



**FOR SALE**

**12,718 SF**

**2<sup>nd</sup> Floor Office Condo**

**Over 6,000 SF  
Outdoor Terrace**

# The Healey Building

57 Forsyth Street, NW  
Atlanta, GA 30303

**Angela Moore**  
(404) 816-1600 Ext 131 Office  
(404) 514-0664 Cell  
[amoore@richardbowers.com](mailto:amoore@richardbowers.com)



Richard Bowers & Co.  
Real Estate



Richard Bowers & Co. 260 Peachtree Street | Suite 2400 | Atlanta, GA 30303  
[www.richardbowers.com](http://www.richardbowers.com)



## I. Executive Summary

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## III. Location

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- Floor Plan

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- Exterior & Interior Shots

## V. CRS Property Report

- Fulton County Taxes

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**The Historic Healey Building** in the Fairlie - Poplar district of Atlanta was the last major sky-scraper in the city built during the Pre-WWI construction boom. Built in the Gothic Revival style, the 16 story structure was built between 1913 and 1914. The building was originally planned to be two facing towers connected by an atrium taking up an entire city block. The east tower along Broad Street was never constructed due to WWI and the subsequent death of owner William T. Healey (son of developer Thomas G. Healey) in 1920.

The building remained in the Healey family until 1972. On August 8, 1977 it was listed on the National Register of historic places and since 1987 it has enjoyed local landmark status. In 2001, the upper floors were converted into residential condominiums while the lower floors continue to be the home of businesses, galleries, shops and restaurants.

Pre-WWI construction includes a stunning domed lobby and ornate rotunda and features original over-sized windows, views of the Fairley-Poplar neighborhood's vibrant historic architecture and Downtown, Atlanta.

The entire Second Floor, (12,718 SF) was completely renovated at a cost of \$1,300,000.00 in 2014 and is now being offered for sale by its current owner. The suite consists of an elevator lobby, reception area, 23 offices on glass, 2 break areas/ kitchens, (one with hardwood floors), 2 conference rooms, 2 large open work areas with 37 cubicles and an executive fitness area including cardio, weights and shower. Both corner offices have their own administrative/waiting areas. All 4 restrooms were restored to the historic lay-out original to the building, (Circa 1913). The suite also includes an over 6,000 SF outdoor terrace.



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# Property Overview

# The Healey Building

57 Forsyth Street, NW, Atlanta, GA 30303

**Address:** 57 Forsyth Street, NW, 2<sup>nd</sup> Floor  
Atlanta, GA 30303  
Fulton County  
Located in Downtown Fairlie-Poplar District

**Square Footage:** 12,718 SF  
6,000 SF Outdoor Terrace

**Acres:** 0.83 Acres

**Offices:** 23 – (see building and floor amenities on the next page)

**Occupancy:** 100%

**Year Built:** 1918

**Year Renovated:** 2014 (\$1,300,000 in renovations)

**No. of Stories:** 16  
Office – 2<sup>nd</sup> Floor  
Ground Level – Retail

**Price:** \$2,900,000.00

**Price/SF:** \$228.00 PSF

**Zoning:** SPI-1-Atlanta – Special Public Interest Opportunity Zone

**Frontage:** Entire Block Along Forsyth Street

**Construction:** Masonry

**Parking:** Street Level/Various Garages

**Comments:** Outstanding Views and Walkability



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## Building Amenities

- Hour Access
- On-Site Security
- On-Site Management
- Opportunity Zone
- After Hours HVAC
- High Ceilings
- Mail Room
- Natural Light
- Ground Floor Art Gallery
- Building & Elevator Renovations Underway
- Ground Floor Retail
- Food Shop Atmosphere on Lower Level
- Shops, Restaurants, & Banks all within walking distance
- Conveniently Located between Peachtree Center and Five Points MARTA Train Stations

## 2<sup>nd</sup> Floor Amenities

- 23 Offices
- 1 Receptionist Area
- 2 Conference Rooms
- 37 Cubicles in 2 Large Open Work Areas
- 2 Stunning Corner Offices with Exterior
- Administrative/ Waiting Area
- Executive Fitness Area Includes Cardio, Weights & Showers
- 2 Break Areas/Kitchens
- 4 Restrooms restored to Historic lay-out, Circa 1913
- WiFi, Internet & Ethernet Connection
- Includes over 6,000 sf Outdoor Terrace



