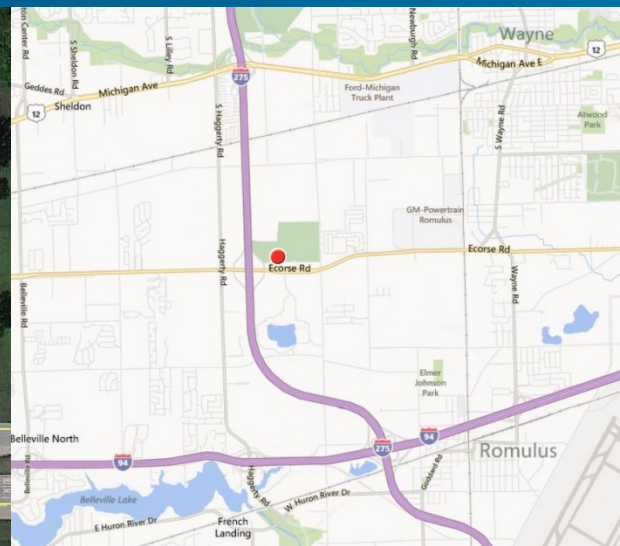


FOR SALE › VACANT LAND

# 2.14 Acres

NEQ ECORSE ROAD AND I-275, VAN BUREN TOWNSHIP, MI



## Property Amenities

- › Mixed-Use Allows Retail, Office and High-Tech
- › Easy Access to I-275
- › Minutes from Metro Airport
- › Excellent Visibility and Traffic Counts

## Contact Us

LOU FRANGO  
248 540 1000 | Ext. 1644  
SOUTHFIELD, MI  
[lou.frango@colliers.com](mailto:lou.frango@colliers.com)

Demographics	Category	1 Mile:	3 Mile:	5 Mile:
	Population	1,650	30,123	127,103
	Average Income	\$59,672	\$62,218	\$68,361
	Households	624	12,005	49,922

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FOR SALE > VACANT LAND

# 2.14 Acres

NEQ ECORSE ROAD AND I-275, VAN BUREN TOWNSHIP, MI

Colliers  
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## Demographic and Income Comparison Profile

40198 Ecorse Rd, Van Buren Twp, Michigan, 48184  
Rings: 1, 3, 5 mile radii

Latitude: 42.24923  
Longitude: -83.43615

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	1,669	30,113	128,285
Households	629	11,988	50,274
Families	454	7,679	33,333
Average Household Size	2.63	2.49	2.53
Owner Occupied Housing Units	562	7,565	34,229
Renter Occupied Housing Units	67	4,423	16,045
Median Age	35.6	35.7	36.8
<b>2013 Summary</b>			
Population	1,650	30,123	127,103
Households	624	12,005	49,922
Families	448	7,632	32,903
Average Household Size	2.62	2.49	2.53
Owner Occupied Housing Units	554	7,451	33,564
Renter Occupied Housing Units	70	4,553	16,358
Median Age	36.4	36.1	37.4
Median Household Income	\$53,320	\$48,987	\$53,807
Average Household Income	\$59,672	\$62,218	\$68,361
<b>2018 Summary</b>			
Population	1,620	29,878	124,956
Households	616	11,949	49,315
Families	439	7,525	32,238
Average Household Size	2.60	2.48	2.52
Owner Occupied Housing Units	547	7,468	33,378
Renter Occupied Housing Units	69	4,482	15,937
Median Age	37.3	36.8	38.1
Median Household Income	\$63,509	\$58,230	\$65,232
Average Household Income	\$68,996	\$72,384	\$78,578
<b>Trends: 2013-2018 Annual Rate</b>			
Population	-0.36%	-0.16%	-0.34%
Households	-0.27%	-0.09%	-0.24%
Families	-0.42%	-0.28%	-0.41%
Owner Households	-0.25%	0.05%	-0.11%
Median Household Income	3.56%	3.52%	3.93%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

March 04, 2014



## Demographic and Income Comparison Profile

40198 Ecorse Rd, Van Buren Twp, Michigan, 48184

Rings: 1, 3, 5 mile radii

Latitude: 42.24923  
Longitude: -83.43615

2013 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	71	11.4%	1,658	13.8%	5,665	11.3%
\$15,000 - \$24,999	75	12.0%	1,263	10.5%	5,261	10.5%
\$25,000 - \$34,999	57	9.1%	1,151	9.6%	4,506	9.0%
\$35,000 - \$49,999	76	12.2%	2,031	16.9%	7,317	14.7%
\$50,000 - \$74,999	162	26.0%	2,440	20.3%	10,168	20.4%
\$75,000 - \$99,999	109	17.5%	1,579	13.2%	7,014	14.1%
\$100,000 - \$149,999	57	9.1%	1,311	10.9%	6,859	13.7%
\$150,000 - \$199,000	14	2.2%	393	3.3%	2,261	4.5%
\$200,000+	3	0.5%	178	1.5%	867	1.7%
Median Household Income	\$53,320		\$48,987		\$53,807	
Average Household Income	\$59,672		\$62,218		\$68,361	
Per Capita Income	\$21,675		\$24,894		\$26,780	

