







4430 W Crossroads Pl. Sioux Falls, SD 57106



1.380 SF +/-



\$1,350 / Month Gross

#### LOCATION

Located at the high-visibility intersection of I-29 and W. 12th Street, this property sits within the Crossroads Development, anchored by Starbucks, Silverstar Car Wash, and Northern Tool. The location offers quick connection to downtown Sioux Falls, I-29, and major transportation routes across the MSA.

#### **DESCRIPTION**

- Floor plan includes 3 offices (2 with windows & storage), 1 conference room with a table, storage room, mechanical room, and open work area
- Shared entrance and restrooms
- Furniture included in lease: 1 executive desk and storage, cube with 3 file cabinets, 1 conference room table, 3 misc. tables, & 4 filing cabinets
- Available now
- Co-tenant is Stein Sign Display
- Area attractions include Sherman Park, the Great Plains Zoo, The Country Club of Sioux Falls, Minnehaha Country Club, and Thunder Road
- Impressive traffic counts at the crossroads of W 12th Street and I-29, with a combined total of 106,780 VPD
- Nearby nationally recognized users include Taco Bell, Wendy's, Harbor Freight, Wells Fargo, Lewis Drug, Subway, and many local users including Luxury Auto Mall, ABRA Auto Body, and Jacky's Burrito Express

**MARISA FOSTER** 

605.690.9311 marisa.foster@lloydcompanies.com





#### **BUILDING COSTS**

\*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	Yearly Total Est.
1,380 SF +/-	\$1,350.00 / Month Gross	\$16,200.00

#### **UTILITY INFORMATION**

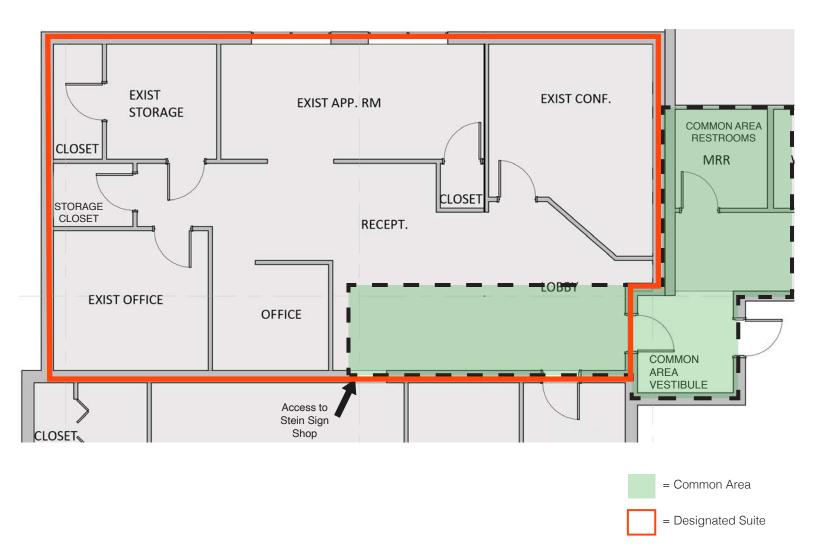
Utility	Paid By	Provider
Gas	Paid by LL directly to Provider	Mid-American Energy
Electricity	Paid by LL directly to Provider	Xcel Energy
Water & Sewer	Paid by LL directly to Provider	City of Sioux Falls
Trash	Paid by LL directly to Provider	A-OK Sanitary
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider





#### FLOOR PLAN

\*This office space is located within the existing offices of Stein Sign Display, the landlord and co-tenant. The available space offers a defined work area with shared entry and restroom facilities, and does not include full separation from the current occupied space.

