

# TROLLEY SQUARE

1525 Old Trolley Road, Summerville, SC 29485



Trolley Square is a great neighborhood center located on a major thoroughfare just minutes from downtown Summerville, one of Charleston's fastest growing suburban communities. Trolley Square benefits from the draw of it's shadow anchors, Publix and CVS Pharmacy, and enjoys exceptional cross access between the properties.

In addition to available shop spaces, a 3.782 acre ground lease or build-to-suit opportunity currently exists. Now is your time to become part of this thriving community.

## Retail Space Available:

1,200 SF | 1,600 SF | 2,800 SF | 3.782 Acres

Center Type:	Neighborhood Center
Retail GLA:	33,468 SF
Year Built:	1995
Features:	Dedicated Turn Lane Pylon Sign
Parking:	171 Surface Spaces
Traffic Counts:	28,100 AADT on Old Trolley Road
Shadow Anchors:	



National/Regional Tenants: Spectrum Great Clips



Demographics	1 Mile	3 Mile	5 Mile
Population 2016	11,120	58,592	122,798
Population 2021	11,814	64,328	135,327
Total Households	4,368	21,892	45,726
Average HH Income	\$65,227	\$70,775	\$70,709



6824 Elm Street, Suite 200, McLean, VA 22101  
ph: 703.821.0500 | fax: 703.442.7545 | BeattyCos.com

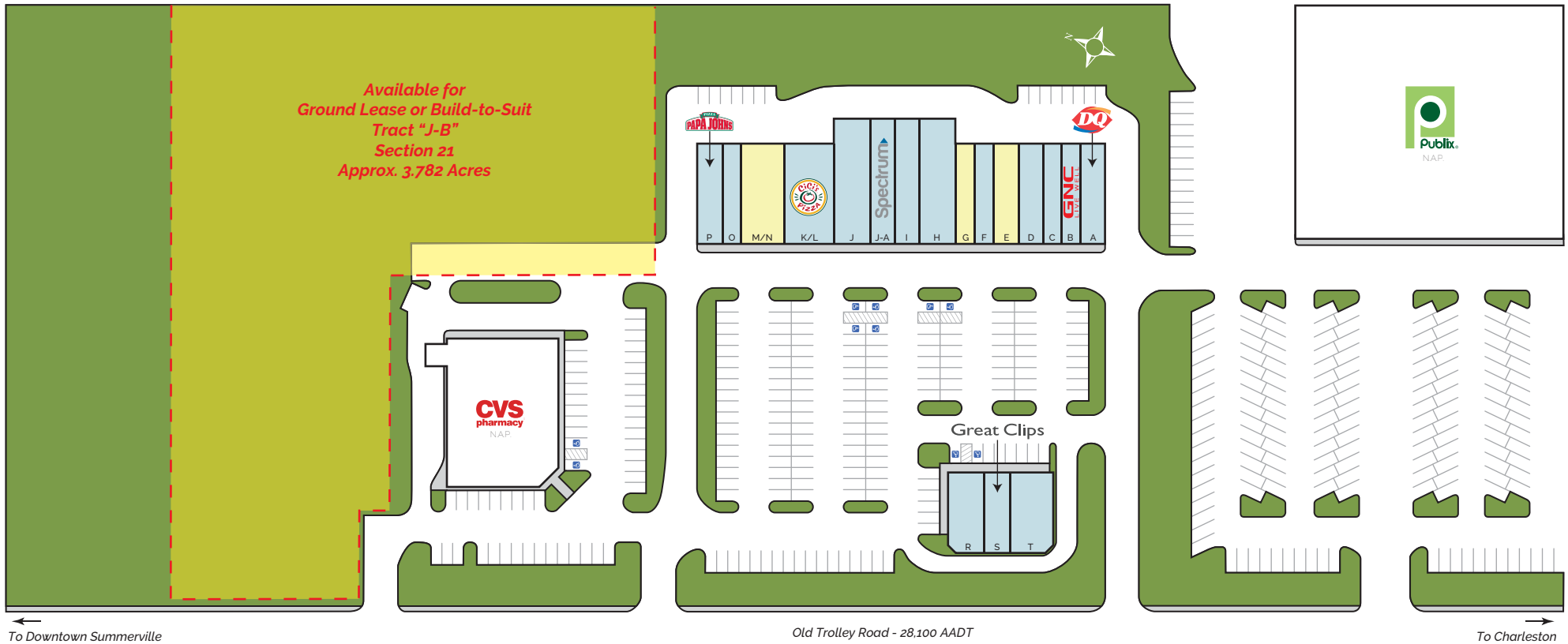
## LEASING CONTACT

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David Mantek | 843.725.7200 | david.mantek@avisonyoung.com

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Available for  
Ground Lease or Build-to-Suit  
Tract "J-B"  
Section 21  
Approx. 3.782 Acres



Space	Tenant	SF
1525 A	Dairy Queen	1,600
1525 B	GNC	1,200
1525 C	Dragon Express	1,200
1525 D	World Finance	1,600
1525 E	Available	1,600
1525 F	eVapors	1,200

Space	Tenant	SF
1525 G	Available	1,200
1525 H	Interiors by Zanell	3,000
1525 I	Bearly Worn	2,000
1525 J-A	Spectrum Cable	2,000
1525 J	Maxx Studio Salon and Spa	3,000
1525 K/L	Cici's Pizza	3,200

Space	Tenant	SF
1525 M/N	Available	2,800
1525 O	#1 Nails	1,200
1525 P	Papa John's	1,600
1525 R	Carolina Spirits	1,768
1525 S	Great Clips	1,200
1525 T	Seasons of Japan	2,100



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## Market Profile

Trolley Square  
1525 Old Trolley Rd, Summerville, South Carolina, 29485  
