

ZONING COMMISSION APPLICATION

ZONE CHANGE	\$1000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1000	MAJOR ADJUSTMENT TO A PUD	\$1000
PUD II	\$1000	MINOR ADJUSTMENT TO A LASR	\$200
LASR	\$1000	MAJOR ADJUSTMENT TO A LASR	\$1000

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

APPLICATION NUMBER**2023-15MA**

DO NOT WRITE IN THIS SPACE

SycamoreTownship.org

Planning & Zoning Department
8540 Kenwood Road
Sycamore Township, Ohio 45236
Phone: (513) 792-7250

PROJECT ADDRESS: 11500 Northlake Dr.**ZIP CODE:** 45249

NAME	STREET ADDRESS	ZIP	EMAIL	PHONE NUMBER
APPLICANT				
Michael Rosenbaum	11500 Northlake Drive	45249	MRosenbaum@DiversifiedMPlus.com	513-579-1144
PROPERTY OWNER				
SGRT Northlake, LLC	11500 Northlake Drive	45249		
DESIGN PROFESSIONAL				
Holthaus Lackner Signs	817 Ridgeway Ave	45229	Andrea@hlsigns.com	513-861-0060
CONTRACTOR				
Holthaus Lackner Signs	817 Ridgeway Ave	45229		

ZONING COMMISSION ACTION REQUESTED:

- ☐ ZONE CHANGE FROM ZONE _____ TO ZONE _____
- ☐ PUD ☐ PUD 2 ☒ LASR (LOCALIZED ALTERNATIVE SIGN ALTERNATIVE)
- ☐ MAJOR ADJUSTMENT TO A PUD ☐ MINOR ADJUSTMENT TO A PUD
- ☐ MAJOR ADJUSTMENT TO A LASR ☐ MINOR ADJUSTMENT TO A LASR

STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

One Northlake is a Class A Commercial Office Building that has recently been renovated. Our most recent Tenant acquisition is the Arizona College of Nursing. Building tenants include Technology, Achademics, Healthcare, Marketing, Distribution. We are looking to add additional catagories in Finance and Agriculture. This will require additional signage.

SQUARE FEET: 180,000 **USE:** Commercial **HEIGHT:** 4 Stories**ESTIMATED START DATE:** _____ **ESTIMATED FINISH DATE:** _____ **NUMBER OF SIGN(S):** 2 / 4

THE PLANNING & ZONING DEPARTMENT IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. THROUGH THE ZONING RESOLUTION, THE TOWNSHIP PROMOTES A HIGH STANDARD FOR RESIDENTIAL AND COMMERCIAL LAND USE AND DEVELOPMENT. WE LOOK FORWARD TO SERVING OUR RESIDENTS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission public notice has been given.

Michael Rosenbaum

APPLICANT'S SIGNATURE

DATE

PLEASE NOTE:

SUBMITTING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

PROPERTY OWNER'S SIGNATURE

10/24/23
DATE

SGRT Northlake, LLC
11500 Northlake Drive
Cincinnati Ohio 45249

Sycamore Township
Township Zoning Commission
8540 Kenwood Road
Sycamore Township, Ohio 45236

Dear Township Zoning Commission,

SGRT Northlake, LLC is submitting this letter with respect to Sycamore Township in allowing the One Northlake Building two additional exterior tenant signs under approved guidelines.

My role as the General Operations Manager for the building is to ensure financial viability and consistent quality for the success of the property. Since Shelbourne Properties purchased 11500 Northlake on July of 2019, Diversified Management Plus (DMP) has been maintaining day to day operations for the property. Both Owner and Manager have put in a lot of effort and investment to improving the esthetics and tenant experience and has been dedicated to this premier Class A asset.

When the property was purchased the building occupancy was 51%, the common areas had not been updated in over two decades, and the mechanical systems were severely neglected. After the new Ownership, Shelbourne Properties, acquired the property, they have spent an extensive amount of time researching and aligning itself with quality contractors & management, and monetarily invested Millions of dollars to bring the building to 2020's standards. Over the last four years they have modernized all Lobbies and common areas, cleaned up the exterior of the building, updated the landscaping, repaired & replaced mechanical and lighting systems with energy efficiency in mind, and added a fitness center, tenant lounge, and conference center. In addition to these top class updates, we have also partnered with the tenants to renovate their personal spaces with high end finishes. Even in the face of the Covid shutdown and a work from home environment, these efforts are producing forward momentum with an increase of occupancy by 15%.

While 15% is notable, the Ownership is still far from its goals and their target return on investment, which is why we need the Township to help partner with us in allowing the expansion of building signage rights to attract additional new quality tenants that require visible name recognition. There are strong prospects in the market that are considering leasing 15,000+ square feet of space in the Cincinnati suburban districts, but they have a necessary requirement in having their company name placed on the exterior of the building in order to qualify and be placed on the short list.

Currently there are two signs on the building, one for Vitas, and one for Arizona College of Nursing. For a building the scale of One Northlake, this would represent an under saturation of signage. The last time this plan was changed was nearly 20 years ago and this would be the natural time update. The goal is to

now raise the available signage incrementally in a reasonable manner so that we can accommodate potential growth opportunities. addition of these signs would have a positive impact for closing deals because by taking a large amount of space in the building they would be able to advertise their company in a location where over 125,000 cars pass every day on I71. In preliminary conversations with the Township, they expressed they have a similar goal and this allowance of additional signage would go a long way in helping Sycamore Township and the One Northlake to capture quality tenants moving forward.

Included with this Letter of Intent is a rendering of the proposed two additional signs for the building. The current exterior Vitas sign facing North is 42"H x 14'4"W, and the Arizona College sign facing East is 48"H x 25'W. We are requesting an additional two signs to match or not exceed the size of the Arizona College sign of 48"h x 25'W. In trying to keep the proportions and uniformity for exterior esthetics, we would balance the signage size and placement by putting similar size signs on the opposite ends of the building.

In keeping with the understanding that this variance would be approved with the intention to increase or maintain quality employment of large tenants for Sycamore Township, we are open to some controlling guidelines a tenant would need achieve to qualify for these additional sign rights.