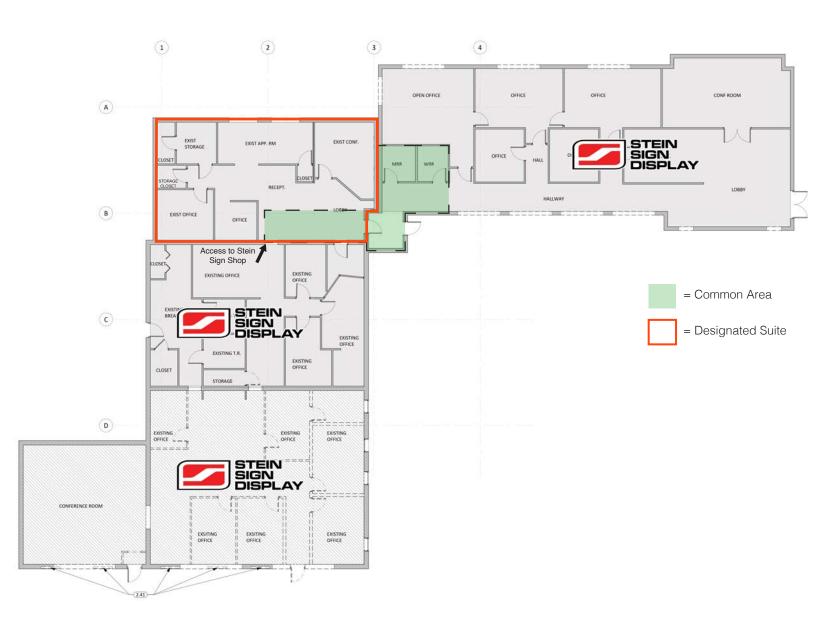






### **BUILDING FLOOR PLAN**

\*This office space is located within the existing offices of Stein Sign Display, the landlord and co-tenant. The available space offers a defined work area with shared entry and restroom facilities, and does not include full seperation from the current occupied space.



