

RESIDENTIAL DEVELOPMENT - 10.34 ACRES  
CECIL COUNTY, PERRYVILLE, MARYLAND 21903



KNOWN AS:  
RICHMOND HILLS PROPERTY

February 2013



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**OFFERING PACKAGE DISCLOSURES**

**KLNB LAND** is the exclusive agent for the sale of Richmond Hills, located at Charles and Nell Streets, Perryville, MD, 21903.

All inquiries should be addressed to:

**Stephen J. Ferrandi**

NAI KLNB

6011 University Blvd., Suite 350

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The material contained herein is based in part upon information supplied or obtained by NAI/ KLNB from sources deemed to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Prospective purchasers shall make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections and evaluation of market conditions as they deem necessary to determine the condition and value of the Property. The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property and is not to be used for any other purpose or made available without the express written consent of Stephen J. Ferrandi and NAI/KLNB.

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## EXECUTIVE SUMMARY

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## LOCATION

The property is located in Cecil County:

Charles and Nell Streets  
Perryville, MD 21903

Located next to Rte. 40 (Pulaski Highway) and just minutes from I-95, Richmond Hills offers convenient commuting options as well as an established neighborhood.

## HISTORY

An infill subdivision in a single-family-home neighborhood, the property was originally designed as a town-house community (but was vehemently opposed by neighbors and will no longer be supported by Planning and Zoning). All entitlements have expired.

Now that the land has become bank-owned property, it has been determined that the highest and best use of the land is residential development with single-family homes. In this offering, we have included the old townhouse concept plan for reference only (town homes will not be supported by Planning and Zoning). We have also included a recently-designed single-family concept plan. KLNB worked in concert with the Perryville Planning and Zoning director to create the single family concept plan.

## DETAILS AND FEATURES

- Tax map 800, grid 20, parcels 805, 732, 696, and 634.
- Accounts: 07-034466, 07-023219, 07-020546, 07-023197.
- 10.34 acres.
- Raw land.
- Water and sewer at property.
- Zoned R1 and R3 (residential).
- Some water views.
- Site is generally level and partially wooded.

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# OFFERING TERMS & CONDITIONS

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PRICE:	\$799,000. The seller is willing to entertain offers.
TERMS:	Owner financing available for qualified purchaser.
DEPOSIT:	The Buyer will release to the Seller a Deposit in the amount of 7% of the contract purchase price at the completion of the due diligence period.
DUE DILIGENCE PERIOD:	The buyer will have a 60-day study period from a fully executed contract of sale.
BROKERAGE COMMISSION:	KLNB is being compensated directly by the Seller. If you are represented by a real estate brokerage, you are requested to compensate your broker directly.

All offers should be addressed to:

**Stephen J. Ferrandi**  
Director of Residential Land Brokerage  
6011 University Blvd., Suite 350  
Ellicott City, Maryland 21043  
443.574.1430 (Direct Dial)  
Sferrandi@klnb.com

*NAI KLNB, Inc. is being paid a fee to market this property. No provision has been made to pay outside brokers who may represent prospective purchasers. If an outside broker or agent represents you, you are requested to compensate your broker directly.*

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# ZONING

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The property is zoned R-1 and R-3, though the R-3 zoning, which permits town homes, will not be supported by Perryville Planning and Zoning.

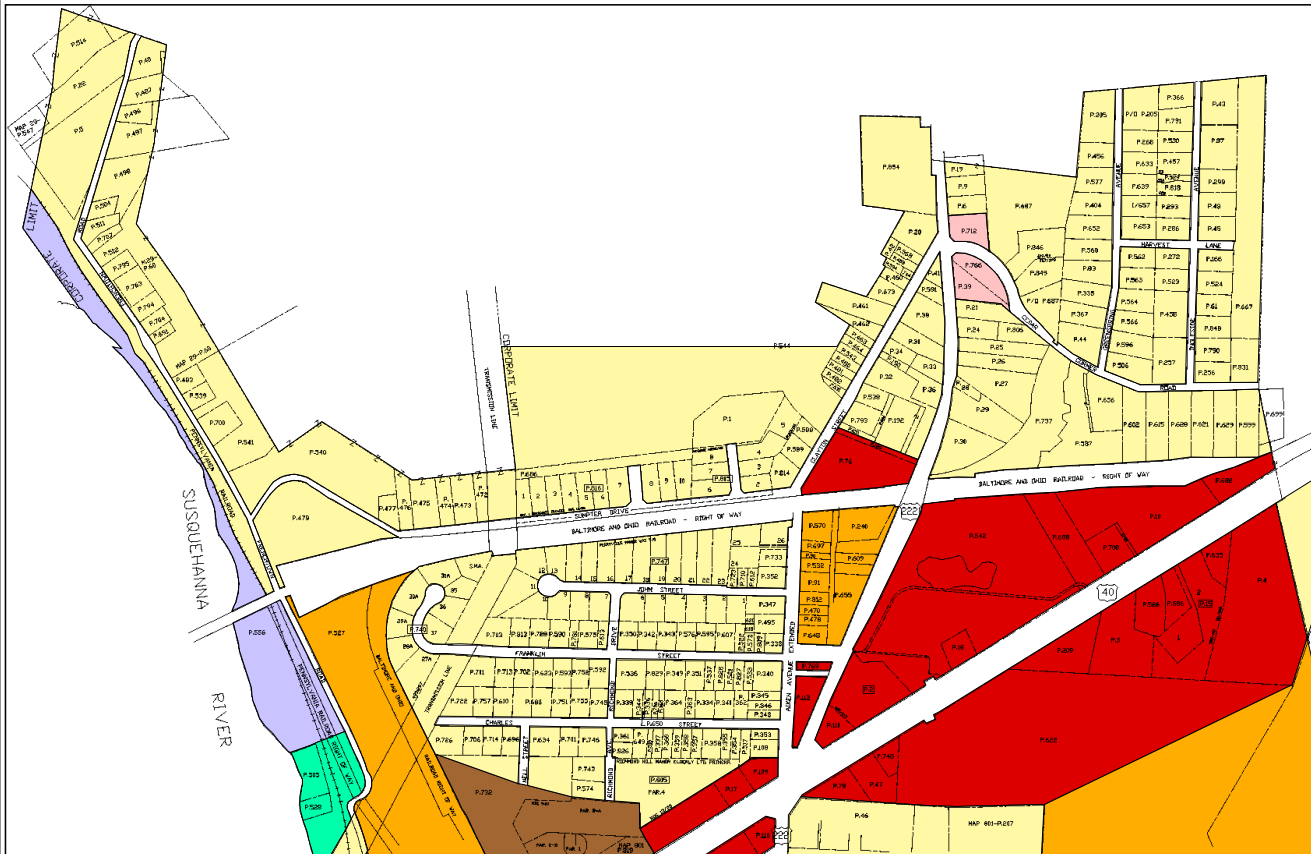
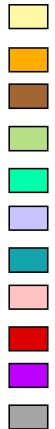
The R-1 zoning classification provides for detached dwelling lots of 15,000 SF or larger, at a maximum density of three units to the acre. Front and rear setbacks are a depth of 35 feet, and side yard setbacks are ten feet per side. The maxim dwelling height is 35 feet.