2018 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	61	9.9%	1,469	12.3%	5,038	10.2%
\$15,000 - \$24,999	47	7.6%	874	7.3%	3,541	7.2%
\$25,000 - \$34,999	43	7.0%	977	8.2%	3,711	7.5%
\$35,000 - \$49,999	58	9.4%	1,684	14.1%	5,847	11.9%
\$50,000 - \$74,999	154	25.0%	2,292	19.2%	9,374	19.0%
\$75,000 - \$99,999	154	25.0%	2,185	18.3%	9,317	18.9%
\$100,000 - \$149,999	79	12.8%	1,758	14.7%	8,846	17.9%
\$150,000 - \$199,000	18	2.9%	492	4.1%	2,633	5.3%
\$200,000+	3	0.5%	218	1.8%	1,004	2.0%
Median Household Income	\$63,509		\$58,230		\$65,232	
Average Household Income	\$68,996		\$72,384		\$78,578	
Per Capita Income	\$25,180		\$29,052		\$30,903	

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

March 04, 2014



## Demographic and Income Comparison Profile

40198 Ecorse Rd, Van Buren Twp, Michigan, 48184

Rings: 1, 3, 5 mile radii

Latitude: 42.24923

Longitude: -83.43615

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	114	6.8%	2,109	7.0%	8,530	6.6%
Age 5 - 9	133	8.0%	2,156	7.2%	9,037	7.0%
Age 10 - 14	130	7.8%	2,030	6.7%	9,001	7.0%
Age 15 - 19	130	7.8%	2,190	7.3%	8,879	6.9%
Age 20 - 24	85	5.1%	1,977	6.6%	7,869	6.1%
Age 25 - 34	227	13.6%	4,282	14.2%	17,267	13.5%
Age 35 - 44	274	16.4%	4,688	15.6%	19,897	15.5%
Age 45 - 54	253	15.1%	4,433	14.7%	19,629	15.3%
Age 55 - 64	200	12.0%	3,510	11.7%	15,373	12.0%
Age 65 - 74	80	4.8%	1,695	5.6%	7,528	5.9%
Age 75 - 84	30	1.8%	765	2.5%	3,740	2.9%
Age 85+	14	0.8%	279	0.9%	1,535	1.2%

2013 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	112	6.8%	2,050	6.8%	8,196	6.4%
Age 5 - 9	115	7.0%	2,056	6.8%	8,498	6.7%
Age 10 - 14	126	7.6%	2,021	6.7%	8,740	6.9%
Age 15 - 19	119	7.2%	1,949	6.5%	8,268	6.5%
Age 20 - 24	112	6.8%	2,156	7.2%	8,319	6.5%
Age 25 - 34	209	12.7%	4,363	14.5%	17,311	13.6%
Age 35 - 44	254	15.4%	4,372	14.5%	18,517	14.6%
Age 45 - 54	244	14.8%	4,284	14.2%	18,944	14.9%
Age 55 - 64	215	13.0%	3,777	12.5%	16,140	12.7%
Age 65 - 74	101	6.1%	1,999	6.6%	8,779	6.9%
Age 75 - 84	31	1.9%	814	2.7%	3,838	3.0%
Age 85+	12	0.7%	283	0.9%	1,553	1.2%

2018 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	110	6.8%	2,021	6.8%	8,043	6.4%
Age 5 - 9	105	6.5%	1,947	6.5%	8,015	6.4%
Age 10 - 14	109	6.7%	1,944	6.5%	8,293	6.6%
Age 15 - 19	112	6.9%	1,840	6.2%	7,818	6.3%
Age 20 - 24	110	6.8%	1,846	6.2%	7,338	5.9%
Age 25 - 34	215	13.3%	4,611	15.4%	17,672	14.1%
Age 35 - 44	215	13.3%	3,929	13.2%	16,901	13.5%
Age 45 - 54	239	14.8%	4,087	13.7%	17,695	14.2%
Age 55 - 64	212	13.1%	3,840	12.9%	16,234	13.0%
Age 65 - 74	142	8.8%	2,510	8.4%	10,822	8.7%
Age 75 - 84	40	2.5%	1,008	3.4%	4,547	3.6%
Age 85+	11	0.7%	295	1.0%	1,579	1.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

March 04, 2014

Made with Esri Business Analyst



## Demographic and Income Comparison Profile

40198 Ecorse Rd, Van Buren Twp, Michigan, 48184

Rings: 1, 3, 5 mile radii

Latitude: 42.24923  
Longitude: -83.43615

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	977	58.5%	18,202	60.4%	87,848	68.5%
Black Alone	577	34.6%	9,530	31.6%	26,170	20.4%
American Indian Alone	9	0.5%	189	0.6%	580	0.5%
Asian Alone	15	0.9%	911	3.0%	8,695	6.8%
Pacific Islander Alone	3	0.2%	17	0.1%	37	0.0%
Some Other Race Alone	17	1.0%	300	1.0%	1,159	0.9%
Two or More Races	71	4.3%	965	3.2%	3,796	3.0%
Hispanic Origin (Any Race)	45	2.7%	912	3.0%	4,212	3.3%