OFFICE SPACE FOR LEASE



### **INTERIOR PHOTOS**













OFFICE SPACE FOR LEASE



### **EXTERIOR PHOTOS**







OFFICE SPACE FOR LEASE



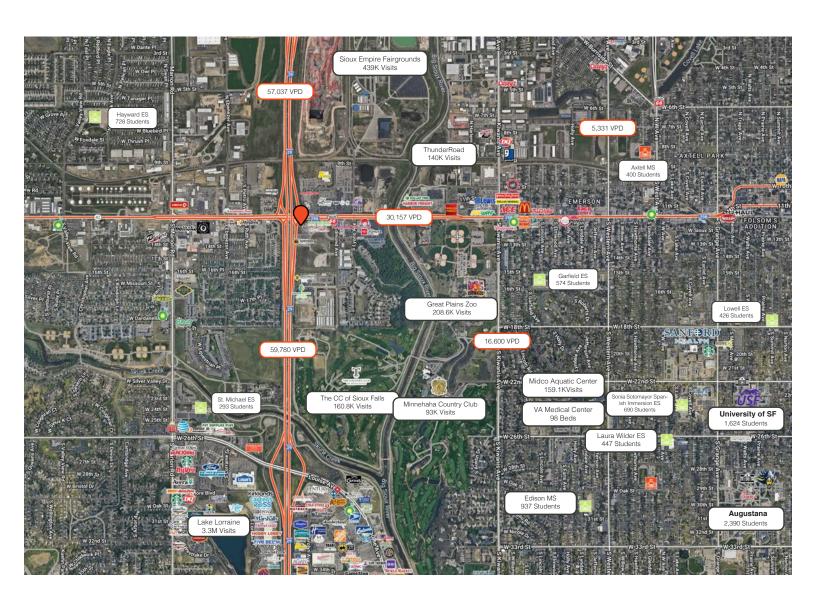
#### SITE MAP







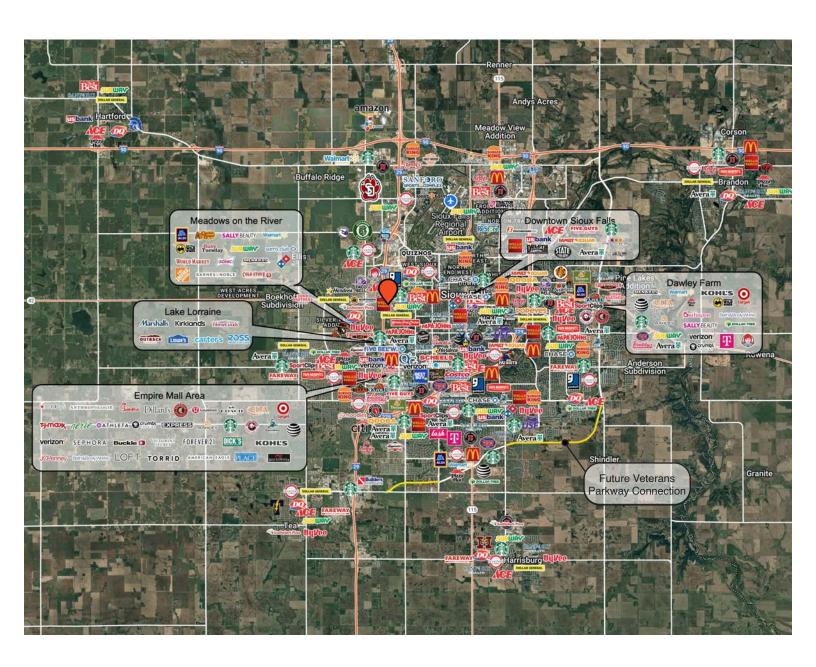
#### **AREA MAP**







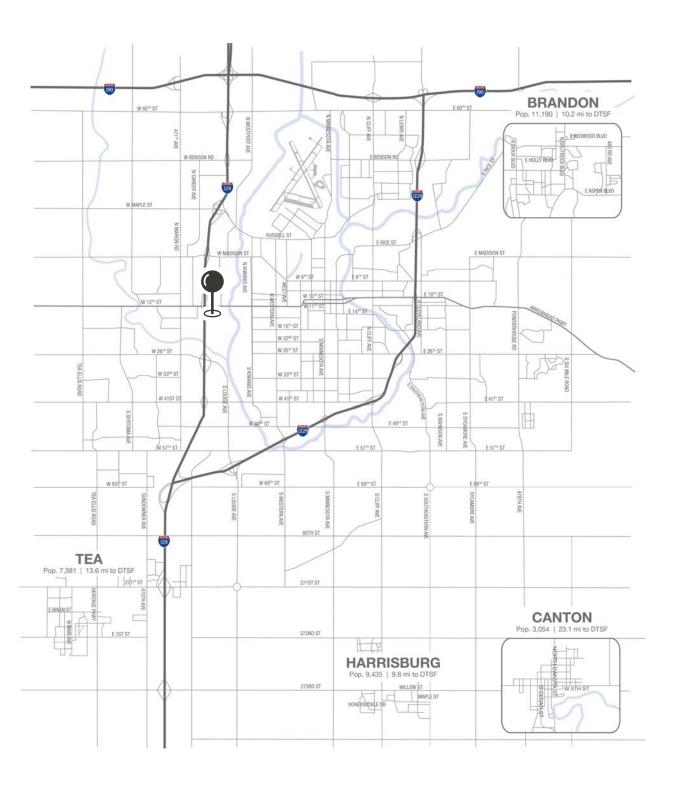
#### **CITY MAP**







#### **MSA MAP**



OFFICE SPACE FOR LEASE



#### SIOUX FALLS DEMOGRAPHICS

POPULATION PROJECTION				
Year	Sioux Falls	MSA		
2025	219,588*	314,596		
2030	235,786	341,444		

\*Source: The City of Sioux Falls

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

#### **FAST FACTS**



#1 City for Small Businesses

(B2B Review 2025)



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



#3 Hottest Job Market

(ZipRecruiter 2023)



Top 25 Safest Cities in America

(WalletHub 2025)