OFFICIAL ZONING MAP  
PERRYVILLE, MARYLAND

MAP 800

ZONING DISTRICTS:

- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Multi-Family Residential
- R-M Residential Marine
- CM-1 Commercial Maritime
- CM-2 Commercial Maritime
- TC Town Center Mixed-Use
- NB Neighborhood Business
- C-2 Highway Commercial
- L-1 Light Industrial
- L-2 Industrial



THIS IS TO CERTIFY THAT THIS IS AN OFFICIAL ZONING MAP  
AS REFERRED TO IN SECTION 10 OF THE PERRYVILLE,  
MARYLAND ZONING ORDINANCE.

ORDINANCE# \_\_\_\_\_ DATE ADOPTED \_\_\_\_\_

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL PERSON \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL PERSON \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL PERSON \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL PERSON \_\_\_\_\_ DATE \_\_\_\_\_

OFFICIAL ZONING MAP  
PERRYVILLE, MARYLAND

MAP 801

ZONING DISTRICTS:

R-1 Single Family Residential

R-2 Single Family Residential

R-3 Multi-Family Residential

R-M Residential Marine

CM-1 Commercial Maritime

CM-2 Commercial Maritime

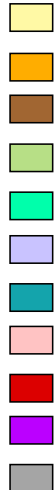
TC Town Center Mixed-Use

NB Neighborhood Business

C-2 Highway Commercial

L-1 Light Industrial

L-2 Industrial



THIS IS TO CERTIFY THAT THIS IS AN OFFICIAL ZONING MAP  
AS REFERRED TO IN SECTION 10 OF THE PERRYVILLE,  
MARYLAND ZONING ORDINANCE.

ORDINANCE# \_\_\_\_\_ DATE ADOPTED \_\_\_\_\_

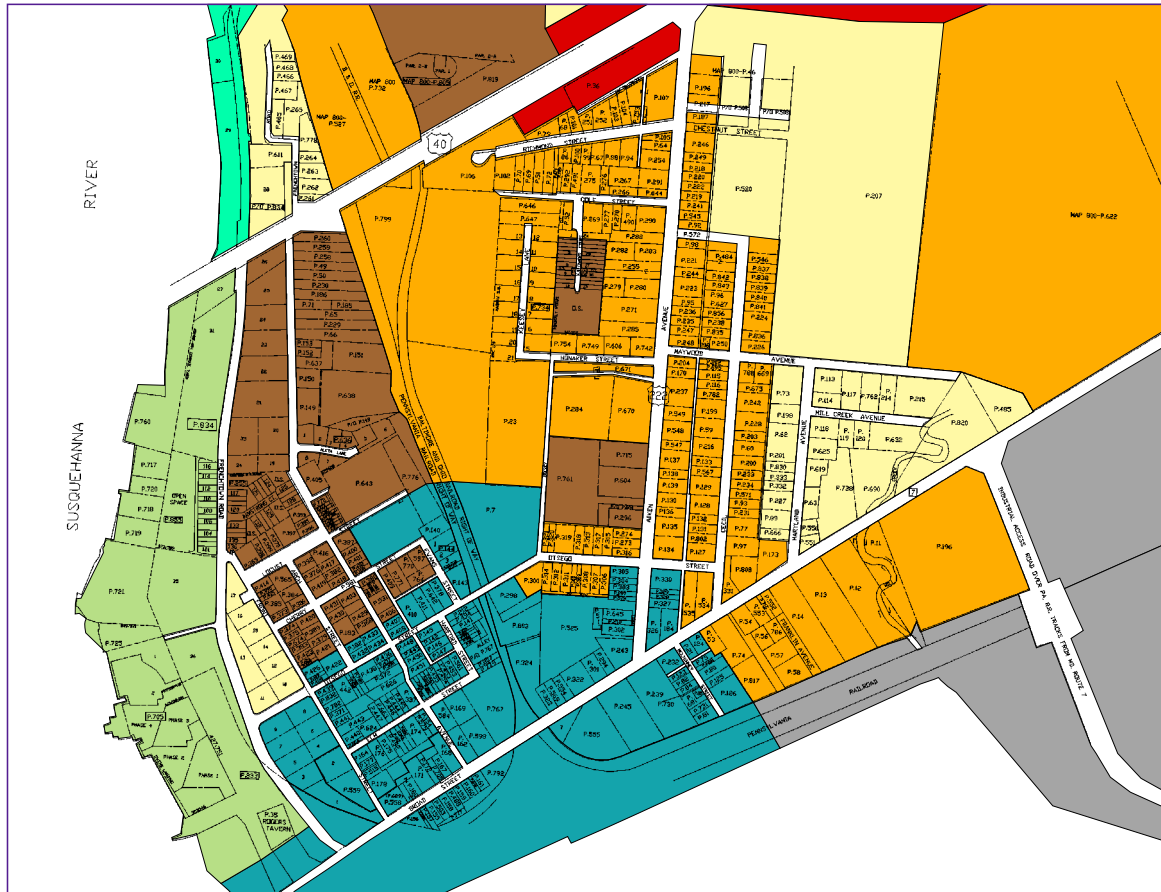
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL PERSON \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL PERSON \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL PERSON \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL PERSON \_\_\_\_\_ DATE \_\_\_\_\_



