Demographics

4630 Leighton Ave - The Flats at Leig...

200,000 SF Multi-Family Building

PREPARED BY

CoStar Group™

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Subject Property

Primary

Building

Building

Building

Interior

Interior

Interior

Building

Demographic Overview

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
16,101	**2.2**	**35**	**$46,067**

DEMOGRAPHIC RADIUS RINGS

Subject Property   1, 2, 10 Mile Radius
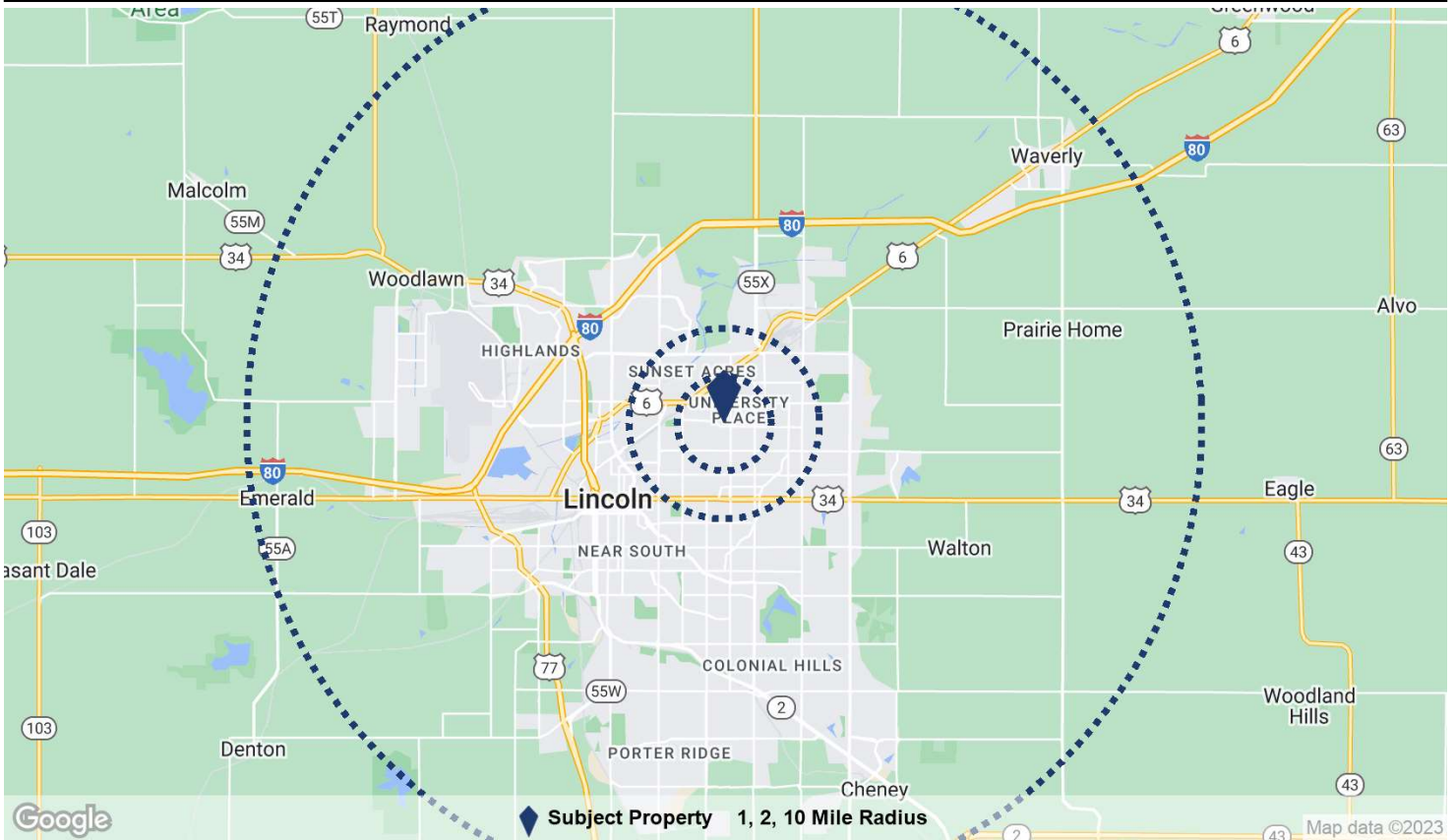
DEMOGRAPHIC SUMMARY