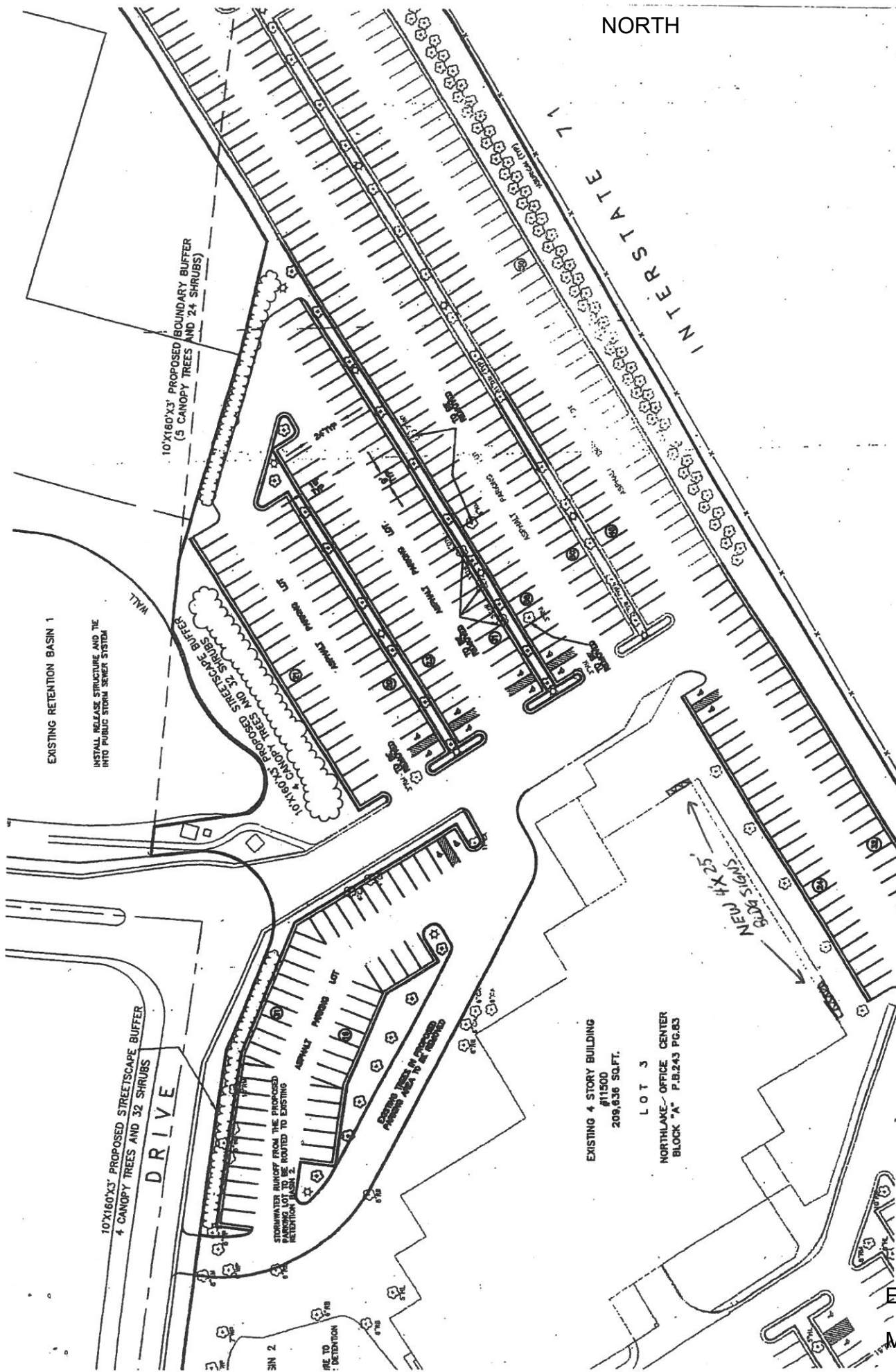
- One sign either a new tenant of over 15,000 sf or a current tenant renewal and is expanding their footprint and must be over 15,000 sf
- Other sign either a new tenant of over 12,000 sf or a current tenant renewal and is expanding their footprint and must be over 12,000 sf
- The term of the lease must be a minimum of 5 years
- If the tenant downsizes to under 10,000 sf their sign must be removed

We thank you for your consideration and look forward to working with the Township in generating future community growth and a forward moving economic development.

Respectfully,

Michael Rosenbaum

NORTH



ZONING PLAN
PAGE 1
SITE PLAN

EXTERIOR SIGNAGE
11/3/2023
MICHAEL ROSENBAUM



4" deep front-lit LED illuminated channel letters with white acrylic faces and translucent vinyl graphics applied
Returns and trim to match face colors



PLACE OF WORK

1 MILE

2023 Businesses

606

2023 Employees

9,997



POPULATION

2023 Population - Current Year Estimate

4,338

2028 Population - Five Year Projection

4,267

2020 Population - Census

4,477

2010 Population - Census

4,344

2020-2023 Annual Population Growth Rate

-0.97%

2023-2028 Annual Population Growth Rate

-0.33%



AGE

2023 Population

4,338

Age 0-4

189 4.4%

Age 5-9

208 4.8%

Age 10-14

246 5.7%

Age 15-19

265 6.1%

Age 20-24

191 4.4%

Age 25-29

219 5.0%

Age 30-34

220 5.1%

Age 35-39

258 5.9%

Age 40-44

295 6.8%

Age 45-49

250 5.8%

Age 50-54

290 6.7%

Age 55-59

352 8.1%

Age 60-64

395 9.1%

Age 65-69

330 7.6%

Age 70-74

278 6.4%

Age 75-79

165 3.8%

Age 80-84

100 2.3%

Age 85 and Older

86 2.0%

2023 Median Age

46.5



GENERATIONS

2023 Population

4,338

Generation Alpha (Born 2017 or Later)

269 6.2%

Generation Z (Born 1999-2016)

830 19.1%

Millennials (Born 1981-1998)

876 20.2%

Generation X (Born 1965-1980)

935 21.6%

Baby Boomers (Born 1946-1964)

1,184 27.3%

Greatest Generations (Born 1945 or Earlier)

