

AspenDental

ROCK HILL (CHARLOTTE MSA), SOUTH CAROLINA



OFFERING MEMORANDUM

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INTRODUCTION

10-YEAR CORPORATE NATIONAL CREDIT

- **New 10-Year Corporate Lease** | Long term lease with three, 5-year options to renew
- **2021 Ground Up Construction** | Features Aspen Dental's latest prototype
- **10% Rent Increases Every 5 Years** | Hedge against inflation throughout the term and options
- **Minimal Landlord Responsibilities** | Tenant reimburses CAM, Taxes and Insurance | LL only responsible for roof & structure (roof warranty in place)
- **Established National Tenant** | 895 locations in 43 states with 12,000 team members
- **25,000+ Patients Daily** | Estimated 25,000 patients receive care in an Aspen Dental location each day






PUBLIX OUTPARCEL, NEXT TO \$1B PROJECT

- **Outparcel to Publix-Anchored Center** | Outlot to Publix-anchored Cherry Road Crossing
- **Signalized Access with 39,000 VPD** | High traffic counts along Cherry Rd | Located at entrance to Cherry Road Crossing
- **One Mile West of Interstate 77** | Close to I-77 (92,000 VPD) | Main thoroughfare to Downtown Charlotte
- **Proximity to National Retailers** | Nearby Publix, Walmart, Home Depot, Aldi, Lidl, Planet Fitness, Big Lots, PetSmart, Office Depot and more
- **Adjacent to \$1B Panthers Practice Facility** | One block north of 640,000 SF Carolina Panther practice facility | Largest NFL training facility in the US coming in 2023

RAPIDLY GROWING CHARLOTTE SUBURB

- **52% Population Growth Since 2000** | Rock Hill's population is growing 1.23% annually | 76,000+ residents in the city
- **26,000+ Students Within 6 Miles** | Total enrollment of 26,387 students and 35 schools within 6 miles from the Property
- **\$82,000 Average Household Income** | Exceptional income within 5-miles from Aspen
- **Minutes to University and Technical College** | Proximity to Winthrop University (6,885 students) and York Technical College (4,899 students)
- **Rock Hill Outdoor Center and \$1B The Rock** | Home to 250-acre Rock Hill Outdoor and 240-acre Panthers training complex



	ADDRESS	2300 Cherry Rd Rock Hill, SC 29732
	GLA (SF)	3,500
	YEAR BUILT	2021
	TENANCY	Single
	LAND ACREAGE	0.49 Acres
	OCCUPANCY	100%

Aspen Dental®

\$2,542,000
5.85% CAP RATE
6.14% AVG CAP RATE OVER TERM



GROSS LEASEABLE AREA
3,500 SF



INITIAL TERM
10 YEARS



YEAR BUILT
2021



NOI (YEAR 1)
\$148,750

Tenant	Aspen Dental
Lease Structure	NNN*
GLA	3,500 SF
Year Built	2021
Initial Term	10 Years
Options	Three, 5-Years
Rent Increases	10% Every 5 Years

*LL responsible for roof & structure

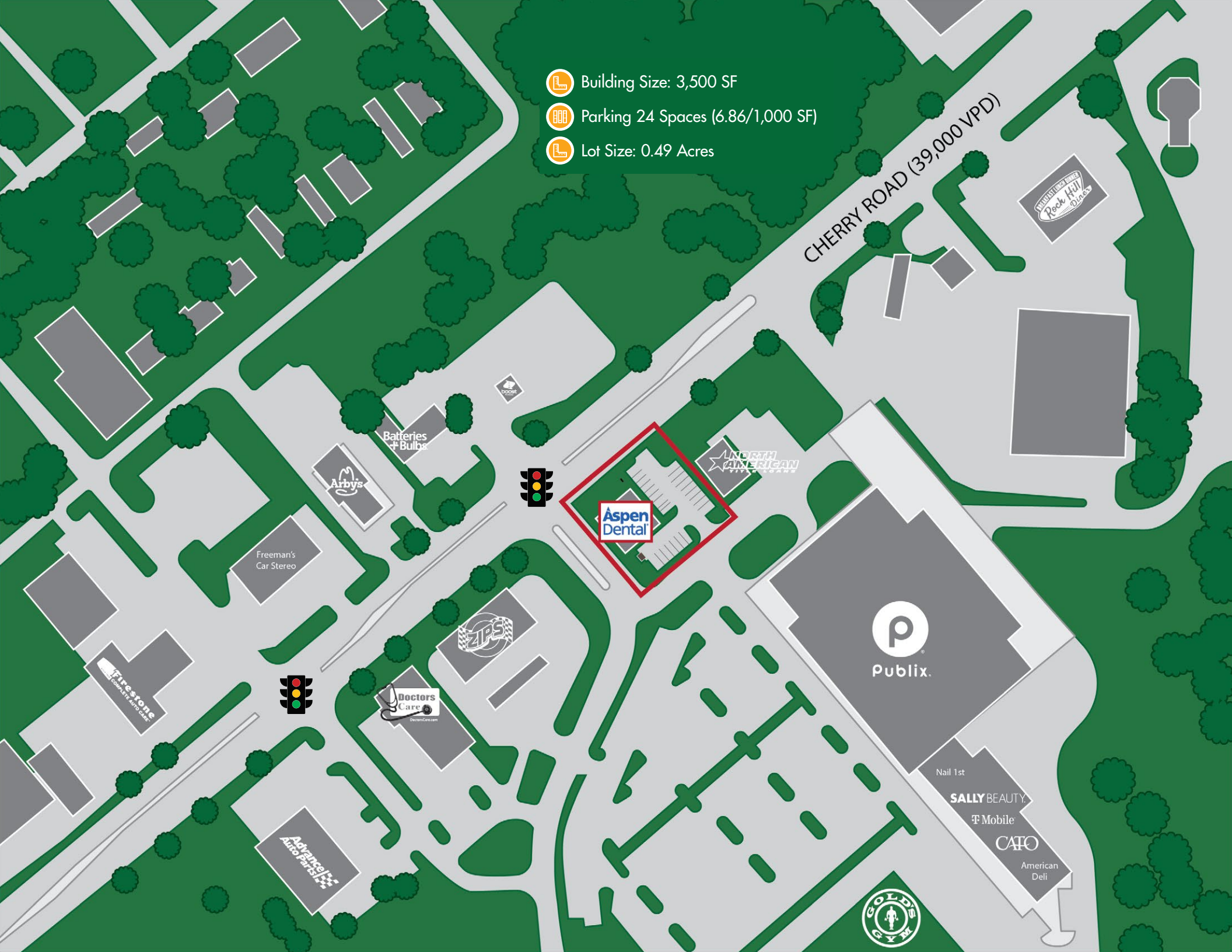
ASPEN DENTAL RENT SCHEDULE

Term (Years)	Monthly Rent	Annual Rent	Cap Rate
1-5	\$12,395.83	\$148,750	5.85%
6-10	\$13,635.42	\$163,625	6.44%

