Stafford Smith Realty

#2803 ~ Restaurant

158 Highway 35
Eatontown, NJ 07724

Commercial

Block: 201
Lot: 7

Land Size: 1.34 Acres
Building Size: 5,366 Sq. Ft.

Tax Information

Land Assessment:	**$ 804,000.**
Improvement Assessment:	**$ 483,200.**
Total Assessment:	**$ 1,287,200.**
Taxes:	**$ 28,743.**
Tax Year:	**2017**
Tax Rate:	**2.375/$100**
Equalization Ratio:	**107.06%**

Zoning: **B-2 ~ Business District**

Remarks: **5,366 Sq. Ft. Successful Perkins Restaurant on Well-Traveled Highway 35 southbound. 195 Seats. 75 Car Parking. Access From Both Sides of Highway. Near to Shrewsbury Shopping Center. Excellent Signage and Visibility.**

Price: $1,750,000. ~ Sale
$10,000./Mo. NNN ~ Lease

Please call **Ray S. Smith** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com

Perkins

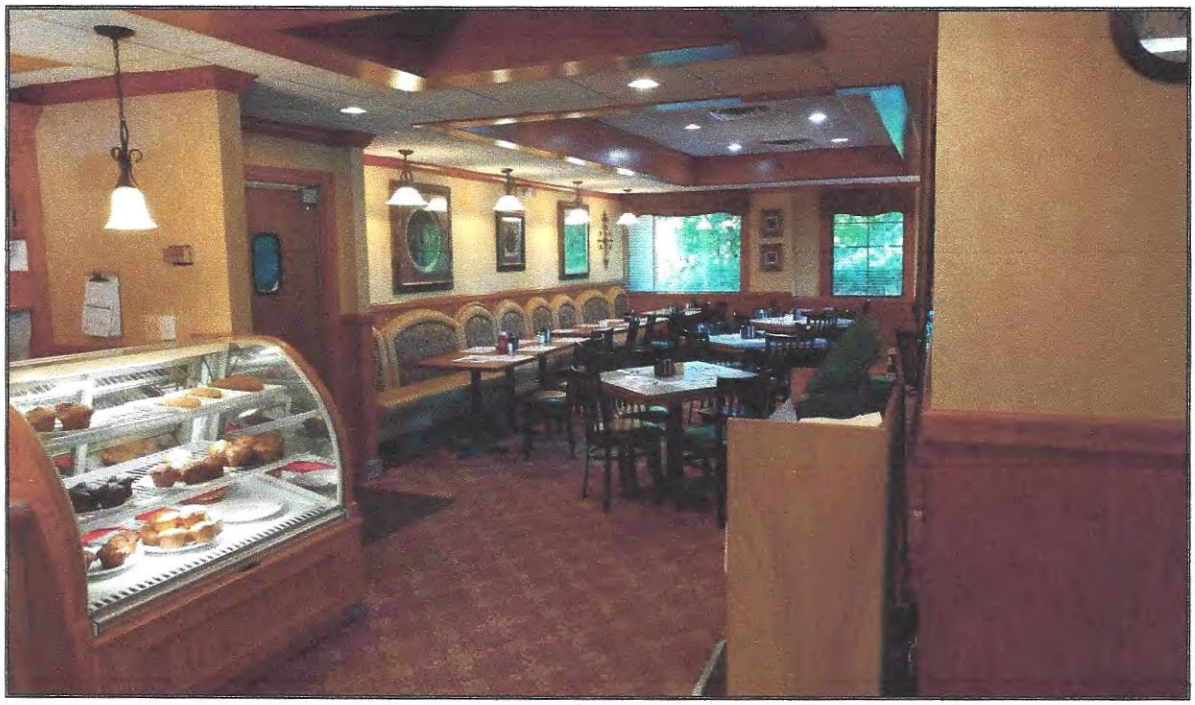
SUBJECT PHOTOGRAPHS

Rear View

Side View

SUBJECT PHOTOGRAPHS

Interior View



Interior View

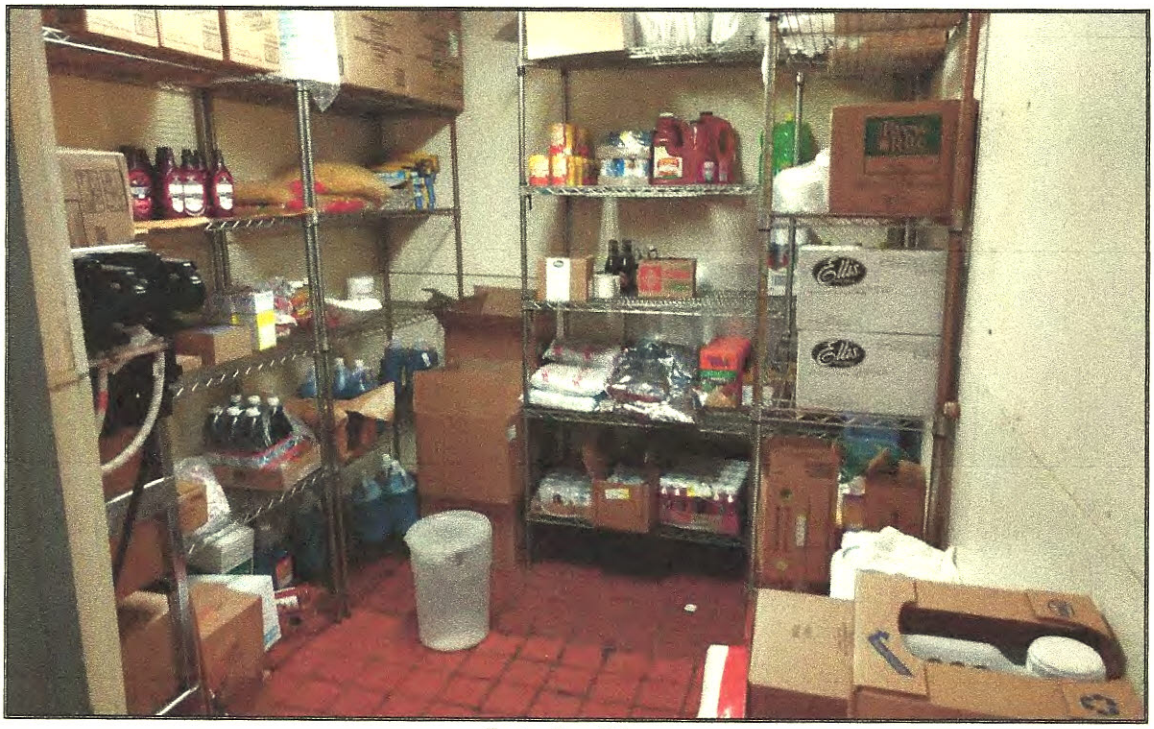