2013 Race and Ethnicity	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	922	55.8%	17,605	58.4%	84,442	66.4%		
Black Alone	605	36.6%	9,939	33.0%	27,391	21.6%		
American Indian Alone	9	0.5%	189	0.6%	574	0.5%		
Asian Alone	16	1.0%	980	3.3%	9,217	7.3%		
Pacific Islander Alone	3	0.2%	18	0.1%	39	0.0%		
Some Other Race Alone	19	1.2%	334	1.1%	1,287	1.0%		
Two or More Races	77	4.7%	1,058	3.5%	4,153	3.3%		
Hispanic Origin (Any Race)	48	2.9%	1,016	3.4%	4,661	3.7%		

2018 Race and Ethnicity	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	869	53.6%	16,937	56.7%	80,357	64.3%		
Black Alone	614	37.9%	10,062	33.7%	27,716	22.2%		
American Indian Alone	9	0.6%	187	0.6%	564	0.5%		
Asian Alone	20	1.2%	1,125	3.8%	10,268	8.2%		
Pacific Islander Alone	4	0.2%	20	0.1%	45	0.0%		
Some Other Race Alone	20	1.2%	385	1.3%	1,474	1.2%		
Two or More Races	84	5.2%	1,161	3.9%	4,532	3.6%		
Hispanic Origin (Any Race)	56	3.5%	1,200	4.0%	5,429	4.3%		

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

March 04, 2014

Made with Esri Business Analyst



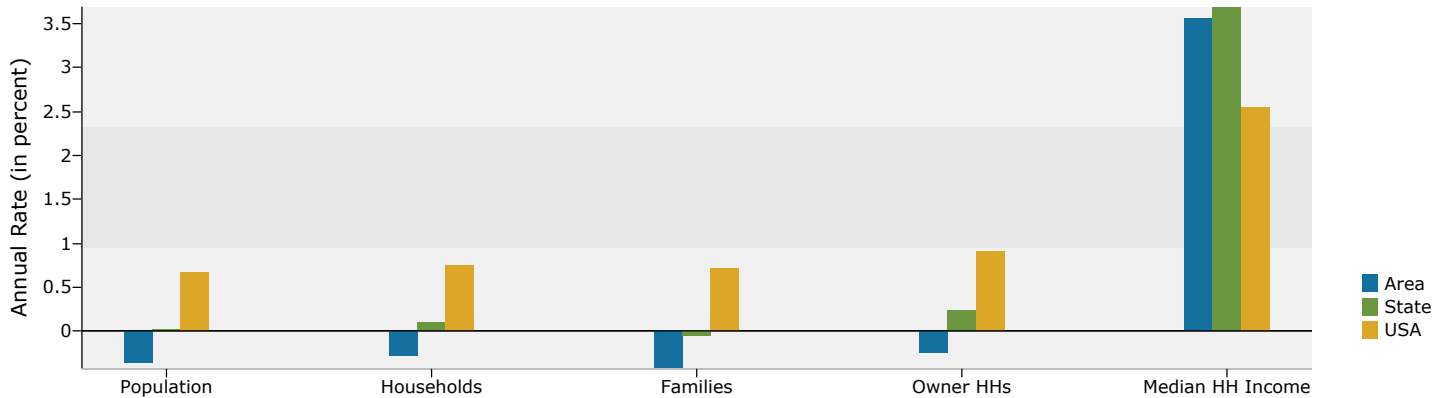
# Demographic and Income Comparison Profile

40198 Ecorse Rd, Van Buren Twp, Michigan, 48184  
Rings: 1, 3, 5 mile radii

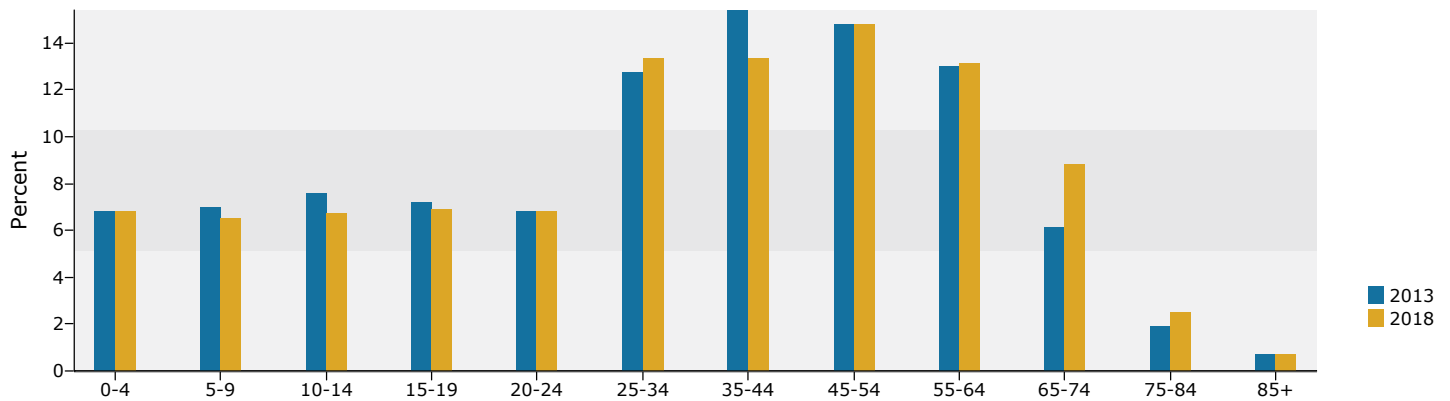
Latitude: 42.24923  
Longitude: -83.43615

