



Ultra High Incomes - Trophy Location

- \$180,000 Average Household Incomes in One Mile
- Absolute Net - Zero Landlord Responsibilities
- Preferred 5-Year Option Structure
- Unique Architecture
- High Barriers to Entry
- Full Walgreens Corporate Guaranty

Walgreens

📍 GLEN ALLEN, VA

📞 (888) 258-7605

✉️ Listings@deerfieldteam.com

John Giordani
Art Griffith



DeerfieldPartners

The Drugstore Experts

INVESTMENT SUMMARY

11300 NUCKOLS RD | GLEN ALLEN, VA 23059

WALGREENS #7114

| | | | |
|--|---------------------|---------------------------------|-------------------------------|
| \$6,337,391 PRICE WITHOUT DEBT | 5.75% CAP | \$364,400 ANNUAL RENT | 6.7 YRS. GUARANTEED |
| \$6,073,333 PRICE WITH BUYER ASSUMING DEBT BELOW | 6.00% CAP | \$364,400 ANNUAL RENT | 6.7 YRS. GUARANTEED |

This property is being offered two ways, with two different pricing structures. At a 5.75% CAP rate, the property can be delivered Free & Clear, with no debt. At the 6.00% CAP rate, Buyer must assume the debt, as described below.

- Non-recourse CMBS Loan
- 10 Year Fixed Rate Loan
- 10 Years Interest Only
- Loan amount is \$3.786M
- Rate is 4.4355%
- Loan due 12/31/2024 in amount of \$3.786M

METRICS

| | |
|---------------------------------|--------------------|
| Purchase Price | \$6,073,333 |
| Less Loan Amount | (\$3,786,000) |
| Cash Required | \$2,287,333 |
| Avg Net Annual Cash Flow | \$190,641 |
| Avg Cash on Cash | 8.33% |
| Loan to Value | 62% |

NET CASH FLOWS TO BUYER

| Year | Start | End | Annual Rent | Annual Debt Service | Net Annual Cash Flow | Return On Cash |
|-----------------------------|----------|------------|-------------|---------------------|----------------------|----------------|
| 1 | 1/1/2022 | 12/31/2022 | \$354,996 | (\$164,355) | \$190,641 | 8.33% |
| 2 | 1/1/2023 | 12/31/2023 | \$354,996 | (\$164,355) | \$190,641 | 8.33% |
| 3 | 1/1/2024 | 12/31/2024 | \$354,996 | (\$164,355) | \$190,641 | 8.33% |
| Total Net Cash Flow: | | | | | \$571,923 | 8.33% |

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SITE DESCRIPTION

11300 NUCKOLS RD | GLEN ALLEN, VA 23059

WALGREENS #7114

Trophy location in Glen Allen, VA. Rare combination of ultra high incomes (\$180,000+) with excellent density. This Walgreens boasts unique four sided, all brick construction, which is a grade or two above Walgreens' standard store. The architecture is a reflection the high barriers to entry in Glen Allen, adding value to an already trophy drugstore. Walgreens is further surrounded by strong anchor retailers, with CVS, Publix, the YMCA, Food Lion, Starbucks, Chipotle, McDonalds and others rounding out the corner. This is an Absolute Net lease, with ZERO landlord responsibilities. This store also features the preferred five year option structure, coupled with a full Walgreens Guaranty. A perfect 1031 exchange property for the most discerning Buyer.



