

Marcus & Millichap  
THE BITONTI GROUP

 MITCH COX  
REALTOR, INC.

# PEOPLES CROSSING

“JOHNSON CITY, TN NAMED THE #1 EMERGING  
REAL ESTATE MARKET”

- 100% LEASED WITH FOOD, SERVICES AND MED-TAIL USERS •
- LESS THAN 1 MILE FROM JOHNSON CITY'S “MED-TECH CORRIDOR” •
- 6.4 MILLION SF OF RETAIL IN 3 MILES, ONLY 1.80% VACANCY •



PROPERTY VIDEO

Exclusively Listed By

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MITCH COX  
REALTOR, INC.

# Johnson City, Tennessee

Johnson city was founded in 1856 as a railroad station called “Johnson’s Depot”. The city served as a major rail hub for the Southeast, was officially incorporated in 1869, and grew rapidly from 1870 to 1890 alongside the mining and railroad industries. Today, Johnson City pays homage to its roots with historical landmarks, museums, tributes to Appalachian culture, and local experts who interpret these stories for future generations. At the same time, Johnson City continues to innovate for the future as a **world-class hub for outdoor recreation, a bustling college town, and a vibrant community full of Southern charm.**

Johnson City is the Principal city of the Johnson City MSA, a component of the Johnson City-Kingsport-Bristol, Tennessee-Virginia Combined Statistical Area – commonly known as the “Tri-Cities” region. This CSA is the fifth-largest in Tennessee with an estimated 500,530 residents. Johnson City is consistently ranked among the best small cities for business and careers, in part due to its low cost of living and doing business. The city is located approximately 90 miles from Knoxville, 120 miles from Charlotte, and 185 miles from Chattanooga.

The city benefits from a broad economic base in healthcare, education, retail, and manufacturing. The city is a **super-regional retail destination**, drawing on a broad trade area spanning portions of Tennessee, North Carolina, Virginia, and Kentucky. Johnson City is an **economic hub** largely fueled by **East Tennessee State University and the medical “Med-Tech” corridor**, anchored by the Johnson City Medical Center and Niswonger Children’s Hospital (of Ballad Health), Franklin Woods Community Hospital (also of Ballad Health), ETSU’s Gatton College of Pharmacy and ETSU’s Quillen College of Medicine.

**“Johnson City, Tenn, is now the No. 1 emerging market in America”**  
**Wall Street Journal**

WSJ Emerging Markets Index has ranked Johnson City and the Kingsport-Bristol among the best places in the U.S. as a good place to live based on lifestyle, housing, and economic indicators.

**“America’s Top 10 Hottest Real Estate Markets”**  
**Realtor.com**

Johnson City’s 37604 zip code ranked seventh nationally in realtor.com’s “America’s Hottest ZIP codes” ranking — even with close to 30,000 competitors. It is known as

**“2021 Best City for Young Families”**  
**Insurify**

**“Top 10 Most Diversified Metro Economies”**  
**Livability.com**

**“Top Adventure Town”**  
**Blue Ridge Outdoor Magazine**

**“Most Charming Towns and Small Cities”**  
**TravelMag**

**“Top Retirement Destination”**  
**Kiplinger**

**“Top 2 Destinations in TN”**  
**movebuddha.com**

According to U.S. Census Bureau figures, Johnson City has officially topped **72,000 residents** and is the eighth-most populous city in Tennessee. Between 2010 and 2020, the city’s population grew by **12.5%** and is projected to reach **95,000** in the next 10 years.

**New Single Homes permit** in 2021 more than **doubled** from 2019. The total estimated value of those homes also more than doubled, rising from \$16.9 million in 2019 to \$23.4 million in 2020 to \$35.3 million in 2021.





# EXECUTIVE SUMMARY

Marcus & Millichap is pleased to present Peoples Crossing, a 29,195 SF community shopping center sitting on 3.57 acres in Johnson City, Tennessee.

The offering is fee simple, with **100% occupancy** and a synergistic mix of Retail, Service and Food-oriented tenants. **Thirty-Eight percent** of the tenant roster have thrived at this location since the property was constructed in 2005. **Twenty-Nine percent** are Med-tail users.

The real estate fronts Peoples St. adjacent to the Major Thoroughfares of the **I-26 Freeway (67,445 CPD)** leading to Downtown Johnson City, and **Hwy 381 (35,936 CPD)** leading to Johnson City Medical Center and East Tennessee State University.