# of Visitors to Sioux Falls in 2024 1.8%

Sioux Falls MSA Unemployment Rate

(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

#### **TOP EMPLOYERS**

SANF#RD

10,929



8,200



3,627

**Smithfield** 

3,239



2,390



1,600





#### **MARKET PROFILE**

Population Summary   2010 Total Population	130,460 150,132 4,509 163,502
2020 Total Population   5,202   76,933   2020 Group Quarters   56   2,847   2025 Total Population   5,619   82,429   2025 Group Quarters   52   2,086   2030 Total Population   5,947   87,540   2024-2029 Annual Rate   1,14%   1,21%   2025 Total Daytime Population   7,950   111,425   Workers   5,634   75,770   Residents   2,316   35,655    Household Summary   7,950   111,425   2015 Total Daytime Population   7,950   111,425   Workers   2,316   36,655   Household Summary   7,950   11,425   2010 Households   2,342   30,089   2010 Average Household Size   2,04   2,22   2020 Total Household Size   2,04   2,22   2020 Total Household Size   2,04   2,23   2025 Households   2,722   36,081   2025 Average Household Size   2,06   2,21   2025 Average Household Size   2,06   2,21   2020 Average Household Size   2,06   2,21   2030 Average Household Size   2,06   2,21   2030 Average Household Size   2,04   2,19   2034-2029 Annual Rate   1,20%   1,36%   2010 Average Family Size   2,04   2,19   2024-2029 Annual Rate   1,20%   1,36%   2010 Families   1,092   15,930   2010 Average Family Size   3,24   3,07   2025 Families   1,210   18,315   2025 Average Family Size   3,24   3,07   2030 Average Household Attainment   3,745   5,893   4,6%   5,9%   4,0%   4,6%   4,6%   5,9%   4,0%   4,6%   4,0%   4,6%   4,0%	150,132 4,509 163,502
2020 Group Quarters         56         2,847           2025 Group Quarters         52         2,808           2030 Total Population         5,947         87,540           2024-2029 Annual Rate         1,14%         1,21%           2024-2029 Annual Rate         1,14%         1,21%           2025 Total Daytime Population         7,950         111,425           Workers         5,553         4,77,77           Residents         2,316         35,655           Household Summary           2010 Households         2,342         30,089           2010 Average Household Size         2,04         2,22           2020 Total Households         2,526         33,206           2020 Average Household Size         2,04         2,23           2025 Households         2,722         36,081           2025 Average Household Size         2,05         2,21           2030 Households         2,890         38,610           2020 Average Household Size         2,04         2,19           2024-2029 Annual Rate         1,20%         1,36%           2010 Families         1,092         15,930           2010 Average Family Size         2,77         2,94           2025 Fa	4,505 163,502
2025 Total Population   5,619   82,429   2025 Group Quarters   52   2,808   2030 Total Population   5,947   87,540   2024-2029 Annual Rate   1,14%   1,21%   2025 Total Daytime Population   7,950   111,425   Workers   5,634   75,770   Residents   2,316   35,655    Household Summary   2010 Households   2,342   30,089   2010 Average Household Size   2,04   2,22   2020 Total Household Size   2,04   2,22   2020 Total Household Size   2,04   2,23   2025 Average Household Size   2,04   2,23   2025 Average Household Size   2,04   2,23   2025 Average Household Size   2,05   2,21   2025 Average Household Size   2,05   2,21   2030 Average Household Size   2,05   2,21   2030 Average Household Size   2,04   2,19   204-2029 Annual Rate   1,20%   1,36%   2010 Families   1,092   15,930   2010 Average Family Size   2,77   2,94   2025 Average Family Size   3,23   3,07   2025 Average Family Size   3,24   3,07   2025 Average Family Size   3,24   3,07   2025 Average Family Size   3,24   3,07   2026 Average Family Size   3,24   3,07   2027 Average Family Size   3,24   3,07   2020 Average Family Size   3,24   3,07   2021 Average Family Size   3,24   3,07   2023 Average Housing Units   3,84%   46,6%   Renter Occupied Housing Units   3,84%   46,6%   Renter Occupied Housing Units   4,6%   6,9%   2025 Population 25+ by Educational Attainment   Total   3,745   5,893   High School Graduate   2,2%   4,0%   Some College, No Degree   15,4%   13,6%   Bachelor's Degree   15,4%   10,3%   Median Household Income	163,502
2025 Group Quarters     52     2,808       2030 Total Population     5,947     87,540       2024-2029 Annual Rate     1,14%     1,21%       2025 Total Daytime Population     7,950     111,425       Workers     5,634     75,770       Residents     2,316     35,655       Household Summary       2010 Nevarge Households     2,342     30,089       2010 Average Households     2,526     33,206       2020 Average Household Size     2.04     2,23       2025 Households     2,722     36,081       2025 Average Household Size     2.05     2,21       2030 Households     2,890     38,610       2030 Average Household Size     2.04     2,19       2024-2029 Annual Rate     1,20%     1,36%       2030 Average Household Size     2.04     2,19       2024-2029 Annual Rate     1,20%     1,36%       2010 Families     1,20%     1,36%       2010 Average Family Size     2,77     2,94       2025 Families     1,210     18,315       2025 Average Family Size     3,23     3,07       2030 Families     1,270     19,371       2025 Average Family Size     3,24     3,07       2025 Housing Units     2,854     3,77	