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PROPERTY OVERVIEW



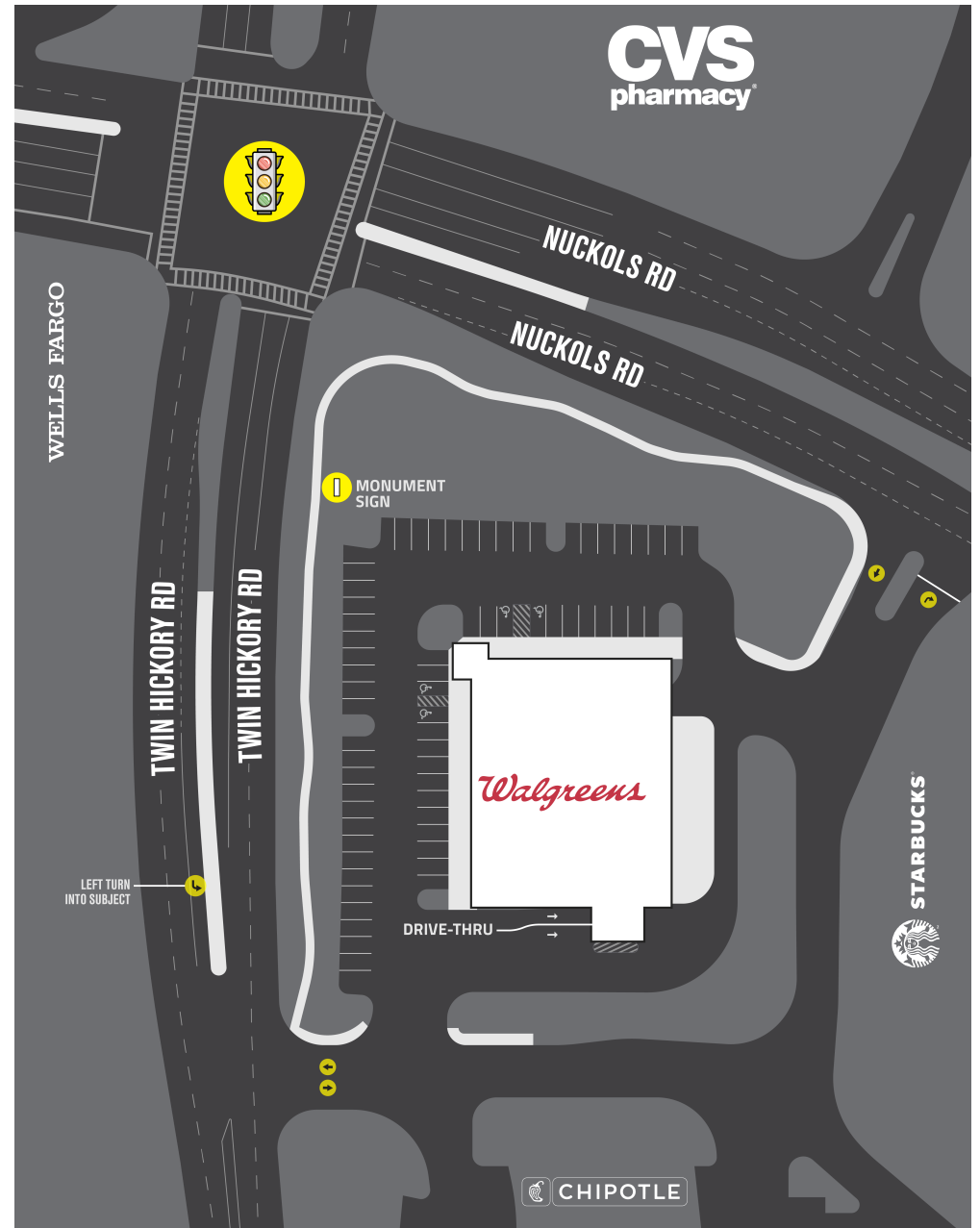
PROPERTY DETAILS

Address: 11300 Nuckols Rd
Year Built: 2003
Building Size: 13,624 sq. ft.
Lot Size: 1.905 acres
Tenant: Walgreens



LEASE SUMMARY

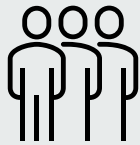
Lease Type: Absolute Net Lease
Landlord Responsibilities: Zero
Rent Start Date: 1/4/2003
Firm Term End Date: 1/31/2028
Termination Options: 10 x 5 Year



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DEMOGRAPHICS



POPULATION

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|---------|
| 9,243 | 49,322 | 126,227 |



AVERAGE HOUSEHOLD INCOME

| 1 Mile | 3 Mile | 5 Mile |
|-----------|-----------|-----------|
| \$180,898 | \$153,979 | \$123,911 |



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TWIN HICKORY ELEMENTARY SCHOOL

DEEP RUN HIGH SCHOOL

TWIN HICKORY RD (12,310 VPD)

NICKOLS RD (22,000 VPD)