There has been **Explosive Growth** in the immediate Trade Area: The Property is adjacent to **Johnson City Crossing Shopping Mall - a 335,678 SF Power Center** anchored by The Home Depot, Best Buy, PetSmart, Michael's, Five Below. Also surrounding the Property is Wendy's, Chick-Fil-A, Panera Bread & Best Buy. Other retailers in the immediate area around the site include Hobby Lobby, Sam's Club, Barnes & Noble, Lowe's, Kohl's, Ashley Furniture, and more. This area is home to **6.4 Million Square Feet of Retail** within a 3-Mile Radius, with a **historically low 1.80% Vacancy Rate**.

Thanks to the Tax-friendly policy of Tennessee, affordability and year-round world-class outdoor recreation, Johnson City is experiencing **Tremendous growth: WallStreetJournal** ranked JC as the **#1 Emerging Real Estate Market** in the US, while **Realtor.com** ranked JC in the **Top Ten Hottest Real Estate Markets in 2022**. Population topped 72,000 and is expected to exceed 95,000 in 2030. New Homes Permits in 2021 more than Doubled 2019, with the total estimated value also doubled from \$16.9 million in 2019 to \$23.4 million in 2020 to \$35.3 million in 2021.

Johnson City is an **Economic Hub of the TriCities Region**, known for its **"Med-Tech" Corridor located less than 1 miles** from Peoples Crossing. Major institutions that are located within the Med-Tech Corridor include **Johnson City Medical Center** (445-bed Regional Level 1 Trauma Center), **East Tennessee State University** (14,500 students), **Niswonger Children's Hospital**, **Franklin Woods Community Hospital**, **ETSU's Gatton College of Pharmacy**, **ETSU's Quillen College of Medicine**, and the **Mountain Home Campus of the U.S. Department of Veterans Affairs**.

This offering represents true value at **\$283.45 per square foot** and a **5.75% cap** considering its strategic location in one of the fastest growth markets in the country.

PRICE  
**\$8,275,318**

GROSS LEASABLE AREA  
**29,195 SF**

CAP RATE  
**5.75%**

PRICE PER SF  
**\$283.45**

LOT SIZE  
**3.57 Acres**

NUMBER OF TENANTS  
**12**

OCCUPANCY  
**100%**



# OFFERING SUMMARY

<b>\$8,275,318</b>	<b>5.75%</b>	<b>\$283.45</b>
PRICE	CAP RATE	PRICE PER SF
Name	<b>Peoples Crossing</b>	
Address	<b>3135 Peoples St, Johnson City, TN</b>	
GLA	<b>29,195 SF</b>	
Lot Size	<b>3.57 Acres</b>	
Number of Suites	<b>12</b>	
Number of Buildings	<b>2</b>	
Year Built	<b>2005</b>	
Occupancy	<b>1</b>	
NOI	<b>\$475,830</b>	
Number of Tenants	<b>11</b>	
Occupancy	<b>100%</b>	
Number of Parkings	<b>146</b>	
Parking Ratio	<b>5:1</b>	

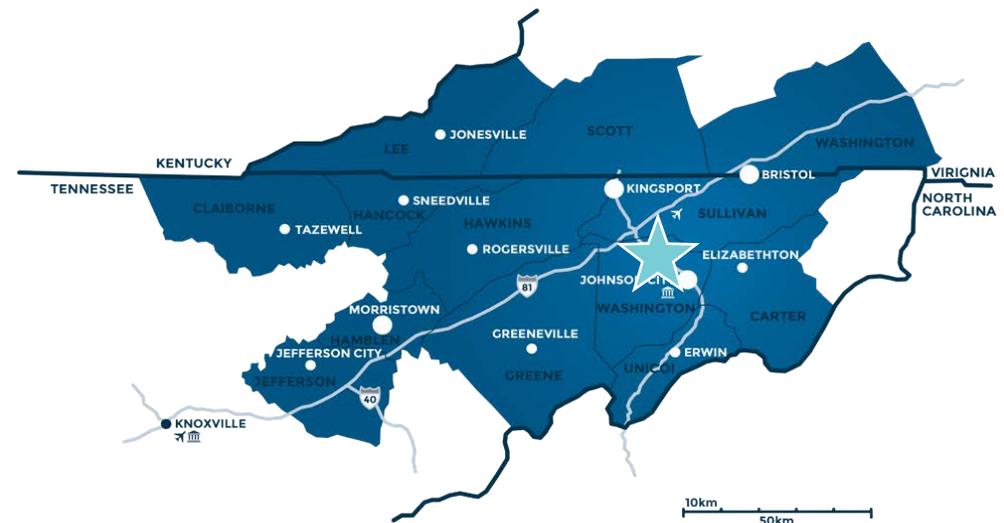
## DEMOGRAPHICS

2022 Demographics	3 Mile	5 Mile	10 Mile
Population 2022 Estimate	32,943	76,874	158,536
Total Households	14,875	33,214	67,347
Average Household Income	\$87,146	\$76,825	\$74,637

