



**10% RENTAL INCREASES  
EVERY 5 YEARS**  
**AVG HH INCOME: \$85,808**  
**45.47% POPULATION  
INCREASE SINCE 2000**

FILE PHOTO

**OFFERING** | \$5,632,653 - 4.90% CAP  
**7-ELEVEN, INC. - CORPORATE ABSOLUTE NNN**



NOLTE RD & HICKORY TREE RD, ST CLOUD, FL (ORLANDO)

**214.915.8890**  
**RUSSELL SMITH**  
rsmith@trivanta.com  
**JOE CAPUTO**  
joe@trivanta.com

**Property.** New 3,010± SF building on 1.76± acre site.

**Tenant.** Lessee: 7-Eleven, Inc. Operates in 18 countries and employs over 54,000 people. Founded in 1927 and headquartered in Irving, Texas. S&P Rated AA-. Largest chain store operator worldwide with some 65,000 stores, 11,600+ are in North America.

**Lease structure.** New 15-year, corporate absolute NNN with 10% rent increases every 5-years in primary term and option periods.

**Location.** 7-Eleven is located at the southwest corner of Nolte Rd. (8,000 VPD) and Hickory Tree Rd. (16,000 VPD) in southeast St. Cloud, FL. Nolte Rd. is a local thoroughfare that serves the St. Cloud community, while Hickory Tree Rd. provides direct access to US Hwy. 192 (46,000 VPD). The immediate trade area features above average household incomes of \$85,808 within a 1-mile radius. There are 3 schools (approx. 4,481 total students) within 3.5-miles of the subject property, and within 1.5-miles is Hickory Tree Elementary School (903 students). Additionally, Twin Lakes, Florida's #1 Active Lifestyle community, is developing a 2,000+ single-family residential community across from the 7-Eleven. Notable national credit tenants in the immediate area include Winn Dixie, Publix, Wawa, Advanced Auto, ACE, Walgreens, Dunkin' and many more. 7-Eleven is located 22-miles southeast of Orlando International Airport and 31-miles southeast of downtown Orlando, FL.

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**DISCLAIMER**

Trivanta (“Agent”) has been engaged as an agent for the sale of the property located at Nolte Rd. & Hickory Tree Rd., St. Cloud, FL the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other 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. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

**Florida Broker of Record:**  
**Stephen J. Noyola Commercial Property Ventures, Inc. | License # BK3051175**

NOLTE RD & HICKORY TREE RD, ST CLOUD, FL (ORLANDO)

<b>PRICE   CAP RATE:</b>	\$5,632,653   4.90%
<b>BLENDED CAP (PRIMARY TERM):</b>	5.41%
<b>NET OPERATING INCOME:</b>	\$276,000
<b>BUILDING AREA:</b>	3,010± Square Feet
<b>LAND AREA:</b>	1.76± Acres
<b>CONSTRUCTION COMPLETION:</b>	June 2019
<b>LANDLORD RESPONSIBILITY:</b>	None
<b>OWNERSHIP:</b>	Fee Simple Interest
<b>OCCUPANCY:</b>	100%

### LEASE OVERVIEW

<b>Lease Term:</b>	15-Years, Plus (4), 5-Year Options to Extend
<b>Projected Opening:</b>	August 2019
<b>Projected Lease Expiration:</b>	August 2034
<b>Lease Type:</b>	Corporate Absolute NNN
<b>Rent Increases:</b>	10% Every 5 Years, Beginning Year 6
<b>Annual Rent Yrs 1-5:</b>	<b>\$276,000</b>
<b>Annual Rent Yrs 6-10:</b>	\$303,600
<b>Annual Rent Yrs 11-15:</b>	\$333,960
<b>Option 1   Yrs 16-20:</b>	\$367,356
<b>Option 2   Yrs 21-25:</b>	\$404,093
<b>Option 3   Yrs 26-30:</b>	\$444,501
<b>Option 4   Yrs 31-35:</b>	\$488,951
<b>ROFR:</b>	Yes

### TENANT OVERVIEW

7-Eleven, Inc., a Texas corporation

#### **7-ELEVEN | [www.7-eleven.com](http://www.7-eleven.com) | S&P Rating: AA-**

The brand name 7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., primarily operating as a franchise. It is the largest chain store operator with approximately 65,000+ locations operating around the world, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in sixteen countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven, Inc. as a former U.S.-originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. The US chain has its headquarters in Irving, Texas.

The company operates, franchises and licenses more than 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local customers. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine's Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.



DALLAS  
BUSINESS JOURNAL

## 7-Eleven Adding More Than 1,100 Stores in \$3.3 Billion Deal

**Korri Kezar – Dallas Business Journal (April 6, 2017)** – Convenience store giant 7-Eleven is tacking on more than 1,100 stores in a \$3.3 billion acquisition, it's parent company announced Thursday.