600 0 600 Feet



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## AERIAL PHOTO

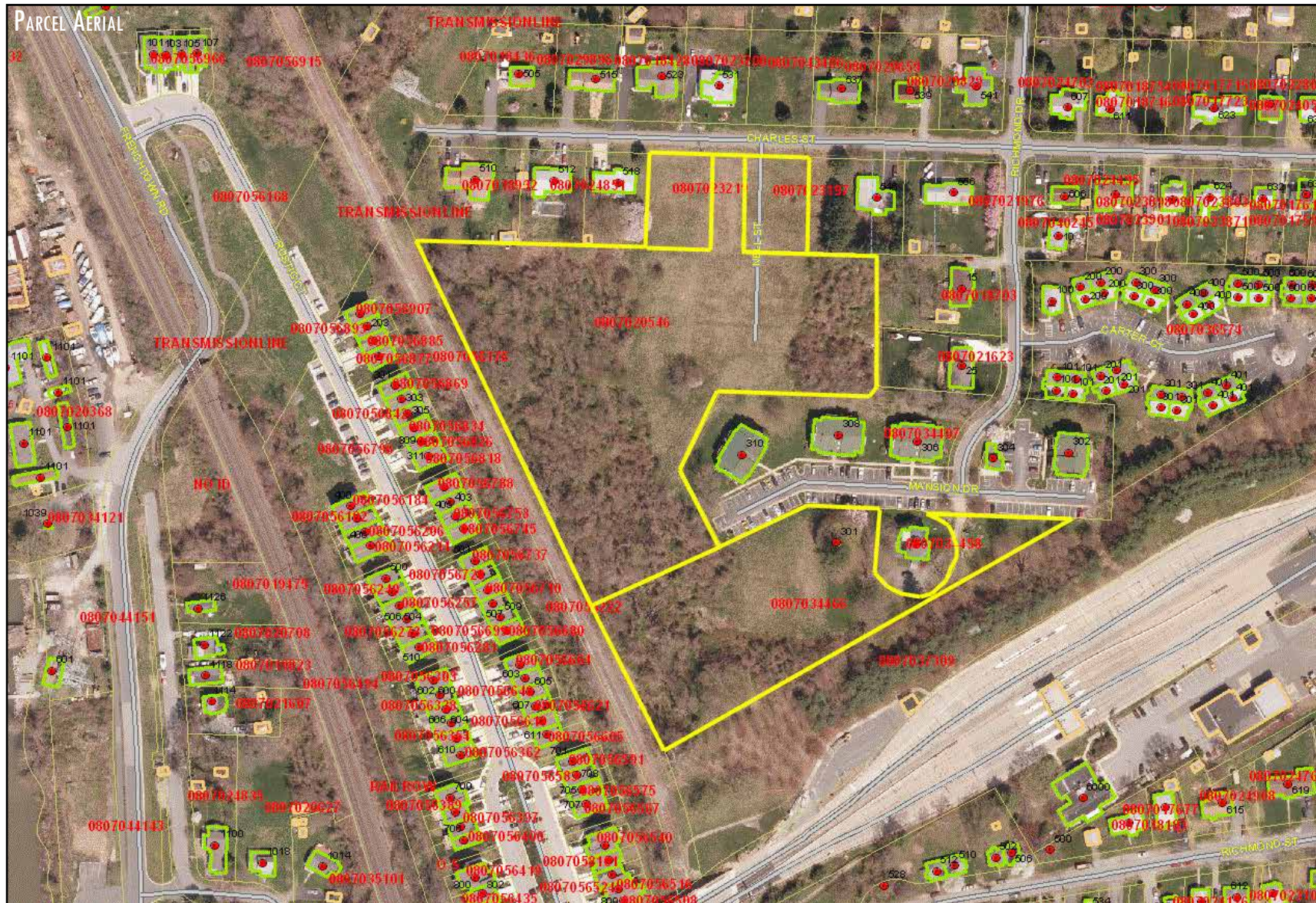
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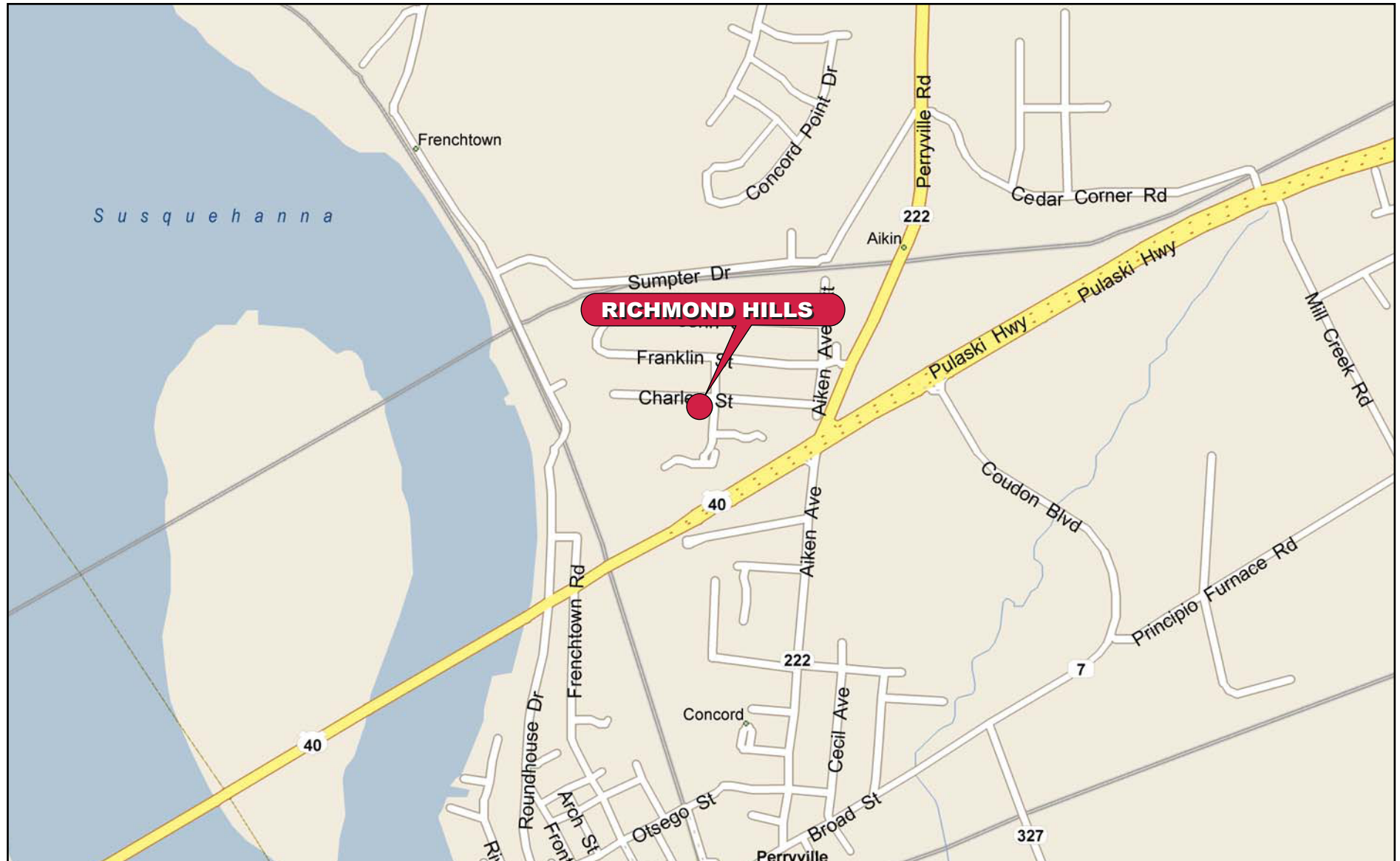