## OPERATING STATEMENT

Income	Current	PER SF
Base Rental Income	\$500,548	\$17.14
Expense Reimbursement Income		
Common Area Maintenance	\$50,799	
Real Estate Taxes	\$69,484	
Insurance	\$9,342	
Management Fee	\$20,021	\$0.66
Less: Vacancy	\$(9,010)	\$(0.34)
<b>Effective Gross Revenue</b>	<b>\$641,185</b>	<b>\$21.96</b>

Operating Expenses	Current	PER SF
CAM	\$50,799	\$1.74
Property Taxes	\$69,484	\$2.38
Insurance	\$9,342	\$0.32
Property Management	\$20,021	\$0.69
Easement Expense	\$9,708	\$0.33
Reserves	\$6,000	\$0.21
<b>Total Expenses</b>	<b>\$165,355</b>	<b>25.8%</b>
<b>Net Operating Income</b>	<b>\$475,830</b>	<b>\$16.30</b>



# JOHNSON CITY, TN | #1 EMERGING REAL ESTATE MARKET IN THE US

## EMERGING REAL ESTATE — MARKETS —

- #1 JOHNSON CITY, TENN.
- #2 VISALIA-PORTERVILLE, CALIF.
- #3 ELKHART-GOSHEN, IND.
- #4 NORTH PORT-SARASOTA-BRADENTON, FLA.
- #5 FORT WAYNE, IND.
- #6 LAFAYETTE-WEST LAFAYETTE, IND.
- #7 COLUMBIA, S.C.
- #8 COLUMBIA, MO.
- #9 RALEIGH, N.C.
- #10 YUMA, ARIZ.
- #11 TAMPA-ST. PETERSBURG-CLEARWATER, FLA.
- #12 CAPE CORAL-FORT MYERS, FLA.
- #13 NASHVILLE-DAVIDSON-MURFREESBORO-FRANKLIN, TENN.
- #14 COLORADO SPRINGS, COLO.
- #15 BURLINGTON, N.C.
- #16 NAPLES-IMMOKALEE-MARCO ISLAND, FLA.
- #17 FAYETTEVILLE-SPRINGDALE-ROGERS, ARIZ.-MO.
- #18 ORLANDO-KISSIMMEE-SANFORD, FLA.
- #19 TOPEKA, KAN.
- #20 COLUMBUS, OHIO

The Wall Street Journal and Realtor.com® today released the WSJ/Realtor.com® Fall 2022 Emerging Housing Markets Index, which revealed Johnson City, Tenn., is now the No. 1 emerging market in America. The index analyzes key housing market data, as well as economic vitality and lifestyle metrics, to surface emerging housing markets that offer a high quality of life and are expected to see future home price appreciation.

Low-Cost Cities With Strong Economies Remain Attractive as Housing Market Slows

THE WALL STREET JOURNAL.

The Wall Street Journal/Realtor.com Emerging Housing Markets Index ranks the 300 biggest metro areas in the U.S. In addition to housing-market indicators, the index incorporates economic and lifestyle data, including real-estate taxes, unemployment, wages, commute time and small-business loans.

The top-ranked markets in the second quarter had faster home sales, higher wages and shorter commute times than the market as a whole. [View Article >>](#)



"Johnson City, Kingsport-Bristol top U.S. emerging markets, again"



Johnson City's 37604 zip code ranked seventh nationally in realtor.com's "America's Hottest ZIP codes" ranking — even with close to 30,000 competitors.

Realtor.com listed affordability, at least on a national scale, and relocation as two of the three reasons 37604 was considered a hotspot. The other was opportunities for aspiring millennial homeowners, who own homes at a 56.9% rate in the zip code compared to a national average of 51.3%.

