

Marcus & Millichap

PATEL YOZWIAK GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID 19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Marcus & Millichap



WALGREENS

1718 Catlin Dr., Barnhart, MO 63012

PRESENTED BY:

Joe Sparano

Associate
Patel Yozwiak Group
Columbus Office
Office (614) 360-9047

joe.sparano@marcusmillichap.com

License: OH: SAL.2017002204

Dan Yozwiak

First Vice President, Investments
Patel Yozwiak Group
Columbus Office
Office (614) 360-9036

dan.yozwiak@marcusmillichap.com

License: OH: SAL.2008003600

Darpan Patel

First Vice President, Investments
Patel Yozwiak Group
Tampa Office

Office (513) 878-7723

darpan.patel@marcusmillichap.com

License: OH: SAL 2012000748

Brad Barham MO Broker of Record Lic #: 2013016939

Marcus & Millichap

OFFICES NATIONWIDE AND THROUGHOUT CANADA

WWW.MARCUSMILLICHAP.COM

Tenant Name

Walgreens

Walgreens Boots Alliance, Inc., together with its subsidiaries, operates a network of drugstores in the United States. It provides consumer goods and services, pharmacy, and health and wellness services through drugstores, as well as through mail, and by telephone and online. The company provides specialty pharmacy services and sells prescription and non-prescription drugs; and general merchandise, including convenience and fresh foods, household items, personal care, photofinishing and candy, and beauty care. In addition, the company manages in-store convenient care clinics (Healthcare Clinics). It operates over 9,500 locations in 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. The company also manages approximately 400 Healthcare Clinics and provider practice locations.

2020 Sales Volume

\$72B

Ownership

Public

Credit Rating

S&P: BBB

Number of Locations:

9,500+



Walgreens

1718 Catlin Drive, Barnhart, Missouri

OFFERING PRICE

\$5,327,433

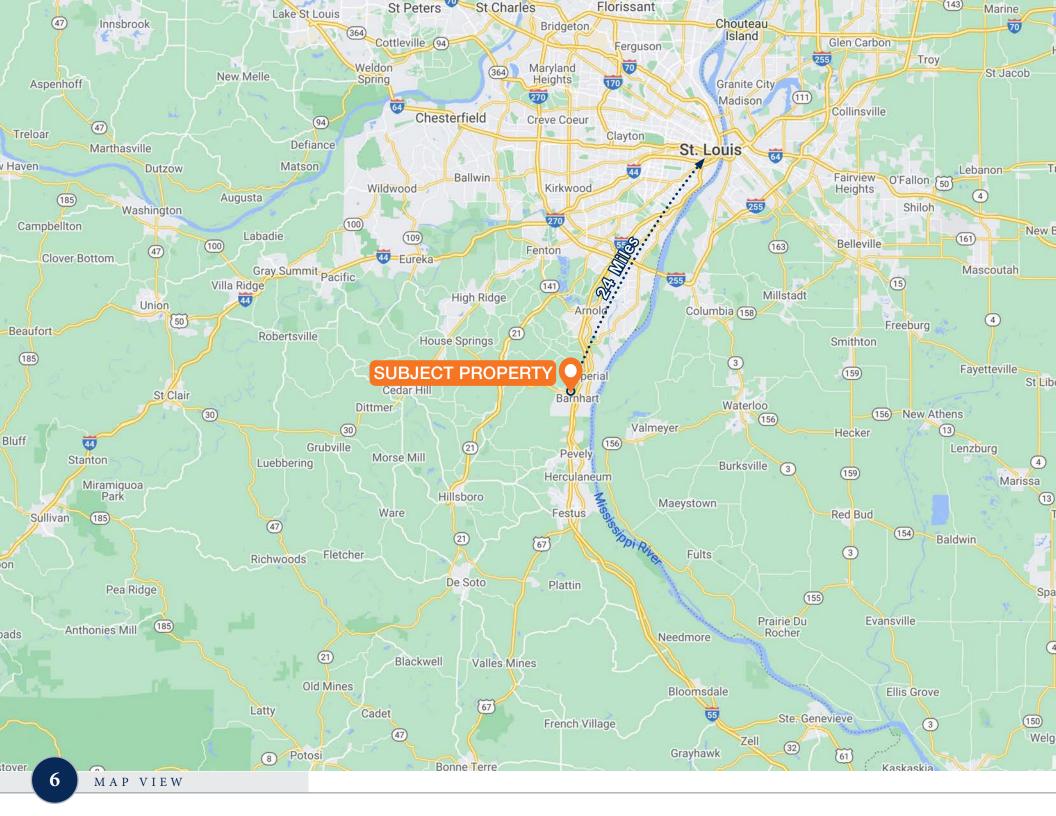
CAP RATE

5.65%

GROSS LEASABLE AREA

13,200 SF

- ▶ 7.5 Years Remaining on an Absolute NNN Lease | No Landlord Responsibilities
- ► Ten, Five-Year Options to Renew
- ▶ Percentage Rent Increases in Each Option
- Strong Performing Location | Reported sales well above National Average with Increasing store sales year over year
- ▶ Just off of Interstate 55, Seeing 81,800+ Vehicles Per Day, and State Highway M, With Traffic Counts of 17,420+ VPD
- ▶ 30 Minutes from Downtown St. Louis
- ▶ Nearest Competing Drug Stores Are Over 5 Miles Away
- Average Household Income is \$100,000 Within 1 Mile of the Subject Property
- ▶ Standard & Poor's BBB Investment Grade Tenant















PRICING DETAILS // 1718 Catlin Drive

THE OFFERING		
Property		Walgreens
Property Address	1718 Catlin Dr.,	Barnhart, MO 63012
LIST PRICE		
Price	Cap Rate	Price/SF
\$5,327,433	5.65%	\$514.73

PROPERTY DESCRIPTION	
Year Built	1994
Gross Leasable Area	10,350 SF
Type of Ownership	Fee Simple
Lot Size	+/- 1.39 Acres
Occupancy	Single Tenant
Parking	65 Spaces
Zoning	Commercial

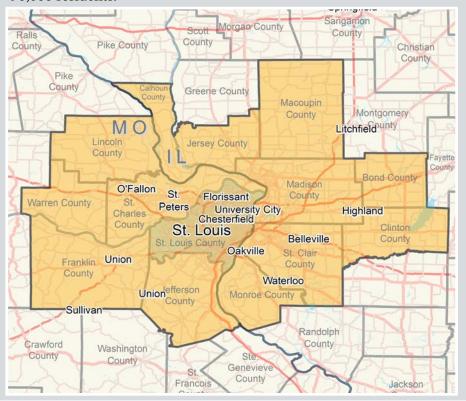


TENANT	Walgreens			
GUARANTOR	Corporate			
ORIGINAL LEASE TERM	25 Years			
LEASE COMMENCEMENT	05/01/2004			
LEASE EXPIRATION	06/30/2029			
LEASE TYPE	Absolute Net			
GLA	13,200 SF			
RENT ESCALATIONS	Term	\$/SF	Monthly	Annual
	Current - 6/30/2029	\$22.80	\$25,083	\$301,000
RENEWAL OPTIONS	Ten, 5-Year Options with Percentage Rent Increases			
LANDLORD REPAIRS & MAINTENANCE	None			
TENANT REPAIRS & MAINTENANCE	All			
RIGHT OF FIRST REFUSAL	No			

MARKET OVERVIEW // St. Louis Metro Area

ST. LOUIS METRO OVERVIEW:

Known for its Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county with 1 million people. The city of St. Louis, which is located at the confluence of the Mississippi and Missouri rivers, contains approximately 316,000 citizens and is the only city in the metro with a population of more than 90,000 residents.



ST. LOUIS METRO HIGHLIGHTS:



CENTRAL LOCATION

The central U.S. location and Mississippi River accessibility allow for fast access to markets both domestically and internationally.



EXCELLENT TRANSPORTATION SYSTEM

The St. Louis metro has extensive freight, rail, air and sea transportation systems, facilitating shipping and distribution of goods worldwide.



AFFORDABLE COST OF LIVING

Home prices are well below other large markets in Midwestern states and the U.S. overall.

ECONOMY HIGHLIGHTS:

- St. Louis is highly ranked for its logistics infrastructure, bolstered by its central geographic location and easy access to major waterways. It is a significant inland port.
- The region is emerging as a large financial services center, with two Fortune 500 companies headquartered in the metro: Jones Financial and Reinsurance Group-America.
- The metro is home to seven other Fortune 500 companies including Centene, Emerson Electric and Graybar Electric.
- Government entities pursue business development and provide resources for startups, along with incubators with guidance and inexpensive office and lab space.

ST. LOUIS METRO DEMOGRAPHICS









MARKET OVERVIEW // Barnhart, Missouri

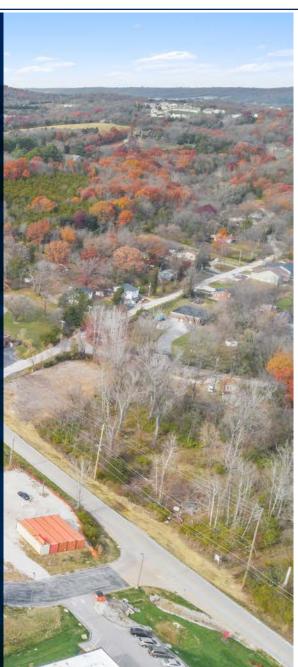


Barnhart is a census-designated place (CDP) in Jefferson County, Missouri. It is said that because Mrs. C. L. Barnhart donated some land for the Frisco Railroad Depot, the town was named for the Barnhart family.