SUBJECT PROPERTY
Walgreens

CUBESMART
self storage + logistics

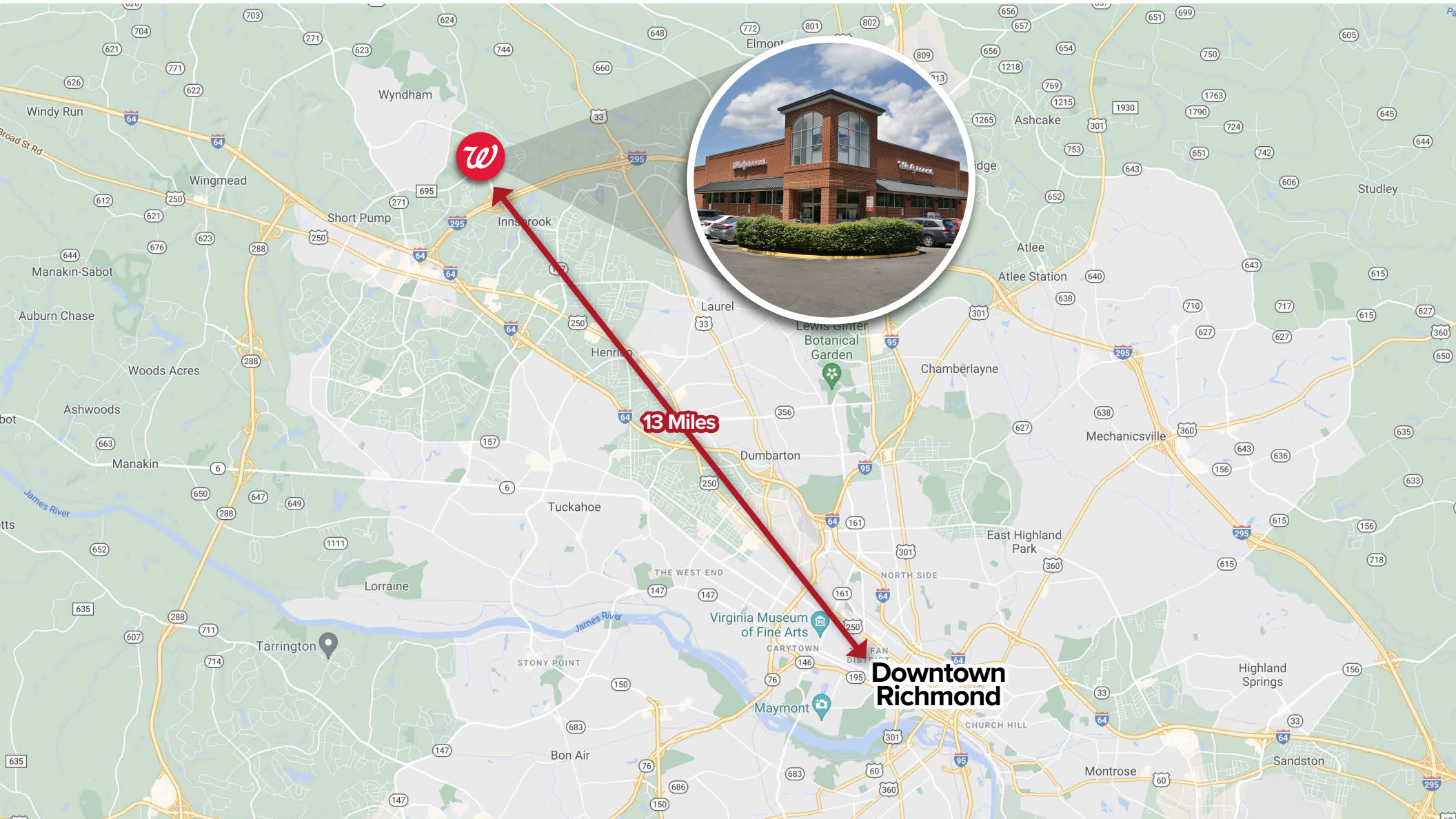


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REGIONAL OVERVIEW



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ABOUT WALGREENS BOOTS ALLIANCE

Walgreens

Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted healthcare services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25* countries and employ more than 415,000* people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, has more than 18,500* stores in 11* countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390* distribution centers delivering to more than 230,000** pharmacies, doctors, health centers and hospitals each year in more than 20* countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

Walgreens Boots Alliance is included in Fortune magazine's 2018 list of the World's Most Admired Companies. This is the 25th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.

*As of 31 August 2018, using publicly available information for AmerisourceBergen.

**For 12 months ending 31 August 2018, using publicly available information for AmerisourceBergen.



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WALGREENS INCOME STATEMENTS TRAILING 5 YEARS

| Fiscal year is Sept. – Aug. (All values USD millions) | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|----------------|----------------|----------------|----------------|----------------|
| Sales/Revenue | 117.35B | 118.21B | 131.54B | 136.87B | 139.54B |
| Sales Growth | 13.44% | 0.74% | 11.27% | 4.05% | 1.95% |
| Cost of Goods Sold (COGS) Incl, D&A | 89.2B | 90.71B | 102.52B | 108.83B | 113.45B |
| COGS excluding D&A | 87.48B | 89.05B | 100.75B | 106.79B | 111.52B |
| Depreciation & Amortization Expense | 1.72B | 1.65B | 1.77B | 2.04B | 1.92B |
| Depreciation | 1.32B | 1.27B | 1.28B | 1.49B | 1.47B |
| Amortization of Intangibles | 396M | 385M | 493M | 552M | 461M |
| Gross Income | 28.16B | 27.51B | 29.02B | 28.04B | 26.09B |
| | 2016 | 2017 | 2018 | 2019 | 2020 |
| SG&A Expense | 21.79B | 21.25B | 22.88B | 22.91B | 22.34B |
| Research & Development | - | - | - | - | - |
| Other SG&A | 21.79B | 21.25B | 22.88B | 22.91B | 22.34B |
| Other Operating Expense | - | - | - | - | - |
| Unusual Expense | 963M | 886M | 188M | 311M | 2.85M |
| EBIT after Unusual Expense | 5.41B | 5.37B | (188M) | 4.82B | 897M |
| Non Operating Income/Expense | 297M | 37M | 450M | 251M | 145M |
| Non-Operating Interest Income | - | - | - | - | - |
| Equity in Affiliates (Pretax) | 37M | 135M | 191M | 164M | 341M |
| Interest Expense | 596M | 693M | 616M | 704M | 639M |
| Gross Interest Expense | 596M | 693M | 616M | 704M | 639M |
| Interest Capitalized | - | - | - | - | - |
| Pretax Income | 5.14B | 4.85B | 5.98B | 4.53B | 743M |
| Income Tax | 997M | 760M | 998M | 588M | 360M |
| Income Tax - Current Domestic | 1.06B | 804M | 969M | 247M | 199M |
| Income Tax - Current Foreign | 371M | 390M | 353M | 241M | 204M |
| Income Tax - Deferred Domestic | (177M) | (330M) | (266M) | 155M | (81M) |
| Income Tax - Deferred Foreign | (252M) | (104M) | (58M) | (55M) | 38M |
| Income Tax Credits | - | - | - | - | - |
| Equity In Affiliates | 44M | 8M | 54M | 23M | 41M |
| Other After Tax Income (Expense) | - | - | - | - | - |
| Consolidated Net Income | 4.19B | 4.1B | 5.03B | 3.96B | 424M |
| Minority Interest Expense | 18M | 23M | 7M | (20M) | (32M) |



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WALGREENS BOOTS ALLIANCE – SEGMENT STRUCTURE



Walgreens Boots Alliance

THE FIRST GLOBAL PHARMACY-LED, HEALTH
WELLBEING ENTERPRISE IN THE WORLD

Walgreens

A leading drugstore chain in
the USA



The largest retail pharmacy
chain in Europe

Alliance ™
Healthcare

A leading global
pharmaceutical wholesaler
and distributor

WALGREENS BOOTS ALLIANCE – RETAIL PHARMACY USA DIVISION

Our Retail Pharmacy USA Division's principal retail pharmacy brands are Walgreens and Duane Reade. Together, they form one of the largest drugstore chains in the U.S., operating 8,100* drugstores in 50* states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. As of August 2017, approximately 76 percent of the population of the U.S. lives within five miles of a Walgreens or Duane Reade.