Population	1 Mile	2 Mile	10 Mile
2023 Population	16,101	51,541	309,995
2028 Population	16,352	52,144	317,218
Pop Growth 2023-2028	1.6%	1.2%	2.3%
2023 Average Age	35	36	37
Households			
2023 Households	6,808	22,428	124,464
2028 Households	6,930	22,730	127,489
Household Growth 2023-2028	1.8%	1.4%	2.4%
Median Household Income	$46,067	$48,077	$62,268
Average Household Size	2.2	2.2	2.4
Average HH Vehicles	2	2	2
Housing			
Median Home Value	$150,806	$148,729	$198,680
Median Year Built	1966	1965	1980

Age & Education

POPULATION BY AGE GROUP IN 1 MILE RADIUS
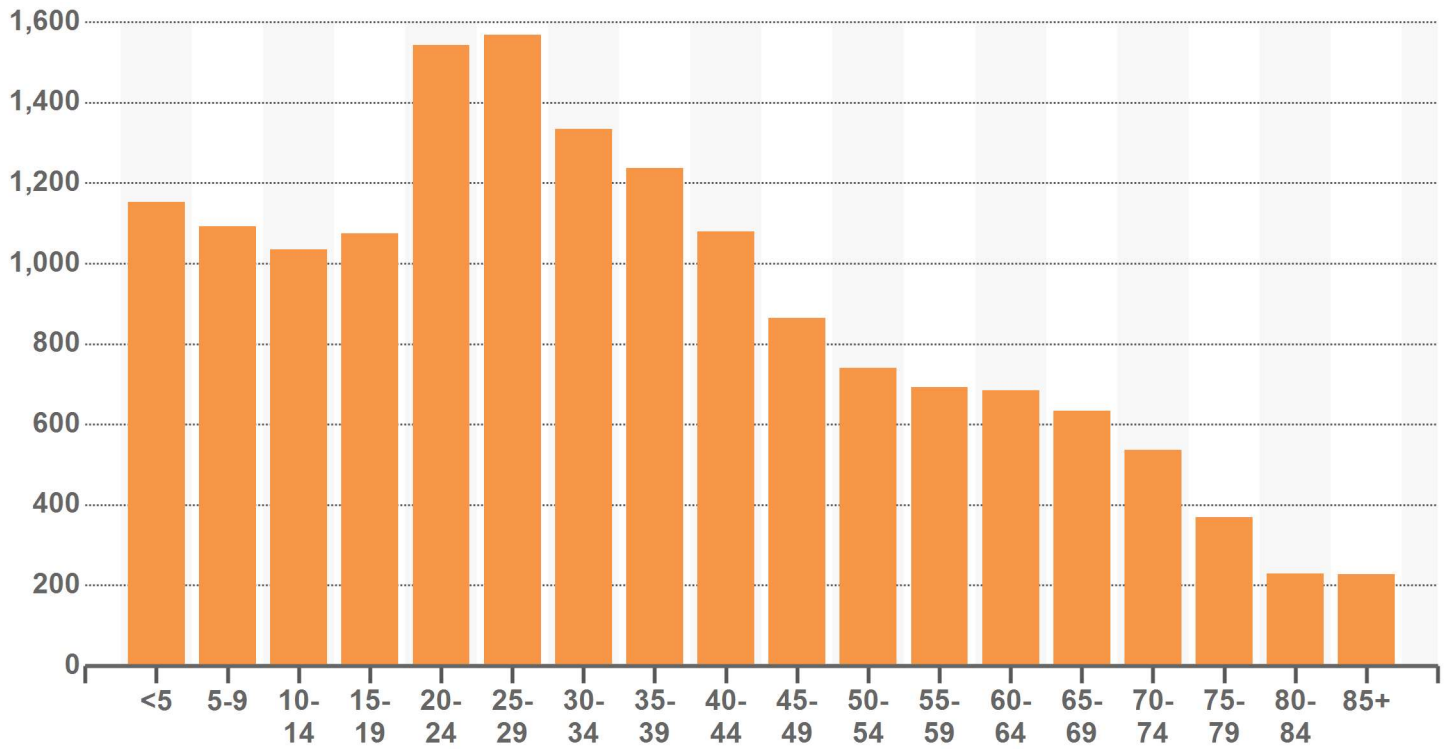
POPULATION BY AGE IN 1 MILE RADIUS

- ■ <20
- ■ 20-34
- ■ 35-49
- ■ 50-64
- ■ 65+
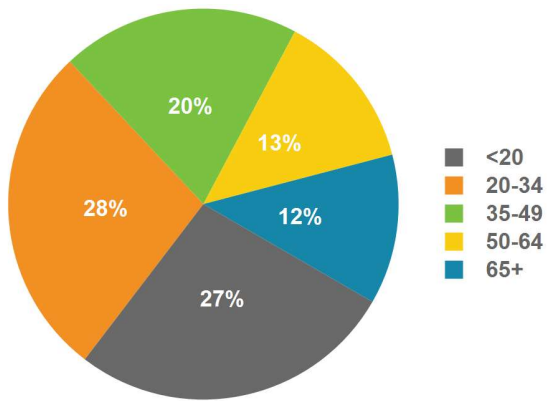
POPULATION BY EDUCATION IN 1 MILE RADIUS