SUBJECT PHOTOGRAPHS

Interior View

Interior View

SUBJECT PHOTOGRAPHS

Interior View



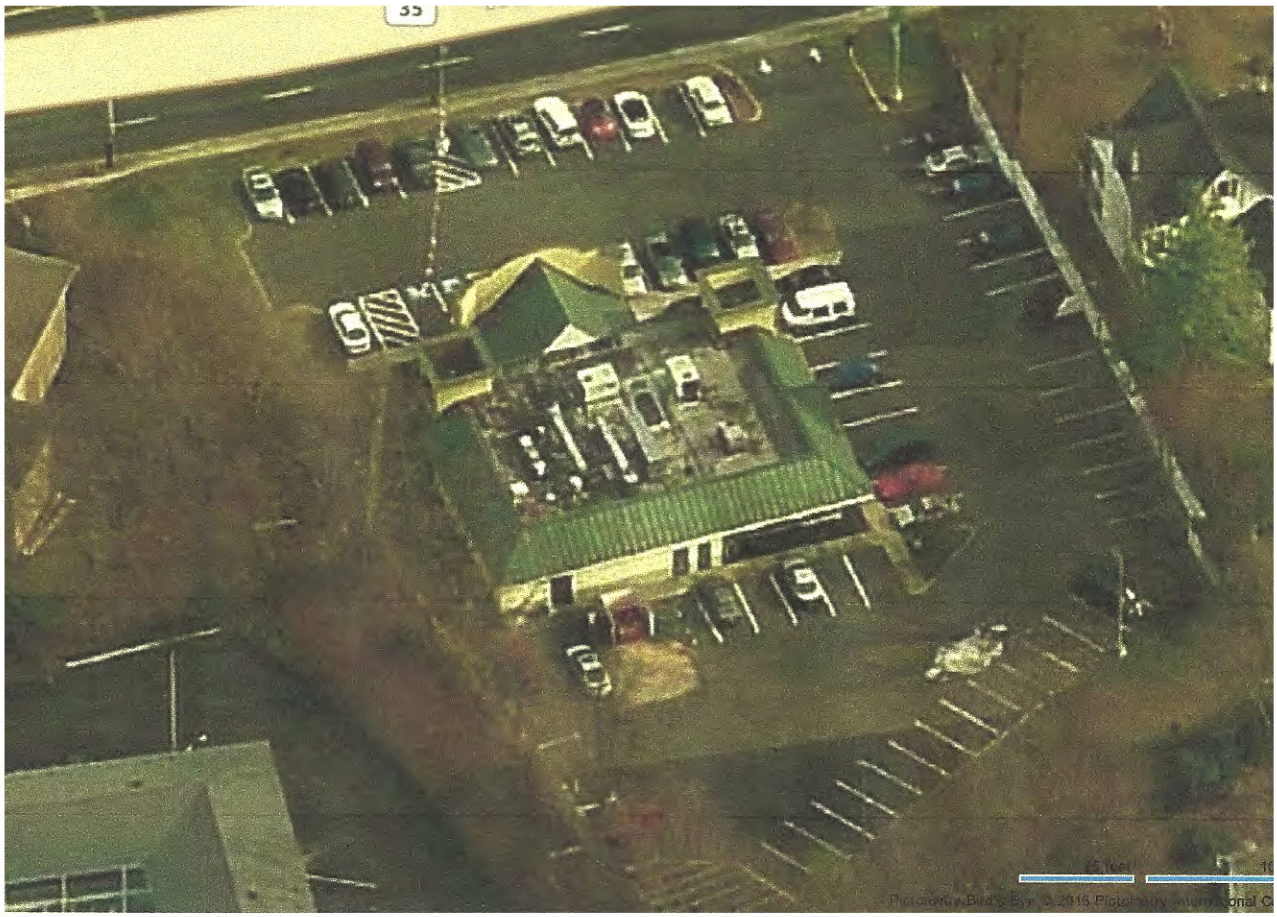
Interior View

SUBJECT PHOTOGRAPHS

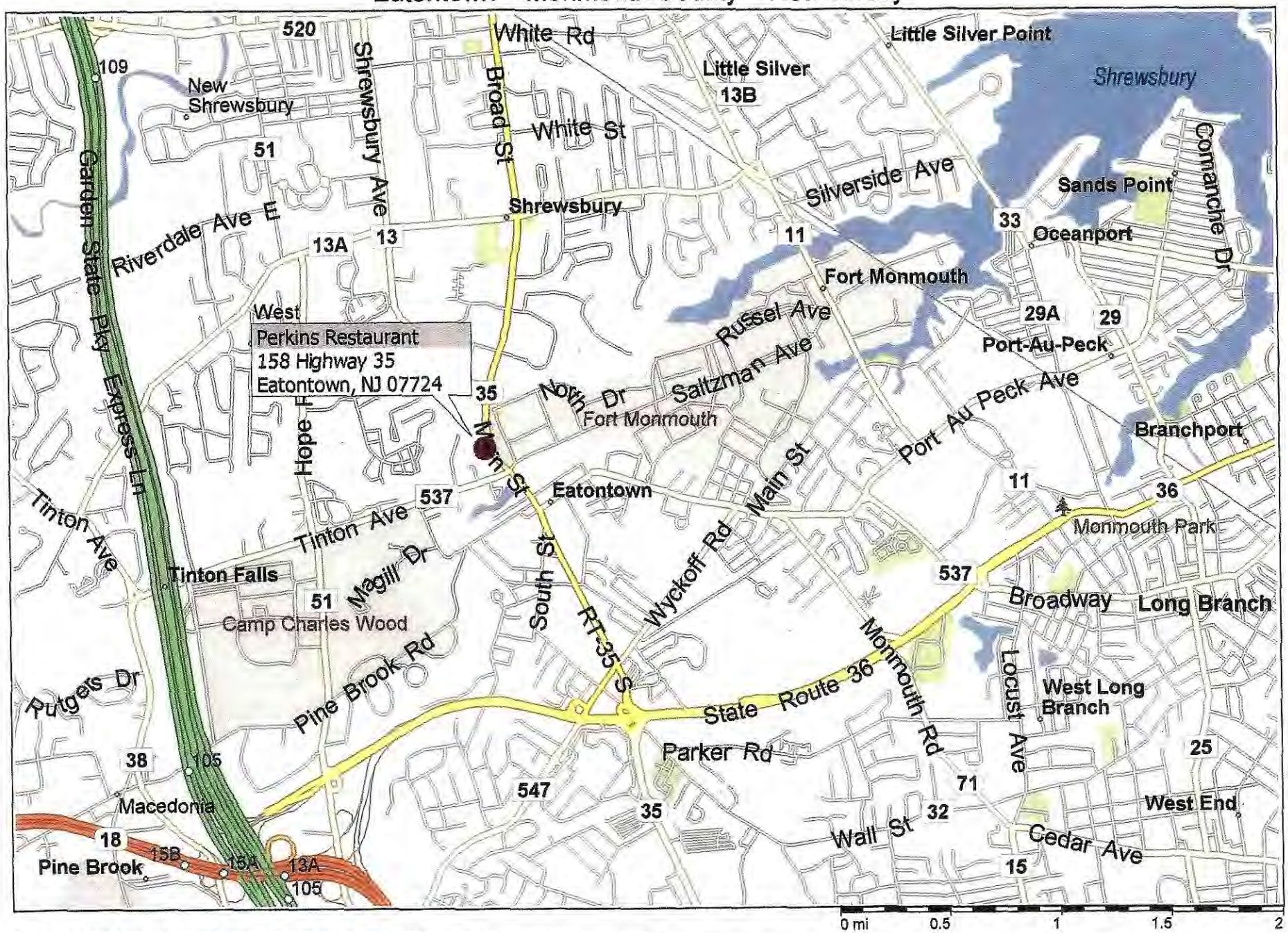
Southerly View of Highway 35

Northerly View of Highway 35

25 feet



Eatontown ~ Monmouth County ~ New Jersey



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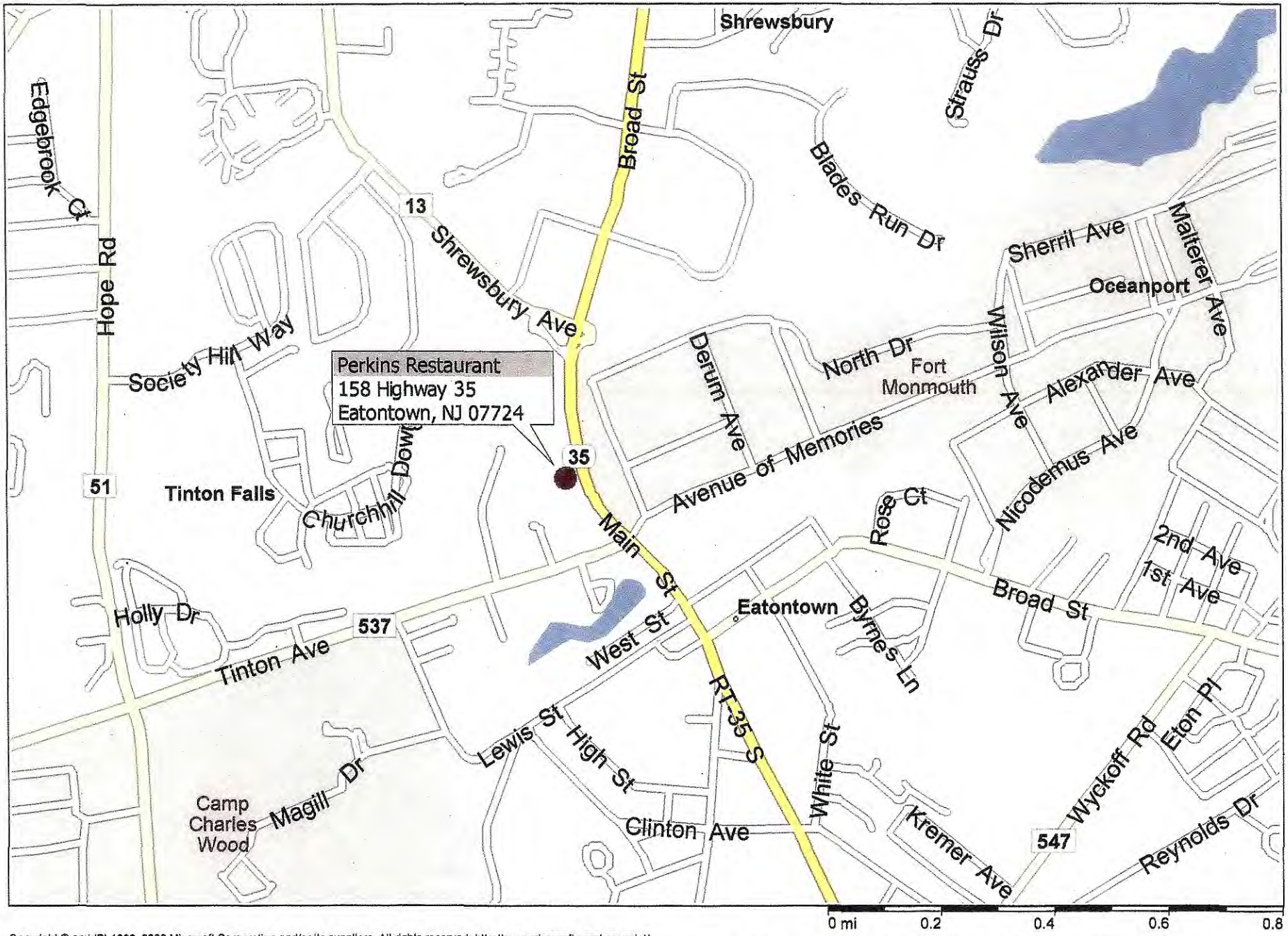
Eatontown ~ Monmouth County ~ New Jersey