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## SITE MAP & SITE PLAN

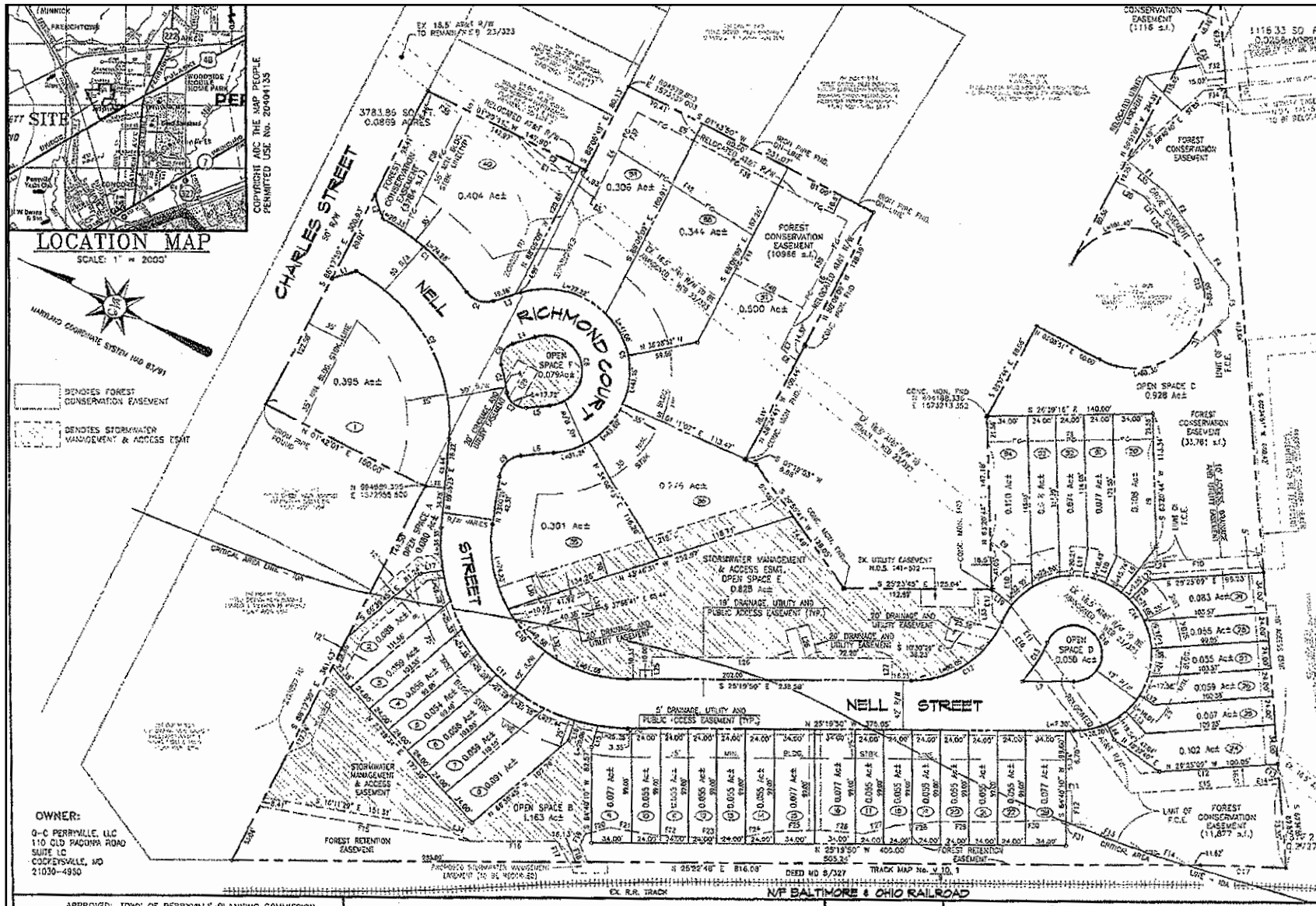
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## SITE MAP & SITE PLAN