Jefferson County is located in the eastern portion of the state of Missouri. It is a part of the St. Louis Metropolitan Area. Its county seat is Hillsboro. The county was organized in 1818 and named in honor of former president Thomas Jefferson.

Greater St. Louis is a bi-state metropolitan area that completely surrounds and includes the independent city of St. Louis, the principal city. It includes parts of both Missouri and Illinois. The city core is on the Mississippi Riverfront on the border with Illinois in the geographic center of the metro area. The Mississippi River bisects the metro area geographically between Illinois and Missouri; however, the Missouri half is much more populous.

As of 2018, Greater St. Louis is home to the headquarters of ten of Missouri's eleven Fortune 500 companies, [9] six Fortune 1,000 companies, and two of the top 30 largest private companies in America, as ranked by Forbes. The metropolitan area received the All-America City Award in 2008.



Marcus & Millichap Patel yozwiak group

Total Population 3,742 21,230 49,676	POPULATION	1 Mile	3 Miles	5 Miles
2021 Estimate Total Population 3,672 20,627 48,531 2010 Census 3,620 19,853 47,239 2000 Census 3,279 16,391 40,422 Daytime Population 2021 Estimate 2,273 13,972 35,699 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2026 Projection 1 Mile 3 Miles 5 Miles 2021 Estimate 1,334 7,438 18,095 2021 Estimate 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census 1,256 6,800 16,801 2000 Census 1,059 5,350 13,901 Occupied Units 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate 1,38% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1% <td>2026 Projection</td> <td></td> <td></td> <td></td>	2026 Projection			
Total Population 3,672 20,627 48,531 2010 Census Total Population 3,620 19,853 47,239 2000 Census Total Population 3,279 16,391 40,422 Daytime Population 2021 Estimate 2,273 13,972 35,699 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2026 Projection Total Households 1,334 7,438 18,095 2021 Estimate Total Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census Total Households 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$75,000-\$99,999 22.3% 24.1% 23.1% \$75,000-\$74,999 22.8% 18.8% 19.1%	Total Population	3,742	21,230	49,676
2010 Census Total Population 3,620 19,853 47,239 2000 Census Total Population 3,279 16,391 40,422 Daytime Population 2021 Estimate 2,273 13,972 35,699 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2026 Projection 1,334 7,438 18,095 2021 Estimate 1,301 7,180 17,563 Average (Mean) Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census 1,256 6,800 16,801 2000 Census 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate 1 3.8% 12.2% 10.9% \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$55,000-\$99,999	2021 Estimate			
Total Population 3,620 19,853 47,239 2000 Census Total Population 3,279 16,391 40,422 Daytime Population 2021 Estimate 2,273 13,972 35,699 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2026 Projection Total Households 1,334 7,438 18,095 2021 Estimate Total Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census Total Households 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate 1,38% 12.2% 10.9% \$150,000 °S More 13.8% 12.2% 10.9% \$100,000 °S 149,999	Total Population	3,672	20,627	48,531
2000 Census Total Population 3,279 16,391 40,422 Daytime Population 2021 Estimate 2,273 13,972 35,699 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2026 Projection Total Households 1,334 7,438 18,095 2021 Estimate Total Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census Total Households 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 4021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3%	2010 Census			
Total Population 3,279 16,391 40,422 Daytime Population 2021 Estimate 2,273 13,972 35,699 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2026 Projection Total Households 1,334 7,438 18,095 2021 Estimate Total Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census Total Households 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate 1 Mile 3 Miles 5 Miles 3150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7%	Total Population	3,620	19,853	47,239
Daytime Population 2021 Estimate 2,273 13,972 35,699 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2026 Projection Total Households 1,334 7,438 18,095 2021 Estimate Total Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census Total Households 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	2000 Census			
2021 Estimate 2,273 13,972 35,699 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2026 Projection Total Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census Total Households 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	Total Population	3,279	16,391	40,422
HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2026 Projection 1,334 7,438 18,095 2021 Estimate Total Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census Total Households 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate 13.8% 12.2% 10.9% \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	Daytime Population			
2026 Projection Total Households 1,334 7,438 18,095 2021 Estimate Total Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census 1,256 6,800 16,801 2000 Census 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate 13.8% 12.2% 10.9% \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	2021 Estimate	2,273	13,972	35,699
Total Households 1,334 7,438 18,095 2021 Estimate Total Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census 1,256 6,800 16,801 2000 Census 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate 13.8% 12.2% 10.9% \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2021 Estimate Total Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census Total Households 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	2026 Projection			
Total Households 1,301 7,180 17,563 Average (Mean) Household Size 2.8 2.8 2.8 2010 Census Total Households 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate 13.8% 12.2% 10.9% \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	Total Households	1,334	7,438	18,095
Average (Mean) Household Size 2.8 2.8 2.8 2010 Census Total Households 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	2021 Estimate			
2010 Census 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate 13.8% 12.2% 10.9% \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	Total Households	1,301	7,180	17,563
Total Households 1,256 6,800 16,801 2000 Census Total Households 1,059 5,350 13,901 Occupied Units 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate 13.8% 12.2% 10.9% \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	Average (Mean) Household Size	2.8	2.8	2.8
2000 Census Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	2010 Census			
Total Households 1,059 5,350 13,901 Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	Total Households	1,256	6,800	16,801
Occupied Units 2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	2000 Census			
2026 Projection 1,410 7,908 19,329 2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	Total Households	1,059	5,350	13,901
2021 Estimate 1,372 7,614 18,709 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	Occupied Units			
HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	2026 Projection	1,410	7,908	19,329
2021 Estimate \$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	2021 Estimate	1,372	7,614	18,709
\$150,000 or More 13.8% 12.2% 10.9% \$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
\$100,000-\$149,999 22.3% 24.1% 23.1% \$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	2021 Estimate			
\$75,000-\$99,999 22.7% 23.0% 22.0% \$50,000-\$74,999 20.8% 18.8% 19.1%	\$150,000 or More	13.8%	12.2%	10.9%
\$50,000-\$74,999 20.8% 18.8% 19.1%	\$100,000-\$149,999	22.3%	24.1%	23.1%
	\$75,000-\$99,999	22.7%	23.0%	22.0%
\$35,000-\$49,999 9.8% 9.0% 9.8%	\$50,000-\$74,999	20.8%	18.8%	19.1%
	\$35,000-\$49,999	9.8%	9.0%	9.8%
Under \$35,000 10.6% 12.9% 15.1%	Under \$35,000	10.6%	12.9%	15.1%
Average Household Income \$100,630 \$98,883 \$93,064	Average Household Income	\$100,630	\$98,883	\$93,064
Median Household Income \$84,451 \$84,924 \$81,610	Median Household Income	\$84,451	\$84,924	\$81,610
Per Capita Income \$35,709 \$34,457 \$33,699	Per Capita Income	\$35,709	\$34,457	\$33,699