The median sale price in 37604 from January-July 2021 was \$208,650, meaning half of the homes sold went for less than that amount and half for more. This year, that median is \$265,210, up 27% in just a year. The average price is up 18%, from \$255,548 to \$301,894. [View Article >>](#)

Apartments in short supply in Johnson City, across East Tennessee [View Article >>](#)

Johnson City officials, developers looking to keep pace with growing population [View Article >>](#)

Johnson City, pop. 95,000? New city manager says fast growth must be handled with care [View Article >>](#)

# JOHNSON CITY'S "MED-TECH" CORRIDOR

0.7 Mile from Subject Property



## JOHNSON CITY MEDICAL CENTER

Johnson City Medical Center is a Regional Tertiary Referral Center for the entire service area and one of five Level 1 Trauma Centers in the state of Tennessee.

It has 445 beds, and an additional 86 in the attached Niswonger Children's Hospital.

## EAST TENNESSEE STATE UNIVERSITY

Over 14,500 undergraduate, graduate and professional students.

- Bill Gatton College of Pharmacy
- Clemmer College
- College of Arts and Sciences
- College of Business and Technology
- College of Clinical and Rehabilitative Health Sciences
- College of Graduate and Continuing Studies
- College of Nursing
- College of Public Health
- Honors College
- James H. Quillen College of Medicine



Franklin Wood Community Hospital



Niswonger Children's Hospital

## RENT ROLL

Suite	Tenant Name	GLA (SF)	% of GLA	Commences	Expires	Rental Period	Monthly	Annual	Rent/SF	Lease Type	Reimbursements	
100	David's Bridal	9,000	30.8%	10/25/2004	10/31/2024	Current Option 1	Now-10/31/2024 Nov 2024 - Oct 2029	\$11,625 \$12,788	\$139,500 \$153,450	\$15.50 \$17.05	NNN	NNN + Management Fee (8% of CAM)
200	Lux Nails	1,200	4.1%	8/1/2020	7/31/2025	Current Option 1* Option 2*	Now- 7/31/2025 Aug 2025 - July 2030 Aug 2030 - July 2035	\$1,800 \$2,058 \$2,346	\$21,600 \$24,696 \$28,153	\$18.00 \$20.58 \$23.46	NNN	NNN + Management Fee (5% of Rent)
201	Menchie's	1,200	4.1%	5/1/2011	9/30/2026	Current Option 1	Now-9/30/2026 Oct 2026 - Sept 2031	\$2,028 \$2,231	\$24,336 \$26,766	\$20.28 \$22.31	NNN	NNN + Management Fee (5% of Rent)
300	Buttermilk Sky Pie	1,400	4.8%	2/1/2017	3/31/2024	Current Option 1	Now- 3/31/2024 April 2024 - March 2029	\$2,310 \$2,541	\$27,720 \$30,492	\$19.80 \$21.78	NNN	NNN + Management Fee (5% of Rent)
301	Pending Lease**	1,487	5.1%	TBD	TBD	Current	TBD	\$2,231	\$26,766	\$18.00	NNN	NNN + Management Fee
302	Lendmark Financial	1,487	5.1%	8/18/2020	8/31/2025	Current Option 1* Option 2*	Now- 8/31/2025 Sept 2025 - Aug 2030 Sept 2030 - Aug 2035	\$2,231 \$2,578 \$2,981	\$26,766 \$30,941 \$35,768	\$18.00 \$20.81 \$24.05	NNN	NNN + Management Fee (5% of Rent)
303	Advanced Medicine & Aesthetics (Bentley Medical & Aesthetics)	4,496	15.4%	10/1/2018	1/31/2024	Current Option 1 Option 2	Now- 1/31/2024 Feb 2024 - Jan 2029 Feb 2029 - Jan 2034	\$4,871 \$5,245 \$5,770	\$58,448 \$62,944 \$69,238	\$13.00 \$14.00 \$15.40	NNN	NNN + Management Fee (5% of Rent)
400	QC Kinetix	1,750	6.0%	2/1/2022	3/31/2027	Current Option 1 Option 2	Now- 3/31/2027 Starting Rent; 2% annual increases April 2027 - March 2032 Starting Rent; 2% annual increases April 2032 - March 2037 Starting Rent; 2% annual increases	\$2,333 \$2,640 \$2,987	\$28,000 \$31,679 \$35,842	\$16.00 \$18.10 \$20.48	NNN	NNN + Management Fee (5% of Rent)