243 5.6%



RACE AND ETHNICITY

1 MILE

2023 Population

4,338

White	3,052	70.4%
Black or African American	277	6.4%
Asian	521	12.0%
American Indian or Alaska Native	11	0.3%
Pacific Islander	104	2.4%
Other Race	143	3.3%
Two or More Races	230	5.3%



EDUCATION

2023 Population 25 and Over

3,238

Less than 9th Grade	13	0.4%
9-12th Grade - No Diploma	154	4.8%
High School Diploma	438	13.5%
GED or Alternative Credential	57	1.8%
Some College - No Degree	258	8.0%
Associate`s Degree	149	4.6%
Bachelor`s Degree	1,357	41.9%
Graduate or Professional Degree	812	25.1%



HOUSEHOLDS

2023 Households - Current Year Estimate	1,814
2028 Households - Five Year Projection	1,796
2010 Households - Census	1,781
2020 Households - Census	1,826 95.2%
2020-2023 Compound Annual Household Growth Rate	-0.20%
2023-2028 Annual Household Growth Rate	-0.20%
2023 Average Household Size	2.37



HOUSEHOLD INCOME

2023 Households

1,814

Under \$15,000	54	3.0%
\$15,000-\$24,999	44	2.4%
\$25,000-\$34,999	72	4.0%
\$35,000-\$49,999	170	9.4%
\$50,000-\$74,999	229	12.6%
\$75,000-\$99,999	236	13.0%
\$100,000-\$149,999	406	22.4%
\$150,000-\$199,999	202	11.1%
\$200,000 and Over	400	22.1%

2023 Average Household Income	\$152,281
2028 Average Household Income	\$173,859
2023 Median Household Income	\$108,707
2028 Median Household Income	\$120,734
2023 Per Capita Income	\$64,030
2028 Per Capita Income	\$73,615



TRAVEL TIME

1 MILE

2017-2021 Work Away From Home 16+

1,740

Under 5 Minutes

18 1.0%

5-9 Minutes

168 9.7%

10-14 Minutes

244 14.0%

15-19 Minutes

367 21.1%

20-24 Minutes

247 14.2%

25-29 Minutes

280 16.1%

30-34 Minutes

183 10.5%

35-39 Minutes

115 6.6%

40-44 Minutes

26 1.5%

45-59 Minutes

67 3.9%

60-89 Minutes

19 1.1%

Over 90 Minutes

7 0.4%



HOUSING VALUE

2023 Owner Occupied Housing Units

1,419

Under \$50,000

10 0.7%

\$50,000-\$99,999

85 6.0%

\$100,000-\$149,999

93 6.6%

\$150,000-\$199,999

97 6.8%

\$200,000-\$249,999

135 9.5%

\$250,000-\$299,999

89 6.3%

\$300,000-\$399,999

424 29.9%

\$400,000-\$499,999

118 8.3%

\$500,000-\$749,999

334 23.5%

\$750,000-\$999,999

30 2.1%

\$1,000,000-\$1,499,999

2 0.1%

\$1,500,000-\$1,999,999

1 0.1%

\$2,000,000 and Over

1 0.1%

2023 Median Value of Owner Occ. Housing Units

\$347,288

2023 Average Value of Owner Occ. Housing Units

\$375,669



HOUSING UNITS

2017-2021 Housing Units

1,788

1 Unit -Detached

1,219 68.2%

1 Unit -Attached

300 16.8%

2 Units

3 0.2%

3-4 Units

91 5.1%

5-9 Units

103 5.8%

10-19 Units

6 0.3%

20-49 Units

1 0.1%

50 and Over







34 1.9%

Mobile Home

32 1.8%

Other Units

0 0.0%

<div>  HISPANIC ORIGIN </div>		1 MILE
2023 Hispanic Population		253
Hispanic: White		31 12.3%
Hispanic: Black or African American		3 1.2%
Hispanic: Asian		6 2.4%
Hispanic: American Indian or Alaska Native		0 0.0%
Hispanic: Pacific Islander		0 0.0%
Hispanic: Other Race		122 48.2%
Hispanic: Two or More Races		91 36.0%
<div>  GENDER </div>		
2023 Population		4,338
Males		2,102 48.5%
Females		2,236 51.5%
<div>  MARITAL STATUS </div>		
2023 Population 15+		3,695
Never Married		959 26.0%
Married		2,200 59.5%
Widowed		175 4.7%
Divorced		361 9.8%
<div>  EMPLOYMENT STATUS </div>		
2023 Civilian Population 16+ in Labor Force		2,196
2023 Employed Civilian Population 16+		2,116 96.4%
2023 Unemployed Population 16+		80 3.6%
<div>  CLASS OF WORKER </div>		
2023 Employed Civilian Population 16+		2,116
White Collar		1,585 74.9%
Services		276 13.0%
Blue Collar		256 12.1%
<div>  DAYTIME POPULATION </div>		
2023 Daytime Population		10,706
Daytime Workers		8,450 78.9%
Daytime Residents		2,256 21.1%

CBRE

DEMOGRAPHIC COMPREHENSIVE

11500 NORTHLAKE DR



OCCUPATION

1 MILE

2023 Employed Civilian Population 16+

2,116

Management	370	17.5%
Business and Financial	176	8.3%
Computer and Mathematical	93	4.4%
Architecture and Engineering	126	6.0%
Life, Physical and Social Science	52	2.5%
Community and Social Service	22	1.0%
Legal	41	1.9%
Education, Training and Library	141	6.7%
Arts, Design and Entertainment, Sports and Media	3	0.1%
Healthcare Practitioner and Technical	162	7.7%
Healthcare Support	44	2.1%
Protective Service	29	1.4%
Food Preparation and Serving Related	126	6.0%
Building and Grounds Cleaning and Maintenance	51	2.4%
Personal Care and Service	26	1.2%
Sales and Related	193	9.1%
Office and Administrative Support	206	9.7%
Farming and Fishing and Forestry	0	0.0%
Construction and Extraction	19	0.9%
Installation, Maintenance and Repair	84	4.0%
Production	60	2.8%
Transportation and Material Moving	93	4.4%