Option Term (Years)	Monthly Rent	Annual Rent	Cap Rate
11-15	\$15,000.42	\$180,005	7.08%
16-20	\$16,499.58	\$197,995	7.79%
21-25	\$18,124.17	\$217,490	8.56%



-  Building Size: 3,500 SF
-  Parking 24 Spaces (6.86/1,000 SF)
-  Lot Size: 0.49 Acres



CHERRY ROAD (39,000 VPD)



Aspen Dental

NORTH AMERICAN



Publix

Nail 1st

SALLY BEAUTY

T Mobile

CAFO

American Deli



THE HOME DEPOT
ihop
PETSMART
ZAXBY'S
STEAK 'N Shake
SONNY'S BBQ

ROCK HILL OUTDOOR CENTER
250 ACRES OF PUBLIC
RECREATION



RIVERWALK - 1,000+ ACRE
MASTER PLANNED COMMUNITY:
850 HOMES, 250 TOWNHOMES
AND 550 APARTMENTS



INTERSTATE 77 (120,900 VPD)



CAROLINA PANTHERS NEW
PRACTICE FACILITY & HQ
\$1B THE ROCK

GABLE OAKS
APARTMENT HOMES
(252 UNITS)

PATRIOTS CROSSING
APARTMENTS
(160 UNITS)

MALLARD POINT
APARTMENTS
(360 UNITS)

STONE HAVEN
APARTMENTS
(264 UNITS)



ANDERSON RD (22,000 VPD)



NORTHEAST PLAZA



CHERRY'S BEAUTY
SUPPLY



CHERRY ROAD CROSSING

EXPRESS
CAR WASH



ROCK HILL
PAWN SHOP

LOVE'S PLAZA



CHINA KITCHEN



YORK TECHNICAL COLLEGE
(4,899 STUDENTS)



MCKESSON



CAROLINA PANTHERS NEW PRACTICE FACILITY & HQ
\$1B THE ROCK



INTERSTATE 77 (120,900 VPD)



GABLE OAKS APARTMENT HOMES
(252 UNITS)

PATRIOTS CROSSING APARTMENTS
(160 UNITS)

MALLARD POINT APARTMENTS
(360 UNITS)



CHERRY ROAD CROSSING



LOVE'S PLAZA



ANDERSON RD (22,000 VPD)



ROCK HILL WATER FILTER PLANT



CHERRY RD (39,000 VPD)



NORTHEAST PLAZA



DOWNTOWN CHARLOTTE
24 MILES

FIELDING HOMES
AT MASONS BEND
\$420,000 - \$650,000

KINGS TOWN
ELEMENTARY SCHOOL
(1,000 STUDENTS)

ROCK HILL OUTDOOR CENTER
250 ACRES OF PUBLIC
RECREATION

ROCK HILL
BMX
SUPERCROSS

NORTHEAST PLAZA

ADVENTURE
AIR SPORTS
BIG LOTS!
HONEY BAKED
HAMS
MATTRESS
FIRM
PLAY IT AGAIN
SPORTS
SUBWAY
Office
DEPOT
CHERRY'S BEAUTY
SUPPLY

boost
mobile

Arby's

Firestone
COMPLETE AUTO CARE

EXPRESS
CAR WASH

**FAMILY
DOLLAR**
ROCK HILL
PAWN SHOP

CAROLINA
SEAFOOD & STEAK

LOVE'S PLAZA

TAVERN
1st Franklin
Financial
Serving Our Neighbors Since 1944

Jackson Hewitt
TAX SERVICE
Express
EMPLOYMENT PROFESSIONALS
CHINA KITCHEN

CHERRY PARK
ELEMENTARY SCHOOL
(725 STUDENTS)

SULLIVAN MIDDLE
SCHOOL
(768 STUDENTS)

verizon

POPEYES
LOUISIANA KITCHEN, INC.

COOK-OUT

McDonald's

TACO
BELL

ALDI

golden
corral
Buffet & Grill

GOStōrelt
SELF STORAGE

Wendy's

Chick-fil-A

Aspen
Dental

CHERRY ROAD CROSSING

Publix

GOLDIE
GYM

CAFO

T Mobile

American
Deli
Since 1989

SALLY
BEAUTY

ROCK HILL WATER
FILTER PLANT

Advance
Auto Parts

TIPS
TIRE & OIL

PATRIOTS CROSSING
APARTMENTS
(160 UNITS)

GABLE OAKS
APARTMENT HOMES
(252 UNITS)

MALLARD POINT
APARTMENTS
(360 UNITS)

KIA

CAROLINA PANTHERS NEW
PRACTICE FACILITY & HQ
\$1B THE ROCK

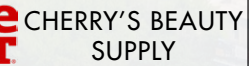


INTERSTATE 77 (120,900 VPD)

ANDERSON RD (22,000 VPD)

CHERRY RD (39,000 VPD)

NORTHEAST PLAZA



ROCK HILL WATER
FILTER PLANT



CHERRY RD (39,000 VPD)

ASPEN DENTAL TENANT PROFILE



Company Name	Aspen Dental
Parent Company Name	Aspen Dental Management, Inc.
Property Type	Dentistry
Ownership	Private
Number of Locations	895+
Headquarters	Syracuse, NY
Website	www.aspendental.com
Year Founded	1998



REPRESENTATIVE PHOTO

Headquartered in Syracuse, New York, Aspen Dental is the largest and fastest-growing branded network of dental offices in the country. Aspen Dental is a dental practice management corporation that offers an extensive list of services to individuals who do not have an established dental provider. Since it was founded in 1998, Aspen Dental has grown to over 895 locations across 43 states in the US. The company's growth is predicated upon unmet need for accessible, affordable and comprehensive dental care. Aspen provides its customers a wide range of services including checkups, root canals, oral surgery, dental crowns, fillings and bridges.

Each Aspen Dental branded practice is owned and operated by a licensed dentist. Aspen Dental Management, Inc. (ADMI) provides administrative and business support services to Aspen Dental branded dental practices. Today, Aspen Dental serves an estimated 25,000 patients, and there are nearly 12,000 team members across the country. In 2019, Aspen Dental supported 5.5 million patient visits.