2030 Total Population         5,947         87,540           2024-2029 Annual Rate         1.14%         1.21%           2025 Total Daytime Population         7,950         111,425           Workers         5,634         75,770           Residents         2,316         35,655           Household Summary         32,316         35,655           2010 Households         2,342         30,089           2010 Verarge Household Size         2,04         2,22           2020 Total Households         2,526         33,206           2020 Average Household Size         2,04         2,23           2025 Households         2,722         36,081           2025 Average Household Size         2,05         2,21           2030 Average Household Size         2,980         38,610           2030 Average Household Size         2,980         38,610           2030 Average Household Size         2,980         38,610           2030 Average Household Size         2,04         2,19           2024-2029 Annual Rate         1,092         1,36%           2010 Families         1,092         15,930           2010 Average Family Size         3,24         3,07           2025 Average Family Size <t< td=""><td>A F 4</td></t<>	A F 4
2024-2029 Annual Rate       1.14%       1.21%         2025 Total Daytime Population       7,950       111,425         Workers       5,634       75,770         Residents       2,316       35,655         Household Summary       2       30         2010 Average Household Size       2,04       2,22         2010 Average Household Size       2,04       2,23         2020 Average Household Size       2,04       2,23         2025 Households       2,722       36,081         2025 Average Household Size       2,05       2,21         2030 Households       2,890       38,610         2025 Average Household Size       2,04       2,19         2024-2029 Annual Rate       1,20%       1,36%         2010 Average Household Size       2,04       2,19         2024-2029 Annual Rate       1,20%       1,36%         2010 Families       1,92       15,930         2010 Families       1,210       18,315         2025 Families       1,210       18,315         2025 Average Family Size       3,24       3,07         2030 Average Family Size       3,24       3,07         2030 Average Family Size       3,24       3,07 <t< td=""><td>4,517</td></t<>	4,517
2025 Total Daytime Population         7,950         111,425           Workers         5,634         75,770           Residents         2,316         35,655           Household Summary         30,089         2010 Nearage Household Size         2,04         2,22           2010 Average Household Size         2,04         2,22         33,206           2020 Average Household Size         2,04         2,23         36,81           2025 Average Household Size         2,05         2,21         2030 Households         2,890         36,610           2030 Average Household Size         2,04         2,19         204         2,22           2030 Average Household Size         2,04         2,19         204         2,21         2030 Households         2,890         36,610         36,610         2030 Average Household Size         2,04         2,19         2030 Average Household Size         2,04         2,19         2030 Average Household Size         2,04         2,19         2,13         36,610         2,19         2,19         2,13         36,610         2,19         2,18         2,27         2,24         2,27         2,24         2,27         2,94         2,27         2,94         2,94         2,94         2,94         2,94         2,94	176,073
Workers         5,634         75,770           Residents         2,316         35,655           Household Summary           2010 Households         2,342         30,089           2010 Average Household Size         2.04         2.22           2020 Average Households         2,556         33,206           2025 Average Household Size         2.04         2.23           2025 Average Household Size         2.05         2.21           2030 Households         2,880         38,610           2030 Average Household Size         2.04         2.19           2024 Average Household Size         2.04         2.19           2030 Average Household Size         2.04         2.19           2024 Average Family Size         2.27         2.94           2010 Families         1,209         1,36%           2010 Average Family Size         3.23         3.07           2025 Families         1,210         18,315           2025 Average Family Size         3.24         3.07	1.49%
Residents	196,022
Household Summary   2010 Households   2,342   30,089   2010 Average Household Size   2,04   2,22   2020 Total Households   2,526   33,206   2020 Average Household Size   2,04   2,23   2025 Households   2,722   36,081   2025 Average Household Size   2,05   2,21   2030 Households   2,890   38,610   2030 Household Size   2,04   2,19   2024-2029 Annual Rate   1,20%   1,36%   2010 Families   1,092   15,930   2010 Average Family Size   2,77   2,94   2025 Families   1,210   18,315   2025 Average Family Size   3,23   3,07   2030 Families   1,210   19,371   2030 Average Family Size   3,23   3,07   2030 Families   1,270   19,371   2030 Average Family Size   3,24   3,07   2024-2029 Annual Rate   0,97%   1,13%   2025 Housing Units   2,854   38,757   2044-2029 Annual Rate   0,97%   1,13%   2025 Housing Units   2,854   38,757   2044-2029 Annual Rate   0,97%   1,13%   2025 Housing Units   3,84%   46,6%   6,9%   2025 Population 25+ by Educational Attainment   57,0%   46,5%	125,213