Rings: 1, 3, 5 mile radii

Prepared by Beatty Management

Latitude: 32.96738  
Longitude: -80.16779

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	6,827	33,559	73,155
2010 Total Population	10,325	51,549	109,003
2016 Total Population	11,120	58,592	122,798
2016 Group Quarters	116	148	304
2021 Total Population	11,814	64,328	135,327
2016-2021 Annual Rate	1.22%	1.89%	1.96%
2016 Total Daytime Population	9,679	42,106	95,423
Workers	3,555	11,846	32,373
Residents	6,124	30,260	63,050
<b>Household Summary</b>			
2000 Households	2,643	12,167	26,322
2000 Average Household Size	2.51	2.72	2.75
2010 Households	4,078	19,389	40,732
2010 Average Household Size	2.50	2.65	2.67
2016 Households	4,368	21,892	45,726
2016 Average Household Size	2.52	2.67	2.68
2021 Households	4,630	23,966	50,300
2021 Average Household Size	2.53	2.68	2.68
2016-2021 Annual Rate	1.17%	1.83%	1.93%
2010 Families	2,662	14,100	29,682
2010 Average Family Size	3.06	3.09	3.10
2016 Families	2,820	15,717	32,911
2016 Average Family Size	3.10	3.13	3.13
2021 Families	2,969	17,113	35,997
2021 Average Family Size	3.12	3.15	3.15
2016-2021 Annual Rate	1.04%	1.72%	1.81%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,748	12,828	27,844
Owner Occupied Housing Units	58.9%	69.7%	67.7%
Renter Occupied Housing Units	37.3%	25.2%	26.8%
Vacant Housing Units	3.8%	5.2%	5.5%
2010 Housing Units	4,473	21,101	44,362
Owner Occupied Housing Units	50.7%	63.9%	63.6%
Renter Occupied Housing Units	40.5%	28.0%	28.2%
Vacant Housing Units	8.8%	8.1%	8.2%
2016 Housing Units	4,750	23,681	49,750
Owner Occupied Housing Units	50.2%	62.6%	62.0%
Renter Occupied Housing Units	41.7%	29.9%	30.0%
Vacant Housing Units	8.0%	7.6%	8.1%
2021 Housing Units	5,024	25,913	54,711
Owner Occupied Housing Units	50.3%	62.7%	62.0%
Renter Occupied Housing Units	41.8%	29.8%	30.0%
Vacant Housing Units	7.8%	7.5%	8.1%
<b>Median Household Income</b>			
2016	\$53,715	\$58,709	\$56,968
2021	\$58,907	\$64,851	\$63,357
<b>Median Home Value</b>			
2016	\$181,768	\$187,509	\$187,353
2021	\$212,978	\$212,629	\$214,630
<b>Per Capita Income</b>			
2016	\$26,370	\$26,489	\$26,271
2021	\$28,877	\$28,933	\$28,711
<b>Median Age</b>			
2010	34.9	34.3	34.3
2016	35.8	35.4	35.3
2021	36.5	36.0	36.0