895 LOCATIONS IN 43 STATES

25,000+ PATIENTS DAILY

\$15 MILLION FREE DENTAL CARE
TO 22,000 VETERANS

5.5 MILLION PATIENT VISITS IN 2019

OPENS A NEW OFFICE
EVERY FOUR DAYS



REPRESENTATIVE PHOTO

ASPEN DENTAL LEASE ABSTRACT



REPRESENTATIVE PHOTO

ASPEN DENTAL LEASE ABSTRACT

Tenant	Aspen Dental Management, Inc. d/b/a Aspen Dental
Square Footage	3,500 SF
Year Built	2021
Term	10 Years
Lease Commencement Date	9/1/20
Expected Rent Commencement Date	8/2/21
Renewal Options	Three, 5-year Options
Permitted Use	The Premises may be used for the operation of a retail dental and/or orthodontics and/or medical aesthetic service center, dental and/or orthodontics laboratories, administrative support space and the provision of support, dental laboratory and/or orthodontics laboratory services.
CAM	Tenant pays pro-rata share of CAM Expenses.
Taxes	Tenant pays pro-rata share of the real estate taxes.
Insurance	Tenant pays pro-rata share of the Landlord's Insurance.
Landlord Responsibility	Landlord to be responsible for the roof & structure of the Premises.
Estoppel	Within twenty (20) days after written request by either party.
Assignment and Subletting	Tenant agrees not to assign the lease, sublet the whole or any part of the Premises and permit any other persons to occupy the same without written consent of Landlord.
Guaranty	Corporate

ASPEN DENTAL RENT SCHEDULE

Initial Term	Rent PSF	Monthly Rent	Annual Rent	Extension Term	Rent PSF	Monthly Rent	Annual Rent
Years 1-5	\$42.50	\$12,395.83	\$148,750	Option 1	\$51.43	\$15,000.42	\$180,005
Years 6-10	\$46.75	\$13,635.42	\$163,625	Option 2	\$56.57	\$16,499.58	\$197,995
				Option 3	\$62.14	\$18,124.17	\$217,490

4TH LARGEST CITY
in Charlotte MSA

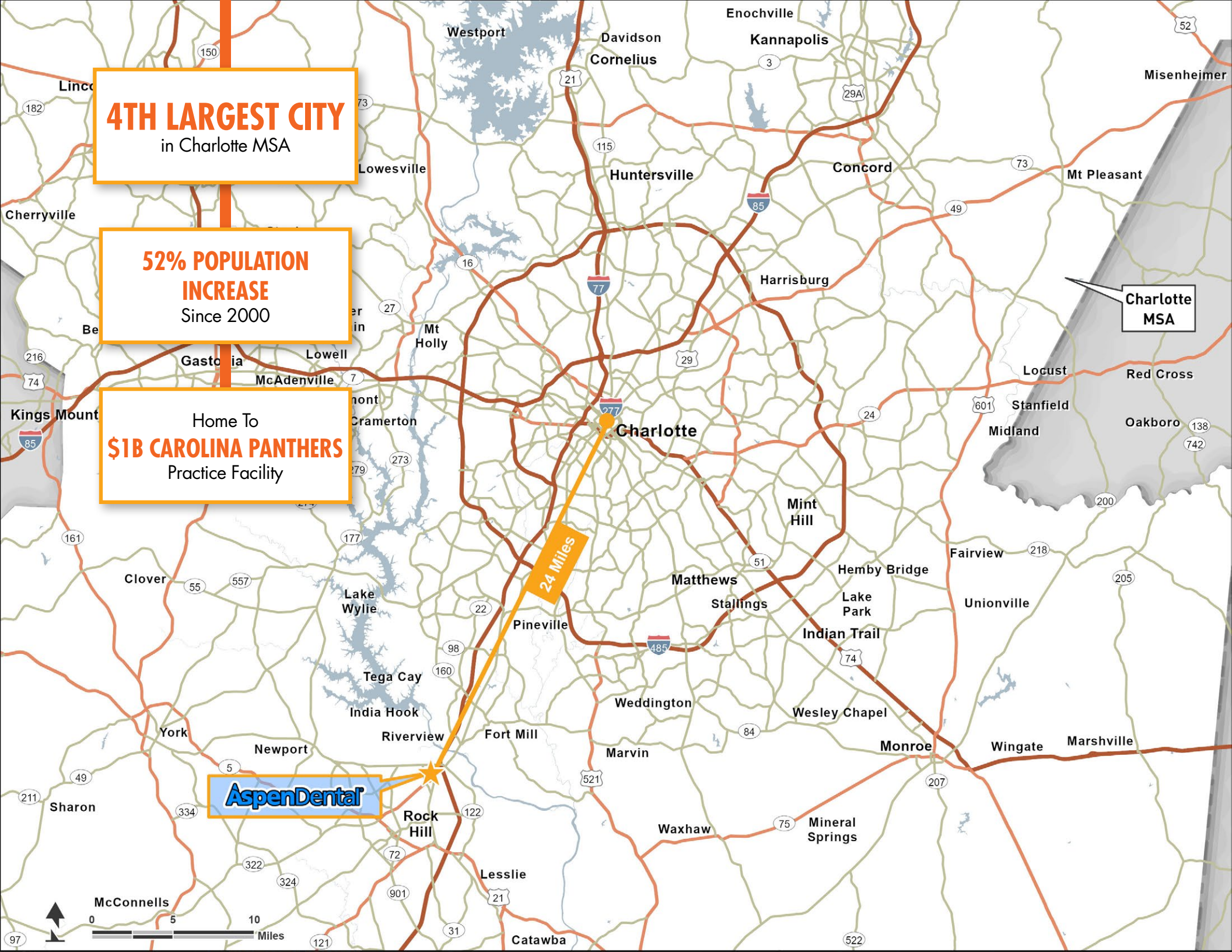
**52% POPULATION
INCREASE**
Since 2000

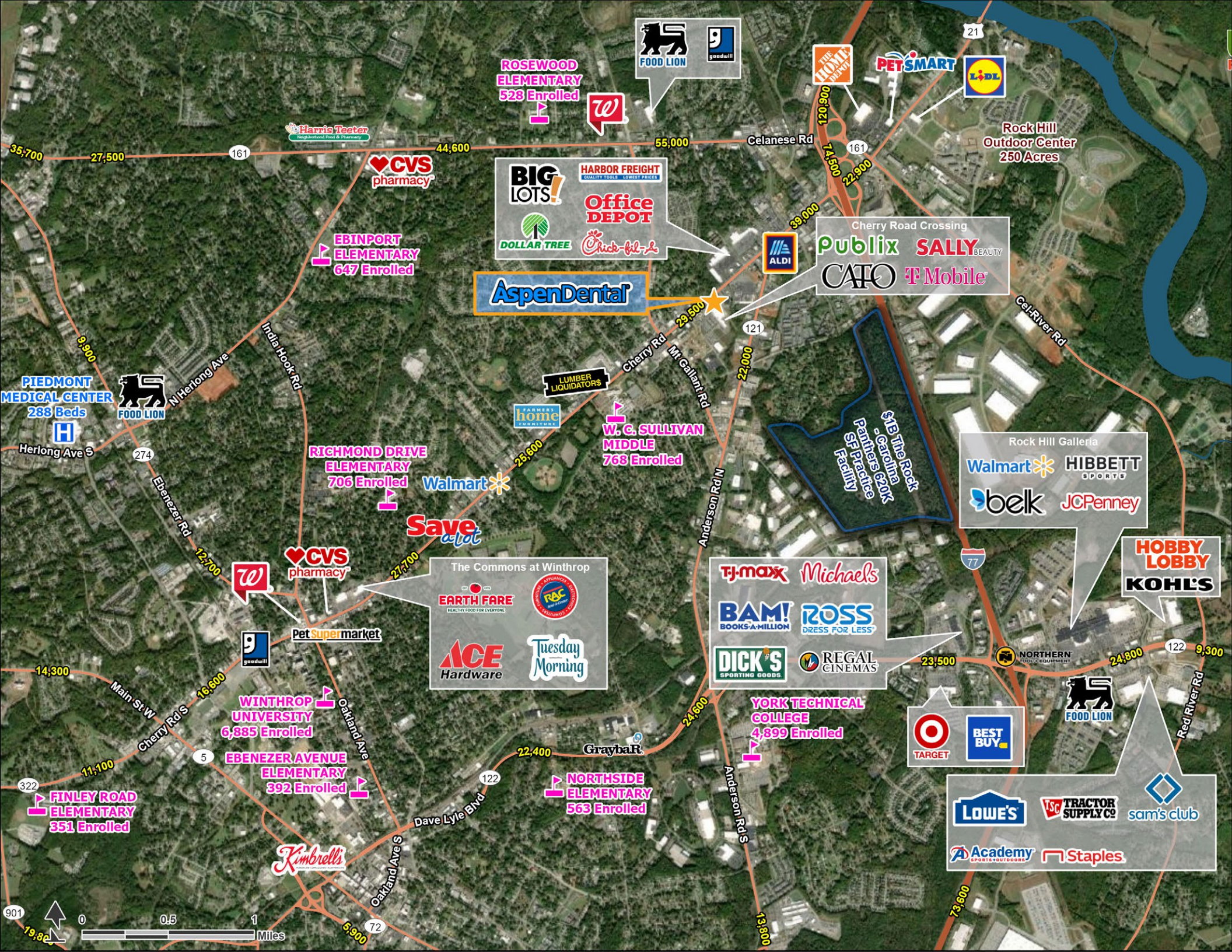
Home To
\$1B CAROLINA PANTHERS
Practice Facility