## RENT ROLL

Suite	Tenant Name	GLA (SF)	% of GLA	Commences	Expires	Rental Period	Monthly	Annual	Rent/SF	Lease Type	Reimbursements	
402	Natural Pet Supply	1,400	4.8%	11/1/2005	10/31/2023	Current	Now-10/31/2023	\$2,421	\$29,050	\$20.75	NNN	NNN + Management Fee (5% of Rent)
						Option 1*	Nov 2023 - Oct 2028	\$2,844	\$34,134	\$24.38		
						Option 2*	Nov 2028 - Oct 2033	\$3,342	\$40,107	\$28.65		
404	PT Solutions	2,316	7.9%	6/21/2016	8/31/2026	Current	Now-8/31/2026	\$3,918	\$47,012	\$20.30	NNN	NNN + Management Fee (5% of Rent)
						Option 1	Sept 2026 - Aug 2031	\$4,409	\$52,908	\$22.84		
406	Klacie's Candles & Boutique	1,400	4.8%	4/21/2022	6/30/2025	Current	Now- May 2023	\$1,999	\$23,992	\$17.14	NNN	NNN + Management Fee (5% of Rent)
						Option 1*	June 2023 - May 2025	\$2,100	\$25,200	\$18.00		
407	Barberitos	2,059	7.1%	2/1/2005	7/31/2024	Current	Now-7/31/2024	\$3,946	\$47,357	\$23.00	NNN	NNN + Management Fee (8% of CAM)
						Option 1*	Aug 2024 - July 2029	\$5,318	\$63,816	\$30.99		
<b>Total</b>		<b>29,195</b>	<b>100%</b>				<b>\$41,712</b>	<b>\$500,547</b>				

\* Rent Increase To based on most recent CPI for All Urban Consumers at the time when the option is taken

\*\* Seller is currently negotiating a lease for Suite 301. If Lease is not signed by Close of Escrow, Seller will provide 12 month rent credit.

**DAVID'S BRIDAL**



McDonald's  
Walmart Supercentre  
OUTBACK STEAKHOUSE  
golden corral  
COMFORT SUITES

HWY 36  
33,050 VPD

HOBBY LOBBY  
BEST BUY  
HOME DEPOT

HWY 19W  
23,250 VPD

Johnson City Airport  
0A4

Providence Academy

**SUBJECT PROPERTY:  
PEOPLES CROSSING**

CHIPOTLE MEXICAN GRILL  
Red Lobster  
Red Roof Inn  
TACO BELL  
STARBUCKS COFFEE  
TEXAS HOLDINGS  
AMC THEATRES  
PLATO'S CLOSET  
DOUBLE TREE by Hilton  
Bojangles  
Famous Chicken & Biscuits  
KFC  
target  
crumbl cookies  
FIVE GUYS BURGERS and FRIES  
CVS

Wendy's  
Panera BREAD  
THE VITAMIN SHOPPE  
IHOP  
Chick-fil-A

Downtown Area  
WATAUGA BREWING CO.  
Southern Craft  
Des Gatos COFFEE BAR  
BLACK OLIVE  
WILD WING CAFE  
VOODOO CHICKEN  
MAIN STREET PIZZA COMPANY

Jeremaih School

Science Hill High School

Liberty Bell Middle School

ALDI  
Krispy Kreme DOUGHNUTS  
AutoZone

PAPA JOHN'S PIZZA  
Domino's  
McDonald's  
Dairy Queen

I-26  
39,934 VPD

Walmart Supercentre

James H. Quillen Medical Center

JOHNSON CITY MEDICAL CENTER  
Mountain States Health Alliance

EAST TENNESSEE STATE UNIVERSITY

HWY 321  
29,716 VPD

BURGER KING  
Arby's  
Little Caesars Pizza  
Quality INN & SUITES  
DUNKIN' DONUTS

ZAXBY'S  
Jersey Mike's SUBS  
Kroger  
Portobello's ITALIAN BISTRO

**BED BATH & BEYOND**  
**OLD NAVY**  
**ROSS**  
DRESS FOR LESS!  
**PET SMART**  
**FIVE BELOW**  
**FIRST HORIZON BANK**  
**Michael's**  
**NATURAL FOODS MARKET**  
... your healthy choice since 1981  
**SHOE CARNIVAL**