We sell prescription and non-prescription drugs, as well as general merchandise, including household items, convenience and fresh foods, personal care, beauty care, photofinishing and candy. We offer our products and services through drugstores, as well as through mail, telephone and online. We also provide specialty pharmacy and respiratory services, and operate retail clinics.

Our services help improve health outcomes for patients and manage costs for payers including employers, managed care organizations, health systems, pharmacy benefit managers and the public sector. Our stores sell branded and own brand general merchandise. In addition, Walgreens has approximately 400 in-store clinic locations throughout the U.S., some of which are operated by the Company and some of which are operated by health system partners.

Prescription drugs account for 69 percent† of sales, while retail products are 31 percent.

Overall, we filled approximately 764 million† prescriptions in fiscal 2017. Adjusted to 30-day equivalents, we filled approximately 990 million prescriptions in fiscal 2017. Third party sales, where reimbursement is received from managed care organizations, government and private insurance, were approximately 98 percent† of prescription sales.

We utilize our extensive retail network as a channel to provide affordable

quality health and wellness services to our customers and patients, as illustrated by our ability to play a significant role in providing flu vaccines and other immunizations.

We have more than 78,000* healthcare service providers, including pharmacists, pharmacy technicians, nurse practitioners and other health related professionals. Through them we expect to continue to play a growing role in government and employer efforts to control escalating healthcare costs.

Our loyalty program, Balance® Rewards, is designed to reward our most valuable customers and encourage shopping in stores and online and allows customers the opportunity to earn points for purchasing select merchandise in addition to receiving special pricing on select products when shopping with a rewards card. Customers have the ability to instantly redeem rewards at our stores or through Walgreens.com. We had 88 million Balance® Rewards active members as of August 2017.

The Division's strategy is designed to further transform our traditional drugstore by offering ultimate convenience, driving the best customer loyalty and delivering extraordinary customer and patient care.

We seek to expand our product and service offerings across new channels and markets where, in addition to our stores, customers and patients can utilize our health system pharmacies, Walgreens.com, mobile applications and social media sites.

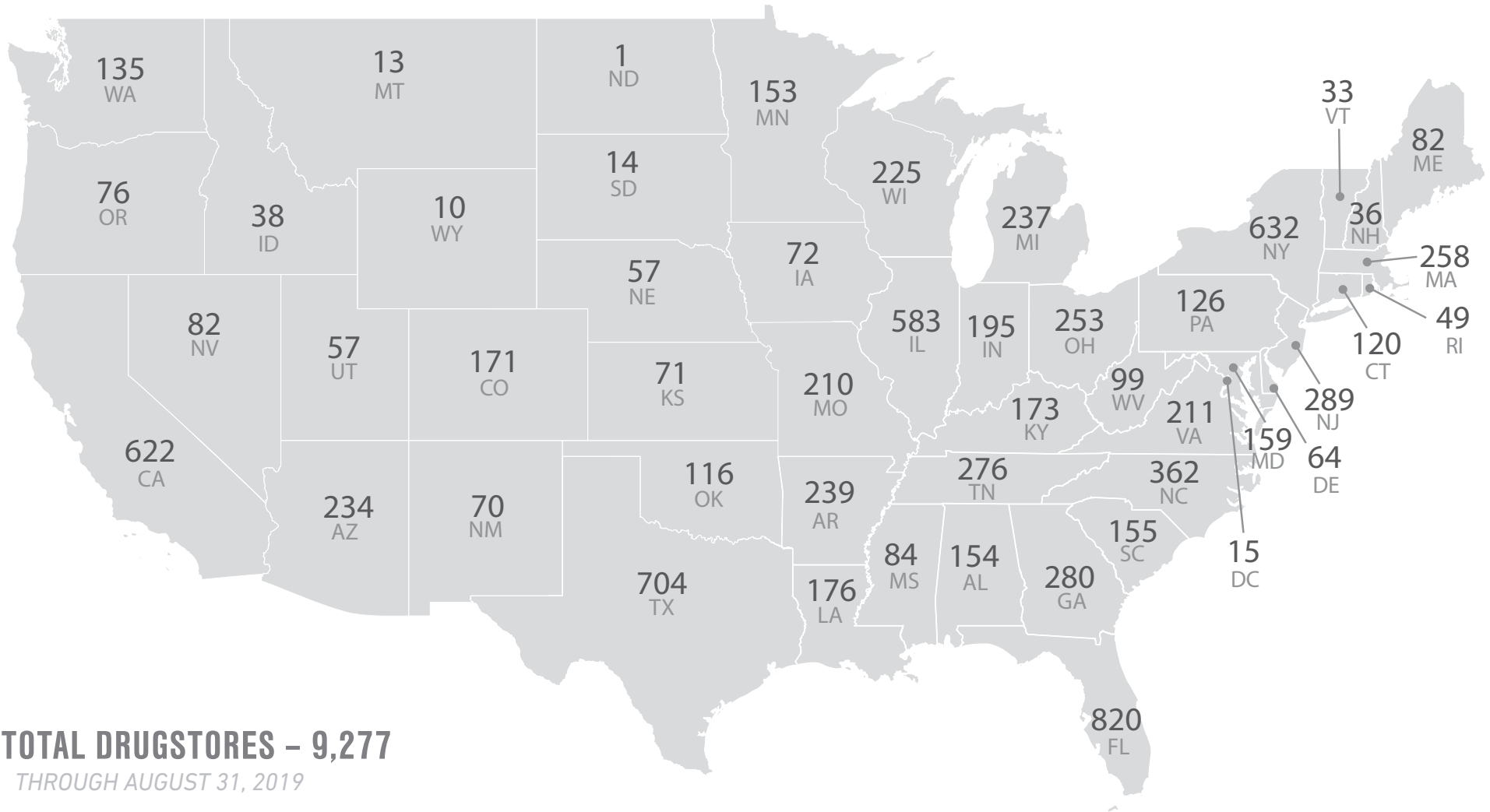
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WALGREENS DRUGSTORES NATIONWIDE BY STATE



TOTAL DRUGSTORES – 9,277

THROUGH AUGUST 31, 2019

Includes all 50 states, the District of Columbia, Puerto Rico and U.S. Virgin Islands

Note: Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services.

