



**Parts Plus Auto Parts Store**

**Property Features:**

Size: 3,600 sq ft.  
Occ.: 100%  
NOI: Apprx. \$30,691  
Cap Rate: 9%  
Price: Call for Pricing

**Tenant Info:**

WM Automotive Warehouse Inc.  
Founded 1976  
DBA Parts Plus Automotive

**Net Operating Income:**

Annual rent:	\$36,000.00
Expenses:	\$1,236 Insurance
	\$4,073 Taxes
NOI:	\$30,691.00

**Demographics (2016)**

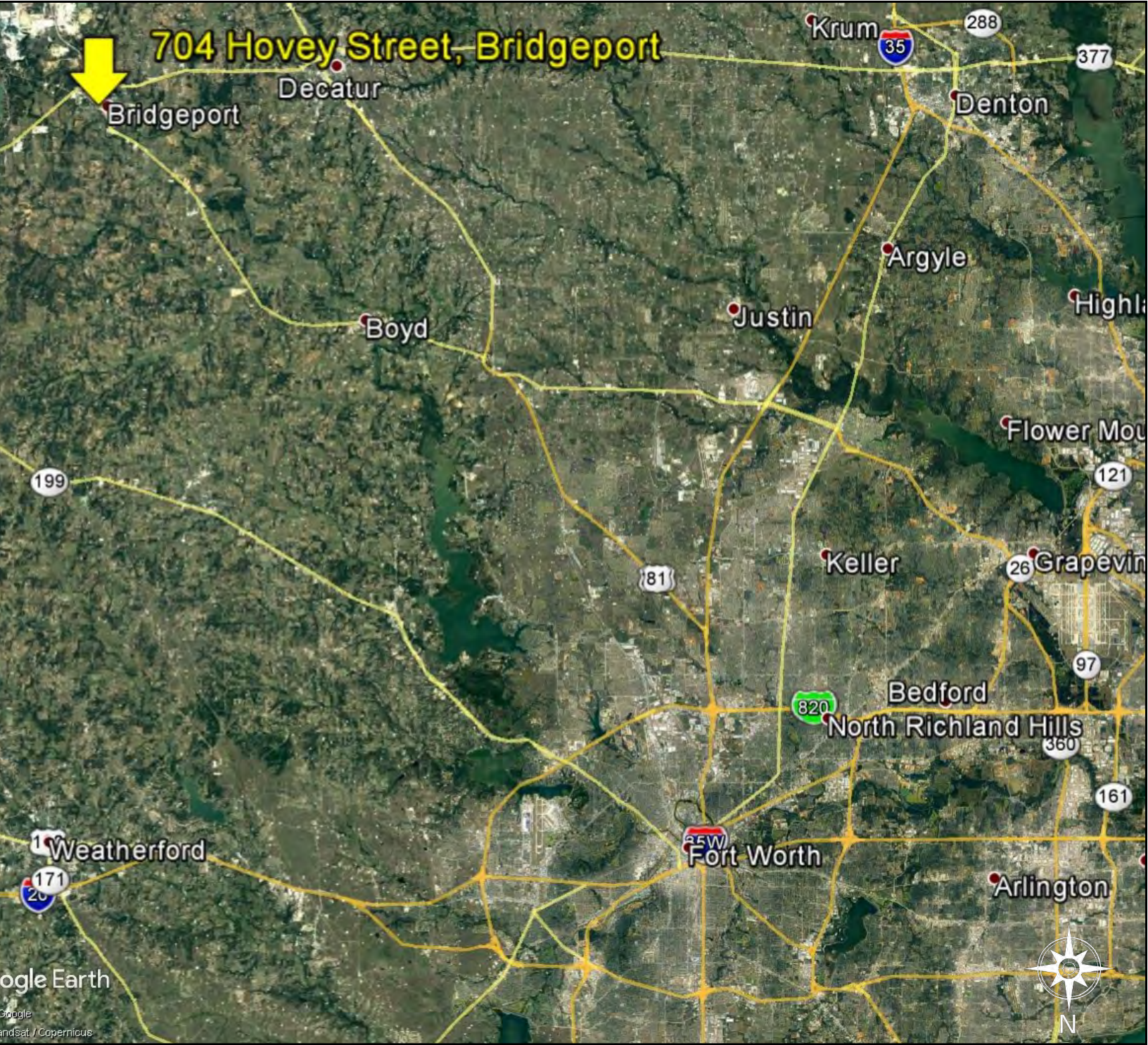
	<u>3 mile</u>	<u>5 mile</u>
Population:	8,031	9,500
Avg HH Income:	\$76,173	\$78,750