## RICHMOND HILLS

## OLD TOWNHOUSE PLAN



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## SITE PHOTOS

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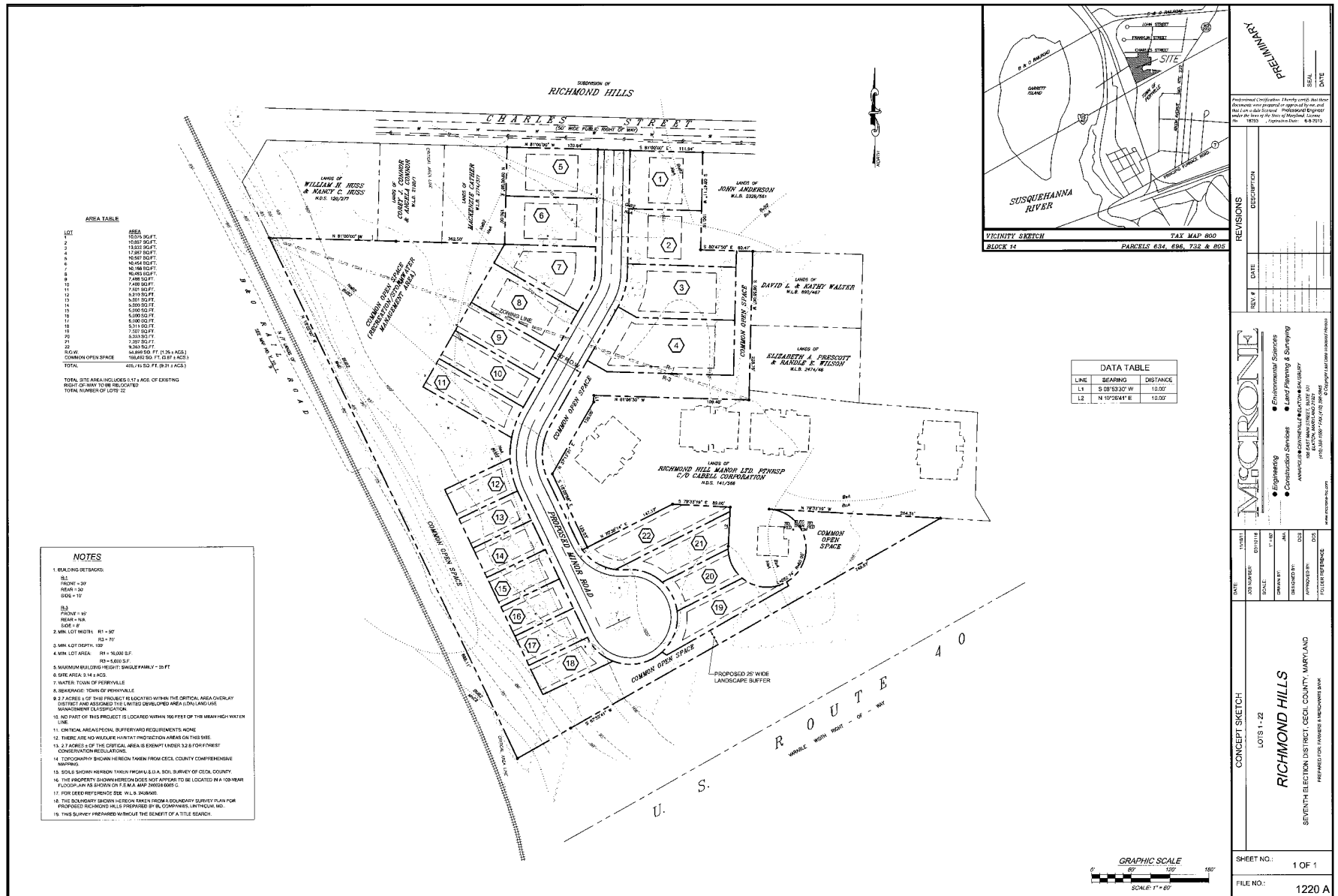
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# CONCEPT PLAN

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## CONCEPT PLAN

## RICHMOND HILLS





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## PROPERTY INFORMATION

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**Account Identifier:** District - 07 Account Number - 023219

#### Owner Information

**Owner Name:** FARMERS & MERCHANTS BANK **Use:** RESIDENTIAL  
**Principal Residence:** NO  
**Mailing Address:** 735 HANOVER PIKE **Deed Reference:** 1) /02438/ 00500

#### Location & Structure Information

**Premises Address** **Legal Description**  
CHARLES ST LOT 14 - .345 ACRE  
PERRYVILLE 21903-0000 S/S CHARLES STREET  
RICHMOND HILL ADDITION

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0800	0020	0696		0000			14	3	Plat Ref:

**Special Tax Areas** **Town** PERRYVILLE  
**Ad Valorem** 8

**Primary Structure Built** **Enclosed Area** **Property Land Area** **County Use**  
15,000 SF

**Stories** **Basement** **Type** **Exterior**

#### Value Information

	Base Value	Value	Phase-in Assessments	
			As Of 01/01/2012	As Of 07/01/2012
<b>Land</b>	87,400	71,100		As Of 07/01/2013
<b>Improvements:</b>	0	0		
<b>Total:</b>	87,400	71,100	71,100	71,100

#### Transfer Information

<b>Seller:</b> Q-C PERRYVILLE, LLC	<b>Date:</b> 11/29/2007	<b>Price:</b> \$1,040,000
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> WLB /02438/ 00500	<b>Deed2:</b>
<b>Seller:</b> HUTCHINS, EDWARD J. & BLANCE, ETAL	<b>Date:</b> 11/07/2003	<b>Price:</b> \$400,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> WLB /01527/ 00259	<b>Deed2:</b>
<b>Seller:</b> ROTHLINGSHOFER, LEONARD J &	<b>Date:</b> 06/06/1991	<b>Price:</b> \$110,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> NDS /00346/ 00161	<b>Deed2:</b>

#### Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
<b>County</b>	000	0.00	
<b>State</b>	000	0.00	
<b>Municipal</b>	000	0.00	0.00
<b>Tax Exempt:</b>			
<b>Exempt Class:</b>			<b>Special Tax Recapture:</b> NONE

#### Homestead Application Information

**Homestead Application Status:** No Application

Department of Assessments & Taxation 301 W. Preston St., Baltimore, MD 21201-2395  
410-767-1184 | Outside the Baltimore Metro Area 888-246-5941 | Maryland Relay 800-735-2258

Maryland Department of Assessments and Taxation  
Real Property Data Search (vw1.1A)  
CECIL COUNTY

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**Account Identifier:** District - 07 Account Number - 034466

#### Owner Information

**Owner Name:** FARMERS & MERCHANTS BANK **Use:** APARTMENTS  
**Principal Residence:** NO  
**Mailing Address:** 735 HANOVER PIKE **Deed Reference:** 1) /02438/ 00500