Seven & I Holdings, a Japanese company that owns Irving-based 7-Eleven Inc., said its North Texas subsidiary will purchase 1,108 Sunoco LP (NYSE: SUN) stores in 18 states in a transaction expected to close in the second half of the year. Sunoco, which moved its operations to office space at The Shops at Park Lane in Dallas last year, operates roughly 1,350 fuel stations under brand names like Stripes and APlus. Seven & I has also agreed to continue to buy gasoline from Sunoco for 15 years. Sunoco, which is owned by Dallas'-based Energy Transfer Equity (NYSE: ETE), distributes fuel to 6,800 convenience stores, independent dealers, commercial customers and other distributors in the U.S.

Last year, Sunoco's retail business posted a revenue decrease from \$8.26 billion to \$7.7 billion. Seven & I attributed the dip to drops in gasoline prices and increases in selling, general and administrative expenses due to opening more stores. The Japanese company said it will work on improving profitability at Sunoco's locations. "By acquiring part of SUN's ... gasoline retail business, 7-Eleven, Inc. will expand its store network and offer greater convenience, while also improving profitability," Seven & I said in a prepared statement.

7-Eleven's 2016 revenues were not disclosed. As of 2013, it was North Texas' largest private company, with sales of \$27.03 billion. With the purchase, 7-Eleven will boast 9,815 stores in the U.S. and Canada. Seven & I said in October it's aiming to grow to 10,000 locations in the two countries by 2019, and 7-Eleven Inc.'s president and CEO Joe DePinto told the DBJ the company will grow to 20,000 by 2029.

"This acquisition supports our growth strategy in key geographic areas including Florida, mid-Atlantic states, Northeast state, and Central Texas," DePinto said in an emailed statement to the Dallas Business Journal. "It also provides 7-Eleven entry into Houston, the fourth largest city in the United States, and a strong presence in Corpus Christi and South Texas." 7-Eleven has been involved in acquisitions since 2006, when it acquired the White Hen Pantry brand for \$35 million. And last year, it acquired 79 convenience stores from San Antonio-based CST Brands for \$408 million.

But DePinto says the company is focusing primarily on organic growth as it expands in North America. This year, it will grow by 300 locations in the U.S. and Canada. Its growth markets include New York, Florida and California, where it can concentrate stores. Texas' growth has also made the state's Interstate 35 corridor an important expansion area. "One, it's extremely business friendly, and two, it's growing so fast," DePinto added. "The whole I-35 corridor is incredible."

On news of the acquisition, shares of Sunoco were trading up more than 22 percent as of 9 a.m. Thursday. As of Wednesday's closing price of \$23.86, the stock is trading down 26 percent over the past 12 months.

Source: Kezar, Korri. "7-Eleven Adding More than 1,100 Stores in \$3.3 Billion Deal." Bizjournals.com, The Business Journals, 6 Apr. 2017, [www.bizjournals.com/dallas/news/2017/04/06/7-eleven-adding-more-than-1-100-stores-in-3-3.html](http://www.bizjournals.com/dallas/news/2017/04/06/7-eleven-adding-more-than-1-100-stores-in-3-3.html).



## 7-Eleven Tops Entrepreneur Magazine's Franchise 500 List

**Convenient Store News (January 10, 2017)** – Convenience store giant 7-Eleven has been named the country's top franchisor in *Entrepreneur* magazine's 38<sup>th</sup> annual Franchise ranking.

The Irving-based c-store retailer has nearly 7,000 franchised and licensed stores among its U.S. – leading total of more than 8,000 stores. 7-Eleven achieved the No. 1 for implementing key tactics, including its retailer initiative program and co-prosperity model, according to the magazine.

"As a franchisor, being recognized as the No. 1 business opportunity by *Entrepreneur* magazine is a tremendous honor," said 7-Eleven President and CEO Joe DePinto. "In turn, we recognize that our franchise owners are the key to this iconic brand's success and share this award with them. Together, we have created a winning franchise system and work every day to provide new opportunities to entrepreneurs."