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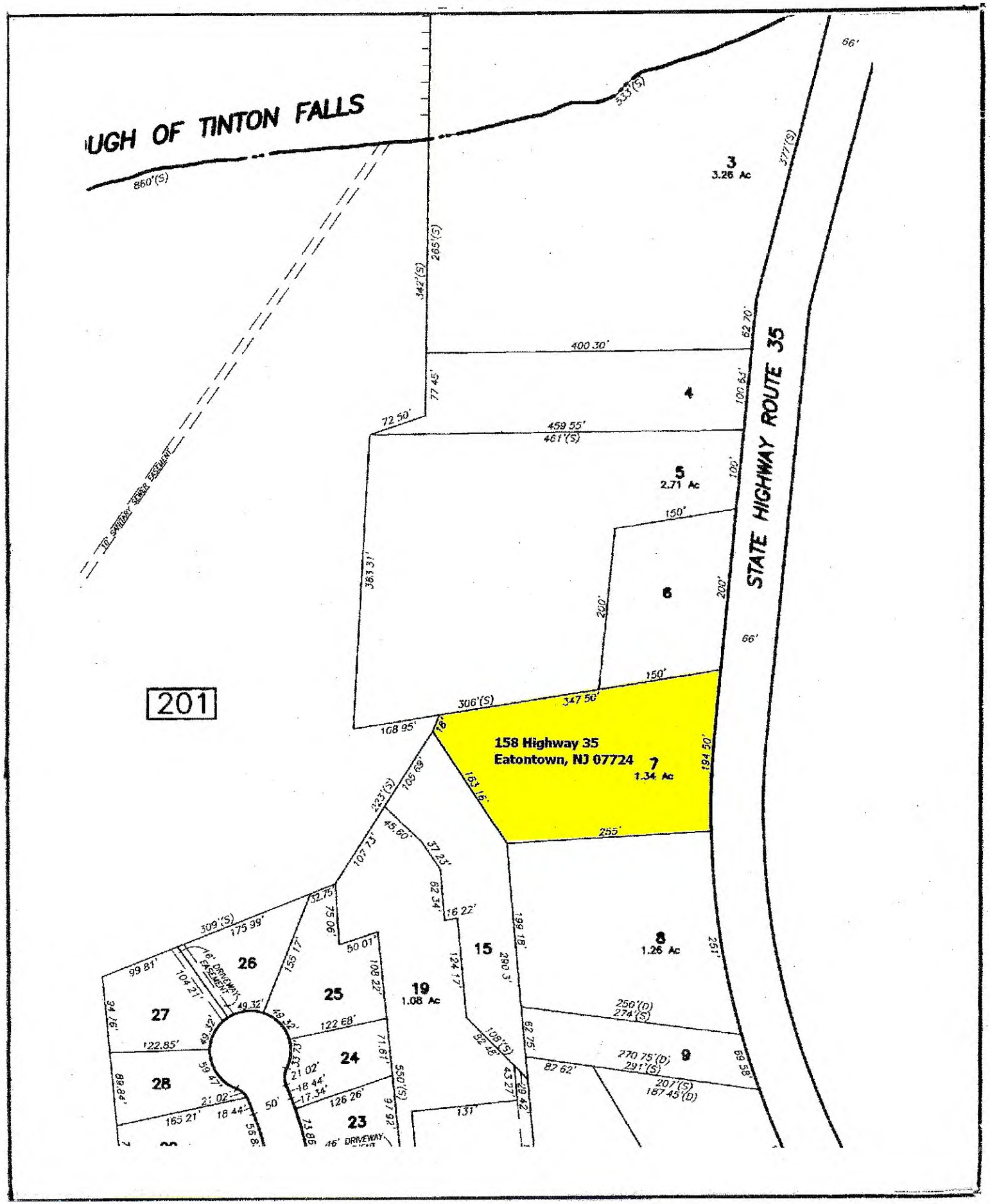
Tax Map Location



B-2 Business Zone.

(a) Permitted uses.
[1] Retail sales.
[2] Personal services.
[3] Indoor movie theaters.
[4] Banks, post office, business, municipal, public utility, and professional offices.
[5] Buildings with mixed uses that are permitted within the B-2 Zone.
[6] Restaurants and taverns.
[7] Health clubs.
[8] Health care testing service facility.
[9] Ambulatory health care facility.
[10] Child day-care services and children's play areas, in accordance with N.J.A.C. 10:122 Manual of Requirements for Child Care Centers.
[11] Public parking lots or garages (commercial).
[12] Public utilities in accordance with the standards set forth within § **89-44C(8)**.
[13] Hotels and motels are permitted, provided that they observe and are regulated by the following:
[a] The entire area of the site for the travel or parking of motor vehicles will be hard surfaced.
[b] Parking spaces are provided to meet the individual standards for all of the individual activities to be conducted on the site.
[c] No sleeping unit including bathroom and other appurtenant facilities shall be smaller than 300 square feet.
[d] No hotel or motel shall contain less than 40 sleeping units.
[14] Auto repair and gasoline stations.
[a] In addition to the information required on the site plan by Article **X** of this chapter, the site plan for auto repair and gasoline service stations when applied for in zones where permitted shall also show the number and location of fuel tanks to be installed, the dimensions and capacity of each storage tank, the depth the tanks will be placed below the finished grade, the number and location of pumps to be installed, the type of structure and accessory buildings to be constructed, and the number of automobiles which are to be garaged and parked on the premises.
[b] The entire area of the site of the auto repair or gasoline service station for the travel or parking of motor vehicles will be hard surfaced, in accordance with the design standards portions of this chapter.
[c] Any repair of motor vehicles will be performed in a fully enclosed building. No motor vehicle will be offered for sale on the site and no motor vehicle parts or partially dismantled motor vehicles, supplies, trash or waste materials shall be stored outside of an enclosed building or storage area.
[d] No vehicle shall be permitted to be standing or parked on the premises other than those used by the employees in the direct or indirect operation of the establishment. This shall not be interpreted, however, to prohibit the parking of automobiles or trailers for self-hauling which are parked on the premises and are for rent, providing that specific parking spaces are provided for such parking, or to prohibit the temporary parking of automobiles actually serviced on the premises, including the overnight parking of a maximum of two automobiles per bay.
[e] Accessory goods for sale may be displayed out of doors on the pump island(s) and the building island only. The outdoor display of oil cans and/or antifreeze and similar products may be on the above islands only if contained within a suitable metal stand or rack, but not to include tire racks or sheds. Tires shall be stored only inside the principal building or in the waste materials area except that two tires may be displayed on the building island only.