## 1 mile

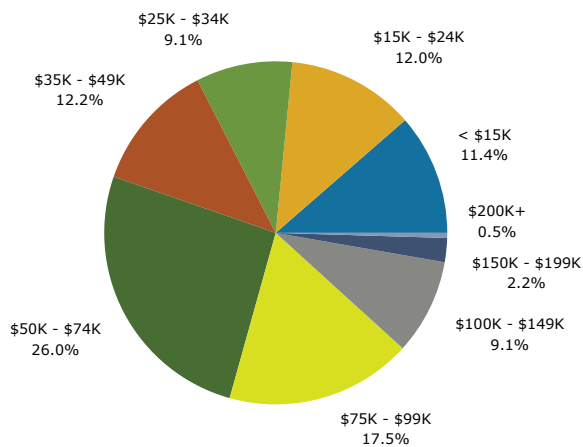
Trends 2013-2018



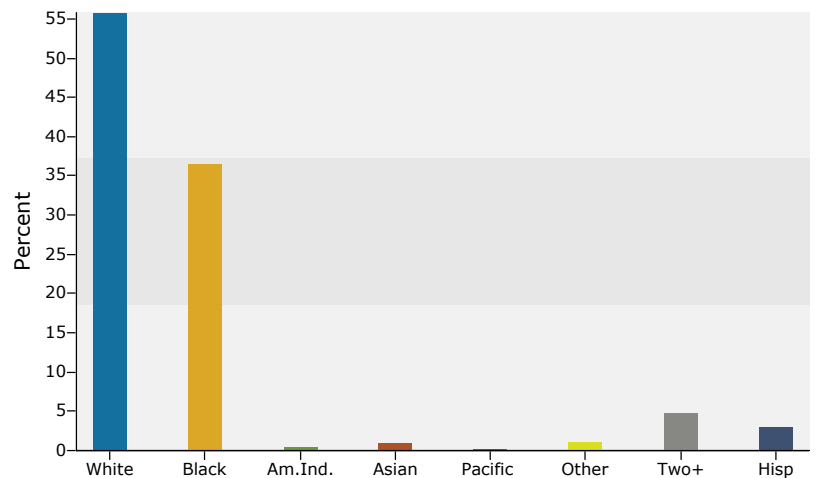
## Population by Age



## 2013 Household Income



## 2013 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

March 04, 2014



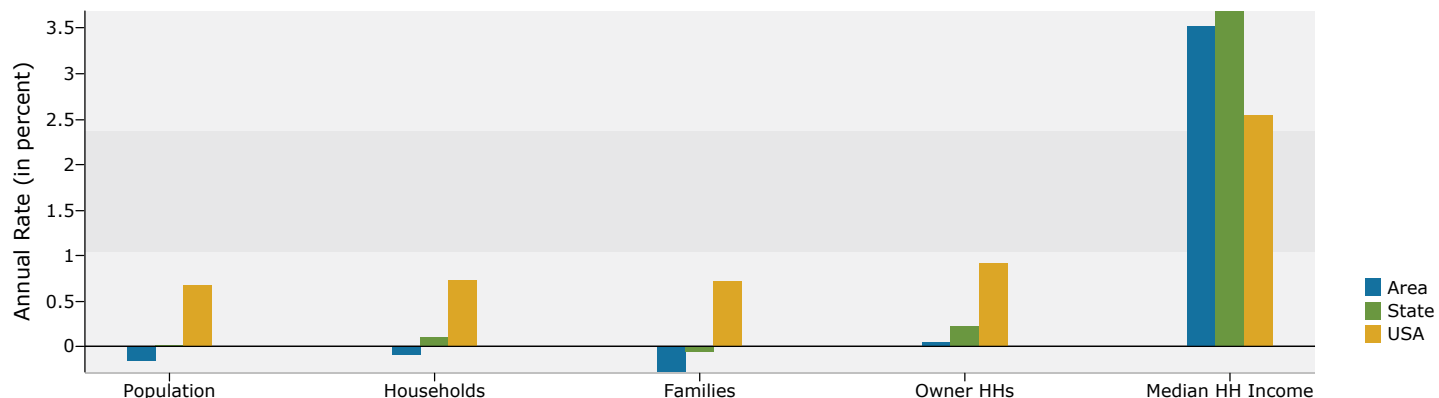
## Demographic and Income Comparison Profile