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1-Mile DEMOGRAPHICS

| Summary | Census 2010 | 2020 | 2025 |
|-------------------------------|-------------|-------|-------|
| Population | 7,116 | 9,243 | 9,953 |
| Households | 2,479 | 3,019 | 3,221 |
| Families | 1,874 | 2,200 | 2,324 |
| Average Household Size | 2.87 | 3.06 | 3.09 |
| Owner Occupied Housing Units | 1,713 | 1,876 | 2,003 |
| Renter Occupied Housing Units | 766 | 1,143 | 1,218 |
| Median Age | 34.1 | 35.1 | 33.5 |

| Trends: 2020-2025 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 1.49% | 0.74% | 0.72% |
| Households | 1.30% | 0.70% | 0.72% |
| Families | 1.10% | 0.63% | 0.64% |
| Owner HHs | 1.32% | 0.69% | 0.72% |
| Median Household Income | 2.97% | 1.25% | 1.60% |

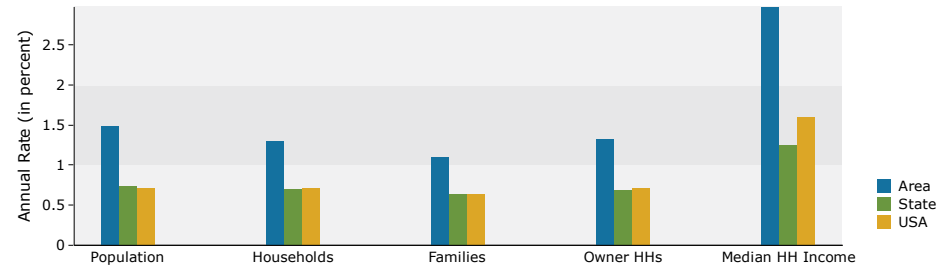
| Households by Income | Number | Percent | Number | Percent |
|-----------------------|--------|---------|--------|---------|
| <\$15,000 | 38 | 1.3% | 44 | 1.4% |
| \$15,000 - \$24,999 | 68 | 2.3% | 62 | 1.9% |
| \$25,000 - \$34,999 | 102 | 3.4% | 84 | 2.6% |
| \$35,000 - \$49,999 | 179 | 5.9% | 154 | 4.8% |
| \$50,000 - \$74,999 | 224 | 7.4% | 189 | 5.9% |
| \$75,000 - \$99,999 | 278 | 9.2% | 246 | 7.6% |
| \$100,000 - \$149,999 | 614 | 20.3% | 560 | 17.4% |
| \$150,000 - \$199,999 | 459 | 15.2% | 487 | 15.1% |
| \$200,000+ | 1,057 | 35.0% | 1,395 | 43.3% |

| | | |
|--------------------------|-----------|-----------|
| Median Household Income | \$150,515 | \$174,218 |
| Average Household Income | \$180,898 | \$208,918 |
| Per Capita Income | \$58,539 | \$66,951 |

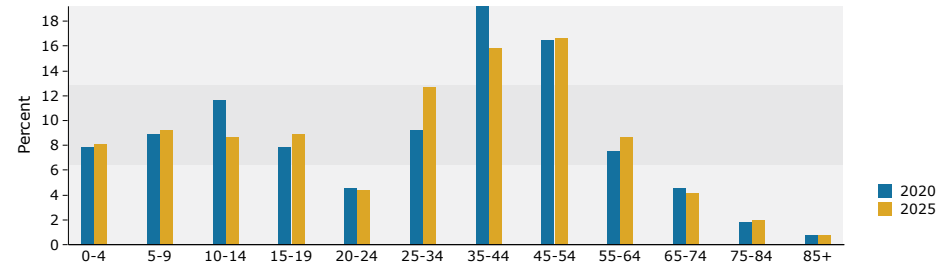
| Population by Age | Number | Percent | Number | Percent | Number | Percent |
|-------------------|--------|---------|--------|---------|--------|---------|
| 0 - 4 | 617 | 8.7% | 719 | 7.8% | 805 | 8.1% |
| 5 - 9 | 855 | 12.0% | 826 | 8.9% | 914 | 9.2% |
| 10 - 14 | 728 | 10.2% | 1,069 | 11.6% | 867 | 8.7% |
| 15 - 19 | 477 | 6.7% | 722 | 7.8% | 890 | 8.9% |
| 20 - 24 | 203 | 2.9% | 420 | 4.5% | 442 | 4.4% |
| 25 - 34 | 765 | 10.8% | 853 | 9.2% | 1,263 | 12.7% |
| 35 - 44 | 1,634 | 23.0% | 1,775 | 19.2% | 1,573 | 15.8% |
| 45 - 54 | 1,012 | 14.2% | 1,519 | 16.4% | 1,649 | 16.6% |
| 55 - 64 | 424 | 6.0% | 691 | 7.5% | 856 | 8.6% |
| 65 - 74 | 225 | 3.2% | 412 | 4.5% | 423 | 4.2% |
| 75 - 84 | 137 | 1.9% | 168 | 1.8% | 200 | 2.0% |
| 85+ | 37 | 0.5% | 69 | 0.7% | 71 | 0.7% |

| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent |
|----------------------------|--------|---------|--------|---------|--------|---------|
| White Alone | 4,778 | 67.2% | 5,290 | 57.2% | 5,113 | 51.4% |
| Black Alone | 373 | 5.2% | 495 | 5.4% | 529 | 5.3% |
| American Indian Alone | 19 | 0.3% | 20 | 0.2% | 18 | 0.2% |
| Asian Alone | 1,691 | 23.8% | 3,022 | 32.7% | 3,796 | 38.1% |
| Pacific Islander Alone | 1 | 0.0% | 2 | 0.0% | 2 | 0.0% |
| Some Other Race Alone | 45 | 0.6% | 68 | 0.7% | 81 | 0.8% |
| Two or More Races | 208 | 2.9% | 346 | 3.7% | 414 | 4.2% |
| Hispanic Origin (Any Race) | 212 | 3.0% | 348 | 3.8% | 428 | 4.3% |

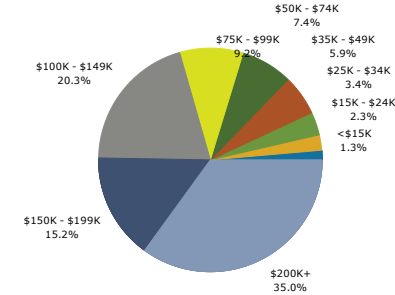
Trends 2020-2025



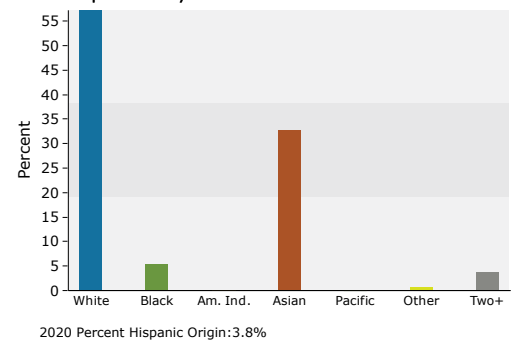
Population by Age



2020 Household Income



2020 Population by Race



3-Mile DEMOGRAPHICS

| Summary | Census 2010 | 2020 | 2025 |
|-------------------------------|-------------|--------|----------|
| Population | 41,047 | 49,322 | 52,312 |
| Households | 15,116 | 17,768 | 18,757 |
| Families | 10,981 | 12,732 | 13,373 |
| Average Household Size | 2.71 | 2.77 | 2.78 |
| Owner Occupied Housing Units | 10,444 | 11,575 | 12,123 |
| Renter Occupied Housing Units | 4,672 | 6,193 | 6,633 |
| Median Age | 35.2 | 36.3 | 36.3 |
| Trends: 2020-2025 Annual Rate | Area | State | National |
| Population | 1.18% | 0.74% | 0.72% |
| Households | 1.09% | 0.70% | 0.72% |
| Families | 0.99% | 0.63% | 0.64% |
| Owner HHS | 0.93% | 0.69% | 0.72% |
| Median Household Income | 1.95% | 1.25% | 1.60% |

| Households by Income | 2020 | | 2025 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 368 | 2.1% | 388 | 2.1% |
| \$15,000 - \$24,999 | 471 | 2.7% | 444 | 2.4% |
| \$25,000 - \$34,999 | 659 | 3.7% | 610 | 3.3% |
| \$35,000 - \$49,999 | 1,373 | 7.7% | 1,271 | 6.8% |
| \$50,000 - \$74,999 | 1,997 | 11.2% | 1,817 | 9.7% |
| \$75,000 - \$99,999 | 2,254 | 12.7% | 2,203 | 11.7% |
| \$100,000 - \$149,999 | 3,844 | 21.6% | 3,860 | 20.6% |
| \$150,000 - \$199,999 | 2,434 | 13.7% | 2,687 | 14.3% |
| \$200,000+ | 4,369 | 24.6% | 5,477 | 29.2% |

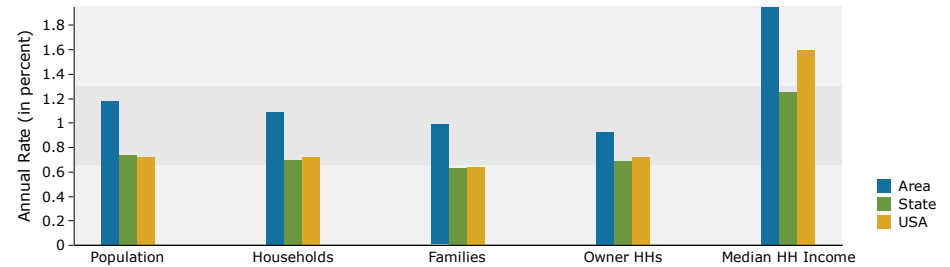
| | | |
|--------------------------|-----------|-----------|
| Median Household Income | \$117,800 | \$129,722 |
| Average Household Income | \$153,979 | \$173,049 |
| Per Capita Income | \$54,610 | \$61,063 |