[f] Not more than two vending machines, whether or not coin operated, shall be located outside the principal building, and any such machines shall be subject to the yard requirements of the zone in which they are located.
[g] All fuel pumps will be located at least 20 feet from any street or property line and shall be attendant operated.
[h] No gasoline-filling station or service station shall be located nearer than 2,000 feet to any other filling station nor closer than 200 feet to any residential zone boundary line. Such distances shall be measured as the distances between the nearest property lines of the respective sites.
[i] Any outdoor storage of waste materials or supplies shall be in a shielded location but suitable for containerized collection and within an area screened adjacent to the building or fenced to a height of not less than six feet. The area of such enclosure shall not exceed 120 square feet, and it shall be not closer than 25 feet to another lot which is within a residential zone or a street line which is across the street from a residential zone.
[j] No waste material whatsoever shall be discharged into any watercourse except in accordance with existing state and local requirements and regulations.
(b) Conditional uses. A fast-food restaurant shall be a conditional use if the following criteria are met:
[1] Lot frontage and width shall be a minimum of 250 feet.
[2] Minimum square footage of the principal building shall be 2,000 square feet.
[3] In any fast-food restaurant which permits the ordering of food from a vehicle by means of an electronic sound system and delivery through a drive-in window, there shall be required a buffer zone of 30 feet in accordance with the standards set forth in § **89-39G** on the side(s) of the property where such facilities are located, same to be measured from the rear or side property lines to the commencement of the parking area.
[4] Front yard setback shall be a minimum of 50 feet.
[5] Any fast-food restaurant which permits the ordering of food from a vehicle must provide a queuing area sufficient to permit 10 cars to be queued without obstructing the normal flow of traffic on the site.
[6] There shall be provided on-site parking on the basis of one space per employee and one per two seats.
(c) Accessory uses.
[1] Off-street parking in accordance with 89 Attachment 10. *Editor's Note: The attachment is included at the end of this chapter.*
[2] Signs.
[3] Essential services (Article **II** definition).
[4] Recycling containers within enclosures.
(d) Bulk and area regulations. Refer to 89 Attachment 9. *Editor's Note: The attachment is included at the end of this chapter.*
(e) In the B-2 and B-5 Zones, the following requirements shall apply:
[1] Front-yard open space. A minimum front-yard open space area shall be provided in the B-2 Zone equal to 20% of the lot depth, but not less than 30 feet shall be provided nor shall more than 50 feet be required in the B-2 Zone and not less than 30 feet of front-yard open space area shall be provided nor shall more than 35 feet be required in the B-5 Zone. No buildings, parking areas, loading areas, display of goods or merchandise, or areas for holding solid waste or recyclables shall be permitted in the front-yard open space. For all major subdivision or site plan applications, landscaping in the front-yard open space area shall be provided in accordance with a landscape plan approved by the Planning Board.
[2] Landscaping requirements. Landscape improvements shall be required for all major development in the B-2 Zone. A landscape plan shall be included with any development application for major subdivision approval or for site plan approval. The landscape plan shall be drawn in accordance with § **89-36**, Off-

street parking and loading; § **89-39**, Landscaping, buffering and screening; § **89-83**, Planting and landscaping; and with the provisions provided herein. Buffering shall be provided in accordance with the requirements of § **89-39**. Landscape design shall be arranged to screen or create views, to create a desirable visual environmental, to provide seasonal color and interest, to define boundaries between uses, to mask noise, to articulate outdoor spaces and to define circulation systems and open space areas. Development in the B-2 Zone shall, in addition to the aforementioned requirements for landscaping and buffering, provide landscaping in accordance with the following standards:

[a] Shade trees forming a "tree line" shall be provided and spaced 40 feet apart along all public rights-of-way. Trees shall be planted at least 10 feet behind the curbline and/or sidewalk. All proposed shrubs and landscaping shall be located behind the tree line along the public right-of-way.

[i] Trees.

[A] Shade trees along the right-of-way shall be a minimum of 14 feet in height and have a minimum caliper of three inches at a height of one foot at the time of planting.

[B] Other shade trees at planting shall be a minimum of 12 feet in height and shall have a minimum caliper of 2 1/2 inches at a height of one foot.

[C] Ornamental trees at planting shall be a minimum height of eight feet with a minimum caliper of 1 1/2 inches at a height of one foot.

[D] Evergreen trees at planting shall be a minimum height of eight feet.

[E] Foundation plantings shall be provided within established bedlines or planters not less than four feet wide on the front, sides and rear of any building. This requirement shall be in addition to the requirements set forth for parking lot landscaping, buffers and shade trees.

[ii] All areas of the site not occupied by buildings, pavement, sidewalks, landscaped islands, or other required improvements shall be appropriately landscaped with one tree and two shrubs for each 1,000 square feet of open space. Shade trees required along the public right-of-way shall not be included in calculating the minimum tree standard.

[iii] Hedges. Hedges shall form a solid continuous visual screen at least three feet in height immediately upon planting and shall be spaced with triangle placement in two rows 18 inches on center.

[iv] Shrubs. Shrubs shall have a minimum height of two feet at planting.

[v] Landscaping standards for off-street parking areas.

[A] Parking areas shall include perimeter and interior landscaping as provided herein.

[B] All rows of parking spaces shall be provided with a terminal island to protect parked vehicles, provide visibility, confine moving traffic to aisles and driveways, and provide space for landscaping.

[C] Parking areas of 20 or more spaces shall provide within each row of parking spaces that there are landscaped islands located as to prevent more than 10 vehicles from being parked side-by-side in an abutting configuration. Such islands shall measure not less than nine feet in width and 15 feet in length. Three spaces in excess of a multiple of 10 spaces shall constitute a requirement for one additional island, with the islands either being evenly spaced or spaced in an arrangement acceptable to the municipal agency.