AspenDental

24 Miles

Charlotte
MSA





ROSEWOOD
ELEMENTARY
528 Enrolled



Rock Hill
Outdoor Center
250 Acres



EBINPORT
ELEMENTARY
647 Enrolled



Cherry Road Crossing
Publix SALLY BEAUTY
CAFO T Mobile

PIEDMONT
MEDICAL CENTER
288 Beds



RICHMOND DRIVE
ELEMENTARY
706 Enrolled



Pet Supermarket



W. C. SULLIVAN
MIDDLE
768 Enrolled



Mr. Gallant Rd

Anderson Rd N

Cherry Rd

23,500

22,000

39,000

120,900

1,415,000

22,900

161

21

Celanese Rd

55,000

44,600

27,500

35,700

161

Herlong Ave S

274

India Hook Rd

9,900

27,700

12,700

14,300

16,600

11,100

322

Main St W

Cherry Rd S

5

122

Oakland Ave

22,400

24,600

24,800

9,300

73,600

13,800

72

Dave Lyle Blvd

Oakland Ave S

5,900

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Miles

North

Graybar

YORK TECHNICAL
COLLEGE
4,899 Enrolled

Anderson Rd S

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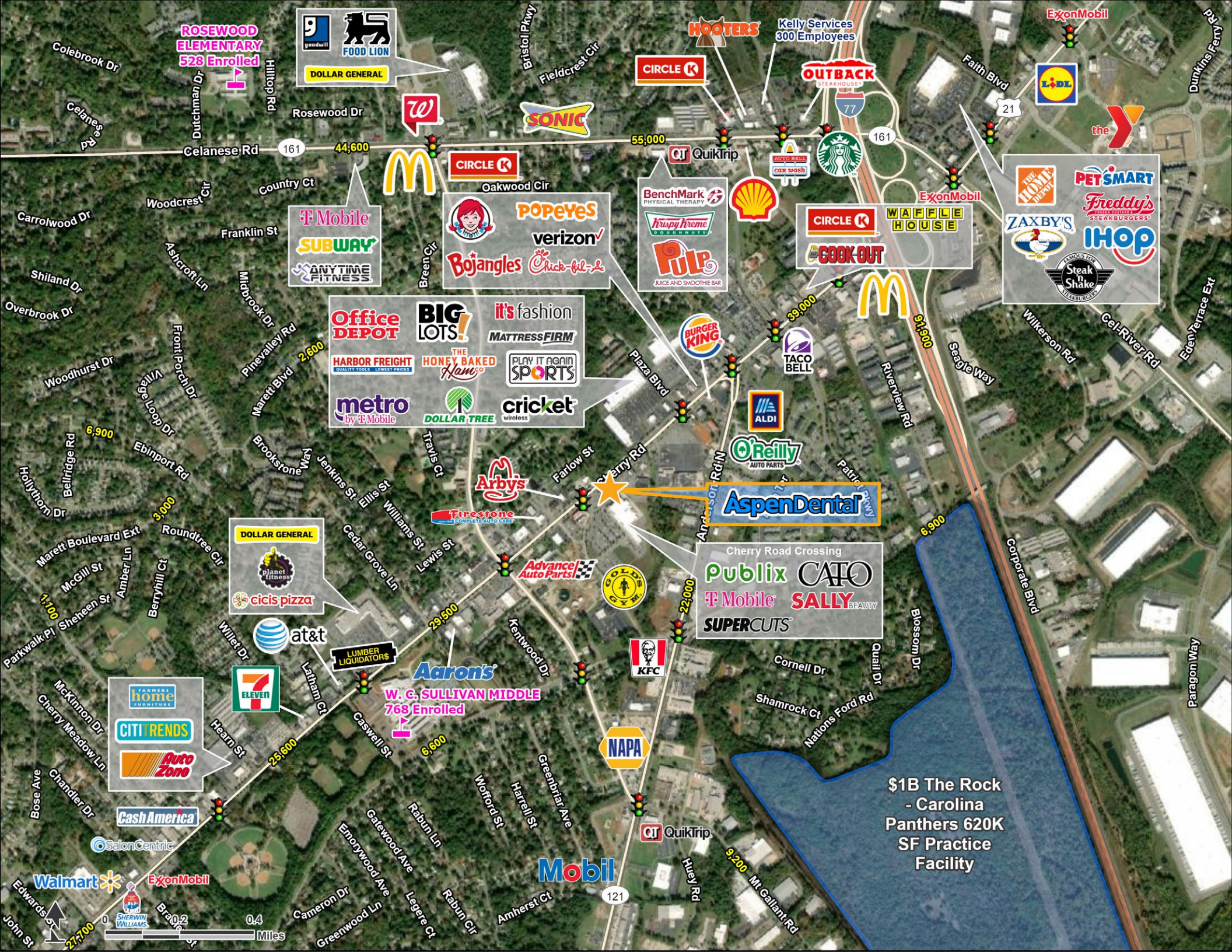
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Miles

North

Graybar



ROSEWOOD
ELEMENTARY
528 Enrolled

goodwill
FOOD LION
DOLLAR GENERAL

W
McDonald's

T Mobile
SUBWAY
ANYTIME FITNESS

CIRCLE K
Popeyes
verizon
Bojangles
Chick-fil-A

Office DEPOT
BIG LOTS!
HARBOR FREIGHT
THE HONEY BAKED Ham
metro by T-Mobile
DOLLAR TREE
it's fashion
MATTRESS FIRM
PLAY IT AGAIN SPORTS
cricket wireless