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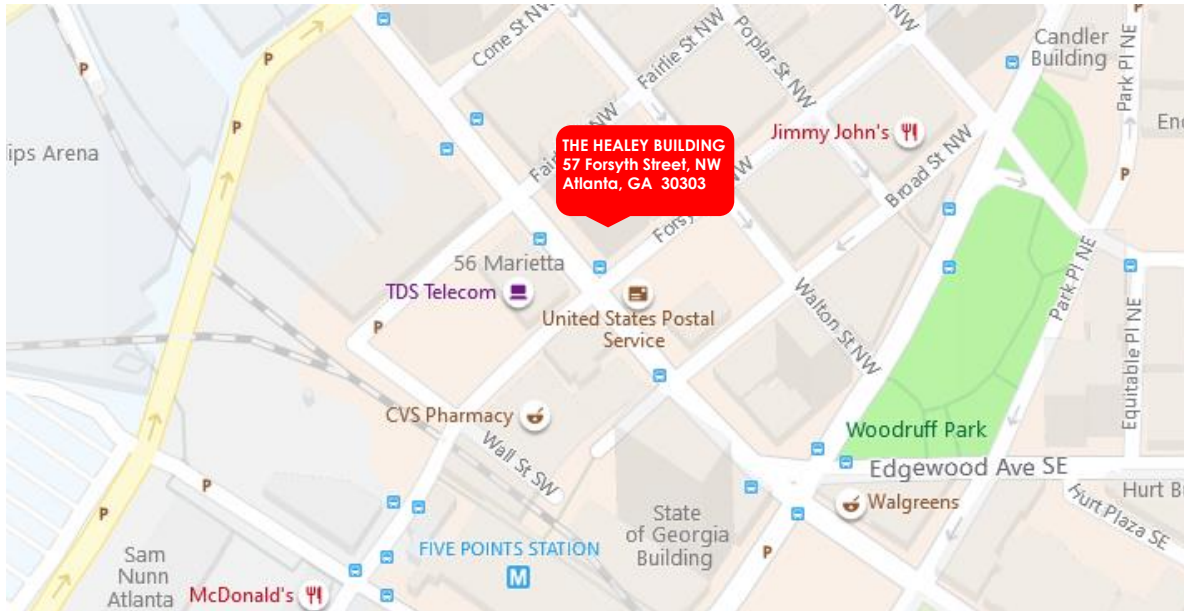
# Property Overview

**The Healey Building**  
57 Forsyth Street, NW, Atlanta, GA 30303

## Area Analysis

**The Historic Healey Building** is located in the Downtown, Atlanta submarket in the popular Fairlie-Poplar district which is home to several Historic sites known for their Gothic Revival style of architecture. The subject property is bordered by Forsyth Street, Walton Street, Broad Street and Poplar Street as the north border. It is within walking distance to State Farm Arena, Mercedes Benz Stadium and other major attractions. Located directly across from Georgia State University, the property is exposed to increased walk traffic.

As a result, there are numerous places to take care of personal business or to see and visit including restaurants, café's, hotels, museums, parks, banks and transportation hubs.



## **Restaurants, Shops & Transit**

- Rising Roll Gourmet Cafe
- Rosa's Pizza
- Moe's Southwest Grill
- Mike's Jersey Subs
- Anatolina's Café
- Naan's Stop
- Subway
- Starbuck's
- The Vintage Barber Shop
- CVS
- Fedex Office, Print & Ship Center
- SunTrust
- Bank of America
- Peachtree Center &
- Five Points MARTA Train Stations

## **Theater, Museums & Parks**

- Rialto Center for the Arts
- Theatrical Outfit
- Apex Museum
- The World of Coca Cola
- Skyview Atlanta
- Georgia Aquarium
- Woodruff Park
- Hurt Park
- Centennial Olympic Park