**HOME DEPOT**

**BEST BUY**

**Hwy 381 (35,936 VPD)**

**IHOP**

**Wendy's**

**People's Street (8,208 VPD)**

**LUXURY NAILS**  
**menchie's**  
frozen yogurt  
**DAVID'S BRIDAL**

**Lendmark**  
Financial Services®  
**BUTTERMILK SKY**  
**PIE★SHOP**  
**QC Kinētix**  
NON-SURGICAL REGENERATION

*Advanced Medicine & Aesthetics*  
**BARBERITOS**  
**PT SOLUTIONS**  
PHYSICAL THERAPY  
**Klacie's Candles & Boutique**  
**NATURAL PET SUPPLY**

**theVitamin Shoppe**  
**Chick-fil-A**  
**Panera BREAD**  
Great Clips



I-26 Fwy  
67,445 VPD

Hwy 381  
35,936 VPD



VIP NAILS  
Hearth & Patio



Peoples Street  
8,208 VPD



**BARNES & NOBLE**  
**chijis** Cheddar's  
SCRATCH KITCHEN

**Sam's CLUB**

**Citizens Bank**  
DEMPSEY'S Jewelers  
**Batteries + Bulbs**  
CHUCK E. CHEESE  
Robinson Animal Hospital

**OUTBACK STEAKHOUSE**  
**McDonald's**  
**golden corral**  
**ups**  
COMFORT SUITE  
**Logan's ROADHOUSE**  
**Walmart Supercentre**

**Hwy 381**  
**35,936 VPD**

**I-26 Fwy**  
**67,445 VPD**

the Vitamin Shoppe  
**Chick-fil&**  
**Panera BREAD** Great Clips

**Peoples Street**  
**8,208 VPD**

**LUXURY NAILS**  
**menchie's frozen yogurt**  
**DAVID'S BRIDAL**

**Guitar Center**

*Advanced Medicine & Aesthetics*  
**BARBERITOS**  
**PT SOLUTIONS** PHYSICAL THERAPY  
**Klacie's Candles & Boutique**  
**NATURAL PET SUPPLY**

**Lendmark Financial Services**  
**BUTTERMILK SKY**  
**PIE STAR SHOP**  
**QC Kinētix**  
NON-SURGICAL REGENERATION

# TENANT OVERVIEW

## DAVID'S BRIDAL

### DAVID'S BRIDAL

<https://www.davidsbridal.com/>

David's Bridal is a clothier in the United States that specializes in wedding dresses, prom gowns, and other formal wear. It is the largest American bridal-store chain. David's Bridal currently operates 298 stores in 49 states, Canada, and the United Kingdom.



### MENCHIES YOGURT

<https://www.menchies.com/>

Menchie's Frozen Yogurt is an American frozen yogurt chain company founded in 2007. It is a privately held frozen yogurt franchise with more than 540 locations and consistently ranks as a top frozen yogurt franchise in the US.



### BUTTERMILK SKY PIE

<https://www.buttermilkskypie.com/>

Buttermilk Sky Pie is a chain of Southern bakeries with over 20 locations founded in 2013. They won the Cooking Channel's Sugar Showdown in 2015 and have a large following at all their locations in over 7 states.





## BARBERITOS

<https://www.barberitos.com/>

Barberitos is a franchise restaurant chain of Mission burrito-inspired restaurants based in Athens, Georgia, United States. As of February 2020, 50 Barberitos restaurants were operating in seven states.



## LENDMARK FINANCIAL SERVICES

<https://www.lendmarkfinancial.com/>

25 years of personalized lending. Since 1996, Lendmark Financial Services has been serving the personal lending needs of customers underserved by traditional banks. Today, with over 400 branches in 21 states from coast to coast, Lendmark continues to grow with superior, reliable and consistent financial services that make a difference in people's lives.



## BENTLEY MEDICAL & AESTHETICS

<https://bentleymed.com/>

Bentley Medical & Aesthetics is the Tri-Cities' premier medical practice for integrative medicine and hormone balancing for men and women. Through innovative and personalized treatment plans, they help patients achieve and maintain optimal health, beauty and vitality.



## KLACIE'S CANDLES

<https://klacies-candles-boutique.business.site/>

Klacie's Candles and Boutique is a local business with 2 locations.





### QC KINETIX

<https://qckinetix.com/>

QC Kinetix is a center for regenerative medicine treatments offering non surgical pain management therapies. There are 75+ locations.



### NATURAL PET SUPPLY

<https://www.naturalpetsupplyonline.com/>

Natural Pet Supply is a locally owned Pet Supply store with two locations (Johnson City and Knoxville). They have a great online presence with highly rated reviews.