[D] A terminal island for a single row of parking spaces shall be landscaped with at least one tree and vegetative ground cover or grass. A terminal island for a double row of parking spaces shall contain not less than two shade trees, three shrubs, and vegetative ground cover or grass. The use of a low-maintenance material other than a vegetative ground cover may be permitted in appropriate circumstances by the municipal agency.

[E] Landscaped divider strips shall be provided to separate parking rows from major internal circulation aisles. Off-street parking areas designed to provide double rows of abutting side-by-side spaces may include continuous landscaped divider strips centered on the dividing line between such rows of spaces. The divider strip shall have a width of not less than nine feet, shall be surrounded by a curb to prevent vehicular encroachment and shall be landscaped with a suitable vegetative ground cover. The use of a

low-maintenance material other than a vegetative ground cover may be permitted in appropriate circumstances by the municipal agency and provided that the material is a safe and attractive alternative. Not less than one shade tree and three shrubs shall be installed in the landscaped divider strip for each four abutting parking spaces counted on one side of the divider strip. Three or four spaces in excess of a multiple of five shall constitute a requirement for one additional shade tree and three additional shrubs. Where landscaped divider strips are provided in accordance with this section, the requirement for landscaped islands to separate abutting parking spaces pursuant to Subsection **C**(2)(e)[2][a][v][c], above, shall not apply.

[vi] Interior landscaping requirements.

[A] Off-street parking areas containing 20 or more parking spaces or 7,000 square feet or more of area shall provide for interior landscaping as specified herein:

[B] Not less than 10% of the interior of off-street parking areas that are 50,000 square feet in area or greater shall be landscaped and maintained with grass, trees, or other living vegetative materials. Landscaped divider strips, terminal islands, and other islands as required in Subsection **C**(2)(e)[2][a][v][B] through [E], above, may be included in computing the minimum landscaped areas.

[C] Not less than 5% of the interior of off-street parking areas of less than 50,000 square feet in area shall be landscaped and maintained with grass, trees, or other living vegetative materials. Landscaped divider strips, terminal islands, and other islands as required in Subsection Subsection **C**(2)(e)[2][a][v][B] through [E], above, may be included in computing the minimum landscaped area.

[vii] Perimeter landscaping requirements. Landscape strips designed with site specific planting that includes trees, shrubs, and ground cover shall be provided around the perimeter of off-street parking areas to separate parking areas from abutting vehicular rights-of-way and adjoining lots. The perimeter strip shall extend along the length of the boundary between the street right-of-way and the parking area. A perimeter landscape strip may be pierced by an accessway only. The perimeter landscape strip shall be at least 10 feet in width and shall be landscaped with at least one tree and 10 shrubs for every 40 feet of perimeter.

[viii] Landscaping requirements in stormwater management areas.

[A] Stormwater management areas shall include all retention and detention basins, drainage ditches and swales, and wetlands areas. These areas may be designed to serve as aesthetic landscape features, or naturalized wetland areas, in addition to their stormwater management function.

[B] The quantity of trees to be planted on the interior of basins shall be equal to the number of trees that would be necessary to cover the entire area, based upon a twenty-foot-by-twenty-foot grid to the high-water line or outflow elevation.

[C] The trees shall be planted in groves and spaced five feet to 15 feet on center.

[D] The side slopes shall be seeded with a naturalization, wildflower, and/or meadow grass mix; the bottom of the basin shall be seeded with a wet tolerant mix. The specific blend shall be approved by the Borough Engineer.

[E] All woody and herbaceous plants shall be native vegetation and/or tolerant of typical wet/dry floodplain conditions.

[F] Planting shall not be located within 20 feet of low-flow channels to allow for maintenance.

[G] The perimeter area (slopes above the high-water line) shall include shade trees (approximately 50 per 1,000 linear feet, sized in accordance with Subsection**C**(2)(e)[2][a][viii][B] above), evergreen trees (approximately 40 per 1,000 linear feet), ornamental trees, and shrubs and shall be used to screen drainage structures and create a desirable visual environment.

[H] Provisions for emergency access as well as general maintenance of the basins shall be reviewed by the Borough Engineer. Plantings shall be designed to screen and not hinder vehicular access.

[I] Plantings are not permitted upon any berms or structural fill areas associated with a detention basin unless approved by the Borough Engineer.

[J] Perimeter plantings, including shade trees, evergreen or ornamental trees and shrubs, shall be arranged to provide a continuous landscape strip to screen drainage structures and create a desirable visual environment.
[K] Plants with invasive root systems shall not be located where they may cause damage to drainage pipes or other underground utilities.
[3] Pedestrian circulation requirements. Improvements for the safety, convenience, and amenity of pedestrians, including the disabled, shall be required for all major development in the B-2 Zone. A pedestrian circulation plan shall be included with any development application for major subdivision or site plan approval. Site furnishings for pedestrian convenience, including seating areas, bicycle racks, waste receptacles, directional signage, and shelters shall be provided where deemed appropriate and suitable by the municipal agency. The pedestrian circulation plan shall be based upon the Pedestrian Compatible Planning and Design Guidelines of the New Jersey Department of Transportation and shall be an integral part of the overall circulation system of the development and coordinated with all other access to the site including public transportation, automobiles, and bicycles.
[a] Pedestrian sidewalks shall be installed along all public rights-of-way and shall link to sidewalk on adjacent property when so recommended by the municipal agency in consultation with the Township Engineer. Sidewalks shall be placed in the right-of-way parallel to the street unless the municipal agency determines that an alternative alignment is desirable in order to preserve topographical or natural features; or to provide visual interest; or to provide safer or more convenient pedestrian circulation. Walkways within the site shall connect to adjacent streets and interconnect with other development sites in the zone district. Stub connections shall be required between the proposed development and neighboring sites not yet developed, underdeveloped or capable of being further subdivided or partitioned.
[b] Pedestrians shall be provided with a continuous walkway and defined routes to conveniently connect the public right-of-way to the main building entrance(s).
[c] Walkways shall interconnect other areas of the site, such as buildings, parking lots and outdoor activity centers, such as plazas, resting areas and viewpoints.
[d] Walkways shall be constructed of concrete or paving bricks, or other permanent all-weather surface approved by the municipal agency, and be at least five feet in unobstructed width.
[e] Walkways shall be illuminated.
[f] Walkways and pedestrian areas shall be separated from automobile and truck circulation, parking, and loading whenever possible.
[g] Where a walkway crosses a driveway, parking area, or loading area, the walkway shall be clearly identifiable through the use of elevation changes, decorative paving materials, paving bricks, or other similar method.
[h] Where the walkway is parallel and adjacent to an auto travel lane, pedestrian safety shall be maintained through a raised path or by separation from the auto travel lane by a raised curb, bollards, landscaping, street furnishings, or other physical barriers. If a raised path is used, the ends of the raised portions shall be equipped with curb ramps.
[i] Walkways bordering parking spaces shall be at least seven feet wide and a minimum of five feet wide when concrete bumpers, bollards, curbing, landscaping, or other similar improvements are provided which prevent parked vehicles from obstructing the walkway.
[j] Walkways adjacent to the building shall be constructed of bricked paving materials, decorative pavers, or other decorative surface approved by the municipal agency.
[k] In the B-2 Zone, no entertainment or commercial recreational uses other than indoor cinemas and health clubs are permitted.