COMMUTE

2017-2021 Workers 16 and Older

1,980

Drove Alone	1,624	82.0%
Carpooled	84	4.2%
Bus	14	0.7%
Streetcar	0	0.0%
Subway	0	0.0%
Ferryboat	0	0.0%
Taxicab	0	0.0%
Motorcycle	0	0.0%
Bicycle	0	0.0%
Walked	18	0.9%
Other Means	0	0.0%
Work at Home	241	12.2%

CBRE

DEMOGRAPHIC COMPREHENSIVE

11500 NORTHLAKE DR

INDUSTRY		1 MILE
2023 Employed Civilian Population 16+		2,116
Agriculture, Forestry, Fishing, and Hunting		0 0.0%
Mining, Quarrying, and Oil and Gas Extraction		0 0.0%
Construction		67 3.2%
Manufacturing		307 14.5%
Wholesale Trade		17 0.8%
Retail Trade		134 6.3%
Transportation and Warehousing		97 4.6%
Utilities		0 0.0%
Information		15 0.7%
Finance and Insurance		116 5.5%
Real Estate and Rental and Leasing		58 2.7%
Professional, Scientific, and Technical Services		363 17.2%
Management of Companies and Enterprises		37 1.7%
Admin. and Support and Waste Mgmt. Services		87 4.1%
Educational Services		180 8.5%
Health Care and Social Assistance		286 13.5%
Arts, Entertainment and Recreation		81 3.8%
Accommodation and Food Services		173 8.2%
Other Services, Except Public Administration		32 1.5%
Public Administration		64 3.0%
VEHICLES		
2017-2021 Households		1,743
No Vehicles		23 1.3%
1 Vehicles		510 29.3%
2 Vehicles		817 46.9%
3 Vehicles		281 16.1%
4 Vehicles		101 5.8%
Over 5 Vehicles		11 0.6%