2010 Households     2,342     30,089       2010 Average Household Size     2.04     2.22       2020 Total Households     2,526     33,206       2020 Average Household Size     2.04     2.23       2025 Households     2,722     36,81       2025 Average Household Size     2.05     2.21       2030 Households     2,890     38,610       2030 Average Household Size     2.04     2.19       2024-2029 Annual Rate     1,20%     1,36%       2010 Families     1,092     15,930       2010 Families     1,210     18,315       2025 Families     2,277     2,94       2025 Average Family Size     3,23     3,07       2030 Families     1,270     19,371       2030 Average Family Size     3,24     3,07       2024-2029 Annual Rate     0,97%     1,13%       2025 Housing Units     2,854     38,757       Owner Occupied Housing Units     38,4%     46,6%       Renter Occupied Housing Units     57,0%     46,5%       Vacant Housing Units     3,4%     46,6%       2025 Population 25+ by Educational Attainment     2,1%     4,3%       Total     3,745     5,893       Less than 9th Grade     4,9%     2,1%       9th - 12th Grade, N	70,809
2010 Average Household Size       2.04       2.22         2020 Total Households       2.526       33,206         2020 Average Household Size       2.04       2.23         2025 Households       2.722       36,081         2025 Average Household Size       2.05       2.21         2030 Households       2.890       38,610         2030 Average Household Size       2.04       2.19         2024-2029 Annual Rate       1.20%       1.36%         2010 Families       1.092       15,930         2010 Average Family Size       2.77       2.94         2025 Families       1,210       18,315         2025 Average Family Size       3.23       3.07         2030 Families       1,270       19,371         2030 Average Family Size       3.24       3.07         2024-2029 Annual Rate       0,97%       1.13%         2025 Housing Units       38.4%       46.6%         Renter Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment       4.6%       6.9%         2025 Population 25-by Educational Attainment       2.2%       4.0%         Some College	
2020 Total Households     2,526     33,206       2020 Average Household Size     2.04     2.23       2025 Average Household Size     2,722     36,081       2025 Average Household Size     2.05     2.21       2030 Households     2,890     38,610       2030 Average Household Size     2.04     2.19       2024-2029 Annual Rate     1,20%     1,36%       2010 Families     1,092     15,930       2010 Families     2,277     2,94       2025 Families     1,210     18,315       2025 Average Family Size     3,23     3,07       2030 Average Family Size     3,24     3,07       2030 Average Family Size     3,24     3,07       2024-2029 Annual Rate     0,97%     1,13%       2030 Average Family Size     3,24     3,07       2024-2029 Annual Rate     0,97%     1,13%       2025 Fousing Units     3,84%     46,6%       Renter Occupied Housing Units     38,4%     46,6%       Renter Occupied Housing Units     38,4%     46,6%       Vacant Housing Units     4,6%     6,9%       2025 Population 25+ by Educational Attainment     2,1%     4,3%       Total     3,745     55,893       Less than 9th Grade     4,9%     2,1%	53,03
2020 Average Household Size       2.04       2.23         2025 Households       2.722       36.081         2025 Average Household Size       2.05       2.21         2030 Households       2.890       38.610         2030 Average Household Size       2.04       2.19         2024-2029 Annual Rate       1.20%       1.36%         2010 Families       1,092       15,930         2010 Average Family Size       2.77       2.94         2025 Families       1,210       18,315         2025 Average Family Size       3.23       3.07         2030 Families       1,270       19,371         2030 Average Family Size       3.24       3.07         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       3.84%       46.6%         Renter Occupied Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment       3.745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       2.2%       4.0%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree	2.3
2025 Households     2,722     36,081       2025 Average Household Size     2.05     2.21       2030 Households     2,890     38,610       2030 Average Household Size     2.04     2.19       2024-2029 Annual Rate     1.20%     1.36%       2010 Families     1,092     15,930       2010 Average Family Size     2.77     2.94       2025 Families     1,210     18,315       2025 Average Family Size     3.23     3.07       2303 Families     1,270     19,371       2030 Average Family Size     3.24     3.07       2025 Housing Units     3.24     3.07       2025 Housing Units     2,854     38,757       Owner Occupied Housing Units     3.84%     46.6%       Renter Occupied Housing Units     57.0%     46.5%       Vacant Housing Units     57.0%     46.5%       Vacant Housing Units     3,745     55,893       Less than 9th Grade     4.9%     2.1%       9th - 12th Grade, No Diploma     12.1%     4.3%       High School Graduate     22.0%     20.3%       GED/Alternative Credential     2.2%     4.0%       Some College, No Degree     10.2%     25.0%       Graduate/Professional Degree     16.4%     10.3%       Media	61,779