40198 Ecorse Rd, Van Buren Twp, Michigan, 48184  
Rings: 1, 3, 5 mile radii

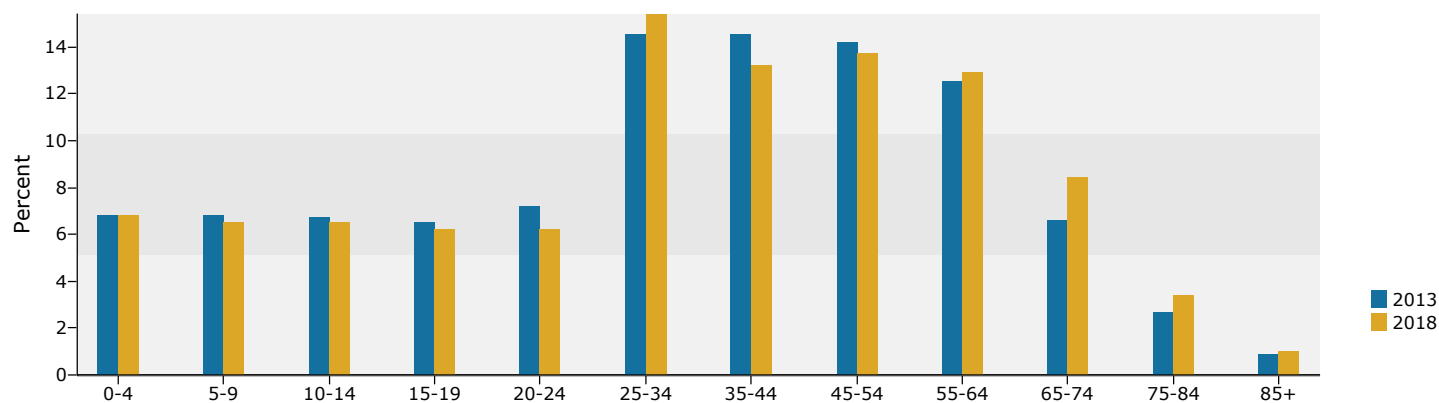
Latitude: 42.24923  
Longitude: -83.43615

### 3 miles

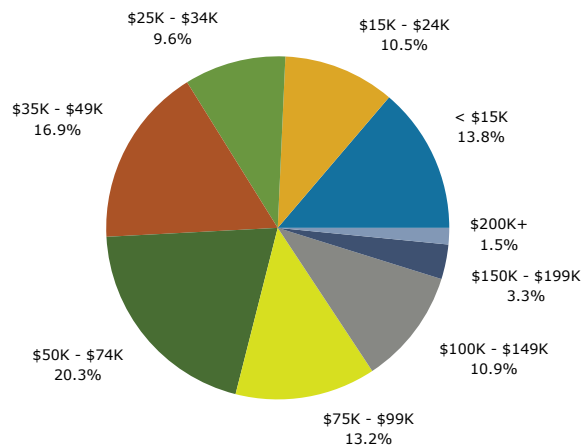
Trends 2013-2018



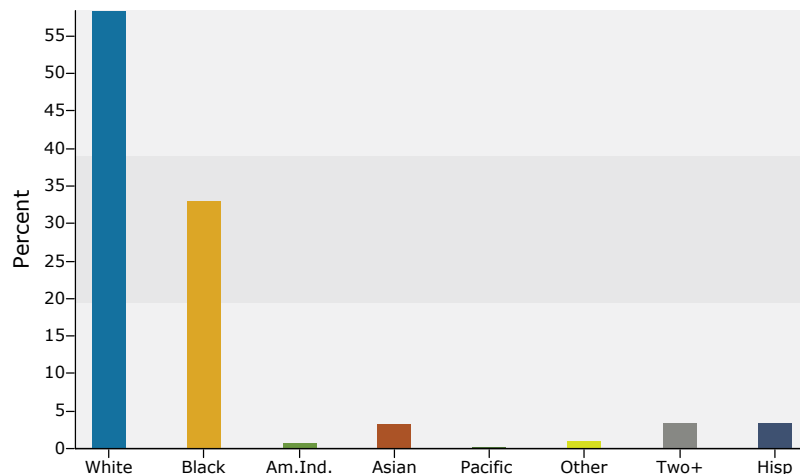
Population by Age



2013 Household Income



2013 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

March 04, 2014





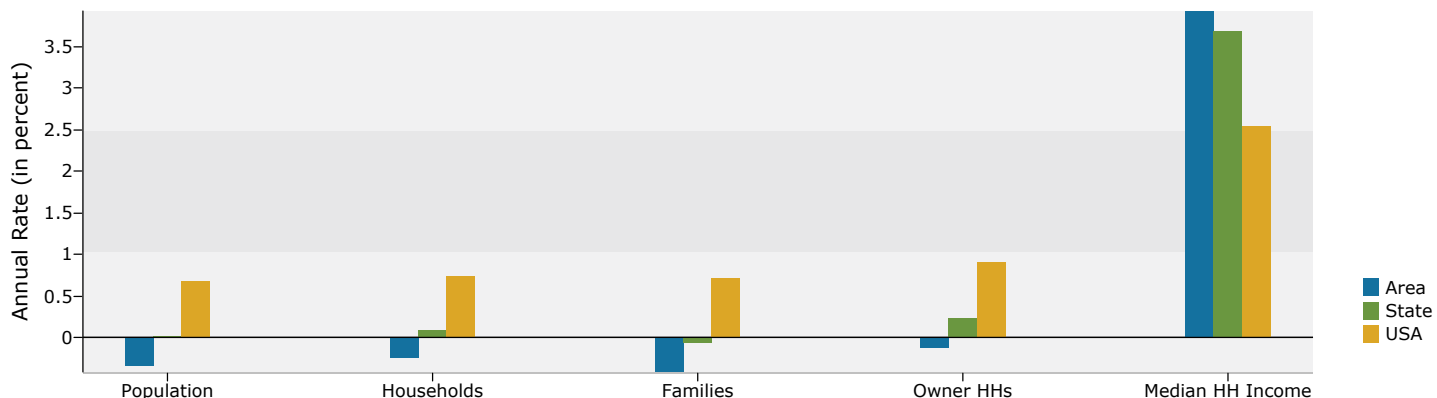
# Demographic and Income Comparison Profile