| Population by Age | Census 2010 | | 2020 | | 2025 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 3,141 | 7.7% | 3,406 | 6.9% | 3,710 | 7.1% |
| 5 - 9 | 3,839 | 9.4% | 3,953 | 8.0% | 4,121 | 7.9% |
| 10 - 14 | 3,647 | 8.9% | 4,327 | 8.8% | 4,056 | 7.8% |
| 15 - 19 | 2,656 | 6.5% | 3,383 | 6.9% | 3,562 | 6.8% |
| 20 - 24 | 1,715 | 4.2% | 2,559 | 5.2% | 2,425 | 4.6% |
| 25 - 34 | 5,394 | 13.1% | 5,974 | 12.1% | 7,179 | 13.7% |
| 35 - 44 | 7,785 | 19.0% | 8,428 | 17.1% | 8,736 | 16.7% |
| 45 - 54 | 6,680 | 16.3% | 7,450 | 15.1% | 7,339 | 14.0% |
| 55 - 64 | 3,577 | 8.7% | 5,327 | 10.8% | 5,533 | 10.6% |
| 65 - 74 | 1,562 | 3.8% | 2,985 | 6.1% | 3,599 | 6.9% |
| 75 - 84 | 788 | 1.9% | 1,113 | 2.3% | 1,570 | 3.0% |
| 85+ | 262 | 0.6% | 417 | 0.8% | 481 | 0.9% |

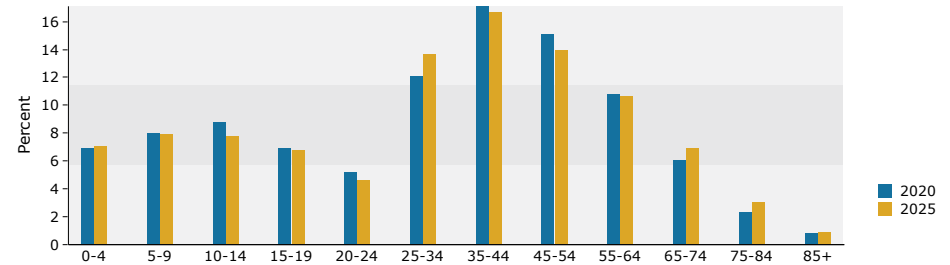
| Race and Ethnicity | Census 2010 | | 2020 | | 2025 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 29,042 | 70.8% | 30,623 | 62.1% | 29,710 | 56.8% |
| Black Alone | 3,303 | 8.0% | 3,957 | 8.0% | 4,181 | 8.0% |
| American Indian Alone | 93 | 0.2% | 94 | 0.2% | 88 | 0.2% |
| Asian Alone | 7,210 | 17.6% | 12,495 | 25.3% | 15,760 | 30.1% |
| Pacific Islander Alone | 6 | 0.0% | 10 | 0.0% | 12 | 0.0% |
| Some Other Race Alone | 377 | 0.9% | 534 | 1.1% | 633 | 1.2% |
| Two or More Races | 1,017 | 2.5% | 1,608 | 3.3% | 1,927 | 3.7% |
| Hispanic Origin (Any Race) | 1,398 | 3.4% | 2,118 | 4.3% | 2,576 | 4.9% |

* Money figures are expressed in current dollars

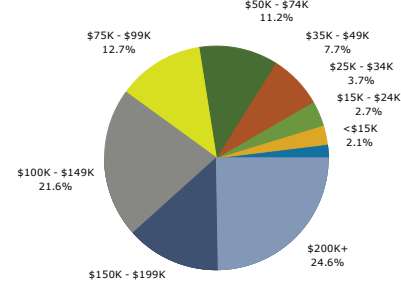
Trends 2020-2025



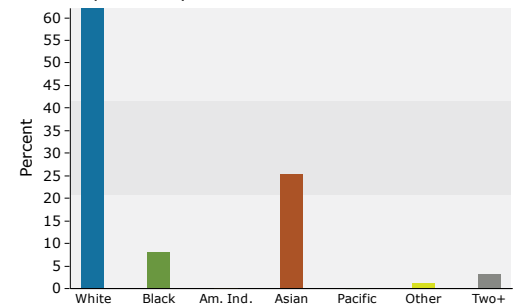
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 4.3%

5-Mile DEMOGRAPHICS

| Summary | Census 2010 | 2020 | 2025 |
|-------------------------------|-------------|---------|----------|
| Population | 113,757 | 126,227 | 131,332 |
| Households | 45,167 | 49,440 | 51,267 |
| Families | 30,106 | 32,588 | 33,652 |
| Average Household Size | 2.51 | 2.54 | 2.55 |
| Owner Occupied Housing Units | 30,501 | 31,725 | 32,843 |
| Renter Occupied Housing Units | 14,666 | 17,715 | 18,424 |
| Median Age | 36.9 | 38.3 | |
| Trends: 2020-2025 Annual Rate | Area | State | National |
| Population | 0.80% | 0.74% | 0.72% |
| Households | 0.73% | 0.70% | 0.72% |
| Families | 0.64% | 0.63% | 0.64% |
| Owner HHS | 0.70% | 0.69% | 0.72% |
| Median Household Income | 1.46% | 1.25% | 1.60% |

| Households by Income | 2020 | | 2025 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 1,548 | 3.1% | 1,532 | 3.0% |
| \$15,000 - \$24,999 | 2,326 | 4.7% | 2,216 | 4.3% |
| \$25,000 - \$34,999 | 2,418 | 4.9% | 2,272 | 4.4% |
| \$35,000 - \$49,999 | 5,424 | 11.0% | 5,151 | 10.0% |
| \$50,000 - \$74,999 | 7,705 | 15.6% | 7,393 | 14.4% |
| \$75,000 - \$99,999 | 6,526 | 13.2% | 6,626 | 12.9% |
| \$100,000 - \$149,999 | 10,654 | 21.5% | 11,028 | 21.5% |
| \$150,000 - \$199,999 | 5,277 | 10.7% | 5,842 | 11.4% |
| \$200,000+ | 7,562 | 15.3% | 9,206 | 18.0% |