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

April 12, 2017



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Rings: 1, 3, 5 mile radii

Prepared by Beatty Management  
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	1 mile	3 miles	5 miles
<b>2016 Households by Income</b>			
Household Income Base	4,368	21,892	45,726
<\$15,000	11.7%	7.7%	8.6%
\$15,000 - \$24,999	10.6%	9.2%	9.1%
\$25,000 - \$34,999	10.0%	8.6%	9.8%
\$35,000 - \$49,999	13.3%	14.5%	14.8%
\$50,000 - \$74,999	20.5%	22.2%	20.6%
\$75,000 - \$99,999	14.9%	15.7%	14.9%
\$100,000 - \$149,999	13.8%	16.5%	15.9%
\$150,000 - \$199,999	3.6%	3.9%	4.1%
\$200,000+	1.6%	1.8%	2.2%
Average Household Income	\$65,227	\$70,775	\$70,709
<b>2021 Households by Income</b>			
Household Income Base	4,630	23,966	50,300
<\$15,000	11.5%	7.5%	8.5%
\$15,000 - \$24,999	11.9%	10.1%	10.2%
\$25,000 - \$34,999	7.1%	6.3%	7.1%
\$35,000 - \$49,999	10.3%	10.6%	10.8%
\$50,000 - \$74,999	20.2%	22.4%	21.2%
\$75,000 - \$99,999	15.3%	16.2%	15.7%
\$100,000 - \$149,999	17.2%	19.9%	19.1%
\$150,000 - \$199,999	4.6%	4.9%	5.0%
\$200,000+	1.8%	2.0%	2.4%
Average Household Income	\$71,776	\$77,563	\$77,457
<b>2016 Owner Occupied Housing Units by Value</b>			
Total	2,385	14,819	30,825
<\$50,000	8.3%	5.8%	6.6%
\$50,000 - \$99,999	4.4%	5.9%	6.5%
\$100,000 - \$149,999	20.5%	18.2%	19.3%
\$150,000 - \$199,999	26.3%	26.7%	23.5%
\$200,000 - \$249,999	22.0%	20.9%	17.7%
\$250,000 - \$299,999	5.7%	8.0%	8.0%
\$300,000 - \$399,999	8.5%	9.3%	9.8%
\$400,000 - \$499,999	2.7%	3.1%	3.9%
\$500,000 - \$749,999	1.2%	1.2%	2.8%
\$750,000 - \$999,999	0.0%	0.3%	0.8%
\$1,000,000 +	0.3%	0.6%	0.9%
Average Home Value	\$195,585	\$207,941	\$222,248
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	2,528	16,238	33,896
<\$50,000	3.4%	2.7%	3.7%
\$50,000 - \$99,999	2.1%	2.9%	3.3%
\$100,000 - \$149,999	9.1%	9.0%	10.1%
\$150,000 - \$199,999	26.8%	27.8%	25.3%
\$200,000 - \$249,999	33.1%	29.8%	25.6%
\$250,000 - \$299,999	9.4%	12.3%	12.2%
\$300,000 - \$399,999	10.1%	9.7%	10.1%
\$400,000 - \$499,999	3.9%	3.2%	3.9%
\$500,000 - \$749,999	1.7%	1.5%	3.6%
\$750,000 - \$999,999	0.0%	0.4%	1.1%
\$1,000,000 +	0.4%	0.6%	1.0%
Average Home Value	\$229,500	\$232,547	\$249,133