40198 Ecorse Rd, Van Buren Twp, Michigan, 48184  
Rings: 1, 3, 5 mile radii

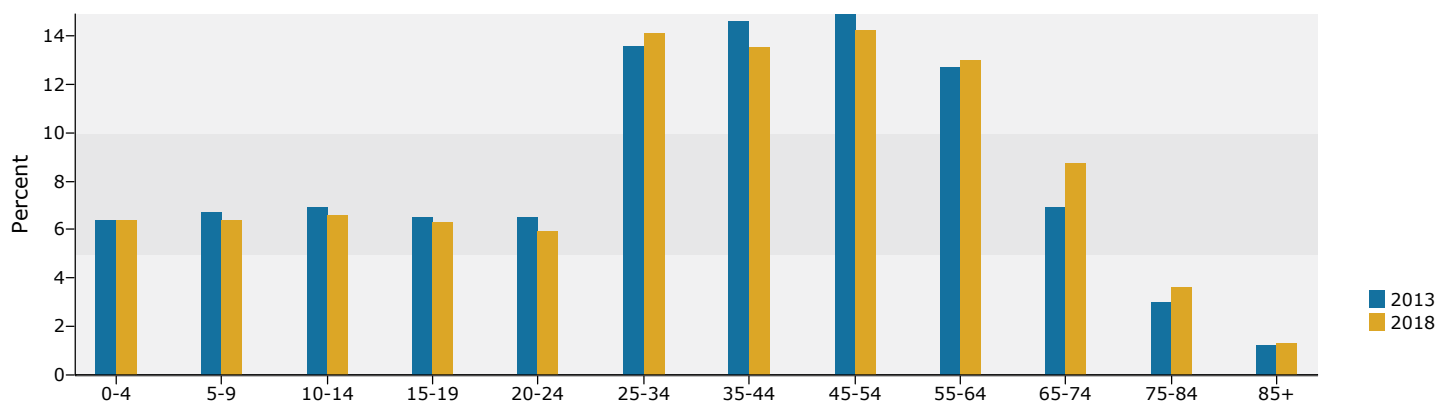
Latitude: 42.24923  
Longitude: -83.43615