### PT SOLUTION

<https://ptsolutions.com/>

PT Solutions is a progressive, growing practice for Physical Therapy with over 296 locations in 22 states and 2400+ employees.



### LUX NAILS

<https://www.664network.com/luxnailsalon.com/>

Lux Nails Spa opened it's door for business in 2016. They have 8 pedicure stations in 2 separate rooms and 10 manicure stations.



**SITE PLAN**



# JOHNSON CITY DEMOGRAPHICS

## Households

2027 Projected Total Households

2022 Estimate Total Households

## Households By Income

Average Household Income

Median Household Income

Per Capita Income

Total Household Expenditure

## POPULATION

2027 Projection

2022 Estimate

2010 Census

2000 Census

Day Time Population

## 3 Mile

15,416

14,875

## 3 Mile

\$87,146

\$57,464

\$39,699

\$110,158

## 3 Mile

15,416

33,890

30,341

27,665

54,298

## 5 Miles

34,435

33,214

## 5 Miles

\$76,825

\$48,437

\$33,911

\$110,151

## 5 Miles

34,435

78,941

71,190

64,286

107,680

## 10 Miles

69,739

67,347

## 10 Miles

\$74,637

\$51,021

\$32,139

\$105,346

## 10 Miles

69,739

67,347

148,798

132,710

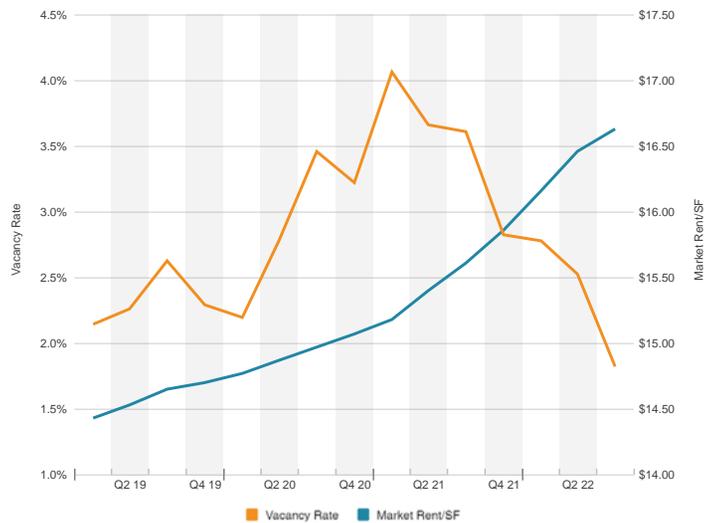
174,913

## MULTIFAMILY MARKET 3 MILE RADIUS

INVENTORY  
**3,270 Units**

VACANCY RATE  
**1.90%**

Vacancy & Market Rent Per SF



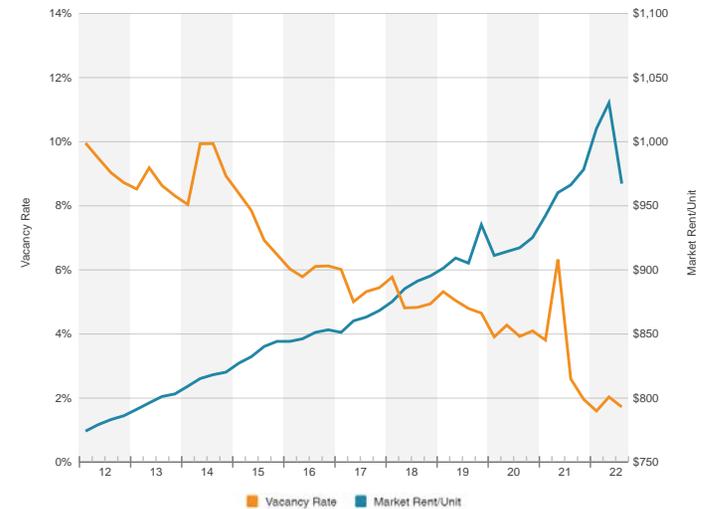
## RETAIL MARKET 3 MILE RADIUS

INVENTORY  
**6.4M SF**

UNDER CONSTRUCTION  
**19.9K SF**

VACANCY RATE  
**1.80%**

Vacancy & Market Asking Rent Per Unit



## NON-ENDORSEMENT AND DISCLAIMER NOTICE

### CONFIDENTIALITY & DISCLAIMER

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