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Consumer Expenditure Top 10 Categories			
Housing	\$22,844	\$22,767	\$22,114
Transportation	\$12,542	\$12,378	\$12,060
Personal Insurance and Pensions	\$9,805	\$9,672	\$9,264
Food	\$9,727	\$9,733	\$9,434
Healthcare	\$7,120	\$6,990	\$6,810
Entertainment	\$4,087	\$4,066	\$3,914
Cash Contributions	\$2,306	\$2,232	\$2,141
Apparel	\$2,208	\$2,158	\$2,080
Education	\$1,380	\$1,333	\$1,261
Gifts	\$1,374	\$1,284	\$1,229
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	3,672	20,627	48,531
Under 20	25.6%	26.9%	26.9%
20 to 34 Years	17.8%	18.2%	18.5%
35 to 39 Years	7.2%	7.7%	7.6%
40 to 49 Years	13.1%	13.8%	13.8%
50 to 64 Years	24.2%	21.3%	20.5%
Age 65+	12.3%	12.1%	12.6%
Median Age	39.6	38.2	38.0
Population 25+ by Education Level			
2021 Estimate Population Age 25+	2,552	14,032	32,903
Elementary (0-8)	1.5%	1.6%	2.0%
Some High School (9-11)	5.7%	6.3%	7.1%
High School Graduate (12)	29.9%	29.1%	30.2%
Some College (13-15)	26.7%	27.0%	25.2%
Associate Degree Only	12.8%	12.3%	12.1%
Bachelor's Degree Only	15.6%	15.8%	16.1%
Graduate Degree	7.8%	7.9%	7.3%



Marcus & Millichap PATEL YOZWIAK GROUP

PRESENTED BY

Joe Sparano

Associate
Patel Yozwiak Group
Columbus Office
Office (614) 360-9047
joe.sparano@marcusmillichap.com
License: OH: SAL.2017002204

Dan Yozwiak

First Vice President Investments
Columbus Office
Office (614) 360-9036
Dan.Yozwiak@marcusmillichap.com
License: OH SAL.2008003600

Darpan Patel

First Vice President Investments
Tampa Office
Office (513) 878-7723
Darpan.Patel@marcusmillichap.com
License: OH SAL.2012000748

Brad Barham MO Broker of Record Lic #: 2013016939