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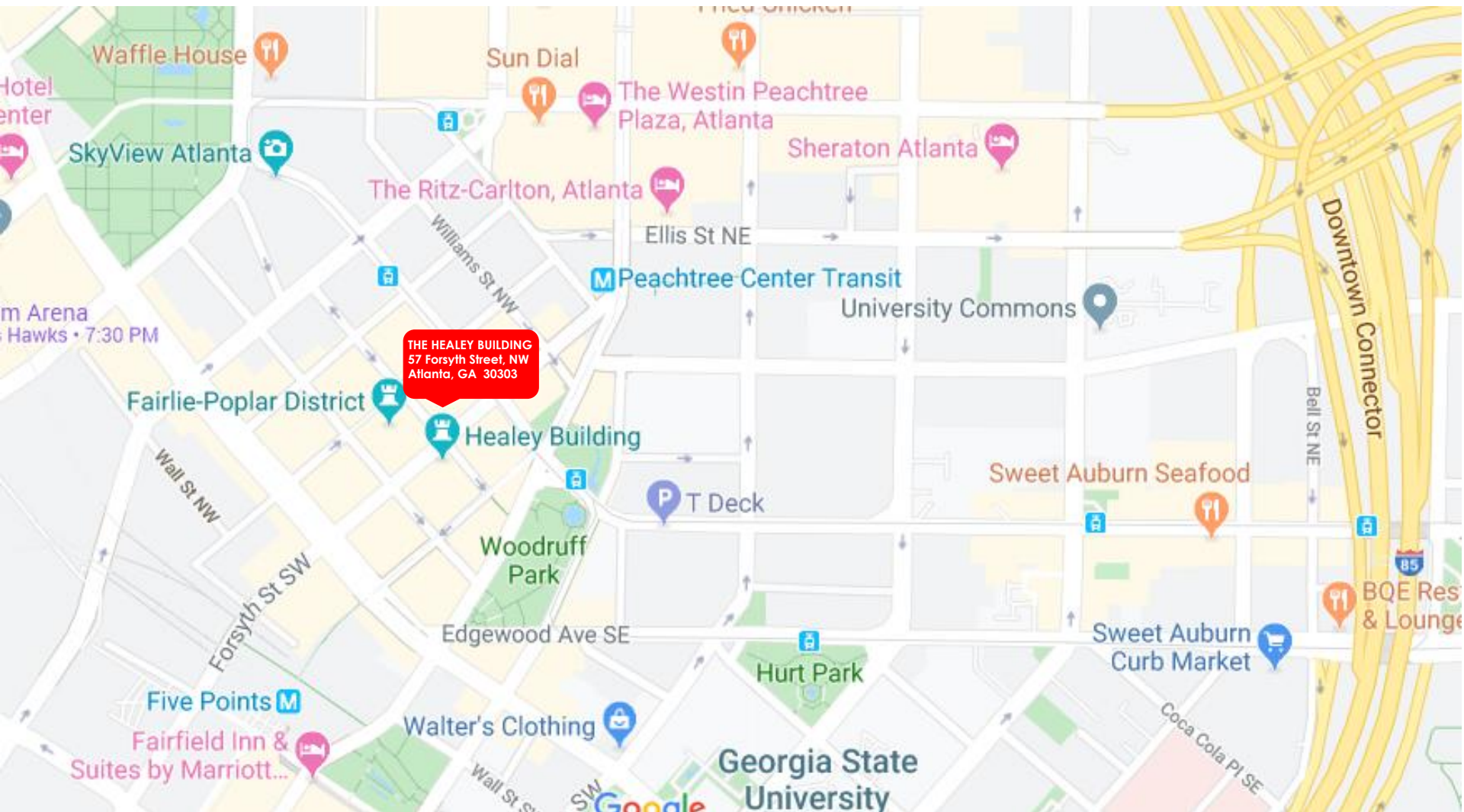
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# Location Map