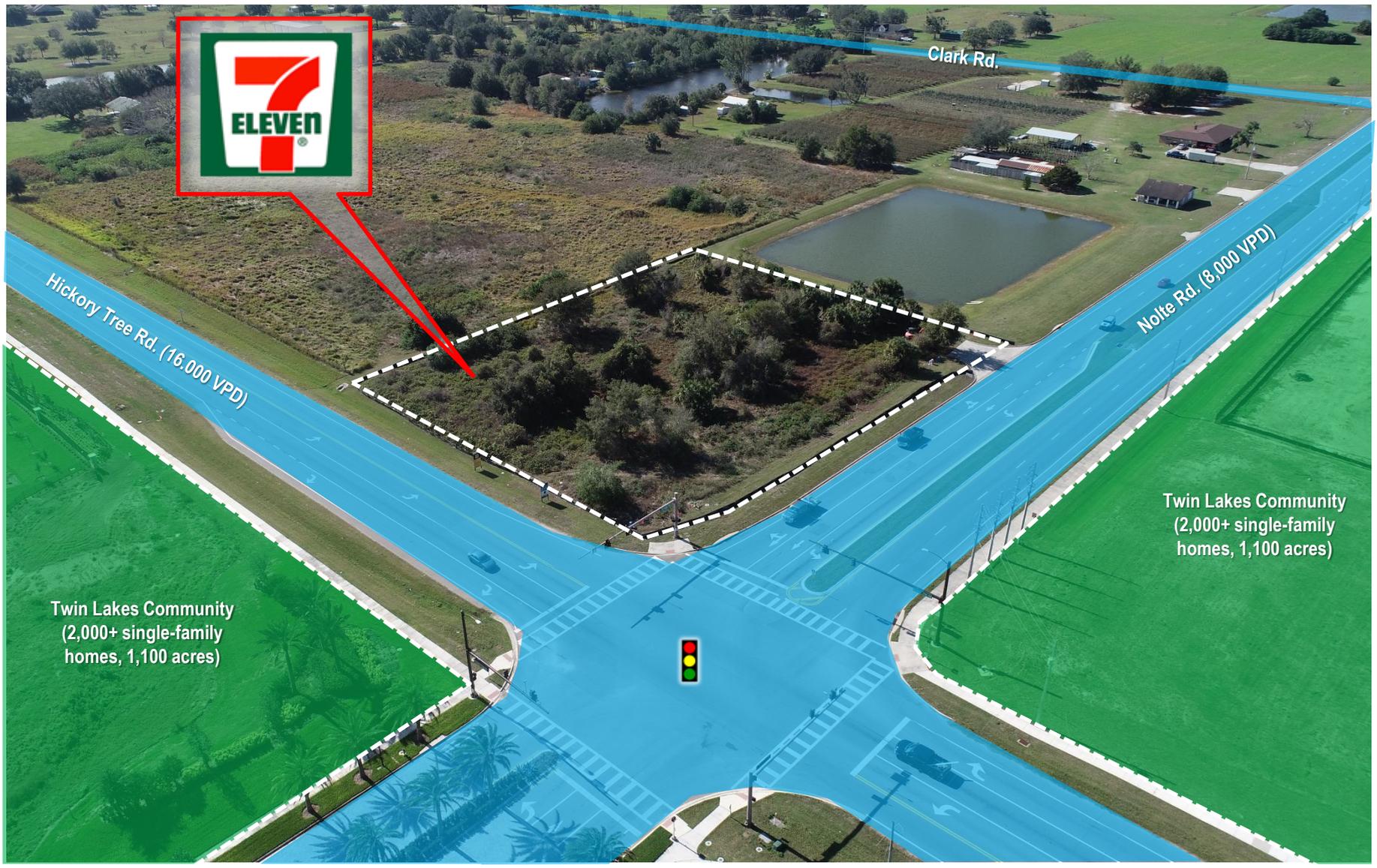
The key factors that go into *Entrepreneur* magazine's evaluation include costs and fees, size and growth, support, brand strength, and financial strength and stability. All franchises are given a cumulative score based on more than 150 data points, and the 500 franchises with the highest cumulative scores become the Franchise 500 in ranking order. "Entrepreneurs in every industry must constantly improve and adapt, and our Franchise 500 list is full of success stories," said Jason Feifer, editor-in-chief, *Entrepreneur*. "No matter what their concept is, these companies — from booming newcomers to established industry dominators — tell us a lot about what it takes to keep up with current trends in the business world."

7-Eleven created the c-store concept 90 years ago when a Dallas ice dock operator decided to offer milk, eggs, and bread in response to his customers' needs. The company's first expansion outside of Texas was in Florida. The retailer entered the franchising arena in 1964 with the acquisition of Speedee Mart, a chain of franchised c-stores in California. Today, 7-Eleven is the largest c-store chain in the world. It operates, franchises or licenses more than 61,000 stores in 18 countries. Nearly 11,000 of those are in North America, with plans to increase its U.S. presence significantly in the coming years, the company stated. Currently, 90 percent of 7-Eleven stores in the U.S. are franchised. According to 7-Eleven, its growth strategy attracts a high-quality, diverse mix of individuals to franchise new and existing stores, and encourages current franchisees to acquire additional stores. The convenience retailer features franchising programs for military veterans along with opportunities for independent c-store owners to convert and operate their stores under the 7-Eleven brand.

"We have aggressive growth goals," DePinto said. "This is an exciting time for entrepreneurial business owners to join an iconic brand and franchise network." To streamline the franchising process, 7-Eleven has developed an online application, and franchise candidates can be approved and trained to operate their stores in as little as three to six months. Candidates can visit <http://franchise.7-eleven.com> to apply. "7-Eleven is always looking for new franchisees to serve their communities, including diverse candidates and retired veterans looking for a second career," said Larry Hughes, 7-Eleven vice president of Franchise Systems. "We welcome enthusiastic entrepreneurs who meet our qualifications to see for themselves why 7-Eleven is the best franchise opportunity," he added.