**Income Producing Property \* Single Tenant Occupied**  
Tenant Converted Building & Sign Lighting to LED



For more information, please contact:

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**EASI Updated Site Selection Reports & Analysis**

Description	1 Miles	3 Miles	5 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	4,236	5,528	6,660
Population (4/1/2000)	5,032	6,514	7,850
Population (4/1/2010)	5,950	7,463	8,833
Population (1/1/2016)	6,399	8,031	9,500
Population (1/1/2021)	6,612	8,279	9,797
Percent Growth (2016/2010)	7.55	7.61	7.55
Percent Forecast (2021/2016)	3.33	3.09	3.13

<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	1,416	1,693	2,096
Households (4/1/2000)	1,640	1,982	2,461
Households (4/1/2010)	1,864	2,218	2,741
Households (1/1/2016)	1,987	2,364	2,920
Households (1/1/2021)	2,060	2,450	3,026
Percent Growth (2016/2010)	6.6	6.58	6.53
Percent Forecast (2021/2016)	3.67	3.64	3.63

<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	31	32.7	33.8
Male	3,048	4,152	4,911
Female	3,351	3,879	4,589
Density	477.60	222.50	169.60
Urban	5,463	6,063	6,063
Rural	936	1,968	3,437

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2016)	1,987	2,364	2,920
Families	1,512	1,794	2,206
Non-Family Households	475	570	714
Average Size of Household	3.09	3.04	2.96
Median Age of Householder	47.6	48.8	49.6
Median Value Owner Occupied (\$)	91,379	91,207	105,136
Median Rent (\$)	644	641	636
Median Vehicles Per Household	2.2	2.2	2.3

<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	2,171	2,607	3,223
Housing, Owner Occupied	1,174	1,469	1,889
Housing, Renter Occupied	813	895	1,031
Housing, Vacant	184	243	303

**POPULATION BY RACE**

White Alone	5,033	6,212	7,627
Black Alone	96	329	332
Asian Alone	62	69	70
American Indian and Alaska Native Alone	62	67	78
Other Race Alone	922	1,113	1,139
Two or More Races	224	241	254

**POPULATION BY ETHNICITY**

Hispanic	2,807	3,247	3,398
White Non-Hispanic	3,309	4,255	5,547

**GENERAL INCOME CHARACTERISTICS**

Total Personal Income (\$)	146,773,432	185,429,426	235,308,556
Total Household Income (\$)	142,896,471	180,071,791	229,950,921
Median Household Income (\$)	56,728	60,176	62,403
Average Household Income (\$)	71,916	76,173	78,750
Per Capita Income (\$)	22,937	23,089	24,769

**RETAIL SALES**

Total Retail Sales (including Food Services) (\$)	31,498	33,129	40,018
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**CONSUMER EXPENDITURES**

Total Annual Expenditures (\$000)	115,043.60	140,464.90	175,245.80
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**EMPLOYMENT BY PLACE OF BUSINESS**

Employees, Total (by Place of Work)	935	1,222	1,420
Establishments, Total (by Place of Work)	48	60	71

**EASI QUALITY OF LIFE**

EASI Quality of Life Index (US Avg=100)	120	121	121
EASI Total Crime Index (US Avg=100; A=High)	132	125	128
EASI Weather Index (US Avg=100)	149	149	149

**BLOCK GROUP COUNT**

	3	4	5
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**Footnotes:**

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2016 unless otherwise stated.