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# Aerial

# The Healey Building

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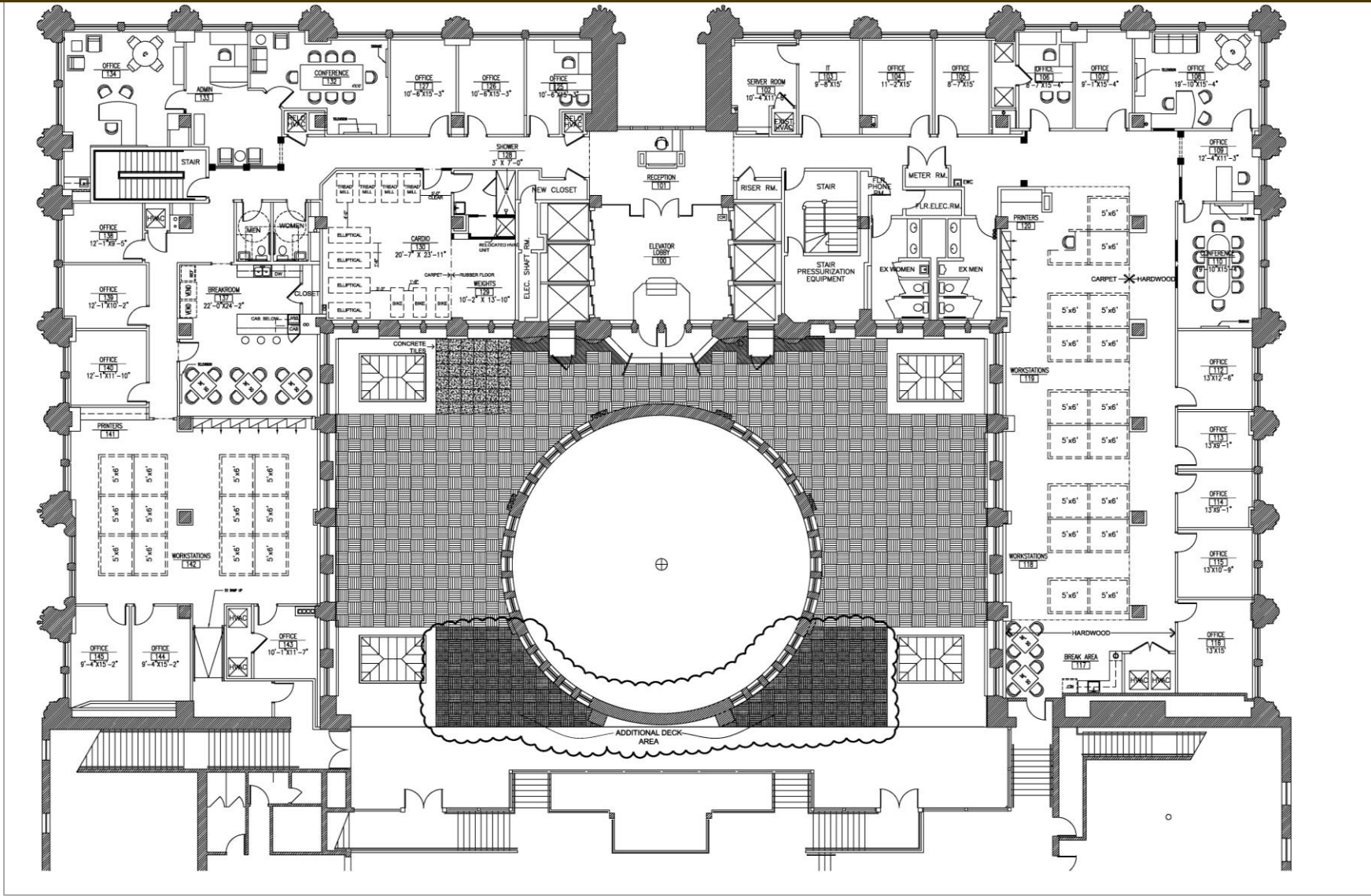
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# Floor Plan

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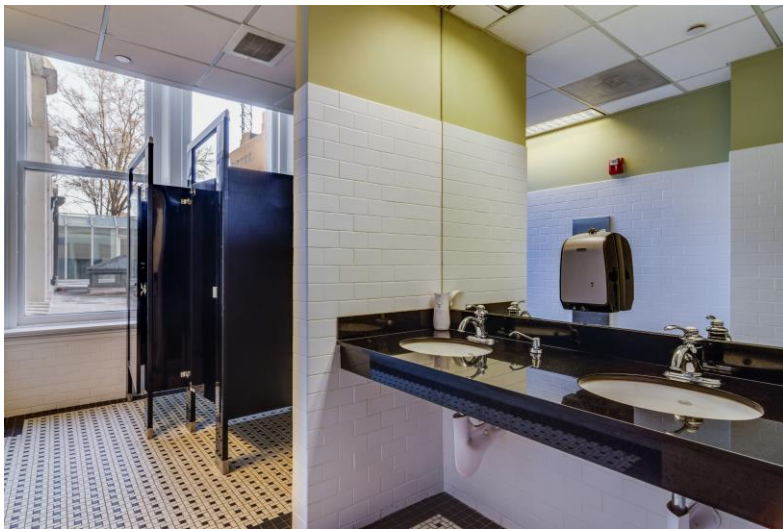
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2/15/2019

CRS - Property Report for Parcel/Tax ID 14 007800121036



## Property Report

Friday, February 15, 2019

57 Forsyth St Nw, Atlanta, GA 30303-2229  
Fulton County, GA parcel# 14 007800121036

### Property Report

#### Location

**Property Address** 57 Forsyth St Nw  
Atlanta, GA 30303-2229  
**County** Fulton County, GA

#### Current Owner

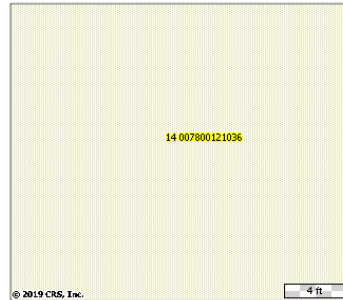
**Name** Caduceus Holdings Llc  
**Mailing Address** 57 Forsyth St Nw # 2Nd  
Atlanta, GA 30303-2229