Source: "7-Eleven Tops Entrepreneur Magazine's Franchise 500 List." CSNews.com, Convenient Store News, 10 Jan. 2017, [www.csnews.com/7-eleven-tops-entrepreneur-magazines-franchise-500-list](http://www.csnews.com/7-eleven-tops-entrepreneur-magazines-franchise-500-list)

NOLTE RD & HICKORY TREE RD, ST CLOUD, FL



NOLTE RD & HICKORY TREE RD, ST CLOUD, FL



Twin Lakes Community  
(2,000+ single-family  
homes, 1,100 acres)

Twin Lakes Community  
(2,000+ single-family  
homes, 1,100 acres)

Nolte Rd. (8,000 VPD)

Hickory Tree Rd. (16,000 VPD)



NOLTE RD & HICKORY TREE RD, ST CLOUD, FL



NOLTE RD & HICKORY TREE RD, ST CLOUD, FL (ORLANDO)







### IMMEDIATE TRADE AREA

7-Eleven is located at the southwest corner of Nolte Rd. (8,000 VPD) and Hickory Tree Rd. (16,000 VPD) in southeast St. Cloud, FL. Nolte Rd. is a local east-west thoroughfare that serves the St. Cloud community, while Hickory Tree Rd. provides direct access to US Hwy. 192 (46,000 VPD). The immediate trade area features above average household incomes of \$85,808 within a 1-mile radius. St. Cloud High School (2,476 students), St. Cloud Middle School (1,379 students), Michigan Avenue Elementary School (626 students) are all within 3.5-miles of the subject property, and Hickory Tree Elementary School (903 students) is within 1.5-miles. Additionally, Twin Lakes, Florida's #1 Active Lifestyle community, is developing a 2,000+ single-family home residential community across from the 7-Eleven. 7-Eleven is located 22-miles southeast of Orlando International Airport and 31-miles southeast of downtown Orlando, FL.

Notable national credit tenants in the immediate trade area include Winn Dixie, Publix, Wawa, Advanced Auto, Ace Hardware, Walgreens, Taco Bell, Dunkin Donuts, and many more.

### ST. CLOUD, FL

St. Cloud is a city in northern Osceola County, FL. It is located on the southern shore of East Lake Tohopekaliga in Central Florida, approximately 28-miles southeast of Orlando. The population of St. Cloud was 51,282 in 2017, a 45.75 percent increase from 2010. The city is part of the Orlando-Kissimmee-Sanford metropolitan area.

St. Cloud offers a unique atmosphere for businesses to grow and prosper. The city located just minutes away from the city of Orlando, the Orlando International Airport, and the Medical City at Lake Nona, Overall, St. Cloud provides easy access to major cities in Florida. East Lake Tohopekaliga is not the only lake in St. Cloud. Live Oak Lake is on the edge of St. Cloud and Live Oak, FL, and less than a mile from the subject 7-Eleven. Lake Nona is approximately 12.4-miles from the subject 7-Eleven. Alligator Lake is 1.8-miles from the property and is known for its great recreational activities such as fishing and boating.

The city of St. Cloud has an unemployment rate of 4.4 percent, which is 0.8 percent lower than the national average. St. Cloud has seen their job market increase by 2.5 percent over the last year, compared to the US average of 1.6 percent. Future job growth over the next ten years is predicted to be 40.6 percent, which is higher than the US average of 38 percent.