YEAR BUILT

1 MILE

2017-2021 Housing Units**1,788**

Built Later than 2010

17 1.0%

Built 2000-2009

276 15.4%

Built 1990-1999

225 12.6%

Built 1980-1989

558 31.2%

Built 1970-1979

460 25.7%

Built 1960-1969

98 5.5%

Built 1950-1959

75 4.2%

Built 1940-1949

52 2.9%

Built Before 1939

28 1.6%

2017-2021 Median Year Built

1983



HOUSING UNITS

2023 Housing Units**1,900**

2023 Vacant Housing Units

86 4.5%

2023 Occupied Housing Units

1,814 95.5%

2023 Owner Occupied Housing Units

1,419 74.7%

2023 Renter Occupied Housing Units

395 20.8%



HOUSEHOLD SIZE

2021 Households**1,743**

1 Person Household

451 25.9%

2 Person Household

713 40.9%

3 Person Household

263 15.1%

4 Person Household

214 12.3%

5 Person Household

92 5.3%

6 Person Household

2 0.1%

7 or More Person Household

8 0.5%

2020 Average Household Size

2023 Average Household Size

2.37



LANGUAGE

2017-2021 Pop. 5+ by Language Spoken at Home**3,964**

Only English

3,572 90.1%

Spanish

125 3.2%

Other Indo-European Language

127 3.2%

Asian-Pacific Island Language

119 3.0%

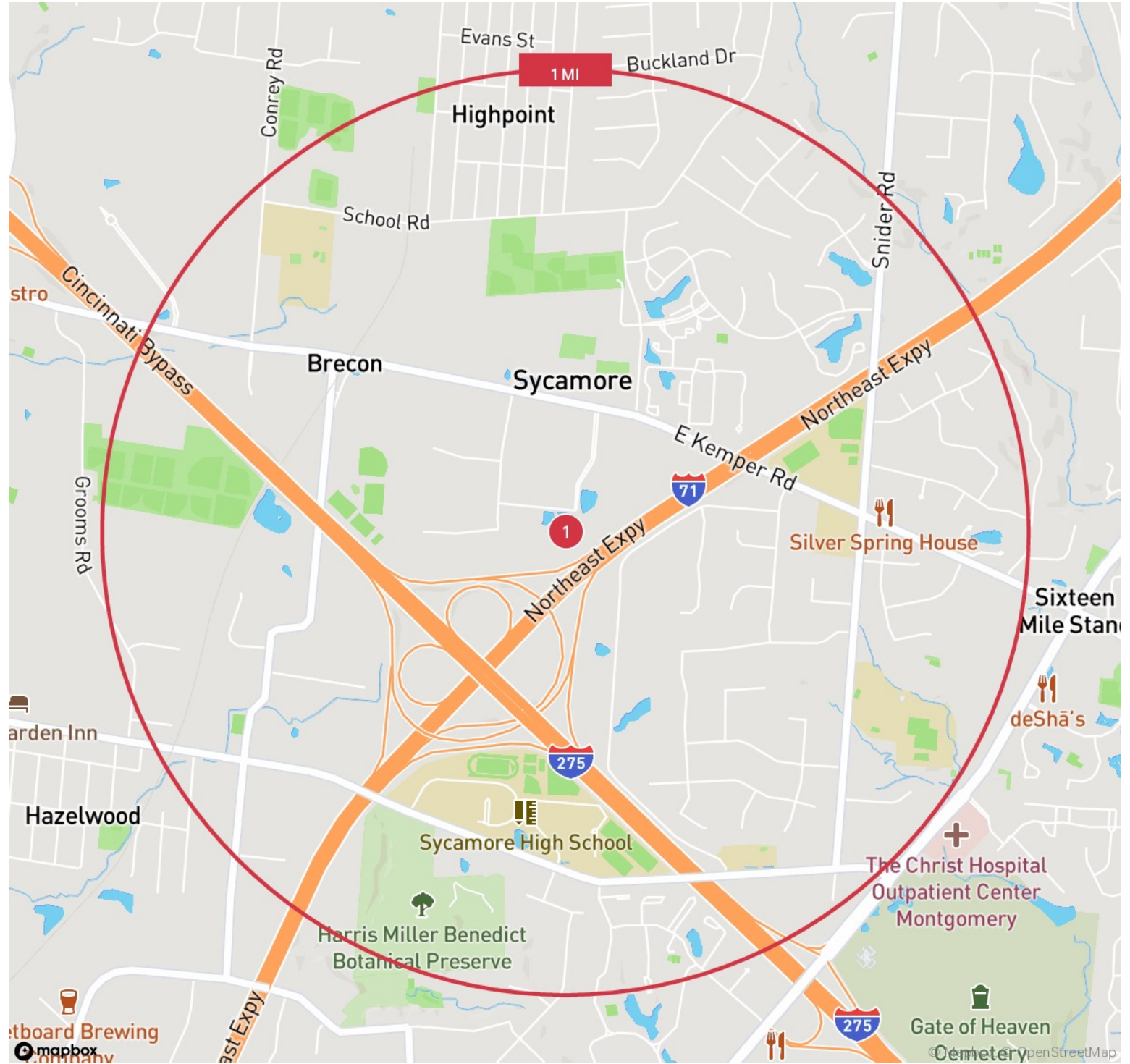
Other Language

21 0.5%

CBRE

DEMOGRAPHIC COMPREHENSIVE

11500 Northlake Dr



Name	Latitude	Longitude
1 11500 Northlake Dr	39.275332	-84.347710

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PLACE OF WORK

2023 Businesses

2023 Employees

1 MILE

3 MILES

5 MILES

606

9,997

4,238

69,638

8,855

147,855



POPULATION

2023 Population - Current Year Estimate

2028 Population - Five Year Projection

2020 Population - Census

2010 Population - Census

2020-2023 Annual Population Growth Rate

2023-2028 Annual Population Growth Rate

4,338

4,267

4,477

4,344

-0.97%

-0.33%

55,893

56,409

54,304

50,868

0.89%

0.18%

146,635

147,912

144,576

136,456

0.44%

0.17%



AGE

2023 Population

Age 0-4

Age 5-9

Age 10-14

Age 15-19

Age 20-24

Age 25-29

Age 30-34

Age 35-39

Age 40-44

Age 45-49

Age 50-54

Age 55-59

Age 60-64

Age 65-69

Age 70-74

Age 75-79

Age 80-84

Age 85 and Older

2023 Median Age

4,338

189 4.4%

208 4.8%

246 5.7%

265 6.1%

191 4.4%

219 5.0%

220 5.1%

258 5.9%

295 6.8%

250 5.8%

290 6.7%

352 8.1%

395 9.1%

330 7.6%

278 6.4%

165 3.8%

100 2.3%

86 2.0%

46.5

55,893

2,806 5.0%

3,220 5.8%

3,642 6.5%

3,500 6.3%

2,671 4.8%

2,929 5.2%

3,079 5.5%

3,497 6.3%

3,582 6.4%

3,347 6.0%

3,738 6.7%

4,116 7.4%

4,282 7.7%

3,818 6.8%

3,067 5.5%

1,924 3.4%

1,303 2.3%

1,371 2.5%

43.6

146,635

7,498 5.1%

8,607 5.9%

9,722 6.6%

9,215 6.3%

7,197 4.9%

8,135 5.5%

8,448 5.8%

9,322 6.4%

9,463 6.5%

8,718 5.9%

9,849 6.7%

10,891 7.4%

10,976 7.5%

9,395 6.4%

7,321 5.0%

5,002 3.4%

3,254 2.2%

3,621 2.5%

42.7



GENERATIONS

2023 Population

Generation Alpha (Born 2017 or Later)

Generation Z (Born 1999-2016)

Millennials (Born 1981-1998)

Generation X (Born 1965-1980)

Baby Boomers (Born 1946-1964)

Greatest Generations (Born 1945 or Earlier)

4,338

269 6.2%

830 19.1%

876 20.2%

935 21.6%

1,184 27.3%

243 5.6%

55,893

4,063 7.3%

11,776 21.1%

11,671 20.9%

11,779 21.1%

13,254 23.7%

3,351 6.0%

146,635

10,826 7.4%

31,413 21.4%

31,633 21.6%

30,994 21.1%

33,118 22.6%

8,651 5.9%



RACE AND ETHNICITY

2023 Population

	1 MILE	3 MILES	5 MILES
2023 Population	4,338	55,893	146,635
White	3,052 70.4%	39,254 70.2%	109,426 74.6%
Black or African American	277 6.4%	3,095 5.5%	6,883 4.7%
Asian	521 12.0%	7,552 13.5%	16,903 11.5%
American Indian or Alaska Native	11 0.3%	126 0.2%	283 0.2%
Pacific Islander	104 2.4%	250 0.4%	390 0.3%
Other Race	143 3.3%	1,803 3.2%	3,262 2.2%
Two or More Races	230 5.3%	3,814 6.8%	9,489 6.5%



EDUCATION

2023 Population 25 and Over

	1 MILE	3 MILES	5 MILES
2023 Population 25 and Over	3,238	40,056	104,396
Less than 9th Grade	13 0.4%	428 1.1%	962 0.9%
9-12th Grade - No Diploma	154 4.8%	865 2.2%	2,016 1.9%
High School Diploma	438 13.5%	5,887 14.7%	16,516 15.8%
GED or Alternative Credential	57 1.8%	529 1.3%	1,680 1.6%
Some College - No Degree	258 8.0%	3,957 9.9%	12,869 12.3%
Associate's Degree	149 4.6%	2,633 6.6%	7,137 6.8%
Bachelor's Degree	1,357 41.9%	14,501 36.2%	36,772 35.2%
Graduate or Professional Degree	812 25.1%	11,256 28.1%	26,444 25.3%



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023 Households - Current Year Estimate	1,814	21,737	57,630
2028 Households - Five Year Projection	1,796	22,064	58,604
2010 Households - Census	1,781	20,146	53,539
2020 Households - Census	1,826 95.2%	20,995 94.1%	56,395 94.7%
2020-2023 Compound Annual Household Growth Rate	-0.20%	1.07%	0.67%
2023-2028 Annual Household Growth Rate	-0.20%	0.30%	0.34%
2023 Average Household Size	2.37	2.54	2.52