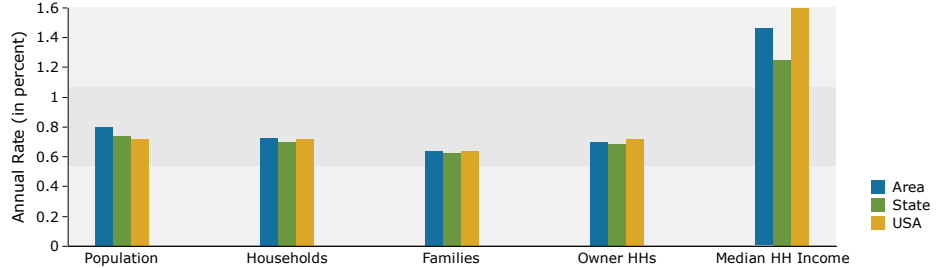
| | | |
|--------------------------|-----------|-----------|
| Median Household Income | \$94,200 | \$101,272 |
| Average Household Income | \$123,911 | \$137,416 |
| Per Capita Income | \$48,555 | \$53,662 |

| Population by Age | Census 2010 | | 2020 | | 2025 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 7,696 | 6.8% | 7,642 | 6.1% | 8,046 | 6.1% |
| 5 - 9 | 8,364 | 7.4% | 8,303 | 6.6% | 8,418 | 6.4% |
| 10 - 14 | 8,273 | 7.3% | 9,052 | 7.2% | 8,590 | 6.5% |
| 15 - 19 | 7,045 | 6.2% | 7,731 | 6.1% | 7,928 | 6.0% |
| 20 - 24 | 5,763 | 5.1% | 7,059 | 5.6% | 6,815 | 5.2% |
| 25 - 34 | 16,365 | 14.4% | 17,095 | 13.5% | 18,621 | 14.2% |
| 35 - 44 | 18,044 | 15.9% | 18,640 | 14.8% | 19,296 | 14.7% |
| 45 - 54 | 17,929 | 15.8% | 17,402 | 13.8% | 17,132 | 13.0% |
| 55 - 64 | 12,711 | 11.2% | 15,791 | 12.5% | 15,334 | 11.7% |
| 65 - 74 | 6,084 | 5.3% | 10,678 | 8.5% | 12,433 | 9.5% |
| 75 - 84 | 3,789 | 3.3% | 4,625 | 3.7% | 6,379 | 4.9% |
| 85+ | 1,694 | 1.5% | 2,208 | 1.7% | 2,339 | 1.8% |

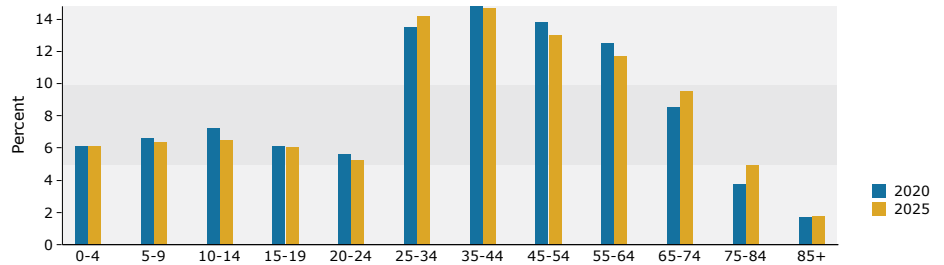
| Race and Ethnicity | Census 2010 | | 2020 | | 2025 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 82,803 | 72.8% | 83,428 | 66.1% | 81,268 | 61.9% |
| Black Alone | 12,294 | 10.8% | 13,773 | 10.9% | 14,386 | 11.0% |
| American Indian Alone | 266 | 0.2% | 257 | 0.2% | 245 | 0.2% |
| Asian Alone | 14,035 | 12.3% | 22,592 | 17.9% | 28,147 | 21.4% |
| Pacific Islander Alone | 35 | 0.0% | 48 | 0.0% | 54 | 0.0% |
| Some Other Race Alone | 1,656 | 1.5% | 2,198 | 1.7% | 2,559 | 1.9% |
| Two or More Races | 2,667 | 2.3% | 3,930 | 3.1% | 4,675 | 3.6% |
| Hispanic Origin (Any Race) | 4,801 | 4.2% | 6,762 | 5.4% | 8,111 | 6.2% |

* Median Income is expressed in current dollars

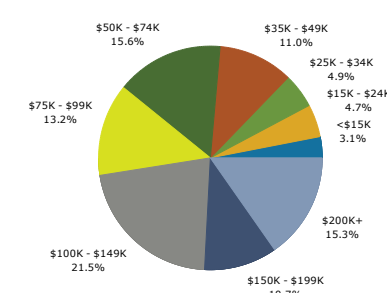
Trends 2020-2025



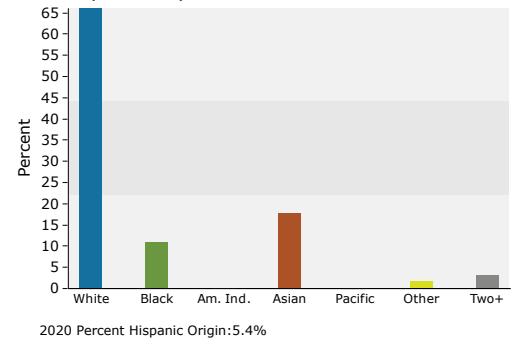
Population by Age



2020 Household Income



2020 Population by Race



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