2025 Households     2,722     36,081       2025 Average Household Size     2.05     2.21       2030 Households     2890     38,610       2030 Average Household Size     2.04     2.19       2024-2029 Annual Rate     1.20%     1.36%       2010 Families     1,092     15,930       2010 Average Family Size     2.77     2.94       2025 Families     1,210     18,315       2025 Average Family Size     3.23     3.07       2303 Families     1,270     19,371       2030 Average Family Size     3.24     3.07       2025 Housing Units     3.24     3.07       2025 Housing Units     2,854     38,757       Owner Occupied Housing Units     38,4%     46,6%       Renter Occupied Housing Units     38,4%     46,6%       Renter Occupied Housing Units     57,0%     46,5%       Vacant Housing Units     37,45     55,893       Less than 9th Grade     4,9%     2,1%       9th - 12th Grade, No Diploma     12,1%     4,3%       High School Graduate     22,0%     20,3%       GED/Alternative Credential     2,2%     4,0%       Some College, No Degree     16,2%     25,0%       Graduate/Professional Degree     16,2%     25,0%       <	2.30
2025 Average Household Size       2.05       32.1         2030 Households       2,890       38,610         2030 Average Household Size       2.04       2.19         2024-2029 Annual Rate       1.20%       1.36%         2010 Families       1.092       15,930         2010 Average Family Size       2.77       2.94         2025 Families       1,210       18,315         2025 Average Family Size       3.23       3.07         2030 Families       1,270       19,371         2030 Average Family Size       3.24       3.07         2024-2029 Annual Rate       0,97%       1.13%         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38,4%       46.6%         Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment       57.0%       46.5%         Total       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       2.2%       4.0%         Some College, No Degree       20.8%	67,694
2030 Households       2,890       38,610         2030 Average Household Size       2.04       2.19         2024-2029 Annual Rate       1,20%       1,36%         2010 Families       1,092       15,930         2010 Average Family Size       2.77       2.94         2025 Families       1,210       18,315         2026 Average Family Size       3.23       3.07         2030 Families       1,270       19,371         2030 Average Family Size       3.24       3.07         2034-2029 Annual Rate       0.97%       1.13%         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment       3,745       55,893         Less than 9th Grade       4.9%       2,1%         9th - 12th Grade, No Diploma       12,1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       15.4%       13.6%         Bachelor's Degree	2.3
2030 Average Household Size       2.04       2.19         2024-2029 Annual Rate       1.20%       1.36%         2010 Families       1.092       15,930         2010 Average Family Size       2.77       2.94         2025 Families       1,210       18,315         2025 Average Family Size       3.23       3.07         2030 Families       1,270       19,371         2030 Average Family Size       3.24       3.07         2024-2029 Annual Rate       0.97%       1.13%         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment         Total       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       16.2%       25.0%         Graduate/Professional Degree       16.2%       25.0% <td>73,193</td>	73,193
2024-2029 Annual Rate       1.20%       1.36%         2010 Families       1,092       15,930         2010 Average Family Size       2.77       2.94         2025 Families       1,210       18,315         2025 Average Family Size       3.23       3.07         2030 Families       1,270       19,371         2030 Average Family Size       3.24       3.07         2024-2029 Annual Rate       0,97%       1.13%         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38,4%       46,6%         Renter Occupied Housing Units       4,6%       6,9%         2025 Population 25+ by Educational Attainment       3,745       55,893         Less than 9th Grade       4,9%       2,1%         9th - 12th Grade, No Diploma       12,1%       4,3%         High School Graduate       22,0%       20,3%         GED/Alternative Credential       2,2%       4,0%         Some College, No Degree       15,4%       13,6%         Bachelor's Degree       16,2%       25,0%         Graduate/Professional Degree       6,4%       10,3%         Median Household Income       \$61,530       \$72,447	2.34
2010 Average Family Size       2.77       2.94         2025 Families       1,210       18,315         2025 Average Family Size       3.23       3.07         2030 Families       1,270       19,371         2030 Average Family Size       3.24       3.07         2024-2029 Annual Rate       0.97%       1.13%         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment         Total       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income       \$7,639       \$66,089	1.57%
2010 Average Family Size       2.77       2.94         2025 Families       1,210       18,315         2025 Average Family Size       3.23       3.07         2030 Families       1,270       19,371         2030 Average Family Size       3.24       3.07         2024-2029 Annual Rate       0.97%       1.13%         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       57.0%       46.5%         Vacant Housing Units       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income       \$7,639       \$66,089         2030       \$66,089       \$72	31,176