HOUSEHOLD INCOME

2023 Households

	1 MILE	3 MILES	5 MILES
2023 Households	1,814	21,737	57,630
Under \$15,000	54 3.0%	907 4.2%	2,077 3.6%
\$15,000-\$24,999	44 2.4%	702 3.2%	2,036 3.5%
\$25,000-\$34,999	72 4.0%	966 4.4%	2,564 4.5%
\$35,000-\$49,999	170 9.4%	1,674 7.7%	4,183 7.3%
\$50,000-\$74,999	229 12.6%	2,962 13.6%	8,009 13.9%
\$75,000-\$99,999	236 13.0%	2,937 13.5%	7,912 13.7%
\$100,000-\$149,999	406 22.4%	4,255 19.6%	12,220 21.2%
\$150,000-\$199,999	202 11.1%	2,397 11.0%	7,139 12.4%
\$200,000 and Over	400 22.1%	4,937 22.7%	11,491 19.9%
2023 Average Household Income	\$152,281	\$154,669	\$148,577
2028 Average Household Income	\$173,859	\$175,579	\$167,300
2023 Median Household Income	\$108,707	\$105,853	\$105,638
2028 Median Household Income	\$120,734	\$119,106	\$117,225
2023 Per Capita Income	\$64,030	\$60,523	\$58,542
2028 Per Capita Income	\$73,615	\$69,107	\$66,447