#### Property Summary

**Property Type** Commercial  
**Land Use** Office Building Condominium  
**Improvement Type** Office Building Condominium  
**Square Feet** 11088 sf

#### General Parcel Information

**Parcel/Tax ID** 14 007800121036  
**Alternate Parcel ID**  
**Account Number** 5709710  
**District/Ward** 05Y  
**2010 Census Trct/Blk** 119/2  
**Assessor Roll Year** 2017



#### Sales History through 02/09/2019

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
09/13/2013	\$725,000	Caduceus Holdings Llc & Caduceus		Limited Warranty Deed		53131/169
08/31/2004		Healey Building Outparcel		Limited Warranty Deed		38330/227
06/01/2001	\$209,900	Healey Building Outparcel				
07/01/2000	\$1,808,000					

#### Tax Assessment

Appraisals	Amount	Taxes	Amount
Assessment Year	2018	Tax Year	2018
Appraised Land	\$1,496,900	City Taxes	\$27,643.66
Appraised Improvements	\$424,400	County Taxes	\$8,015.66
Total Tax Appraisal	\$1,921,300	Total Taxes	\$35,659.32
Total Assessment	\$768,520	Exempt Amount	
		Exempt Reason	

#### Mortgage History

No mortgages were found for this parcel.

#### Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Office Building Condominium		11088	1913					1	
Building Square Feet (Living Space)		Building Square Feet (Other)								

#### Construction

[https://www.crsdata.net/commercial/Eval/PropertyReport.aspx?p=ON9Yvj\\*w5Nk7a2gvdCkAK1CL83\\*o5V1f4USfmiZq-mA\\_](https://www.crsdata.net/commercial/Eval/PropertyReport.aspx?p=ON9Yvj*w5Nk7a2gvdCkAK1CL83*o5V1f4USfmiZq-mA_)

1/2

2/15/2019

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Quality		Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall		Heat Type	
Structural Framing	Wood Beam And Col.	Bathroom Tile	
Fireplace		Plumbing Fixtures	
Other			
Occupancy		Building Data Source	

#### Property Characteristics: Extra Features

No extra features were found for this parcel.

#### Property Characteristics: Lot

Land Use	Office Building Condominium	Lot Dimensions	
Block/Lot		Lot Square Feet	10,890
Latitude/Longitude	33.7558847-84.389691*	Acreage	0.25

#### Property Characteristics: Utilities/Area

Gas Source	Public	Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	
Sewer Source	Public	Special School District 1	
Zoning Code	SP11	Special School District 2	
Owner Type			

#### Legal Description

Subdivision		Plat Book/Page Description	Ka Healy Building
Block/Lot			
District/Ward	05Y		

#### Flood Zone Information

Zone Code	Flood Risk	BFE Description	FIRM Panel	Panel ID	Def. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13121C0244F	09/18/2013	

#### Zone Source: FEMA DFIRM Data

Friday, February 15, 2019

57 Forsyth St Nw, Atlanta, GA 30303-2229  
Fulton County, GA parcel# 14 007800121036

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Contact Us at (800) 374-7488 ext 3 for Help.

[https://www.crsdata.net/commercial/Eval/PropertyReport.aspx?p=ON9Yvj\\*w5Nk7a2gvdCkAK1CL83\\*o5V1f4USfmiZq-mA\\_](https://www.crsdata.net/commercial/Eval/PropertyReport.aspx?p=ON9Yvj*w5Nk7a2gvdCkAK1CL83*o5V1f4USfmiZq-mA_)

2/2

## • CHAPTER 16-18A. - SPI-1 DOWNTOWN SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS<sup>[2]</sup>

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONSEMAIL SECTIONCOMPARE VERSIONS](#)

### • Sec. 16-18A.001. - Scope of provisions.

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONSEMAIL SECTIONCOMPARE VERSIONS](#)

The regulations set forth in this chapter, or set forth elsewhere in this part when referred to in this chapter, are the Regulations in the SPI-1 Downtown Special Public Interest District. These regulations shall supplant existing districts or portions of existing districts as shown on the attached map referenced in [section 16-18A.003](#), except that all existing categories of historic protection designated pursuant to [Chapter 20](#) of Part 16 shall continue in full force and effect and said existing historic protection regulations shall be overlaid upon, and shall be imposed in addition to, the regulations set forth in this chapter. Whenever the following regulations are at variance with said existing historic protection regulations, the historic protection regulations shall apply.