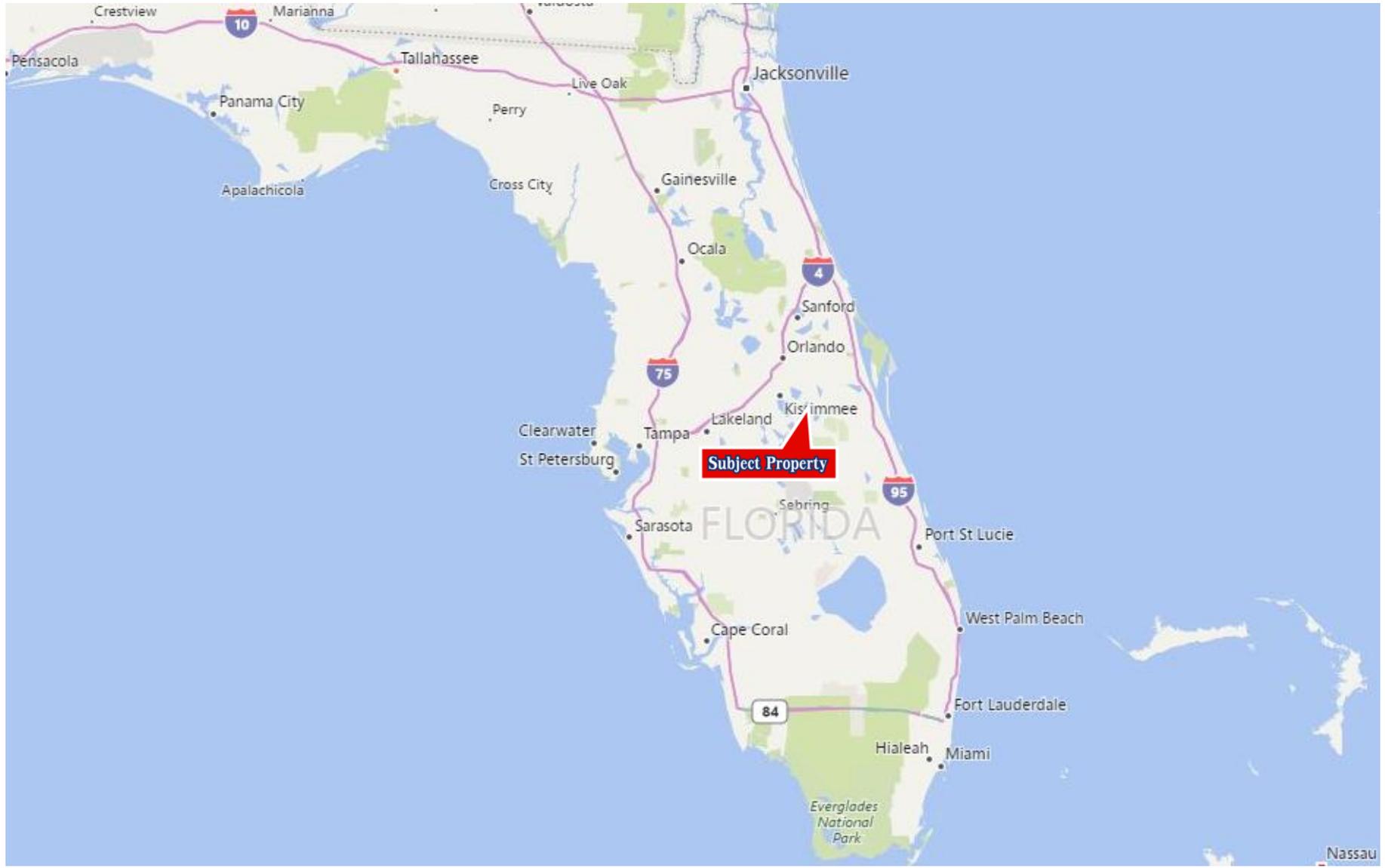
## **ORLANDO, FL**

Orlando is a city in the US state of Florida, and is the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area, making it the 26<sup>th</sup> largest metropolitan area in the US, the sixth largest metropolitan area in the southern US, and the third largest metropolitan area in the state of Florida. The City of Orlando is nicknamed "the City Beautiful" and is known as "The Theme Park Capital of the World." Orlando's famous attractions form the backbone of its tourism industry: Walt Disney World Resort, located approximately 21-miles southwest of Downtown Orlando in Lake Buena Vista, opened by the Walt Disney Company in 1971; the Universal Orlando Resort, opened in 1999 as a major expansion of Universal Studios Florida; SeaWorld; Gatorland; and Wet 'n Wild. The city is also one of the busiest American cities for conferences and conventions.