DOLLAR GENERAL
planet fitness
cicis pizza

at&t
7 ELEVEN

FARMER'S home FURNITURE
CITITRENDS
Auto Zone

Cash America

Walmart

ExxonMobil

Mobil

HOOTERS
CIRCLE K
QuikTrip
OUTBACK STEAKHOUSE
Kelly Services 300 Employees

BenchMark PHYSICAL THERAPY
Kruppy Kreme
Pulp
Shell

CIRCLE K
Waffle House
COOK-OUT

PET SMART
ZAXBY'S
IHOP
Steak 'n Shake

AspenDental

Cherry Road Crossing
Publix CATO
T Mobile SALLY BEAUTY
SUPERCUTS

Aaron's
W. G. SULLIVAN MIDDLE
768 Enrolled

KFC

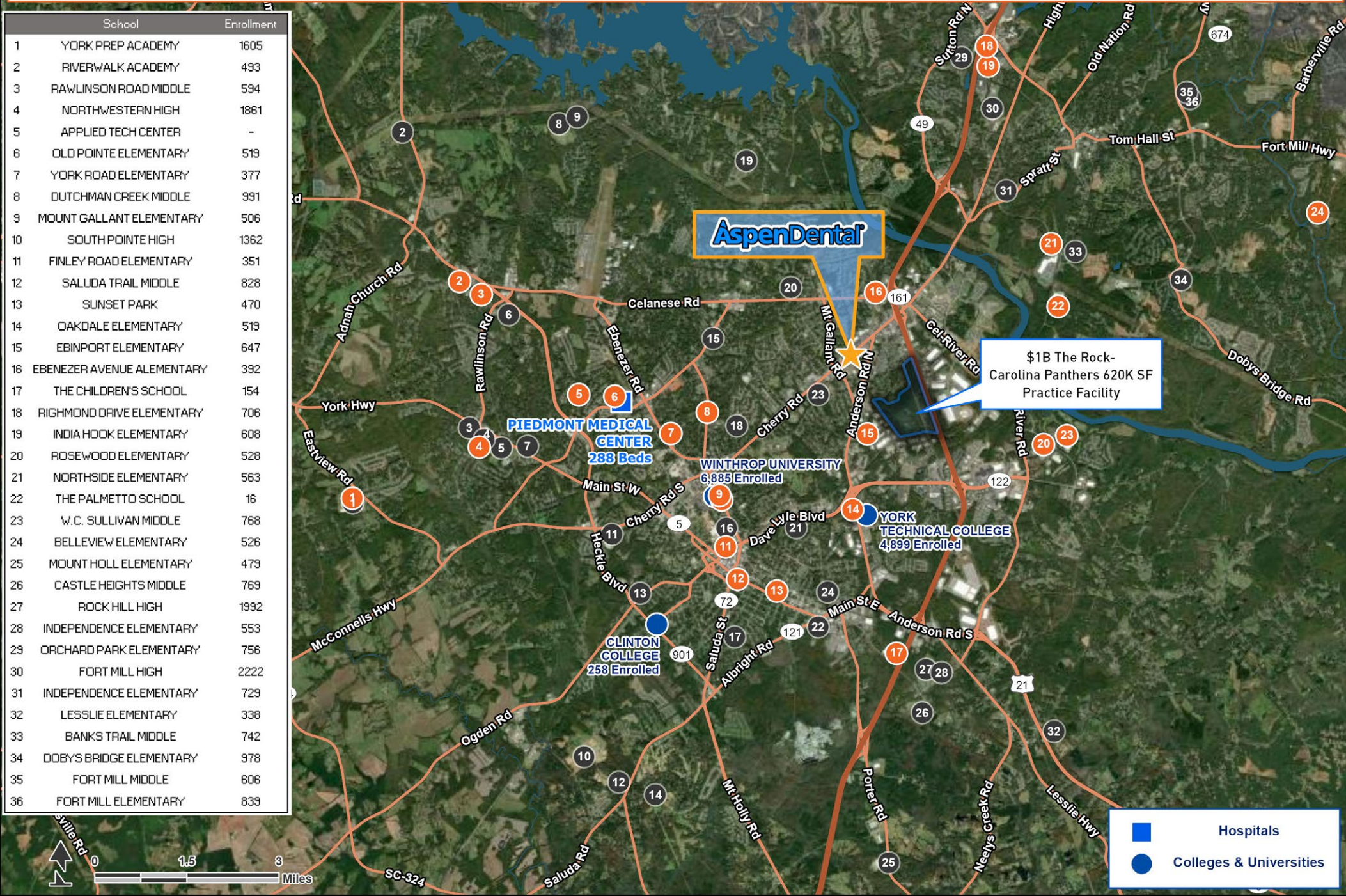
NAPA

QuikTrip

\$1B The Rock
- Carolina
Panthers 620K
SF Practice
Facility

Employer	# of Employees	Employer	# of Employees	Employer	# of Employees	Employer	# of Employees
1 YORK PREPARATORY ACADEMY	200	7 NEW HOPE TREATMENT CTR	300	13 ATLAS COPCO COMPRESSORS	300	19 MERGENT INC	210
2 WALMART SUPERCENTER	350	8 WESTMINSTER TOWERS	200	14 HOOD CENTER AT YORK TECHNICAL	501	20 NEW AIR USA INC	200
3 COMPORIUM TELECOM	250	9 WINTHROP UNIVERSITY DEVMNT OFC	4000	15 TEREX CORP	200	21 US FOODS	800
4 NORTHWESTERN HIGH SCHOOL	200	10 WINTHROP UNIVERSITY	1200	16 KELLY SERVICES	300	22 NORTHERN TOOL + EQUIPMENT	401
5 YORK COUNTY DISABILITIES BOARD	500	11 WILLIAMS & FUDGE INC	400	17 WEST MARINE	200	23 CHICAGO PNEUMATIC TOOL CO	340
6 PIEDMONT MEDICAL CTR	1497	12 COMPORIUM GROUP	400	18 DOMTAR CORP	500	24 CONTINENTAL TIRE NORTH AMERICA	2100