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

April 12, 2017



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Rings: 1, 3, 5 mile radii

Prepared by Beatty Management  
Latitude: 32.96738  
Longitude: -80.16779

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	10,326	51,551	109,003
0 - 4	7.2%	7.4%	7.5%
5 - 9	7.3%	7.8%	7.8%
10 - 14	7.6%	7.9%	7.8%
15 - 24	14.4%	13.3%	13.5%
25 - 34	13.7%	14.5%	14.4%
35 - 44	13.2%	14.9%	14.6%
45 - 54	13.7%	13.6%	14.2%
55 - 64	10.6%	10.5%	10.9%
65 - 74	6.8%	6.2%	5.9%
75 - 84	3.6%	2.9%	2.6%
85 +	2.0%	1.0%	0.9%
18 +	73.3%	72.2%	72.2%
<b>2016 Population by Age</b>			
Total	11,118	58,593	122,797
0 - 4	6.8%	7.1%	7.1%
5 - 9	6.9%	7.2%	7.3%
10 - 14	7.2%	7.5%	7.4%
15 - 24	12.8%	12.7%	12.8%
25 - 34	15.3%	14.9%	14.9%
35 - 44	12.5%	14.1%	13.7%
45 - 54	13.2%	13.6%	13.6%
55 - 64	11.1%	11.0%	11.5%
65 - 74	8.4%	7.5%	7.6%
75 - 84	4.0%	3.3%	3.1%
85 +	1.8%	1.1%	1.0%
18 +	75.2%	74.1%	74.2%
<b>2021 Population by Age</b>			
Total	11,814	64,330	135,328
0 - 4	6.7%	7.0%	7.0%
5 - 9	6.8%	7.2%	7.1%
10 - 14	7.3%	7.4%	7.4%
15 - 24	11.8%	11.9%	11.9%
25 - 34	15.2%	14.9%	15.0%
35 - 44	13.8%	15.2%	14.8%
45 - 54	11.4%	12.2%	12.1%
55 - 64	11.4%	11.1%	11.5%
65 - 74	9.2%	8.1%	8.3%
75 - 84	4.7%	3.8%	3.8%
85 +	1.8%	1.1%	1.1%
18 +	75.2%	74.4%	74.4%
<b>2010 Population by Sex</b>			
Males	4,843	24,766	52,323
Females	5,482	26,783	56,680
<b>2016 Population by Sex</b>			
Males	5,230	28,214	59,058
Females	5,890	30,378	63,740
<b>2021 Population by Sex</b>			
Males	5,560	31,060	65,297
Females	6,254	33,269	70,029

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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Rings: 1, 3, 5 mile radii