#### Location & Structure Information

**Premises Address:** RICHMOND HILL MANOR  
**Legal Description:** LOT 2B - 2.8 ACRES  
PERRYVILLE 21903-0000 RICHMOND HILL MANOR  
PERRYVILLE  
**Map:** 0800 **Grid:** 0021 **Parcel:** 0805 **Sub District:** 0000 **Subdivision:** 0000 **Section:** 2B **Block:** 3 **Assessment Area:** 3 **Plat No:** 0009/ 0046  
**Plat Ref:** 0009/ 0046  
**Special Tax Areas:** **Town:** PERRYVILLE  
**Ad Valorem:** 8

**Primary Structure Built:** **Enclosed Area:** **Property Land Area:** 2.8000 AC **County Use:**

**Stories:** **Basement:** **Type:** **Exterior:**

#### Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
			As Of 01/01/2012	As Of 07/01/2012
<b>Land</b>	226,800	204,100		
<b>Improvements:</b>	0	0		
<b>Total:</b>	226,800	204,100	204,100	204,100

#### Transfer Information

<b>Seller:</b> Q-C PERRYVILLE, LLC	<b>Date:</b> 11/29/2007	<b>Price:</b> \$1,040,000
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> WLB /02438/ 00500	<b>Deed2:</b>
<b>Seller:</b> TERRY, VERNON C.	<b>Date:</b> 11/07/2003	<b>Price:</b> \$400,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> WLB /01527/ 00259	<b>Deed2:</b>
<b>Seller:</b> HUTCHINS, FRANK J. & HILDA J. ETAL	<b>Date:</b> 09/19/1995	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> WLB /00591/ 00156	<b>Deed2:</b>

#### Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2012	07/01/2013
<b>County</b>	000	0.00	
<b>State</b>	000	0.00	
<b>Municipal</b>	000	0.00	0.00
<b>Tax Exempt:</b>			
<b>Exempt Class:</b>			<b>Special Tax Recapture:</b> NONE

#### Homestead Application Information

**Homestead Application Status:** No Application

Maryland Department of Assessments and Taxation  
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[GroundRent Registration](#)

**Account Identifier:** District - 07 Account Number - 020546

#### Owner Information

**Owner Name:** FARMERS & MERCHANTS BANK **Use:** APARTMENTS  
**Mailing Address:** 735 HANOVER PIKE **Principal Residence:** NO  
**Deed Reference:** 1) /02438/ 00500

#### Location & Structure Information

**Premises Address:** CHARLES ST  
PERRYVILLE 21903-0000  
**Legal Description:** 6.68 ACRES  
S/S CHARLES STREET  
PERRYVILLE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0800	0020	0732		0000				3		

**Special Tax Areas:** **Town:** PERRYVILLE  
**Ad Valorem:** 8

**Primary Structure Built:** **Enclosed Area:** **Property Land Area:** 6.6800 AC **County Use:**

**Stories:** **Basement:** **Type:** **Exterior:**

#### Value Information

	Base Value	Value	Phase-in Assessments	
			As Of 01/01/2012	As Of 07/01/2012
<b>Land:</b>	541,000	486,900		
<b>Improvements:</b>	0	0		
<b>Total:</b>	541,000	486,900	486,900	486,900

#### Transfer Information

<b>Seller:</b> Q-C PERRYVILLE, LLC	<b>Date:</b> 11/29/2007	<b>Price:</b> \$1,040,000
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> WLB /02438/ 00500	<b>Deed2:</b>
<b>Seller:</b> TERRY, VERNON C.	<b>Date:</b> 11/07/2003	<b>Price:</b> \$400,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> WLB /01527/ 00259	<b>Deed2:</b>
<b>Seller:</b> HUTCHINS, FRANK J. & HILDA J. ETAL	<b>Date:</b> 09/19/1995	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> WLB /00591/ 00156	<b>Deed2:</b>

#### Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
<b>County</b>	000	0.00	
<b>State</b>	000	0.00	
<b>Municipal</b>	000	0.00	0.00
<b>Tax Exempt:</b>			
<b>Exempt Class:</b>			<b>Special Tax Recapture:</b> NONE

#### Homestead Application Information

**Homestead Application Status:** No Application

Department of Assessments & Taxation 301 W. Preston St., Baltimore, MD 21201-2395  
410-767-1184 | Outside the Baltimore Metro Area 888-246-5941 | Maryland Relay 800-735-2258

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[GroundRent Registration](#)

**Account Identifier:** District - 07 Account Number - 034466

#### Owner Information

**Owner Name:** FARMERS & MERCHANTS BANK **Use:** APARTMENTS  
**Principal Residence:** NO  
**Mailing Address:** 735 HANOVER PIKE **Deed Reference:** 1) /02438/ 00500

#### Location & Structure Information

**Premises Address:** RICHMOND HILL MANOR  
PERRYVILLE 21903-0000  
**Legal Description:** LOT 2B - 2.8 ACRES  
RICHMOND HILL MANOR  
PERRYVILLE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0800	0021	0805		0000		2B	3			0009/ 0046

**Special Tax Areas:** **Town:** PERRYVILLE  
**Ad Valorem:** 8

**Primary Structure Built:** **Enclosed Area:** **Property Land Area:** 2.8000 AC **County Use:**

**Stories:** **Basement:** **Type:** **Exterior:**

#### Value Information

	Base Value	Value	Phase-in Assessments	
		As Of 01/01/2012	As Of 07/01/2012	As Of 07/01/2013
<b>Land</b>	226,800	204,100		
<b>Improvements:</b>	0	0		
<b>Total:</b>	226,800	204,100	204,100	204,100

#### Transfer Information

<b>Seller:</b> Q-C PERRYVILLE, LLC	<b>Date:</b> 11/29/2007	<b>Price:</b> \$1,040,000
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> WLB /02438/ 00500	<b>Deed2:</b>
<b>Seller:</b> TERRY, VERNON C.	<b>Date:</b> 11/07/2003	<b>Price:</b> \$400,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> WLB /01527/ 00259	<b>Deed2:</b>
<b>Seller:</b> HUTCHINS, FRANK J. & HILDA J. ETAL	<b>Date:</b> 09/19/1995	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> WLB /00591/ 00156	<b>Deed2:</b>

#### Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
<b>County</b>	000	0.00	
<b>State</b>	000	0.00	
<b>Municipal</b>	000	0.00	0.00

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** NONE

#### Homestead Application Information

**Homestead Application Status:** No Application

Department of Assessments & Taxation 301 W. Preston St., Baltimore, MD 21201-2395  
410-767-1184 | Outside the Baltimore Metro Area 888-246-5941 | Maryland Relay 800-735-2258

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## DEMOGRAPHICS

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## Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	2,319	8,514	13,779
2011 Female Population	2,209	8,803	14,103
% 2011 Male Population	51.21%	49.17%	49.42%
% 2011 Female Population	48.79%	50.83%	50.58%
2011 Total Adult Population	3,585	13,597	21,834
2011 Total Daytime Population	2,865	15,718	22,524
2011 Total Daytime Work Population	1,023	6,923	9,813
2011 Median Age Total Population	41	39	39
2011 Median Age Adult Population	48	46	47
2011 Age 0-5	315	1,258	2,008
2011 Age 6-13	438	1,651	2,667
2011 Age 14-17	190	811	1,373
2011 Age 18-20	131	594	1,007
2011 Age 21-24	164	730	1,174
2011 Age 25-29	303	1,185	1,829
2011 Age 30-34	263	1,125	1,757
2011 Age 35-39	308	1,234	1,922
2011 Age 40-44	326	1,293	2,096
2011 Age 45-49	367	1,352	2,190
2011 Age 50-54	401	1,285	2,139
2011 Age 55-59	273	1,046	1,810
2011 Age 60-64	272	929	1,604
2011 Age 65-69	224	750	1,239
2011 Age 70-74	192	676	1,103
2011 Age 75-79	166	563	849
2011 Age 80-84	107	425	605
2011 Age 85+	86	410	511
% 2011 Age 0-5	6.96%	7.26%	7.20%
% 2011 Age 6-13	9.68%	9.53%	9.56%
% 2011 Age 14-17	4.20%	4.68%	4.92%
% 2011 Age 18-20	2.89%	3.43%	3.61%
% 2011 Age 21-24	3.62%	4.22%	4.21%
% 2011 Age 25-29	6.69%	6.84%	6.56%
% 2011 Age 30-34	5.81%	6.50%	6.30%
% 2011 Age 35-39	6.81%	7.13%	6.89%
% 2011 Age 40-44	7.20%	7.47%	7.52%
% 2011 Age 45-49	8.11%	7.81%	7.85%
% 2011 Age 50-54	8.86%	7.42%	7.67%
% 2011 Age 55-59	6.03%	6.04%	6.49%
% 2011 Age 60-64	6.01%	5.36%	5.75%
% 2011 Age 65-69	4.95%	4.33%	4.44%
% 2011 Age 70-74	4.24%	3.90%	3.96%
% 2011 Age 75-79	3.67%	3.25%	3.04%

## Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2011 Age 80-84	2.36%	2.45%	2.17%
% 2011 Age 85+	1.90%	2.37%	1.83%
2011 White Population	3,775	13,644	22,697
2011 Black Population	523	2,559	3,518
2011 Asian/Hawaiian/Pacific Islander	58	320	498
2011 American Indian/Alaska Native	22	63	97
2011 Other Population (Incl 2+ Races)	150	731	1,072
2011 Hispanic Population	165	725	1,011
2011 Non-Hispanic Population	4,363	16,592	26,871
% 2011 White Population	83.37%	78.79%	81.40%
% 2011 Black Population	11.55%	14.78%	12.62%
% 2011 Asian/Hawaiian/Pacific Islander	1.28%	1.85%	1.79%
% 2011 American Indian/Alaska Native	0.49%	0.36%	0.35%
% 2011 Other Population (Incl 2+ Races)	3.31%	4.22%	3.84%
% 2011 Hispanic Population	3.64%	4.19%	3.63%
% 2011 Non-Hispanic Population	96.36%	95.81%	96.37%
2000 Non-Hispanic White	3,223	13,160	21,030
2000 Non-Hispanic Black	234	1,963	2,662
2000 Non-Hispanic Amer Indian/Alaska Native	10	55	86
2000 Non-Hispanic Asian	n/a	285	352
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	7	8
2000 Non-Hispanic Some Other Race	27	32	32
2000 Non-Hispanic Two or More Races	50	206	297
% 2000 Non-Hispanic White	90.94%	83.78%	85.95%
% 2000 Non-Hispanic Black	6.60%	12.50%	10.88%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.28%	0.35%	0.35%
% 2000 Non-Hispanic Asian	0.00%	1.81%	1.44%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.04%	0.03%
% 2000 Non-Hispanic Some Other Race	0.76%	0.20%	0.13%
% 2000 Non-Hispanic Two or More Races	1.41%	1.31%	1.21%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	4,528	17,317	27,882
2011 Total Households	1,793	6,838	10,883
Population Change 1990-2011	1,168	3,447	6,092
Household Change 1990-2011	601	1,717	3,054
% Population Change 1990-2011	34.76%	24.85%	27.96%
% Household Change 1990-2011	50.42%	33.53%	39.01%