School	Enrollment
1 YORK PREP ACADEMY	1605
2 RIVERWALK ACADEMY	493
3 RAWLINSON ROAD MIDDLE	594
4 NORTHWESTERN HIGH	1861
5 APPLIED TECH CENTER	-
6 OLD POINTE ELEMENTARY	519
7 YORK ROAD ELEMENTARY	377
8 DUTCHMAN CREEK MIDDLE	991
9 MOUNT GALLANT ELEMENTARY	506
10 SOUTH POINTE HIGH	1362
11 FINLEY ROAD ELEMENTARY	351
12 SALUDA TRAIL MIDDLE	828
13 SUNSET PARK	470
14 OAKDALE ELEMENTARY	519
15 EBINPORT ELEMENTARY	647
16 EBENEZER AVENUE ALEMNTARY	392
17 THE CHILDREN'S SCHOOL	154
18 RICHMOND DRIVE ELEMENTARY	706
19 INDIA HOOK ELEMENTARY	608
20 ROSEWOOD ELEMENTARY	528
21 NORTHSIDE ELEMENTARY	563
22 THE PALMETTO SCHOOL	16
23 W.C. SULLIVAN MIDDLE	768
24 BELLEVIEW ELEMENTARY	526
25 MOUNT HOLL ELEMENTARY	479
26 CASTLE HEIGHTS MIDDLE	769
27 ROCK HILL HIGH	1992
28 INDEPENDENCE ELEMENTARY	553
29 ORCHARD PARK ELEMENTARY	756
30 FORT MILL HIGH	2222
31 INDEPENDENCE ELEMENTARY	729
32 LESSLIE ELEMENTARY	338
33 BANKS TRAIL MIDDLE	742
34 DOBYS BRIDGE ELEMENTARY	978
35 FORT MILL MIDDLE	606
36 FORT MILL ELEMENTARY	839



ROCK HILL (CHARLOTTE MSA), SC OVERVIEW



AREA OVERVIEW

Rock Hill is situated in northern South Carolina, 24 miles south of Downtown Charlotte. Rock Hill is the largest city in York County, SC and the fifth largest city in the state. It is the 4th largest city of the Charlotte MSA (2.6M residents) behind Charlotte, Concord and Gastonia. The city has seen a significant amount of growth over the last decade, averaging A 1.5% annual population increase since 2010. Once home to a thriving textiles industry, Rock Hill has transformed itself to include many global companies such as Atlas Copco, 3D Systems, Hyosung, Comporium Communications and the Carolina Panthers.



ECONOMY

Rock Hill has become an economic and competitive force in the Carolinas. The city offers favorable tax laws, education opportunities and appealing business incentives. Rock Hill has evolved into an emerging center for technology and creativity. Once a thriving textiles industry, the Charlotte suburb is headquarters to companies including Hyosung, Comporium Communications, 3D Systems, Atlas Copco, Amida Industries and the Carolina Panthers. The Carolina Panthers recently announced plans to build a \$1B practice facility – coming in 2023, the 640,000 SF complex will be the largest NFL practice camp in the US.



EDUCATION AND MEDICAL

Public education in Rock Hill is administered by York County School District 3. The district operates 27 schools in the city, including 19 elementary schools, five middle schools and three high schools. The district serves over 25,000 students. Rock Hill is also home to three colleges including Winthrop University (6,885 students), York Technical College (4,899 students) and Clinton College (258 students).

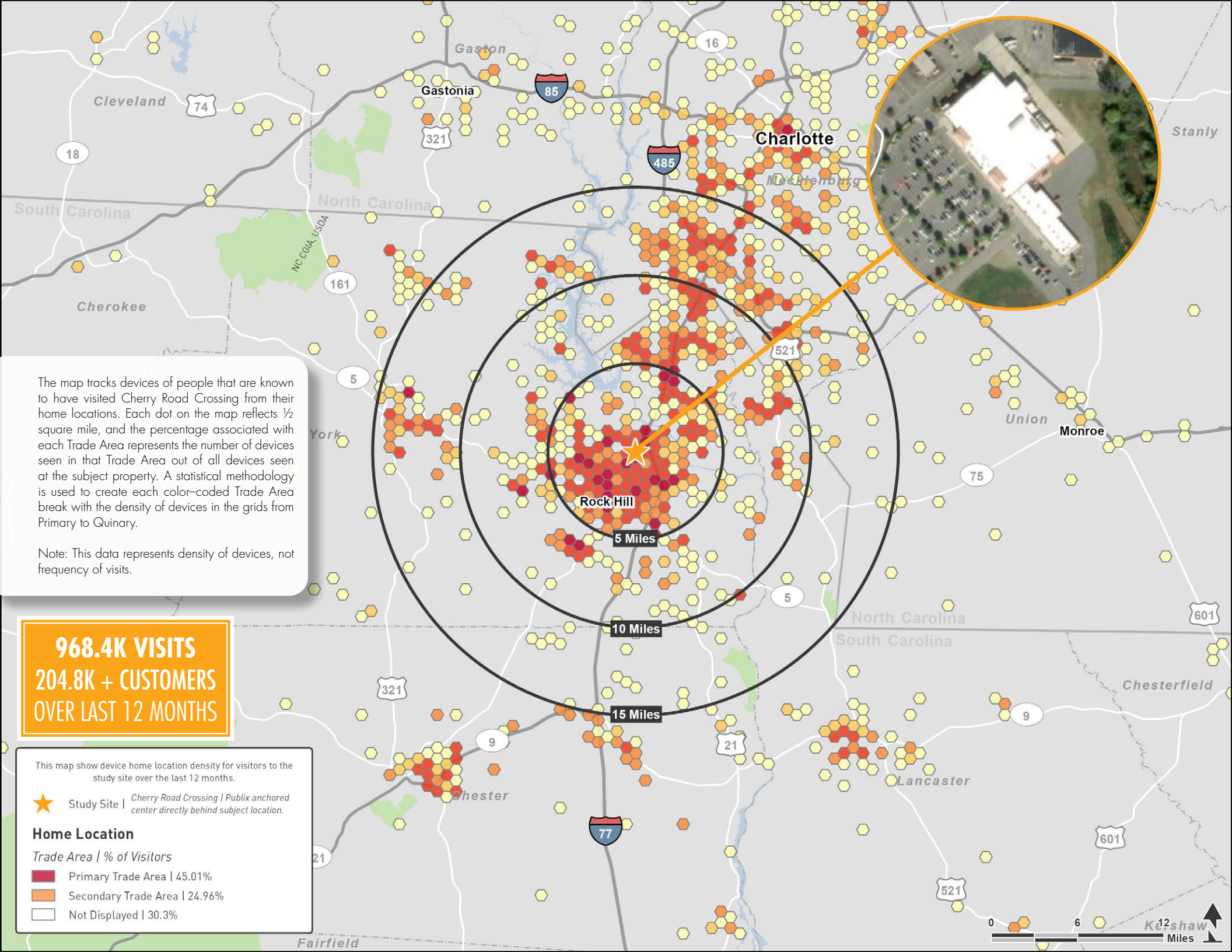


The 288-bed Piedmont Medical Center has been serving the York County residents and surrounding areas since 1983. The full-service hospital offers extensive range of services: Cancer Care, Orthopedics, Cardiovascular, Neurology, Obstetrics, Rehab, Surgical Care and more.



TOURISM

Rock Hill is well known for a variety of well-maintained public parks and outdoor amenities. The city is home to 31 parks, four recreational centers, one botanical garden, along with the many hiking and biking trails. The prominent parks and outdoor facilities include Cherry Park, Ebenezer Park, Glencairn Garden, Manchester Meadows, Westminster Park and the recently built Riverwalk & Rock Hill Outdoor Center – a 1,000 acre mixed-use community offering kayaking, hiking, mountain biking and home to the Giordana Velodrome and Rock Hill BMX Supercross track. The Carolina Panthers 240-acre development will include upon completion: Panthers new HQ, an indoor practice facility, outdoor practice fields, corporate offices, residential, retail and multi-use paths. The \$1B project is expected to open in 2023.