Prepared by Beatty Management  
Latitude: 32.96738  
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	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	10,326	51,549	109,002
White Alone	73.3%	72.8%	69.4%
Black Alone	20.4%	20.3%	23.2%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	1.5%	1.9%	1.8%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	1.3%	1.4%	2.0%
Two or More Races	3.0%	3.0%	2.9%
Hispanic Origin	4.6%	4.6%	5.6%
Diversity Index	47.2	47.8	52.1
<b>2016 Population by Race/Ethnicity</b>			
Total	11,121	58,592	122,797
White Alone	72.5%	71.3%	68.6%
Black Alone	20.1%	20.5%	22.9%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	2.0%	2.5%	2.4%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	1.4%	1.6%	2.2%
Two or More Races	3.3%	3.3%	3.3%
Hispanic Origin	5.3%	5.3%	6.2%
Diversity Index	49.0	50.5	53.7
<b>2021 Population by Race/Ethnicity</b>			
Total	11,815	64,329	135,326
White Alone	71.1%	69.8%	67.5%
Black Alone	20.4%	20.7%	22.8%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	2.5%	3.1%	2.9%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	1.6%	1.8%	2.3%
Two or More Races	3.7%	3.8%	3.8%
Hispanic Origin	5.9%	5.9%	6.7%
Diversity Index	51.3	52.7	55.5
<b>2010 Population by Relationship and Household Type</b>			
Total	10,325	51,549	109,003
In Households	98.9%	99.7%	99.7%
In Family Households	81.6%	86.9%	87.0%
Householder	26.3%	27.3%	27.1%
Spouse	17.8%	19.9%	19.4%
Child	31.9%	34.1%	34.4%
Other relative	3.0%	3.1%	3.6%
Nonrelative	2.7%	2.4%	2.5%
In Nonfamily Households	17.2%	12.8%	12.7%
In Group Quarters	1.1%	0.3%	0.3%
Institutionalized Population	1.1%	0.3%	0.2%
Noninstitutionalized Population	0.0%	0.0%	0.1%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
<b>2016 Population 25+ by Educational Attainment</b>			
Total	7,377	38,378	80,313
Less than 9th Grade	1.5%	1.5%	2.0%
9th - 12th Grade, No Diploma	5.1%	5.1%	6.4%
High School Graduate	22.2%	23.4%	23.7%
GED/Alternative Credential	4.3%	3.7%	3.9%
Some College, No Degree	29.7%	24.7%	24.6%
Associate Degree	11.0%	12.3%	11.3%
Bachelor's Degree	16.5%	19.4%	18.1%
Graduate/Professional Degree	9.7%	9.9%	10.0%
<b>2016 Population 15+ by Marital Status</b>			
Total	8,806	45,818	96,002
Never Married	33.0%	26.4%	28.2%
Married	43.3%	55.7%	54.6%
Widowed	6.9%	4.9%	5.2%
Divorced	16.8%	13.0%	12.0%
<b>2016 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	92.5%	94.6%	93.9%
Civilian Unemployed	7.5%	5.4%	6.1%
<b>2016 Employed Population 16+ by Industry</b>			
Total	5,073	28,347	59,833
Agriculture/Mining	0.3%	0.3%	0.3%
Construction	6.3%	5.6%	6.7%
Manufacturing	14.4%	11.8%	11.9%
Wholesale Trade	1.6%	2.0%	2.4%
Retail Trade	15.7%	13.4%	13.8%
Transportation/Utilities	2.4%	4.7%	4.5%
Information	0.8%	1.9%	1.9%
Finance/Insurance/Real Estate	4.8%	4.4%	4.7%
Services	46.6%	47.1%	46.0%
Public Administration	7.2%	8.9%	7.8%
<b>2016 Employed Population 16+ by Occupation</b>			
Total	5,073	28,346	59,835
White Collar	61.0%	63.4%	61.5%
Management/Business/Financial	18.9%	16.2%	14.5%
Professional	18.6%	21.6%	21.4%
Sales	12.7%	12.5%	11.8%
Administrative Support	10.8%	13.1%	13.9%
Services	19.9%	17.0%	16.5%
Blue Collar	19.1%	19.6%	22.0%
Farming/Forestry/Fishing	0.3%	0.1%	0.2%
Construction/Extraction	4.9%	4.7%	5.6%
Installation/Maintenance/Repair	3.8%	4.8%	4.6%
Production	6.4%	5.3%	5.7%
Transportation/Material Moving	3.7%	4.5%	5.9%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	10,325	51,549	109,003
Population Inside Urbanized Area	100.0%	99.7%	98.3%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.3%	1.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Households by Type</b>			