## 5 miles

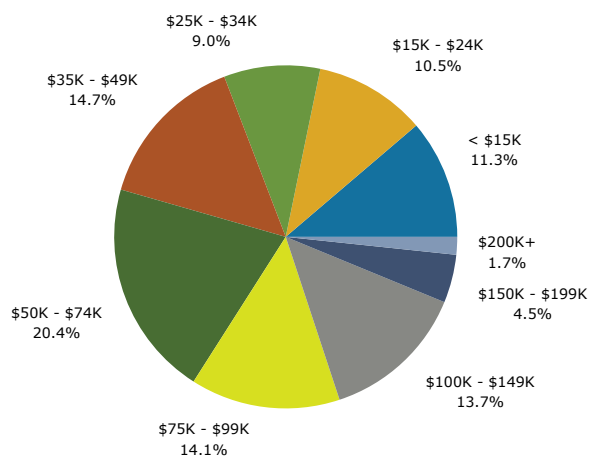
Trends 2013-2018



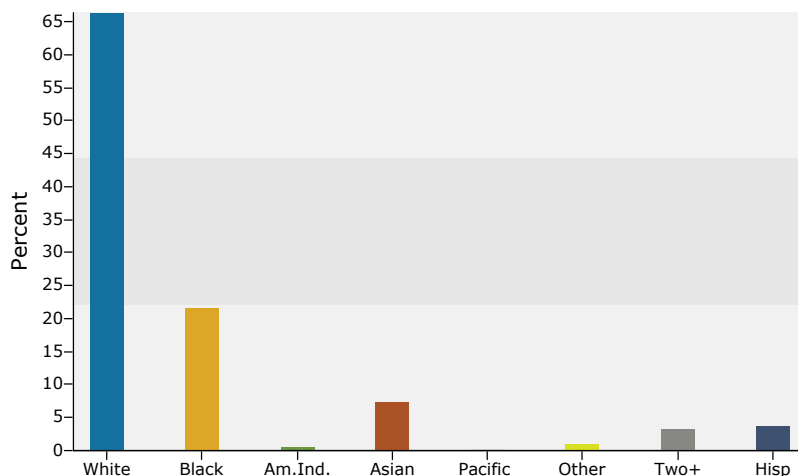
## Population by Age



## 2013 Household Income



## 2013 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

March 04, 2014



# Business Summary

40198 Ecorse Rd, Van Buren Twp, Michigan, 48184  
Rings: 1, 3, 5 mile radii

Latitude: 42.24923  
Longitude: -83.43615

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		127		1,499		5,845						
Total Employees:		2,455		17,967		46,306						
Total Residential Population:		1,650		30,123		127,103						
Employee/Residential Population Ratio:		1.49		0.60		0.36						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	3.9%	17	0.7%	51	3.4%	311	1.7%	157	2.7%	654	1.4%
Construction	9	7.1%	54	2.2%	137	9.1%	563	3.1%	508	8.7%	1,926	4.2%
Manufacturing	12	9.4%	1,202	49.0%	86	5.7%	7,455	41.5%	260	4.4%	10,560	22.8%
Transportation	14	11.0%	303	12.3%	110	7.3%	1,118	6.2%	306	5.2%	3,517	7.6%
Communication	1	0.8%	1	0.0%	10	0.7%	28	0.2%	45	0.8%	207	0.4%
Utility	1	0.8%	3	0.1%	16	1.1%	213	1.2%	26	0.4%	251	0.5%
Wholesale Trade	9	7.1%	177	7.2%	72	4.8%	1,569	8.7%	259	4.4%	2,557	5.5%
Retail Trade Summary	13	10.2%	203	8.3%	209	13.9%	2,029	11.3%	885	15.1%	7,770	16.8%
Home Improvement	1	0.8%	3	0.1%	10	0.7%	36	0.2%	43	0.7%	466	1.0%
General Merchandise Stores	0	0.0%	5	0.2%	6	0.4%	517	2.9%	20	0.3%	1,264	2.7%
Food Stores	1	0.8%	4	0.2%	16	1.1%	99	0.6%	79	1.4%	795	1.7%
Auto Dealers, Gas Stations, Auto Aftermarket	3	2.4%	171	7.0%	37	2.5%	563	3.1%	120	2.1%	1,086	2.3%
Apparel & Accessory Stores	1	0.8%	2	0.1%	12	0.8%	22	0.1%	43	0.7%	165	0.4%
Furniture & Home Furnishings	2	1.6%	3	0.1%	15	1.0%	52	0.3%	62	1.1%	298	0.6%
Eating & Drinking Places	2	1.6%	10	0.4%	57	3.8%	495	2.8%	242	4.1%	2,580	5.6%
Miscellaneous Retail	3	2.4%	5	0.2%	54	3.6%	246	1.4%	277	4.7%	1,117	2.4%
Finance, Insurance, Real Estate Summary	12	9.4%	33	1.3%	95	6.3%	409	2.3%	367	6.3%	1,459	3.2%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	7	0.5%	51	0.3%	49	0.8%	371	0.8%
Securities Brokers	0	0.0%	1	0.0%	5	0.3%	24	0.1%	15	0.3%	63	0.1%
Insurance Carriers & Agents	1	0.8%	3	0.1%	10	0.7%	38	0.2%	48	0.8%	148	0.3%
Real Estate, Holding, Other Investment Offices	10	7.9%	30	1.2%	72	4.8%	296	1.6%	255	4.4%	877	1.9%
Services Summary	53	41.7%	461	18.8%	708	47.2%	4,178	23.3%	2,983	51.0%	15,885	34.3%
Hotels & Lodging	0	0.0%	0	0.0%	8	0.5%	108	0.6%	36	0.6%	807	1.7%
Automotive Services	3	2.4%	14	0.6%	40	2.7%	171	1.0%	146	2.5%	749	1.6%
Motion Pictures & Amusements	4	3.1%	18	0.7%	40	2.7%	291	1.6%	148	2.5%	917	2.0%
Health Services	1	0.8%	6	0.2%	39	2.6%	291	1.6%	251	4.3%	2,027	4.4%
Legal Services	1	0.8%	1	0.0%	8	0.5%	24	0.1%	32	0.5%	76	0.2%
Education Institutions & Libraries	3	2.4%	96	3.9%	25	1.7%	486	2.7%	96	1.6%	2,890	6.2%
Other Services	42	33.1%	326	13.3%	549	36.6%	2,806	15.6%	2,273	38.9%	8,419	18.2%
Government	0	0.0%	0	0.0%	5	0.3%	95	0.5%	48	0.8%	1,520	3.3%
Totals	127	100%	2,455	100%	1,499	100%	17,967	100%	5,845	100%	46,306	100%

Source: Copyright 2013 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2013.