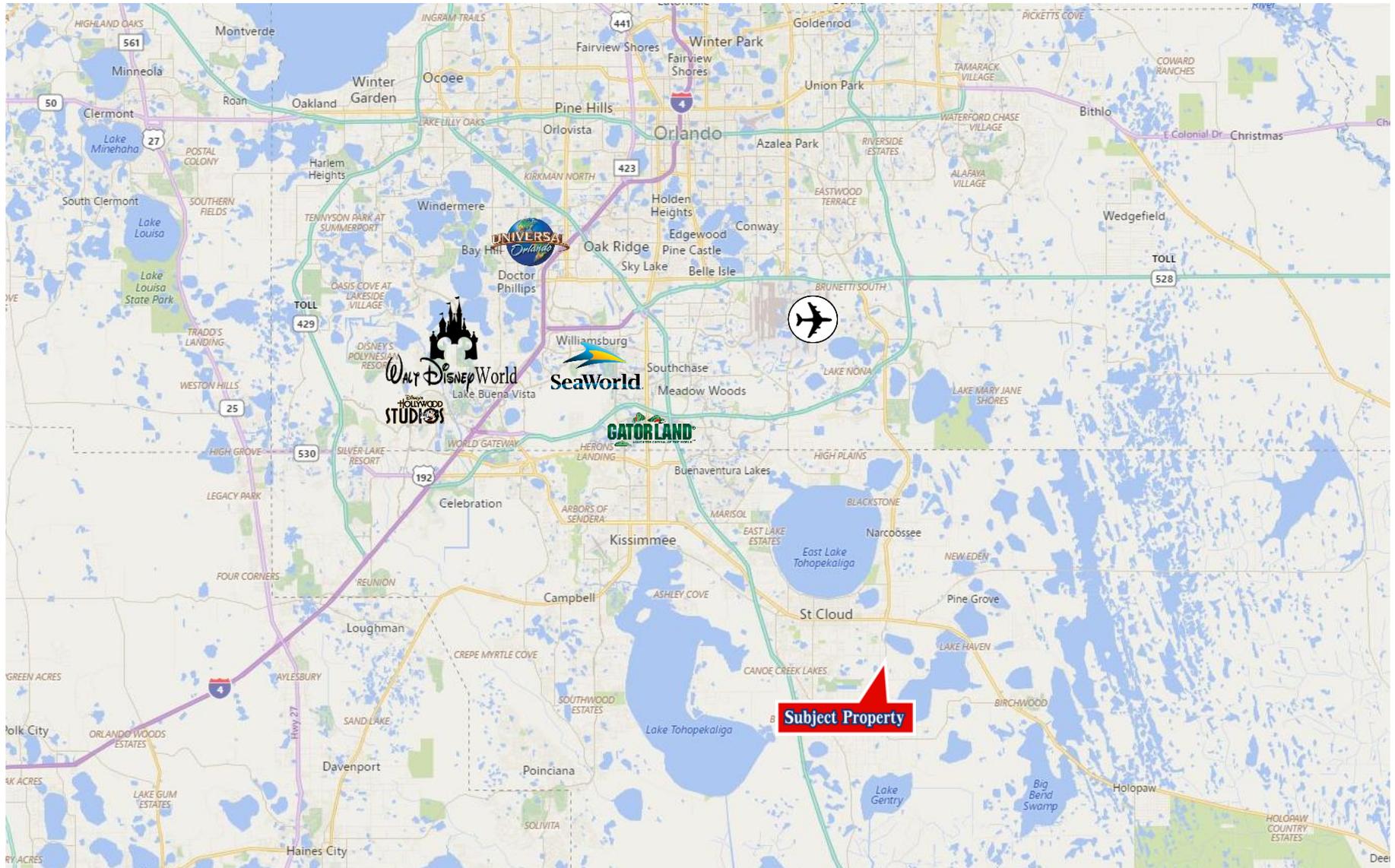
With record-breaking visitor volume and a thriving local economy with the second-highest national population growth since 2010, the Orlando retail market has rebounded well from the recession. Retail sales have picked up considerably and remain strong with sales volume exceeding the historical average. The strong rent growth and low vacancies encouraged developers to increase activity, resulting in an uptick in supply since 2015. Despite the increase in construction, demand remains strong and has outpaced deliveries to drive the vacancy down to levels not seen in almost a decade. Supported by a revitalization of the labor market, strong population growth, and a resurgence in tourism, Orlando retail largely has outperformed the nation since the end of the recession. Additionally, the prime spending cohort, 35–54-year-olds, is expected to grow faster here over the near term than in the National Index.

Similarly, the total population growth since 2010 has ranked amongst the best metros in the nation and the purchasing power likewise continues to grow throughout Orlando. Additionally, record levels of tourism will help to ensure retail demand growth in the metro remains one of the strongest in the nation in upcoming years. According to Visit Orlando, the City established a new record of visitors for 4 straight years, with 59.2 million visitors in 2013, becoming the first U.S. destination to host more than 60 million visitors in 2014. Record was broken again in 2016 with 68 million visitors, respectively, resulting in an economic impact of \$50 billion. Additionally, Orlando International Airport also established a new record by processing nearly 42 million passengers.

