	\$98,205
2017 Est. Total Businesses	345	5,948	11,680
2017 Est. Total Employees	2,403	65,364	117,815

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com *

RETAIL SPACES FOR LEASE

RITE AID EXCESS SPACE

MULTIPLE LOCATIONS - NEXT TO RITE AID

145 South Highway 101, Warrenton OR 97146
Young's Bay Plaza

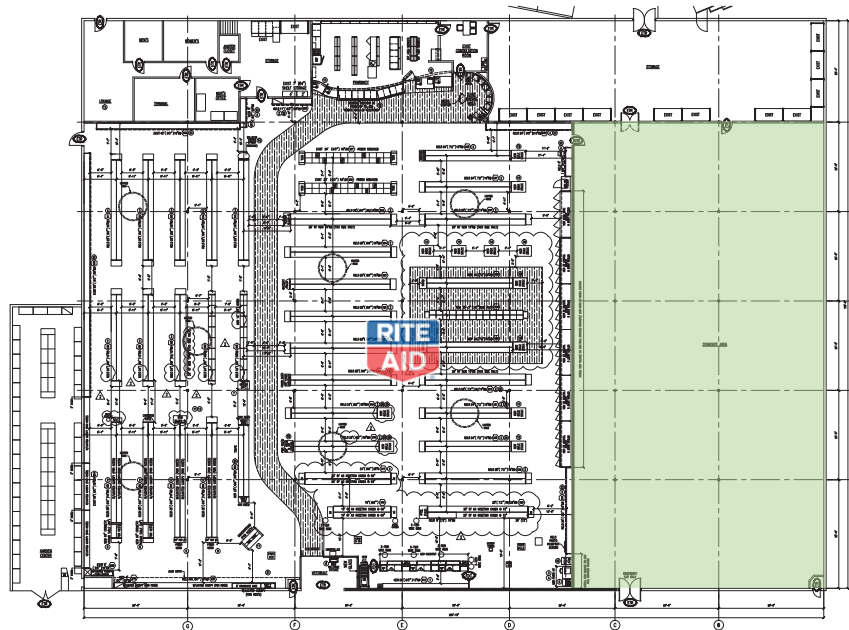


Store Number: 05343-01

Please Call for Lease Rate
Retail Space: 9,141 SF

Features:

- Anchored by Fred Meyer, Rite Aid, and Ross
- Storefront Potential



145 US-101

Warrenton, OR 97146

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	206	7,725	16,908
2022 Projected Population	211	7,992	17,657
Projected Annual Growth 2017 to 2022	0.4%	0.7%	0.9%
Historical Annual Growth 2000 to 2017	1.3%	0.8%	0.4%
2017 Est. Average Household Income	\$42,762	\$59,366	\$63,611
2017 Est. Total Businesses	86	558	1,409
2017 Est. Total Employees	915	5,320	11,385

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com *

RETAIL SPACES FOR LEASE

RITE AID EXCESS SPACE

MULTIPLE LOCATIONS - NEXT TO RITE AID

8235 SW Wilsonville Road, Wilsonville OR 97070
Wilsonville Town Center



Store Number: 05335-01

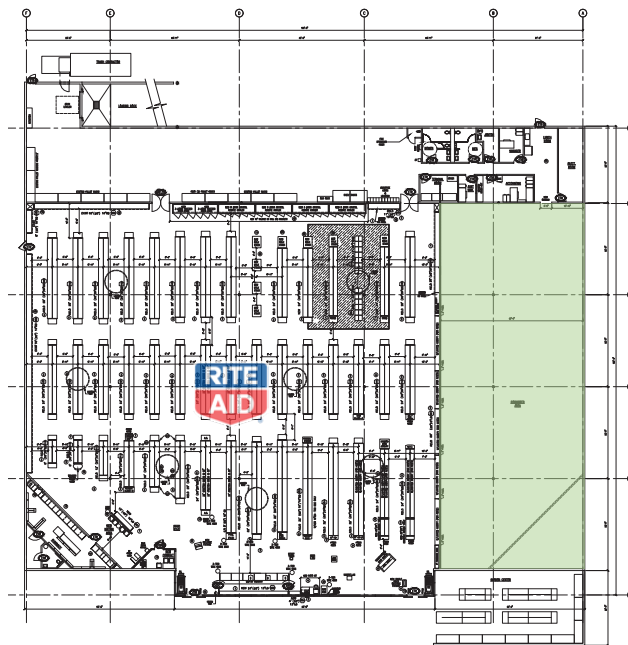
Please Call for Lease Rate

Retail Space: 6,345 SF

~28,000 Vehicles Per Day

Features:

- Anchored by Lambs Grocery & Rite Aid
- Storefront Potential
- Entrance to West Wilsonville
- Large Parking Field



8235 SW Wilsonville Rd

Wilsonville, OR 97070

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	10,396	26,668	64,957
2022 Projected Population	11,257	28,777	70,304
Projected Annual Growth 2017 to 2022	1.7%	1.6%	1.6%
Historical Annual Growth 2000 to 2017	2.8%	3.6%	1.9%
2017 Est. Average Household Income	\$80,091	\$93,225	\$99,482
2017 Est. Total Businesses	565	1,434	2,641
2017 Est. Total Employees	6,093	19,204	30,852

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com *