2025 Families       1,210       18,315         2026 Average Family Size       3.23       3.07         2030 Families       1,270       19,371         2030 Average Family Size       3.24       3.07         2024-2029 Annual Rate       0.97%       1.13%         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       57.0%       46.5%         Vacant Housing Units       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income       \$76,639       \$66,089         2030       \$66,089       \$72,447	2.99
2025 Average Family Size       3.23       3.07         2030 Families       1,270       19,371         2030 Average Family Size       3.24       3.07         2024-2029 Annual Rate       0.97%       1.13%         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       57.0%       46.5%         Vacant Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       6.4%       10.3%         Median Household Income       \$57,639       \$66,089         2030       \$61,530       \$72,447	37,888
2030 Families       1,270       19,371         2030 Average Family Size       3.24       3.07         2024-2029 Annual Rate       0.97%       1.13%         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income       \$57,639       \$66,089         2030       \$61,530       \$72,447	3.1
2030 Average Family Size       3.24       3.07         2024-2029 Annual Rate       0.97%       1.13%         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment         Total       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income       \$57,639       \$66,089         2030       \$61,530       \$72,447	40,580
2024-2029 Annual Rate       0.97%       1.13%         2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment       Total       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income       \$57,639       \$66,089         2030       \$61,530       \$72,447	3.12
2025 Housing Units       2,854       38,757         Owner Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment       Total       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income       \$57,639       \$66,089         2030       \$61,530       \$72,447	1.38%
Owner Occupied Housing Units       38.4%       46.6%         Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment       Total       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income       \$57,639       \$66,089         2025       \$57,639       \$66,089         2030       \$61,530       \$72,447	72,384
Renter Occupied Housing Units       57.0%       46.5%         Vacant Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment         Total       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income       \$57,639       \$66,089         2030       \$61,530       \$72,447	53.2%
Vacant Housing Units       4.6%       6.9%         2025 Population 25+ by Educational Attainment         Total       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income         2025       \$57,639       \$66,089         2030       \$61,530       \$72,447	40.3%
2025 Population 25+ by Educational Attainment         Total       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income       \$57,639       \$66,089         2030       \$61,530       \$72,447	6.5%
Total       3,745       55,893         Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income       \$57,639       \$66,089         2030       \$61,530       \$72,447	0.07
Less than 9th Grade       4.9%       2.1%         9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income         2025       \$57,639       \$66,089         2030       \$61,530       \$72,447	109,737
9th - 12th Grade, No Diploma       12.1%       4.3%         High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income         2025       \$57,639       \$66,089         2030       \$61,530       \$72,447	2.0%
High School Graduate       22.0%       20.3%         GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income         2025       \$57,639       \$66,089         2030       \$61,530       \$72,447	3.8%
GED/Alternative Credential       2.2%       4.0%         Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income         2025       \$57,639       \$66,089         2030       \$61,530       \$72,447	19.8%
Some College, No Degree       20.8%       20.4%         Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income         2025       \$57,639       \$66,089         2030       \$61,530       \$72,447	3.9%
Associate Degree       15.4%       13.6%         Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income         2025       \$57,639       \$66,089         2030       \$61,530       \$72,447	19.4%
Bachelor's Degree       16.2%       25.0%         Graduate/Professional Degree       6.4%       10.3%         Median Household Income         2025       \$57,639       \$66,089         2030       \$61,530       \$72,447	12.7%
Graduate/Professional Degree         6.4%         10.3%           Median Household Income         \$57,639         \$66,089           2030         \$61,530         \$72,447	26.2%
Median Household Income       2025     \$57,639     \$66,089       2030     \$61,530     \$72,447	12.2%
2025       \$57,639       \$66,089         2030       \$61,530       \$72,447	. 2.2 /
2030 \$61,530 \$72,447	\$73,176
	\$82,760
WEDIAN ADE	Ψ02,1 00
2010 29.5 33.0	33.
2020 31.9 35.4	35.4
2025 31.9 35.4 2025	36.4
2025 35.0 36.0 2030 37.9	37.6
	37.0
2025 Population by Sex	20.55
Males 2,813 41,330	82,627
Females 2,806 41,099	80,87
2030 Population by Sex	
Males 2,952 43,665	88,469
Females 2,994 43,875	87,603
Data for all businesses in area 1 mile 3 miles	5 miles
Total Businesses: 370 4,920	7,898
Total Employees: 5,246 75,625	119,872