The regulations set forth in sections [16-18A.001](#) through and including [section 16-18A.019](#) shall apply to all properties located within the SPI-1 Downtown District, including all subareas within the district. The remaining regulations set forth in [section 16-18A.020](#) shall apply only to Subareas 6 and 7 as specified.

(Ord. No. 2007-71(07-O-2221), § 1(Att. A), 11-27-07)

### • Sec. 16-18A.002. - Statement of intent.

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONSEMAIL SECTIONCOMPARE VERSIONS](#)

The intent of the council in establishing SPI-1 as a zoning district is as follows:

1. Preserve, protect and enhance downtown's role as the civic and economic center of the Atlanta region;
2. Create a 24-hour urban environment where people can live, work, meet and play;
3. Encourage the development of major commercial uses and high intensity housing that provides a range of housing opportunities for citizens within the district;
- 4.

Encourage a compatible mixture of residential, commercial, entertainment, cultural and recreational uses;

5. Improve the aesthetics of street and built environments;
6. Promote pedestrian safety by ensuring and revitalizing pedestrian-oriented buildings which create a sense of activity and liveliness along their sidewalk-level façades;
7. Facilitate safe, pleasant, and convenient sidewalk-level pedestrian circulation that minimizes impediments by vehicles;
8. Encourage the use of MARTA and other public transit facilities;
9. Enhance the efficient utilization of accessible and sufficient parking facilities in an unobtrusive manner including encouraging shared parking and alternative modes of transportation;
10. Provide safe and accessible parks and plazas for active and passive use including protecting Centennial Olympic Park as an Olympic legacy and a local and regional civic resource;
11. Preserve and protect downtown's historic buildings and sites;
12. Recognize the special character of Fairlie-Poplar and Terminus through the administration of specific standards and criteria consistent with the historic built environment as recognized by the inclusion of several blocks and buildings on the National Register of Historic Places.



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# Demographics

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57 Forsyth Street, NW, Atlanta, GA 30303



## Demographic and Income Profile

57 Forsyth St NW, Atlanta, Georgia, 30303  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 33.75605  
Longitude: -84.39009

Summary	Census 2010	2018	2023			
Population	19,252	22,670	25,214			
Households	7,304	9,421	10,996			
Families	1,791	2,232	2,619			
Average Household Size	1.58	1.56	1.57			
Owner Occupied Housing Units	1,908	2,245	2,530			
Renter Occupied Housing Units	5,396	7,176	8,466			
Median Age	28.2	29.4	30.1			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	2.15%	1.10%	0.83%			
Households	3.14%	1.08%	0.79%			
Families	3.25%	0.99%	0.71%			
Owner HHs	2.42%	1.52%	1.16%			
Median Household Income	2.79%	1.68%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	2,123	22.5%	2,102	19.1%		
\$15,000 - \$24,999	970	10.3%	1,056	9.6%		
\$25,000 - \$34,999	845	9.0%	972	8.8%		
\$35,000 - \$49,999	969	10.3%	1,093	9.9%		
\$50,000 - \$74,999	1,414	15.0%	1,632	14.8%		
\$75,000 - \$99,999	1,150	12.2%	1,459	13.3%		
\$100,000 - \$149,999	1,051	11.2%	1,413	12.9%		
\$150,000 - \$199,999	430	4.6%	586	5.3%		
\$200,000+	468	5.0%	682	6.2%		
Median Household Income	\$46,232		\$53,063			
Average Household Income	\$68,602		\$78,640			
Per Capita Income	\$37,589		\$42,430			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	553	2.9%	653	2.9%	778	3.1%
5 - 9	415	2.2%	496	2.2%	581	2.3%
10 - 14	393	2.0%	472	2.1%	545	2.2%
15 - 19	2,734	14.2%	2,882	12.7%	2,982	11.8%
20 - 24	4,312	22.4%	4,731	20.9%	5,138	20.4%
25 - 34	3,436	17.8%	4,399	19.4%	4,902	19.4%
35 - 44	2,470	12.8%	2,857	12.6%	3,292	13.1%
45 - 54	2,478	12.9%	2,680	11.8%	2,846	11.3%
55 - 64	1,554	8.1%	2,044	9.0%	2,271	9.0%
65 - 74	557	2.9%	959	4.2%	1,227	4.9%
75 - 84	268	1.4%	363	1.6%	499	2.0%
85+	83	0.4%	133	0.6%	155	0.6%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,756	29.9%	6,234	27.5%	6,375	25.3%
Black Alone	11,632	60.4%	13,801	60.9%	15,442	61.2%
American Indian Alone	47	0.2%	46	0.2%	49	0.2%
Asian Alone	1,051	5.5%	1,634	7.2%	2,214	8.8%
Pacific Islander Alone	11	0.1%	11	0.0%	11	0.0%
Some Other Race Alone	263	1.4%	284	1.3%	308	1.2%
Two or More Races	493	2.6%	660	2.9%	817	3.2%
Hispanic Origin (Any Race)	865	4.5%	918	4.0%	983	3.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