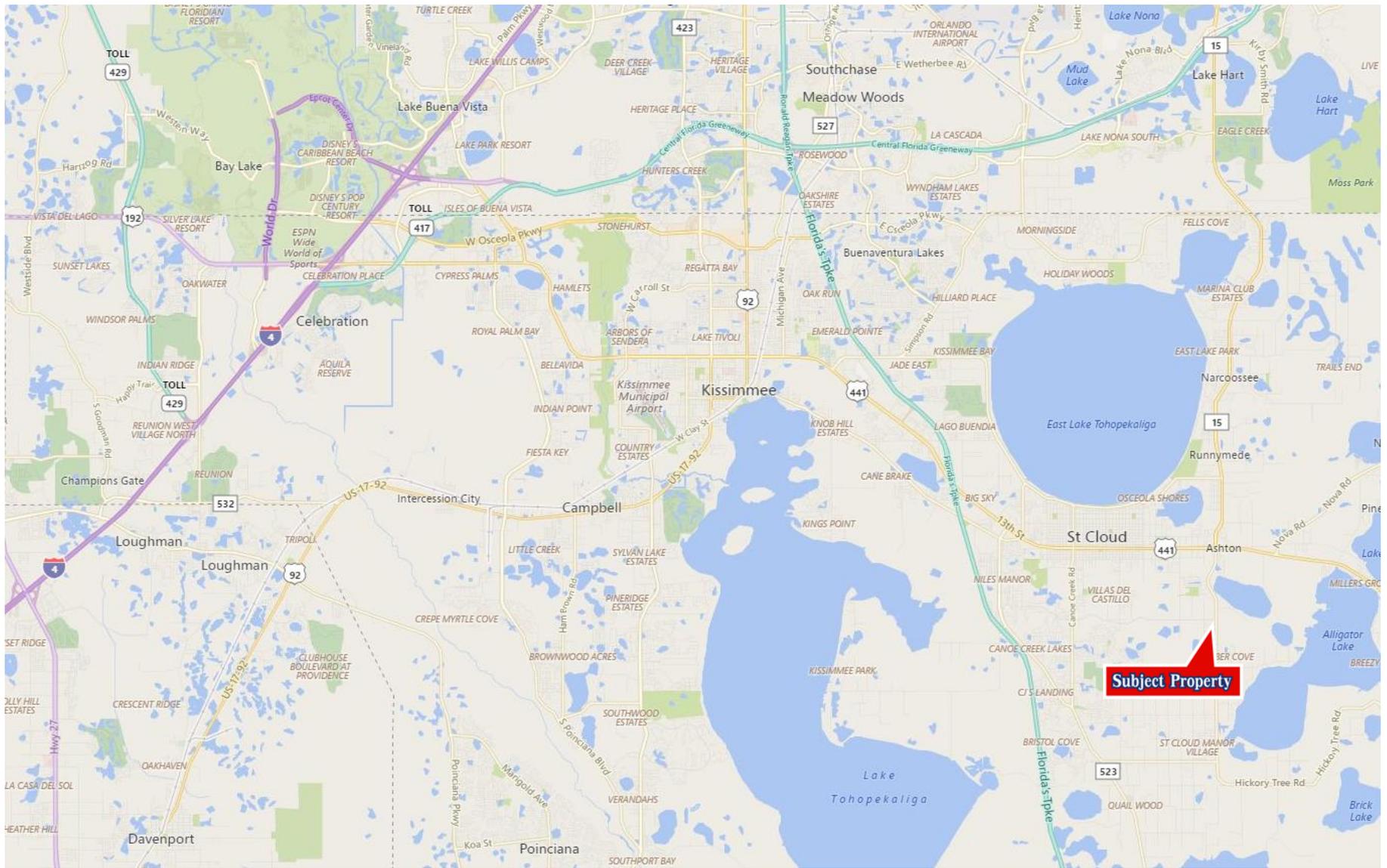
NOLTE RD & HICKORY TREE RD, ST CLOUD, FL (ORLANDO)



**NOLTE RD & HICKORY TREE RD, ST CLOUD, FL (ORLANDO)**



NOLTE RD & HICKORY TREE RD, ST CLOUD, FL (ORLANDO)



NOLTE RD & HICKORY TREE RD, ST CLOUD, FL (ORLANDO)

Nolte Rd & Hickory Tree Rd				
St. Cloud, FL 34772				
	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2018 Estimated Population	1,124	23,106	65,224
	2023 Projected Population	1,373	27,808	78,498
	2010 Census Population	840	17,871	48,759
	2000 Census Population	848	13,069	32,463
	Projected Annual Growth 2018 to 2023	4.4%	4.1%	4.1%
	Historical Annual Growth 2000 to 2018	1.8%	4.3%	5.6%
<b>HOUSEHOLDS</b>	2018 Estimated Households	422	8,360	23,377
	2023 Projected Households	471	9,189	25,721
	2010 Census Households	320	6,431	17,374
	2000 Census Households	306	4,820	12,061
	Projected Annual Growth 2018 to 2023	2.3%	2.0%	2.0%
	Historical Annual Growth 2000 to 2018	2.1%	4.1%	5.2%
<b>AGE</b>	2018 Est. Population Under 10 Years	9.4%	12.6%	12.6%
	2018 Est. Population 10 to 19 Years	12.6%	13.9%	13.6%
	2018 Est. Population 20 to 29 Years	10.2%	12.5%	12.7%
	2018 Est. Population 30 to 44 Years	16.7%	20.9%	20.9%
	2018 Est. Population 45 to 59 Years	24.9%	20.2%	19.5%
	2018 Est. Population 60 to 74 Years	17.8%	14.3%	14.3%
	2018 Est. Population 75 Years or Over	8.3%	5.8%	6.5%
	2018 Est. Median Age	45.0	37.2	37.2
<b>MARITAL STATUS &amp; GENDER</b>	2018 Est. Male Population	51.3%	49.3%	48.9%
	2018 Est. Female Population	48.7%	50.7%	51.1%
	2018 Est. Never Married	25.5%	25.8%	29.3%
	2018 Est. Now Married	55.9%	50.6%	47.4%
	2018 Est. Separated or Divorced	12.3%	18.8%	17.8%
	2018 Est. Widowed	6.3%	4.7%	5.5%
<b>INCOME</b>	2018 Est. HH Income \$200,000 or More	5.4%	2.8%	2.8%
	2018 Est. HH Income \$150,000 to \$199,999	8.5%	5.7%	4.5%
	2018 Est. HH Income \$100,000 to \$149,999	19.2%	14.8%	13.5%
	2018 Est. HH Income \$75,000 to \$99,999	9.2%	12.2%	15.4%
	2018 Est. HH Income \$50,000 to \$74,999	23.6%	18.3%	20.4%
	2018 Est. HH Income \$35,000 to \$49,999	14.0%	16.7%	15.2%
	2018 Est. HH Income \$25,000 to \$34,999	9.3%	9.7%	8.9%
	2018 Est. HH Income \$15,000 to \$24,999	4.3%	8.5%	8.9%
	2018 Est. HH Income Under \$15,000	6.5%	11.3%	10.5%
	2018 Est. Average Household Income	\$85,808	\$65,118	\$63,373
	2018 Est. Median Household Income	\$66,272	\$54,597	\$56,458
	2018 Est. Per Capita Income	\$32,236	\$23,562	\$22,761
2018 Est. Total Businesses	44	685	1,579	
2018 Est. Total Employees	233	4,035	12,847	