89 Attachment 9

Borough of Eatontown
Exhibit 3
Schedule of Zone Requirements for the Nonresidential Zones
[Amended by Ord. No. 16-80; Ord. No. 26-87; Ord. No. 16-92; 2-22-2006 by Ord. No. 6-2006; 12-8-2010 by Ord. No. 25-2010; 12-8-2010 by Ord. No. 26-2010; 12-8-2010 by Ord. No. 27-2010]

Zone	Type of Use	Minimum Tract Size	Minimum Lot Size			Minimum Front Yards (Feet)				Accessory Building to Rear/Side	Maximum Lot Coverage (percent)	Maximum Building Height (feet)	Maximum Impervious Coverage (%)	Minimum Gross Floor Area (square feet)	Maximum Building Floor Area Ratio (square feet)
			Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front	One Side	Both Sides	Rear						
B-1	Permitted uses	NA	NA	—	—	20	—	—	—	—	90[1]	50	90[2]	—	—
B-2	Permitted uses	NA	20,000	100	150	50	15	40	50	15	30	40	65[2]	—	—
B-2MH	All standards and requirements permitted in the B-2 Zone and mobile home parks in accord with the standards and requirements of Code § 89-44B														
B-3	Permitted uses	NA	10 acres	500	500	150	50	100	100	50	20	60	65[2]	—	—
B-4	Permitted uses	NA	5 acres	500	300	100	75	150	75	50	25	30	65[2]	30,000	—
B-5	Permitted uses[10]	NA	20,000	100	150	35	15	40	50	15	30	40	85	—	—
B-6	Permitted uses[11]	NA	8 acres	500	500	125	50	100	100	50	30	60	85	—	—
BP-1	Permitted uses	NA	88,000	250	250	75	50	100	50	25	—	40	65[2]	—	—
	Hotels and motels	NA	10 acres	500	500	75	50	100	50[3]	25	—	65	65[2]	—	—
	Business park development	88,000 square feet	20,000	90	175	50	15	40	50	25	30	65	65[2]	—	—
BP-2	Permitted uses	NA	4 acres	250	250	80	40	100	75	—	30	40	65[2]	—	—
	Business park development	20 acres	1 acre	200	250	50[6]	40	80	40	—	30	40	65[2]	5,000	—
	Animal care centers	NA	4 acres	200	250	50[6]	40	80	48	—	50	40	65[2]	—	—
M-1	Permitted uses	NA	4 acres	250	250	80	40	100	75	—	30	40	65[2]	—	—
	Industrial park	20 acres	1 acre	200	250	50[6]	40	80	40	—	30	40	65[2]	5,000	—
M-2	Permitted uses	NA	20,000	100	150	50	20	50	25	—	30	40	65[2]	—	—
M-B	Permitted uses	NA	1 acre	100	150	75[3]	25	50	75	15	30	40	65[2]	5,000	—
MB-R	Permitted uses	NA	4 acres[4]	200	200	75	25	50	75	15	15	40	65[2]	—	0.15
MB/R-TH/SCH	Permitted MB uses	NA	1 acre	100	150	75[9]	25	50	75	15	30	40	65[2]	5,000	—
	Senior citizen townhouses	10 acres[8]	NA	—	—	50[9]	50[9]	100[9]	50[9]	—	20	35[7]	40	—	—
PBO-88	Permitted uses	NA	88,000	250	250	75	50	100	50	—	25	40	65[7]	—	—
	Hotels	NA	10 acres	500	500	75	50	100	50	—	25	65	—	—	—
	Business park development	88,000	20,000	90	175	50	15	40	50	—	30	—	—	—	—
PBO-200	Permitted uses	NA	200,000	300	300	75	50	100	50	—	25	40	65[2]	5,000	0.3

NOTES:

[1] Stories one through three may occupy 90% of the lot area. For buildings exceeding three stories in height, stories four and above shall not cover more than 60% of the lot area if projected to the ground. No wall above the third story shall be closer to a lot line than 20 feet when projected to the ground.

[2] Only 1/2 of the area devoted to detention or retention facilities shall be considered as nonimpervious surfaces in calculating the percentages set forth above and any area used to calculate nonimpervious coverage cannot include a combination of nonimpervious and impervious materials.

[3] One hundred feet from Route 36.

[4] The planned commercial development must be located on a contiguous land area.

[5] See Code § 89-44H(1)(x) for additional setback requirements.

[6] The minimum front yard setback shall be 100 feet where a proposed structure exceeds 80,000 square feet.

[7] The maximum building height shall be 35 feet and 2.5 stories, whichever is less.

[8] Tract may not have less than 500 feet of frontage. The maximum permitted density is four dwelling units per gross acre.

[9] See § 89-44D(15) for additional requirements.

[10] As provided by Ord. No. 26-2010, all uses permitted in the B-2 Business Zone shall be permitted in the B-5 Business Zone in accordance with the standards and requirements set forth in § 89-44C; the minimum front yard setback and maximum impervious coverage are as noted above for the B-5 Zone.

[11] As provided by Ord. No. 27-2010, all uses permitted in the B-3 Business Zone shall be permitted in the B-6 Business Zone in accordance with the standards and requirements set forth in § 89-44C; the minimum lot area, minimum front yard setback, maximum lot coverage and maximum impervious coverage are as noted above for the B-6 Zone.