The map tracks devices of people that are known to have visited Cherry Road Crossing from their home locations. Each dot on the map reflects 1/2 square mile, and the percentage associated with each Trade Area represents the number of devices seen in that Trade Area out of all devices seen at the subject property. A statistical methodology is used to create each color-coded Trade Area break with the density of devices in the grids from Primary to Quinary.

Note: This data represents density of devices, not frequency of visits.

968.4K VISITS
204.8K + CUSTOMERS
OVER LAST 12 MONTHS

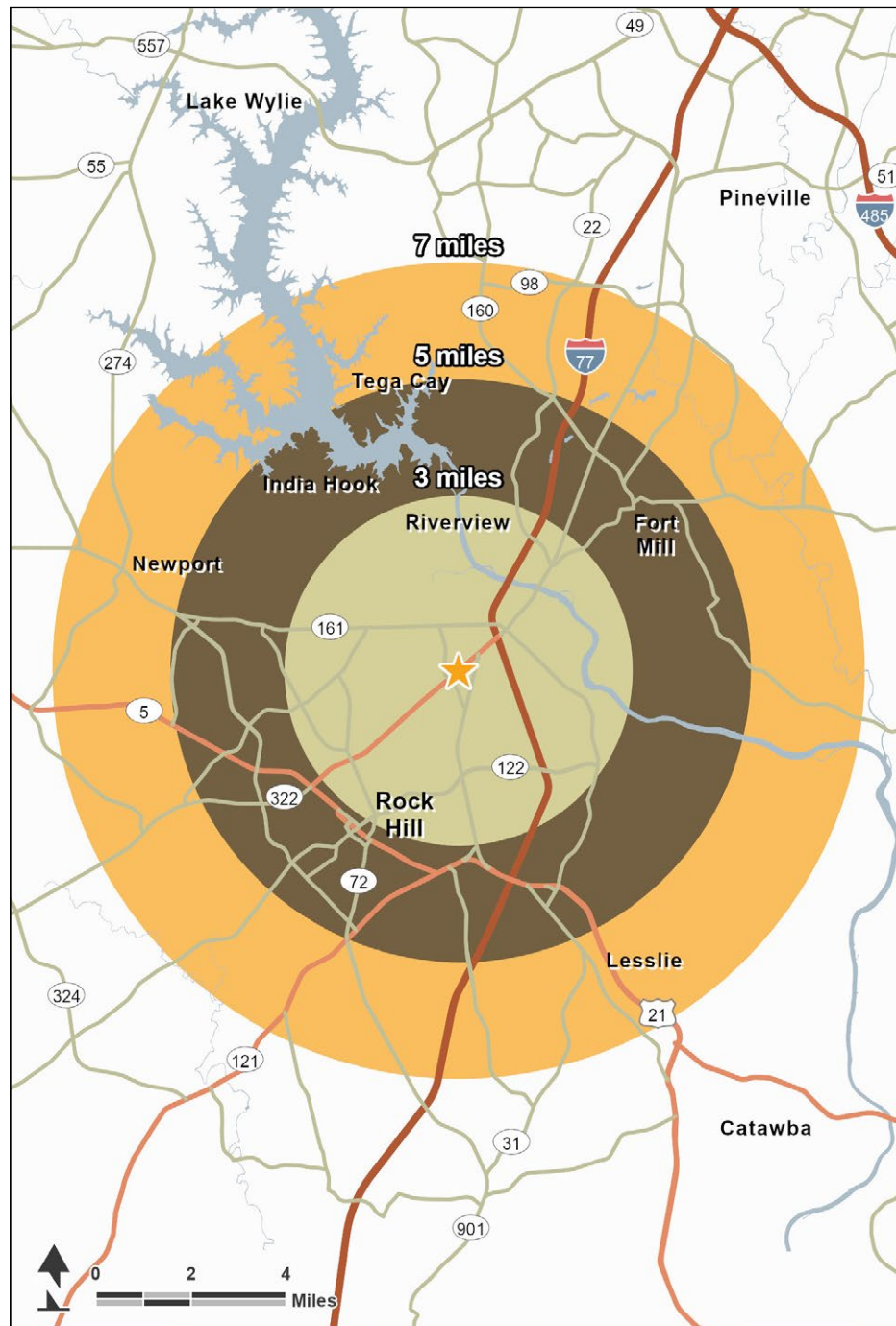
This map show device home location density for visitors to the study site over the last 12 months.

★ Study Site | Cherry Road Crossing | Publix anchored center directly behind subject location.

Home Location

Trade Area | % of Visitors

- Primary Trade Area | 45.01%
- Secondary Trade Area | 24.96%
- Not Displayed | 30.3%



Population

	3 miles	5 miles	7 miles
2020 Total Population	47,930	111,729	169,981
2025 Total Population	52,999	122,248	189,287
2010 Total Population	40,645	91,995	131,931
2020 Group Quarters Population	2,438	2,946	2,977
2010-2019 Population: Annual Growth Rate	1.62%	1.91%	2.50%
2019-2024 Population: Annual Growth Rate	2.03%	1.82%	2.17%
2020 Male Population	22,590	52,808	81,115
2020 Female Population	25,340	58,922	88,866
2020 Median Age	33.7	35.8	37.5

Households

2020 Total Households	19,470	44,088	65,829
2025 Total Households	21,628	48,397	73,441
2020 Owner Occupied Housing Units	10,352	27,843	45,050
2020 Median Home Value	\$177,184	\$207,563	\$226,554

Population By Race

2020 White Population	64.47%	65.04%	69.19%
2020 Black/African American Population	23.13%	25.55%	22.14%
2020 American Indian/Alaska Native Population	0.63%	0.52%	0.62%
2020 Asian Population	3.40%	2.73%	2.68%
2020 Pacific Islander Population	0.14%	0.08%	0.09%
2020 Other Race Population	5.44%	3.46%	2.75%
2020 Hispanic Population	10.42%	7.10%	6.22%

Educational Attainment

2020 Population Age 25+: Less than 9th Grade	3.47%	2.82%	2.33%
2020 Population Age 25+: 9-12th Grade/No Diploma	6.38%	6.37%	5.72%
2020 Population Age 25+: High School Diploma	20.24%	19.96%	18.88%
2020 Population Age 25+: GED/Alternative Credential	4.23%	3.67%	3.53%
2020 Population Age 25+: Some College/No Degree	21.34%	20.87%	20.03%
2020 Population Age 25+: Associate's Degree	10.80%	11.09%	11.50%
2020 Population Age 25+: Bachelor's Degree	21.92%	23.59%	25.63%
2020 Population Age 25+: Graduate/Professional Degree	11.62%	11.63%	12.37%