TRAVEL TIME

2017-2021 Work Away From Home 16+

Under 5 Minutes

5-9 Minutes

10-14 Minutes

15-19 Minutes

20-24 Minutes

25-29 Minutes

30-34 Minutes

35-39 Minutes

40-44 Minutes

45-59 Minutes

60-89 Minutes

Over 90 Minutes

1 MILE

3 MILES

5 MILES

1,740

22,304

62,984

18 1.0%

416 1.9%

1,207 1.9%

168 9.7%

2,309 10.4%

6,359 10.1%

244 14.0%

3,726 16.7%

9,353 14.9%

367 21.1%

4,162 18.7%

11,406 18.1%

247 14.2%

3,788 17.0%

11,069 17.6%

280 16.1%

1,953 8.8%

5,078 8.1%

183 10.5%

2,572 11.5%

8,076 12.8%

115 6.6%

956 4.3%

2,396 3.8%

26 1.5%

703 3.2%

2,427 3.9%

67 3.9%

1,100 4.9%

3,610 5.7%

19 1.1%

436 2.0%

1,216 1.9%

7 0.4%

183 0.8%

787 1.3%



HOUSING VALUE

2023 Owner Occupied Housing Units

Under \$50,000

\$50,000-\$99,999

\$100,000-\$149,999

\$150,000-\$199,999

\$200,000-\$249,999

\$250,000-\$299,999

\$300,000-\$399,999

\$400,000-\$499,999

\$500,000-\$749,999

\$750,000-\$999,999

\$1,000,000-\$1,499,999

\$1,500,000-\$1,999,999

\$2,000,000 and Over

1,419

16,250

42,776

10 0.7%

196 1.2%

444 1.0%

85 6.0%

235 1.4%

521 1.2%

93 6.6%

790 4.9%

2,301 5.4%

97 6.8%

1,480 9.1%

4,668 10.9%

135 9.5%

1,517 9.3%

5,286 12.4%

89 6.3%

2,069 12.7%

6,606 15.4%

424 29.9%

4,321 26.6%

9,703 22.7%

118 8.3%

2,397 14.8%

5,818 13.6%

334 23.5%

2,273 14.0%

5,454 12.8%

30 2.1%

644 4.0%

1,146 2.7%

2 0.1%

221 1.4%

558 1.3%

1 0.1%

73 0.4%

193 0.5%

1 0.1%

34 0.2%

80 0.2%

2023 Median Value of Owner Occ. Housing Units

\$347,288

\$342,536

\$316,108

2023 Average Value of Owner Occ. Housing Units

\$375,669

\$390,535

\$369,386



HOUSING UNITS

2017-2021 Housing Units

1 Unit -Detached

1 Unit -Attached

2 Units

3-4 Units

5-9 Units

10-19 Units

20-49 Units

50 and Over

Mobile Home

Other Units

1,788

22,030

59,195

1,219 68.2%

14,233 64.6%

41,259 69.7%

300 16.8%

2,445 11.1%

4,467 7.6%

3 0.2%

190 0.9%

455 0.8%

91 5.1%

887 4.0%

1,634 2.8%

103 5.8%

1,399 6.4%

3,392 5.7%

6 0.3%

1,064 4.8%

3,729 6.3%

1 0.1%

296 1.3%

1,159 2.0%

34 1.9%

781 3.6%

2,233 3.8%

32 1.8%

735 3.3%

860 1.5%

0 0.0%

0 0.0%

6 0.0%



HISPANIC ORIGIN

1 MILE

3 MILES

5 MILES

2023 Hispanic Population

253

3,710

7,566

Hispanic: White

31 12.3%

611 16.5%

1,405 18.6%

Hispanic: Black or African American

3 1.2%

41 1.1%

108 1.4%

Hispanic: Asian

6 2.4%

84 2.3%

159 2.1%

Hispanic: American Indian or Alaska Native

0 0.0%

16 0.4%

46 0.6%

Hispanic: Pacific Islander

0 0.0%

0 0.0%

1 0.0%

Hispanic: Other Race

122 48.2%

1,582 42.6%

2,697 35.6%

Hispanic: Two or More Races

91 36.0%

1,375 37.1%

3,149 41.6%



GENDER

2023 Population

4,338

55,893

146,635

Males

2,102 48.5%

27,191 48.6%

71,826 49.0%

Females

2,236 51.5%

28,702 51.4%

74,809 51.0%



MARITAL STATUS

2023 Population 15+

3,695

46,225

120,808

Never Married

959 26.0%

10,664 23.1%

29,084 24.1%

Married

2,200 59.5%

29,459 63.7%

75,247 62.3%

Widowed

175 4.7%

2,569 5.6%

6,855 5.7%

Divorced

361 9.8%

3,533 7.6%

9,622 8.0%



EMPLOYMENT STATUS

2023 Civilian Population 16+ in Labor Force

2,196

29,620

78,858

2023 Employed Civilian Population 16+

2,116 96.4%

28,950 97.7%

76,924 97.5%

2023 Unemployed Population 16+

80 3.6%

670 2.3%

1,934 2.5%



CLASS OF WORKER

2023 Employed Civilian Population 16+

2,116

28,950

76,924

White Collar

1,585 74.9%

22,939 79.2%

60,008 78.0%

Services

276 13.0%

2,816 9.7%

7,795 10.1%

Blue Collar

256 12.1%

3,196 11.0%

9,120 11.9%



DAYTIME POPULATION

2023 Daytime Population

10,706

87,779

198,486

Daytime Workers

8,450 78.9%

60,386 68.8%

127,621 64.3%

Daytime Residents

2,256 21.1%

27,393 31.2%

70,865 35.7%



OCCUPATION

2023 Employed Civilian Population 16+

	1 MILE		3 MILES		5 MILES	
	2,116		28,950		76,924	
Management	370	17.5%	5,201	18.0%	13,143	17.1%
Business and Financial	176	8.3%	2,090	7.2%	5,977	7.8%
Computer and Mathematical	93	4.4%	2,405	8.3%	6,451	8.4%
Architecture and Engineering	126	6.0%	1,138	3.9%	3,262	4.2%
Life, Physical and Social Science	52	2.5%	1,257	4.3%	2,258	2.9%
Community and Social Service	22	1.0%	472	1.6%	1,256	1.6%
Legal	41	1.9%	406	1.4%	1,021	1.3%
Education, Training and Library	141	6.7%	2,145	7.4%	5,174	6.7%
Arts, Design and Entertainment, Sports and Media	3	0.1%	658	2.3%	1,620	2.1%
Healthcare Practitioner and Technical	162	7.7%	2,190	7.6%	5,904	7.7%
Healthcare Support	44	2.1%	354	1.2%	1,032	1.3%
Protective Service	29	1.4%	257	0.9%	811	1.1%
Food Preparation and Serving Related	126	6.0%	1,335	4.6%	3,442	4.5%
Building and Grounds Cleaning and Maintenance	51	2.4%	524	1.8%	1,371	1.8%
Personal Care and Service	26	1.2%	346	1.2%	1,139	1.5%
Sales and Related	193	9.1%	2,618	9.0%	6,877	8.9%
Office and Administrative Support	206	9.7%	2,359	8.1%	7,065	9.2%
Farming and Fishing and Forestry	0	0.0%	1	0.0%	18	0.0%
Construction and Extraction	19	0.9%	383	1.3%	1,127	1.5%
Installation, Maintenance and Repair	84	4.0%	426	1.5%	1,196	1.6%
Production	60	2.8%	1,143	3.9%	2,874	3.7%
Transportation and Material Moving	93	4.4%	1,243	4.3%	3,905	5.1%



COMMUTE

2017-2021 Workers 16 and Older

	1,980		26,253		72,678	
Drove Alone	1,624	82.0%	20,666	78.7%	58,479	80.5%
Carpooled	84	4.2%	1,028	3.9%	2,850	3.9%
Bus	14	0.7%	74	0.3%	259	0.4%
Streetcar	0	0.0%	0	0.0%	0	0.0%
Subway	0	0.0%	0	0.0%	20	0.0%
Ferryboat	0	0.0%	5	0.0%	6	0.0%
Taxicab	0	0.0%	55	0.2%	119	0.2%
Motorcycle	0	0.0%	0	0.0%	15	0.0%
Bicycle	0	0.0%	26	0.1%	73	0.1%
Walked	18	0.9%	291	1.1%	654	0.9%
Other Means	0	0.0%	160	0.6%	509	0.7%
Work at Home	241	12.2%	3,949	15.0%	9,694	13.3%