Total	4,078	19,389	40,732
Households with 1 Person	28.3%	21.8%	21.5%
Households with 2+ People	71.7%	78.2%	78.5%
Family Households	65.3%	72.7%	72.9%
Husband-wife Families	44.0%	52.9%	52.2%
With Related Children	20.6%	26.1%	25.6%
Other Family (No Spouse Present)	21.2%	19.9%	20.7%
Other Family with Male Householder	5.2%	4.8%	4.8%
With Related Children	3.5%	3.2%	3.1%
Other Family with Female Householder	16.0%	15.1%	15.9%
With Related Children	11.9%	11.0%	11.6%
Nonfamily Households	6.4%	5.5%	5.6%
All Households with Children	36.8%	40.8%	40.8%
Multigenerational Households	3.1%	4.1%	4.6%
Unmarried Partner Households	6.8%	6.4%	6.5%
Male-female	6.3%	5.8%	5.8%
Same-sex	0.5%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	4,077	19,390	40,732
1 Person Household	28.4%	21.8%	21.5%
2 Person Household	31.6%	32.5%	32.4%
3 Person Household	18.5%	19.7%	19.4%
4 Person Household	13.2%	15.7%	15.8%
5 Person Household	5.8%	7.0%	7.2%
6 Person Household	1.8%	2.3%	2.5%
7 + Person Household	0.7%	1.0%	1.3%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	4,078	19,389	40,732
Owner Occupied	55.6%	69.5%	69.3%
Owned with a Mortgage/Loan	44.1%	57.1%	56.6%
Owned Free and Clear	11.5%	12.4%	12.7%
Renter Occupied	44.4%	30.5%	30.7%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	4,473	21,101	44,362
Housing Units Inside Urbanized Area	100.0%	99.7%	98.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.3%	1.7%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Middleburg (4C)	Middleburg (4C)	Middleburg (4C)
2.	Metro Fusion (11C)	American Dreamers (7C)	American Dreamers (7C)
3.	Green Acres (6A)	Up and Coming Families	Up and Coming Families
<b>2016 Consumer Spending</b>			
Apparel & Services: Total \$	\$7,463,061	\$40,210,515	\$84,159,543
Average Spent	\$1,708.58	\$1,836.77	\$1,840.52
Spending Potential Index	85	91	91
Education: Total \$	\$4,828,990	\$26,414,662	\$55,272,431
Average Spent	\$1,105.54	\$1,206.59	\$1,208.77
Spending Potential Index	78	85	85
Entertainment/Recreation: Total \$	\$10,804,120	\$58,652,037	\$122,672,631
Average Spent	\$2,473.47	\$2,679.15	\$2,682.78
Spending Potential Index	85	92	92
Food at Home: Total \$	\$18,495,149	\$98,292,517	\$206,491,951
Average Spent	\$4,234.24	\$4,489.88	\$4,515.85
Spending Potential Index	85	90	91
Food Away from Home: Total \$	\$11,690,993	\$62,787,322	\$131,243,471
Average Spent	\$2,676.51	\$2,868.05	\$2,870.22
Spending Potential Index	87	93	93
Health Care: Total \$	\$19,587,004	\$105,321,854	\$220,052,183
Average Spent	\$4,484.20	\$4,810.97	\$4,812.41
Spending Potential Index	85	91	91
HH Furnishings & Equipment: Total \$	\$6,616,221	\$35,987,313	\$75,071,683
Average Spent	\$1,514.70	\$1,643.86	\$1,641.77
Spending Potential Index	86	93	93
Personal Care Products & Services: Total \$	\$2,707,579	\$14,705,187	\$30,759,535
Average Spent	\$619.87	\$671.72	\$672.69
Spending Potential Index	85	92	92
Shelter: Total \$	\$57,026,746	\$311,150,587	\$650,489,440
Average Spent	\$13,055.57	\$14,212.98	\$14,225.81
Spending Potential Index	84	91	91
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,637,914	\$46,783,904	\$97,372,237
Average Spent	\$1,977.54	\$2,137.03	\$2,129.47
Spending Potential Index	85	92	92
Travel: Total \$	\$6,750,788	\$37,782,502	\$78,483,215
Average Spent	\$1,545.51	\$1,725.86	\$1,716.38
Spending Potential Index	83	93	92
Vehicle Maintenance & Repairs: Total \$	\$3,837,885	\$20,692,451	\$43,348,352
Average Spent	\$878.64	\$945.21	\$948.00
Spending Potential Index	85	91	92

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

April 12, 2017