Income

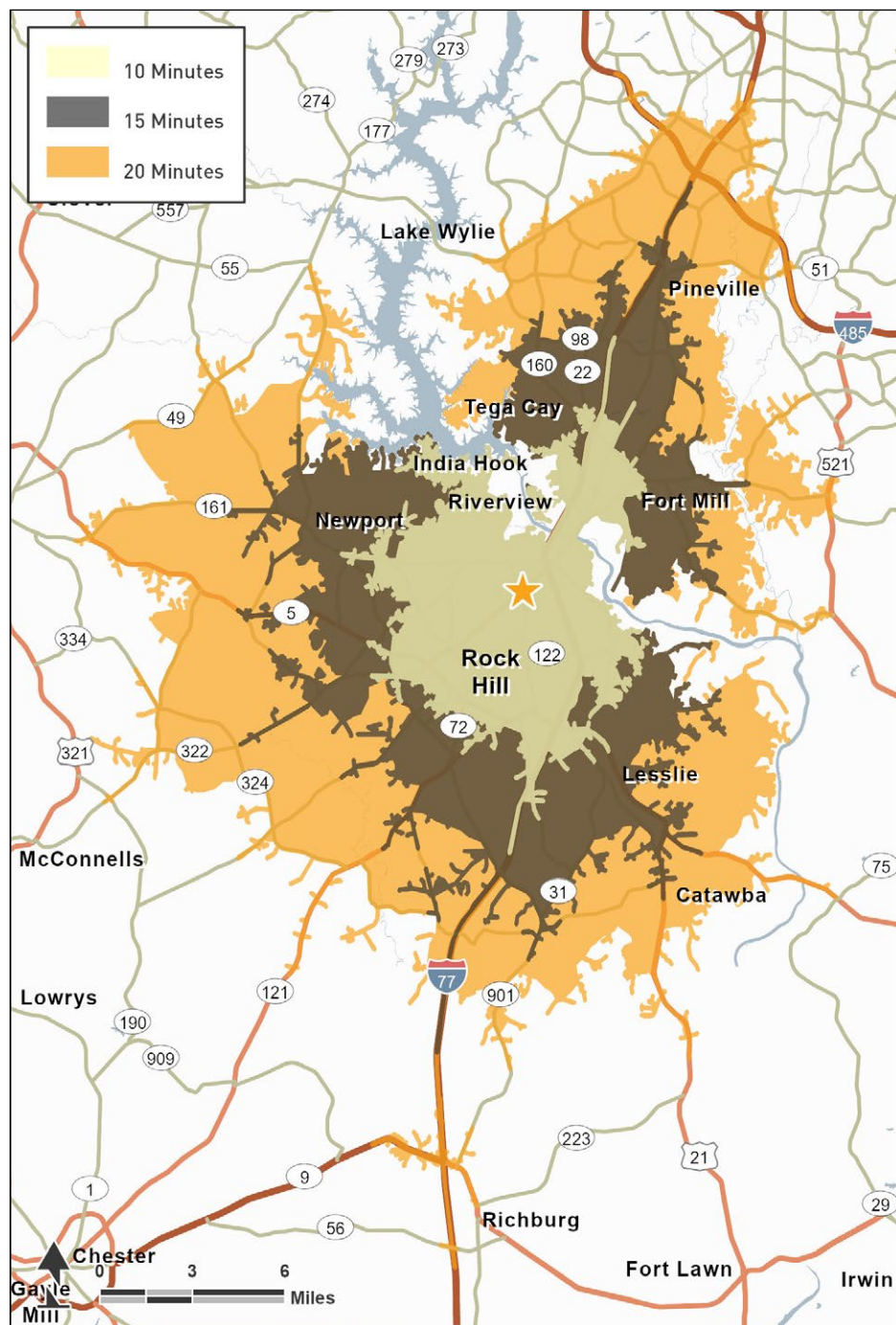
2020 Average Household Income	\$70,912	\$81,872	\$91,228
2020 Median Household Income	\$50,854	\$55,686	\$63,580
2020 Per Capita Income	\$28,630	\$32,080	\$35,422

Business

2020 Total (NAICS11-99) Businesses	1,965	3,881	5,071
2020 Total (NAICS11-99) Employees	28,328	56,200	68,409

Daytime Population

2020 Total Daytime Population	53,897	119,157	171,979
2020 Daytime Population: Workers	28,223	57,422	79,215
2020 Daytime Population: Residents	25,674	61,735	92,764



Population

	10 minutes	15 minutes	20 minutes
2020 Total Population	69,984	142,716	234,754
2025 Total Population	76,570	158,051	263,255
2010 Total Population	62,437	113,749	182,169
2020 Group Quarters Population	2,828	2,973	3,246
2010-2019 Population: Annual Growth Rate	1.12%	2.24%	2.51%
2019-2024 Population: Annual Growth Rate	1.82%	2.06%	2.32%
2020 Male Population	32,857	67,826	113,109
2020 Female Population	37,127	74,890	121,645
2020 Median Age	34.6	36.9	37.1

Households

2020 Total Households	28,300	56,232	89,820
2025 Total Households	31,089	62,467	100,727
2020 Owner Occupied Housing Units	15,911	36,995	62,490
2020 Median Home Value	\$178,407	\$208,650	\$221,823

Population By Race

2020 White Population	62.23%	66.73%	67.35%
2020 Black/African American Population	26.87%	24.35%	21.78%
2020 American Indian/Alaska Native Population	0.56%	0.51%	0.74%
2020 Asian Population	3.00%	2.83%	3.47%
2020 Pacific Islander Population	0.11%	0.08%	0.08%
2020 Other Race Population	4.46%	2.99%	3.82%
ccc	8.69%	6.48%	8.48%

Educational Attainment

2020 Population Age 25+: Less than 9th Grade	3.23%	2.54%	2.70%
2020 Population Age 25+: 9-12th Grade/No Diploma	6.87%	6.20%	5.69%
2020 Population Age 25+: High School Diploma	21.17%	20.19%	19.87%
2020 Population Age 25+: GED/Alternative Credential	4.06%	3.67%	3.67%
2020 Population Age 25+: Some College/No Degree	21.54%	20.23%	20.40%
2020 Population Age 25+: Associate's Degree	11.14%	11.51%	10.96%
2020 Population Age 25+: Bachelor's Degree	21.02%	24.17%	25.01%
2020 Population Age 25+: Graduate/Professional Degree	10.96%	11.49%	11.70%

Income

2020 Average Household Income	\$71,546	\$85,247	\$91,161
2020 Median Household Income	\$50,277	\$58,961	\$65,791
2020 Per Capita Income	\$28,827	\$33,362	\$35,004

Business

2020 Total (NAICS11-99) Businesses	3,108	4,886	8,114
2020 Total (NAICS11-99) Employees	43,550	68,373	121,551

Daytime Population

2020 Total Daytime Population	80,889	149,341	255,477
2020 Daytime Population: Workers	42,361	71,258	130,271
2020 Daytime Population: Residents	38,528	78,083	125,206



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