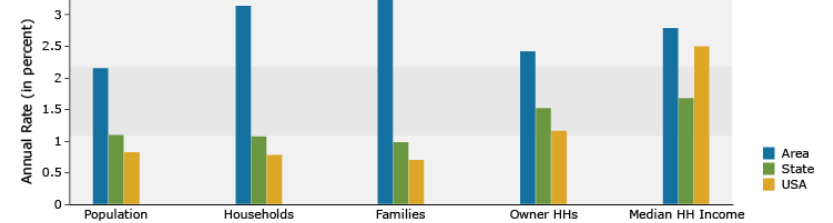


## Demographic and Income Profile

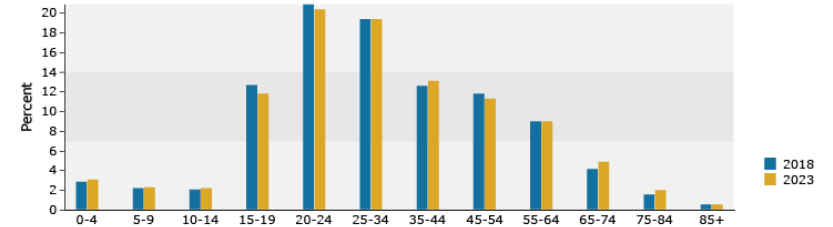
57 Forsyth St NW, Atlanta, Georgia, 30303  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 33.75605  
Longitude: -84.39009

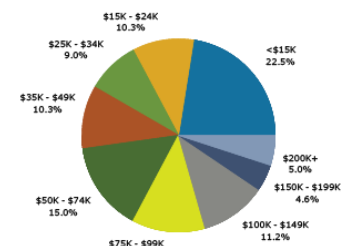
Trends 2018-2023



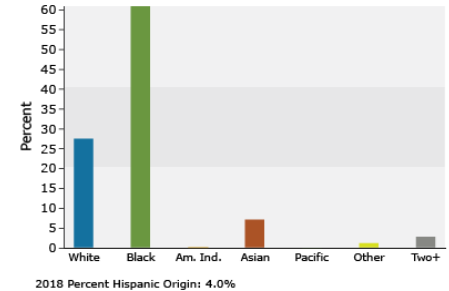
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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## Demographic and Income Profile

57 Forsyth St NW, Atlanta, Georgia, 30303  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 33.75605  
Longitude: -84.39009

Summary	Census 2010	2018	2023
Population	153,923	179,315	197,140
Households	68,673	83,056	93,361
Families	22,120	25,696	28,489
Average Household Size	1.87	1.84	1.83
Owner Occupied Housing Units	26,283	26,621	29,543
Renter Occupied Housing Units	42,390	56,435	63,818
Median Age	30.6	31.9	32.5
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.91%	1.10%	0.83%
Households	2.37%	1.08%	0.79%
Families	2.09%	0.99%	0.71%
Owner HHs	2.10%	1.52%	1.16%
Median Household Income	2.96%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	14,303	17.2%	13,436	14.4%
\$15,000 - \$24,999	7,922	9.5%	8,030	8.6%
\$25,000 - \$34,999	6,889	8.3%	7,032	7.5%
\$35,000 - \$49,999	8,868	10.7%	9,030	9.7%
\$50,000 - \$74,999	13,392	16.1%	14,569	15.6%
\$75,000 - \$99,999	8,810	10.6%	10,822	11.6%
\$100,000 - \$149,999	10,702	12.9%	14,090	15.1%
\$150,000 - \$199,999	5,109	6.2%	6,678	7.2%
\$200,000+	7,055	8.5%	9,669	10.4%