March 04, 2014



## Business Summary

40198 Ecorse Rd, Van Buren Twp, Michigan, 48184  
Rings: 1, 3, 5 mile radii

Latitude: 42.24923  
Longitude: -83.43615

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.8%	8	0.3%	7	0.5%	27	0.2%	19	0.3%	55	0.1%
Mining	0	0.0%	0	0.0%	1	0.1%	3	0.0%	4	0.1%	8	0.0%
Utilities	0	0.0%	0	0.0%	6	0.4%	74	0.4%	10	0.2%	86	0.2%
Construction	9	7.1%	54	2.2%	138	9.2%	564	3.1%	512	8.8%	1,935	4.2%
Manufacturing	11	8.7%	1,201	48.9%	83	5.5%	7,451	41.5%	253	4.3%	10,632	23.0%
Wholesale Trade	8	6.3%	177	7.2%	71	4.7%	1,568	8.7%	257	4.4%	2,554	5.5%
Retail Trade	11	8.7%	194	7.9%	149	9.9%	1,500	8.3%	631	10.8%	5,072	11.0%
Motor Vehicle & Parts Dealers	2	1.6%	167	6.8%	28	1.9%	519	2.9%	90	1.5%	943	2.0%
Furniture & Home Furnishings Stores	2	1.6%	2	0.1%	9	0.6%	39	0.2%	33	0.6%	118	0.3%
Electronics & Appliance Stores	0	0.0%	1	0.0%	6	0.4%	13	0.1%	30	0.5%	162	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	1	0.0%	8	0.5%	24	0.1%	40	0.7%	453	1.0%
Food & Beverage Stores	1	0.8%	4	0.2%	19	1.3%	99	0.6%	81	1.4%	755	1.6%
Health & Personal Care Stores	0	0.0%	0	0.0%	9	0.6%	92	0.5%	53	0.9%	436	0.9%
Gasoline Stations	1	0.8%	4	0.2%	10	0.7%	44	0.2%	31	0.5%	151	0.3%
Clothing & Clothing Accessories Stores	1	0.8%	2	0.1%	12	0.8%	22	0.1%	48	0.8%	173	0.4%
Sport Goods, Hobby, Book, & Music Stores	1	0.8%	1	0.0%	9	0.6%	39	0.2%	45	0.8%	179	0.4%
General Merchandise Stores	0	0.0%	5	0.2%	6	0.4%	517	2.9%	20	0.3%	1,264	2.7%
Miscellaneous Store Retailers	1	0.8%	4	0.2%	23	1.5%	78	0.4%	108	1.8%	356	0.8%
Nonstore Retailers	1	0.8%	1	0.0%	10	0.7%	15	0.1%	51	0.9%	83	0.2%
Transportation & Warehousing	14	11.0%	303	12.3%	106	7.1%	1,111	6.2%	294	5.0%	3,838	8.3%
Information	2	1.6%	4	0.2%	26	1.7%	68	0.4%	114	2.0%	507	1.1%
Finance & Insurance	4	3.1%	8	0.3%	38	2.5%	143	0.8%	167	2.9%	693	1.5%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%	7	0.5%	51	0.3%	51	0.9%	375	0.8%
Securities, Commodity Contracts & Other Financial	3	2.4%	5	0.2%	21	1.4%	54	0.3%	64	1.1%	160	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	1	0.8%	3	0.1%	10	0.7%	38	0.2%	51	0.9%	158	0.3%
Real Estate, Rental & Leasing	7	5.5%	19	0.8%	64	4.3%	343	1.9%	235	4.0%	1,043	2.3%
Professional, Scientific & Tech Services	16	12.6%	256	10.4%	157	10.5%	1,325	7.4%	671	11.5%	2,684	5.8%
Legal Services	1	0.8%	1	0.0%	10	0.7%	28	0.2%	41	0.7%	91	0.2%
Management of Companies & Enterprises	1	0.8%	7	0.3%	5	0.3%	36	0.2%	13	0.2%	52	0.1%
Administrative & Support & Waste Management & Remediation	21	16.5%	46	1.9%	286	19.1%	1,286	7.2%	1,107	18.9%	3,257	7.0%
Educational Services	3	2.4%	97	4.0%	33	2.2%	496	2.8%	118	2.0%	2,845	6.1%
Health Care & Social Assistance	3	2.4%	25	1.0%	81	5.4%	597	3.3%	423	7.2%	3,660	7.9%
Arts, Entertainment & Recreation	3	2.4%	16	0.7%	26	1.7%	270	1.5%	102	1.7%	795	1.7%
Accommodation & Food Services	2	1.6%	10	0.4%	64	4.3%	617	3.4%	278	4.8%	3,403	7.3%
Accommodation	0	0.0%	0	0.0%	6	0.4%	105	0.6%	34	0.6%	804	1.7%
Food Services & Drinking Places	2	1.6%	10	0.4%	59	3.9%	513	2.9%	244	4.2%	2,598	5.6%
Other Services (except Public Administration)	10	7.9%	30	1.2%	151	10.1%	395	2.2%	595	10.2%	1,995	4.3%
Automotive Repair & Maintenance	3	2.4%	13	0.5%	30	2.0%	94	0.5%	114	2.0%	428	0.9%
Public Administration	0	0.0%	0	0.0%	5	0.3%	92	0.5%	43	0.7%	1,190	2.6%
Total	127	100%	2,455	100%	1,499	100%	17,967	100%	5,845	100%	46,306	100%

Source: Copyright 2013 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2013.

March 04, 2014