- ■ No Diploma
- ■ High School
- ■ Some College
- ■ Associate
- ■ Bachelor
- ■ Advanced
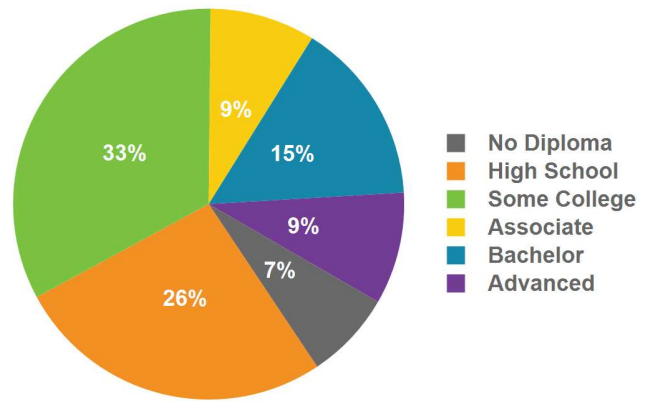
POPULATION BY RACE

	2023 Population					
Race	1 Mile			2 Mile		10 Mile	
White	13,570	84.28%	42,468	82.39%	267,010	86.13%
Black	1,010	6.27%	3,328	6.46%	14,031	4.53%
Asian	594	3.69%	2,684	5.21%	15,108	4.87%
American Indian & Alaskan	192	1.19%	752	1.46%	3,315	1.07%
Hawaiian & Pacific Islander	17	< 1%	81	< 1%	355	< 1%
Other	718	4.46%	2,229	4.32%	10,177	3.28%

0   2,800   5,600   8,400   11,200   14,000

POPULATION BY RACE IN 1 MILE RADIUS

- 84%
- 6%
- 4%
- 6%

■ White
■ Black
■ Asian
■ All Other
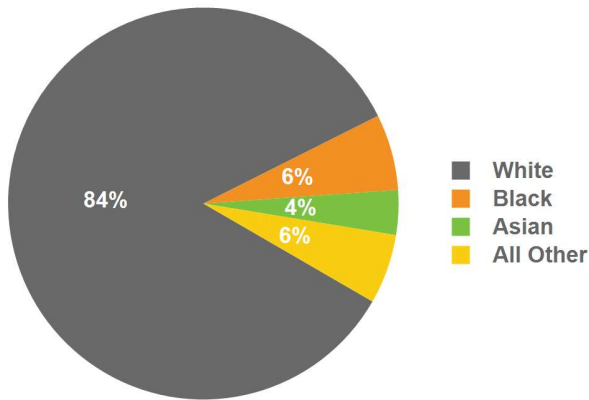
HISPANIC POPULATION IN 1 MILE RADIUS

- 91%
- 9%

■ Hispanic
■ Non-Hispanic
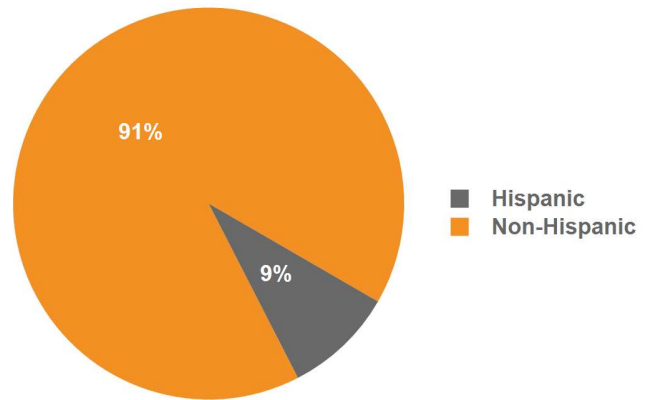
MILITARY POPULATION

	2023 Population					
	1 Mile			2 Mile		10 Mile	
Military	31	< 1%	55	< 1%	517	< 1%
Non-Military Workforce	8,909	99.65%	28,665	99.81%	173,484	99.70%

0   1,800   3,600   5,400   7,200   9,000