Perkins Restaurant

158 Route 35 Eatontown, NJ 07724

Population	1 Mile	3 Miles	5 Miles
Population (2014)	7,483	52,660	148,058
Population male (2014)	3,674	25,770	71,512
Population female (2014)	3,809	26,890	76,546
% Population male (2014)	49.1%	48.9%	48.3%
% Population female (2014)	50.9%	51.1%	51.7%
Population age 0-4 (2014)	341	2,406	6,845
Population age 5-9 (2014)	447	3,250	9,152
Population age 10-14 (2014)	424	3,394	9,528
Population age 15-19 (2014)	423	3,516	9,908
Population age 20-24 (2014)	459	3,425	9,799
Population age 25-29 (2014)	481	3,185	9,182
Population age 30-34 (2014)	494	3,021	8,667
Population age 35-39 (2014)	512	3,068	8,633
Population age 40-44 (2014)	551	3,425	9,269
Population age 45-49 (2014)	566	3,853	10,257
Population age 50-54 (2014)	585	3,949	10,513
Population age 55-59 (2014)	576	3,809	10,169
Population age 60-64 (2014)	518	3,413	9,074
Population age 65-69 (2014)	401	2,786	7,436
Population age 70-74 (2014)	269	2,102	5,766
Population age 75-79 (2014)	185	1,500	4,292
Population age 80-84 (2014)	108	990	3,130
Population age 85+ (2014)	143	1,568	6,438
% Population age 0-4 (2014)	4.6%	4.6%	4.6%
% Population age 5-9 (2014)	6.0%	6.2%	6.2%
% Population age 10-14 (2014)	5.7%	6.4%	6.4%
% Population age 15-19 (2014)	5.7%	6.7%	6.7%
% Population age 20-24 (2014)	6.1%	6.5%	6.6%
% Population age 25-29 (2014)	6.4%	6.0%	6.2%
% Population age 30-34 (2014)	6.6%	5.7%	5.9%
% Population age 35-39 (2014)	6.8%	5.8%	5.8%
% Population age 40-44 (2014)	7.4%	6.5%	6.3%
% Population age 45-49 (2014)	7.6%	7.3%	6.9%
% Population age 50-54 (2014)	7.8%	7.5%	7.1%
% Population age 55-59 (2014)	7.7%	7.2%	6.9%

% Population age 60-64 (2014)	6.9%	6.5%	6.1%
% Population age 65-69 (2014)	5.4%	5.3%	5.0%
% Population age 70-74 (2014)	3.6%	4.0%	3.9%
% Population age 75-79 (2014)	2.5%	2.8%	2.9%
% Population age 80-84 (2014)	1.4%	1.9%	2.1%
% Population age 85+ (2014)	1.9%	3.0%	4.3%
Population white (2014)	5,447	42,706	122,904
Population black (2014)	980	3,747	9,618
Population Am In/AK Nat (2014)	N/A	87	142
Population Hawaiian/PI (2014)	N/A	8	13
Population multirace (2014)	550	4,586	11,873
Population Hispanic (2014)	1,072	7,792	20,489
% Population white (2014)	72.8%	81.1%	83.0%
% Population black (2014)	13.1%	7.1%	6.5%
% Population Am In/AK Nat (2014)	N/A	0.2%	0.1%
% Population Hawaiian/PI (2014)	N/A	0.0%	0.0%
% Population multirace (2014)	7.3%	8.7%	8.0%
% Population Hispanic (2014)	14.3%	14.8%	13.8%
Non Hispanic White (2014)	4,572	36,902	105,691
% Non Hispanic White (2014)	61.1%	70.1%	71.4%
Population Change	**1 Mile**	**3 Miles**	**5 Miles**
Population (2014)	7,483	52,660	148,058
Population (2005)	9,414	56,696	155,643
Households (2005)	4,025	22,363	60,670
Population 2000	9,148	54,800	150,549
Households 2000	3,849	21,321	57,877
Population 1990	10,062	51,840	139,278
Households 1990	3,865	19,596	52,617
Population Change 2005-2014	-	-4,036	-7,585
% Population Change 2005-2014	--25.8%	--7.7%	--5.1%
Population Change 2000-2005	266	1,896	5,094
Household Change 2000-2005	176	1,042	2,793
% Population Change 2000-2005	2.8%	3.3%	3.3%
% Household Change 2000-2005	4.4%	4.7%	4.6%
Population Change 1990-2005	-648	4,856	16,365
Household Change 1990-2005	160	2,767	8,053
% Population Change 1990-2005	--6.9%	8.6%	10.5%
% Household Change 1990-2005	4.0%	12.4%	13.3%
Total Establishments (2005)	691	5,123	8,634

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Total Employees (2005)	5,083	45,784	76,595
Housing	1 Mile	3 Miles	5 Miles
Housing Units (2014)	3,512	21,778	62,797
Owner Occupied Housing Units (2014)	1,819	14,168	38,118
Renter Occupied Housing Units (2014)	1,403	6,284	18,984
Vacant Housing Units (2014)	290	1,326	5,695
Occupied Housing Units (2014)	3,222	20,452	57,102
Income	1 Mile	3 Miles	5 Miles
Median Household Income (2014)	$53,769.00	$86,033.50	$82,578.50
Household Income < $10000 (2014)	145	732	2,172
Household Income $10000-$14999 (2014)	135	772	2,312
Household Income $15000-$19999 (2014)	109	630	2,238
Household Income $20000-$24999 (2014)	123	728	2,334
Household Income $25000-$29999 (2014)	119	912	2,195
Household Income $30000-$34999 (2014)	190	643	2,069
Household Income $35000-$39999 (2014)	126	493	1,888
Household Income $40000-$44999 (2014)	145	732	2,172
Household Income $45000-$49999 (2014)	134	634	1,963
Household Income $60000-$74999 (2014)	345	1,623	4,523
Household Income $75000-$99999 (2014)	546	3,022	6,913
Household Income $100000-$124999 (2014)	453	2,416	5,986
Household Income $125000-$149999 (2014)	181	1,593	4,120
Household Income $150000-$199999 (2014)	123	1,533	4,664
Household Income > $200000 (2014)	118	2,451	6,924