Nolte Rd & Hickory Tree Rd				
St. Cloud, FL 34772				
	1 mi radius	3 mi radius	5 mi radius	
<b>LABOR FORCE</b>	2018 Est. Labor Population Age 16 Years or Over	935	18,239	51,620
	2018 Est. Civilian Employed	59.2%	54.8%	57.8%
	2018 Est. Civilian Unemployed	1.7%	1.6%	2.0%
	2018 Est. in Armed Forces	0.5%	-	-
	2018 Est. not in Labor Force	38.7%	43.5%	40.2%
	2018 Labor Force Males	50.6%	48.6%	48.0%
	2018 Labor Force Females	49.4%	51.4%	52.0%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	465	9,831	30,159
	2010 Mgmt, Business, & Financial Operations	15.7%	10.9%	9.0%
	2010 Professional, Related	22.7%	16.5%	17.5%
	2010 Service	23.6%	24.0%	23.1%
	2010 Sales, Office	18.6%	26.6%	28.7%
	2010 Farming, Fishing, Forestry	0.2%	0.2%	0.3%
	2010 Construction, Extraction, Maintenance	9.9%	11.3%	9.0%
	2010 Production, Transport, Material Moving	9.2%	10.5%	12.4%
	2010 White Collar Workers	57.0%	54.0%	55.2%
	2010 Blue Collar Workers	43.0%	46.0%	44.8%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	85.6%	80.9%	83.9%
	2010 Drive to Work in Carpool	7.8%	10.4%	9.8%
	2010 Travel to Work by Public Transportation	-	0.7%	0.3%
	2010 Drive to Work on Motorcycle	-	0.3%	0.3%
	2010 Walk or Bicycle to Work	0.2%	1.5%	1.6%
	2010 Other Means	0.1%	0.7%	0.5%
	2010 Work at Home	6.3%	5.5%	3.7%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	14.5%	13.5%	15.2%
	2010 Travel to Work in 15 to 29 Minutes	26.1%	21.7%	24.5%
	2010 Travel to Work in 30 to 59 Minutes	56.3%	45.3%	47.7%
	2010 Travel to Work in 60 Minutes or More	10.7%	11.1%	10.3%
	2010 Average Travel Time to Work	32.5	32.8	31.7
<b>CONSUMER EXPENDITURE</b>	2018 Est. Total Household Expenditure	\$26.9 M	\$438 M	\$1.20 B
	2018 Est. Apparel	\$943 K	\$15.2 M	\$41.8 M
	2018 Est. Contributions, Gifts	\$1.89 M	\$28.7 M	\$77.7 M
	2018 Est. Education, Reading	\$1.07 M	\$16.4 M	\$44.3 M
	2018 Est. Entertainment	\$1.52 M	\$24.5 M	\$67.2 M
	2018 Est. Food, Beverages, Tobacco	\$4.08 M	\$67.6 M	\$186 M
	2018 Est. Furnishings, Equipment	\$934 K	\$14.9 M	\$41.0 M
	2018 Est. Health Care, Insurance	\$2.32 M	\$38.6 M	\$106 M
	2018 Est. Household Operations, Shelter, Utilities	\$8.32 M	\$136 M	\$371 M
	2018 Est. Miscellaneous Expenses	\$394 K	\$6.48 M	\$17.8 M
	2018 Est. Personal Care	\$347 K	\$5.68 M	\$15.6 M
	2018 Est. Transportation	\$5.11 M	\$83.9 M	\$232 M