## Demographics

Population Change (Cont.)	1-mi.	3-mi.	5-mi.
Population Change 2000-2011	864	1,274	3,099
Household Change 2000-2011	322	472	1,242
% Population Change 2000-2011	23.58%	7.94%	12.50%
% Households Change 2000-2011	21.89%	7.41%	12.88%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	1,547	6,824	10,535
2000 Occupied Housing Units	1,472	6,372	9,677
2000 Owner Occupied Housing Units	961	3,794	6,553
2000 Renter Occupied Housing Units	511	2,578	3,125
2000 Vacant Housing Units	75	452	858
% 2000 Occupied Housing Units	95.15%	93.38%	91.86%
% 2000 Owner Occupied Housing Units	62.12%	55.60%	62.20%
% 2000 Renter Occupied Housing Units	33.03%	37.78%	29.66%
% 2000 Vacant Housing Units	4.85%	6.62%	8.14%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$52,221	\$50,616	\$59,618
2011 Per Capita Income	\$31,264	\$30,192	\$31,258
2011 Average Household Income	\$78,953	\$76,460	\$80,084
2011 Household Income < \$10,000	184	578	747
2011 Household Income \$10,000-\$14,999	80	349	459
2011 Household Income \$15,000-\$19,999	96	453	585
2011 Household Income \$20,000-\$24,999	107	348	519
2011 Household Income \$25,000-\$29,999	95	409	544
2011 Household Income \$30,000-\$34,999	61	374	518
2011 Household Income \$35,000-\$39,999	82	289	417
2011 Household Income \$40,000-\$44,999	84	296	435
2011 Household Income \$45,000-\$49,999	74	292	395
2011 Household Income \$50,000-\$59,999	153	494	854
2011 Household Income \$60,000-\$74,999	211	649	1,251
2011 Household Income \$75,000-\$99,999	239	749	1,366
2011 Household Income \$100,000-\$124,999	168	523	1,071
2011 Household Income \$125,000-\$149,999	142	675	1,025
2011 Household Income \$150,000-\$199,999	9	273	408
2011 Household Income \$200,000-\$249,999	2	42	163
2011 Household Income \$250,000-\$499,999	6	27	80
2011 Household Income \$500,000+	1	17	44
2011 Household Income \$200,000+	9	86	286
% 2011 Household Income < \$10,000	10.26%	8.45%	6.87%
% 2011 Household Income \$10,000-\$14,999	4.46%	5.10%	4.22%
% 2011 Household Income \$15,000-\$19,999	5.35%	6.63%	5.38%

## Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2011 Household Income \$20,000-\$24,999	5.96%	5.09%	4.77%
% 2011 Household Income \$25,000-\$29,999	5.30%	5.98%	5.00%
% 2011 Household Income \$30,000-\$34,999	3.40%	5.47%	4.76%
% 2011 Household Income \$35,000-\$39,999	4.57%	4.23%	3.83%
% 2011 Household Income \$40,000-\$44,999	4.68%	4.33%	4.00%
% 2011 Household Income \$45,000-\$49,999	4.12%	4.27%	3.63%
% 2011 Household Income \$50,000-\$59,999	8.53%	7.23%	7.85%
% 2011 Household Income \$60,000-\$74,999	11.76%	9.49%	11.50%
% 2011 Household Income \$75,000-\$99,999	13.32%	10.96%	12.55%
% 2011 Household Income \$100,000-\$124,999	9.36%	7.65%	9.84%
% 2011 Household Income \$125,000-\$149,999	7.92%	9.87%	9.42%
% 2011 Household Income \$150,000-\$199,999	0.50%	3.99%	3.75%
% 2011 Household Income \$200,000-\$249,999	0.11%	0.61%	1.50%
% 2011 Household Income \$250,000-\$499,999	0.33%	0.39%	0.74%
% 2011 Household Income \$500,000+	0.06%	0.25%	0.40%
% 2011 Household Income \$200,000+	0.50%	1.26%	2.63%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$710,352	\$2,769,097	\$4,627,270
2011 Jewelry Stores	\$536,584	\$2,090,737	\$3,447,235
2011 Mens Clothing Stores	\$1,039,290	\$4,135,340	\$6,798,845
2011 Shoe Stores	\$966,262	\$3,803,084	\$6,318,969
2011 Womens Clothing Stores	\$1,843,123	\$7,357,403	\$11,900,717
2011 Automobile Dealers	\$13,577,471	\$50,195,626	\$81,649,684
2011 Automotive Parts/Acc/Repair Stores	\$1,604,001	\$6,163,946	\$10,094,230
2011 Other Motor Vehicle Dealers	\$472,873	\$1,860,844	\$3,084,451
2011 Tire Dealers	\$436,105	\$1,671,932	\$2,728,909
2011 Hardware Stores	\$204,861	\$753,133	\$1,514,186
2011 Home Centers	\$1,343,685	\$4,993,624	\$8,266,401
2011 Nursery/Garden Centers	\$462,894	\$1,753,143	\$2,872,465
2011 Outdoor Power Equipment Stores	\$182,037	\$613,354	\$969,407
2011 Paint/Wallpaper Stores	\$53,432	\$194,302	\$311,462
2011 Appliance/TV/Other Electronics Stores	\$1,194,711	\$4,745,568	\$7,825,398
2011 Camera/Photographic Supplies Stores	\$201,756	\$776,688	\$1,280,075
2011 Computer/Software Stores	\$616,448	\$2,369,313	\$3,841,319
2011 Beer/Wine/Liquor Stores	\$762,160	\$2,983,845	\$4,991,646
2011 Convenience/Specialty Food Stores	\$2,767,522	\$8,100,263	\$12,926,152
2011 Restaurant Expenditures	\$10,249,095	\$32,698,123	\$57,470,890
2011 Supermarkets/Other Grocery excl Conv	\$8,820,913	\$33,834,828	\$55,649,918
2011 Furniture Stores	\$1,263,124	\$4,869,235	\$7,979,138
2011 Home Furnishings Stores	\$772,182	\$3,080,140	\$5,177,453
2011 Gen Merch/Appliance/Furniture Stores	\$11,094,988	\$43,186,688	\$70,904,213
2011 Gasoline Stations w/ Convenience Stores	\$8,034,327	\$29,601,363	\$48,307,265
2011 Other Gasoline Stations	\$5,266,806	\$21,501,101	\$35,381,113
2011 Department Stores excl Leased Depts	\$12,289,699	\$47,932,254	\$78,729,609

## Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2011 General Merchandise Stores	\$9,831,864	\$38,317,452	\$62,925,072
2011 Other Health/Personal Care Stores	\$861,105	\$3,215,552	\$5,224,751
2011 Pharmacies/Drug Stores	\$4,258,100	\$16,314,844	\$26,731,980
2011 Pet/Pet Supplies Stores	\$606,424	\$2,342,798	\$3,827,236
2011 Book/Periodical/Music Stores	\$164,129	\$826,773	\$1,256,236
2011 Hobby/Toy/Game Stores	\$298,335	\$923,685	\$1,385,162
2011 Musical Instrument/Supplies Stores	\$117,746	\$445,436	\$727,479
2011 Sewing/Needlework/Piece Goods Stores	\$33,732	\$147,723	\$239,184
2011 Sporting Goods Stores	\$579,487	\$2,594,258	\$4,629,962
2011 Video Tape Stores - Retail	\$101,565	\$393,047	\$645,550