INDUSTRY

1 MILE

3 MILES

5 MILES

2023 Employed Civilian Population 16+**2,116****28,950****76,924**

Agriculture, Forestry, Fishing, and Hunting

0 0.0%

4 0.0%

71 0.1%

Mining, Quarrying, and Oil and Gas Extraction

0 0.0%

5 0.0%

41 0.1%

Construction

67 3.2%

1,008 3.5%

2,827 3.7%

Manufacturing

307 14.5%

4,417 15.3%

11,470 14.9%

Wholesale Trade

17 0.8%

757 2.6%

1,941 2.5%

Retail Trade

134 6.3%

2,391 8.3%

6,869 8.9%

Transportation and Warehousing

97 4.6%

953 3.3%

3,119 4.1%

Utilities

0 0.0%

115 0.4%

299 0.4%

Information

15 0.7%

345 1.2%

1,123 1.5%

Finance and Insurance

116 5.5%

2,025 7.0%

5,979 7.8%

Real Estate and Rental and Leasing

58 2.7%

642 2.2%

1,682 2.2%

Professional, Scientific, and Technical Services

363 17.2%

4,934 17.0%

11,749 15.3%

Management of Companies and Enterprises

37 1.7%

97 0.3%

175 0.2%

Admin. and Support and Waste Mgmt. Services

87 4.1%

875 3.0%

2,036 2.6%

Educational Services

180 8.5%

2,695 9.3%

6,591 8.6%

Health Care and Social Assistance

286 13.5%

3,811 13.2%

10,061 13.1%

Arts, Entertainment and Recreation

81 3.8%

611 2.1%

1,760 2.3%

Accommodation and Food Services

173 8.2%

1,617 5.6%

4,592 6.0%

Other Services, Except Public Administration

32 1.5%

1,071 3.7%

2,832 3.7%

Public Administration

64 3.0%

576 2.0%

1,706 2.2%



VEHICLES

1,743**20,949****56,586****2017-2021 Households**

No Vehicles

23 1.3%

580 2.8%

1,617 2.9%

1 Vehicles

510 29.3%

6,284 30.0%

16,156 28.6%

2 Vehicles

817 46.9%

9,463 45.2%

25,431 44.9%

3 Vehicles

281 16.1%

3,308 15.8%

9,649 17.1%

4 Vehicles

101 5.8%

1,081 5.2%

3,017 5.3%

Over 5 Vehicles

11 0.6%

233 1.1%

716 1.3%



YEAR BUILT

2017-2021 Housing Units

Built Later than 2010

Built 2000-2009

Built 1990-1999

Built 1980-1989

Built 1970-1979

Built 1960-1969

Built 1950-1959

Built 1940-1949

Built Before 1939

2017-2021 Median Year Built

1 MILE

3 MILES

5 MILES

1,788

22,030

59,195

17 1.0%

1,109 5.0%

3,537 6.0%

276 15.4%

1,749 7.9%

4,784 8.1%

225 12.6%

4,191 19.0%

11,575 19.6%

558 31.2%

5,800 26.3%

12,694 21.4%

460 25.7%

4,717 21.4%

11,154 18.8%

98 5.5%

2,259 10.3%

6,692 11.3%

75 4.2%

1,447 6.6%

5,360 9.1%

52 2.9%

206 0.9%

1,148 1.9%

28 1.6%

526 2.4%

2,196 3.7%

1983

1983

1982



HOUSING UNITS

2023 Housing Units

2023 Vacant Housing Units

2023 Occupied Housing Units

2023 Owner Occupied Housing Units

2023 Renter Occupied Housing Units

1,900

22,952

60,761

86 4.5%

1,215 5.3%

3,131 5.2%

1,814 95.5%

21,737 94.7%

57,630 94.8%

1,419 74.7%

16,250 70.8%

42,776 70.4%

395 20.8%

5,487 23.9%

14,854 24.4%



HOUSEHOLD SIZE

2021 Households

1 Person Household

2 Person Household

3 Person Household

4 Person Household

5 Person Household

6 Person Household

7 or More Person Household

2020 Average Household Size

2023 Average Household Size

1,743

20,949

56,587

451 25.9%

5,551 26.5%

14,212 25.1%

713 40.9%

7,208 34.4%

19,910 35.2%

263 15.1%

3,416 16.3%

9,521 16.8%

214 12.3%

2,889 13.8%

8,374 14.8%

92 5.3%

1,207 5.8%

3,379 6.0%

2 0.1%

538 2.6%

972 1.7%

8 0.5%

140 0.7%

218 0.4%

2.37

2.54

2.52



LANGUAGE

2017-2021 Pop. 5+ by Language Spoken at Home

Only English

Spanish

Other Indo-European Language

Asian-Pacific Island Language

Other Language

3,964

49,598

134,173

3,572 90.1%

41,582 83.8%

115,748 86.3%

125 3.2%

1,986 4.0%

3,507 2.6%

127 3.2%

2,813 5.7%

6,237 4.6%

119 3.0%

2,770 5.6%

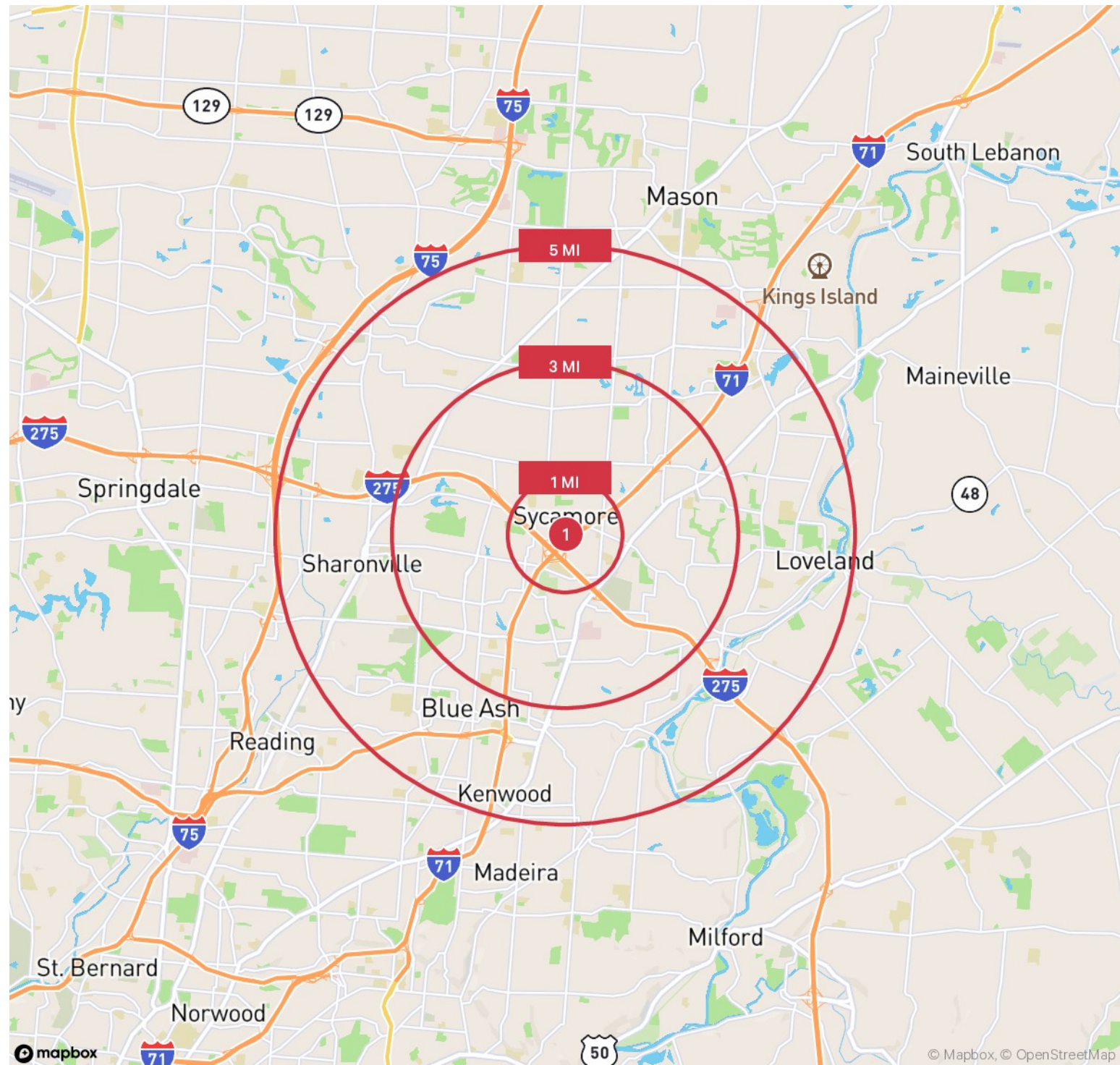
7,315 5.5%

21 0.5%

449 0.9%

1,367 1.0%

11500 Northlake Dr



Name	Latitude	Longitude
1 11500 Northlake Dr	39.275332	-84.347710