Household Income	2018	2023
	Number	Percent
Median Household Income	\$54,936	\$63,563
Average Household Income	\$85,517	\$99,377
Per Capita Income	\$42,099	\$49,294

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,605	4.9%	7,988	4.5%	8,948	4.5%
5 - 9	5,661	3.7%	6,802	3.8%	7,112	3.6%
10 - 14	4,754	3.1%	5,840	3.3%	6,246	3.2%
15 - 19	14,021	9.1%	14,874	8.3%	15,366	7.8%
20 - 24	24,067	15.6%	24,100	13.4%	25,659	13.0%
25 - 34	34,730	22.6%	41,816	23.3%	46,489	23.6%
35 - 44	23,210	15.1%	26,688	14.9%	29,716	15.1%
45 - 54	17,886	11.6%	20,046	11.2%	21,551	10.9%
55 - 64	12,418	8.1%	16,252	9.1%	17,464	8.9%
65 - 74	5,658	3.7%	9,496	5.3%	11,791	6.0%
75 - 84	2,730	1.8%	3,781	2.1%	5,030	2.6%
85+	1,182	0.8%	1,632	0.9%	1,769	0.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	62,545	40.6%	70,766	39.5%	75,396	38.2%
Black Alone	77,668	50.5%	88,507	49.4%	95,443	48.4%
American Indian Alone	378	0.2%	370	0.2%	380	0.2%
Asian Alone	7,449	4.8%	12,144	6.8%	16,944	8.6%
Pacific Islander Alone	46	0.0%	57	0.0%	58	0.0%
Some Other Race Alone	2,017	1.3%	2,249	1.3%	2,435	1.2%
Two or More Races	3,820	2.5%	5,222	2.9%	6,483	3.3%
Hispanic Origin (Any Race)	6,316	4.1%	6,908	3.9%	7,493	3.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

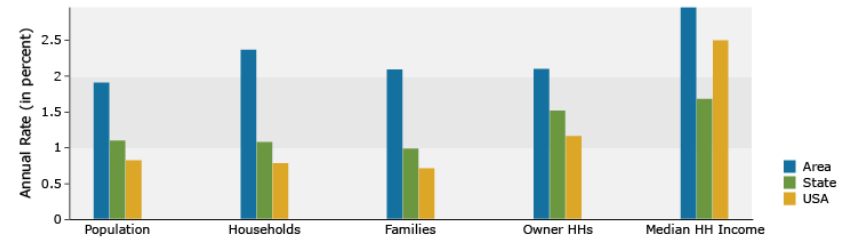


## Demographic and Income Profile

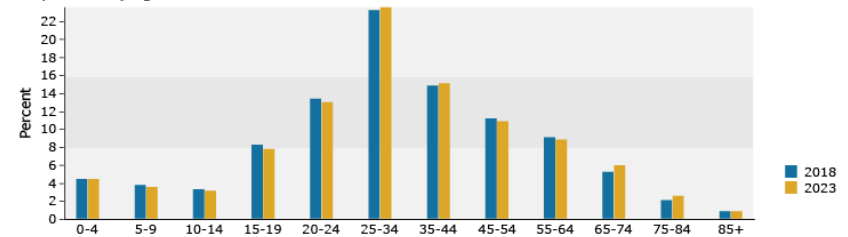
57 Forsyth St NW, Atlanta, Georgia, 30303  
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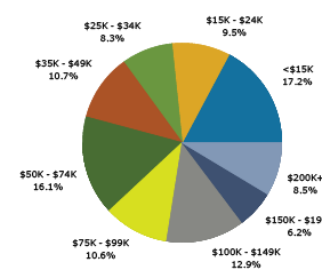
Trends 2018-2023



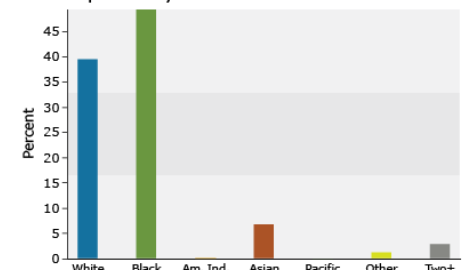
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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## Demographic and Income Profile

157 Forsyth St NW, Atlanta, Georgia, 30303  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 33.75605  
Longitude: -84.39009

Summary	Census 2010	2018	2023
Population	307,314	350,858	379,958
Households	134,584	157,732	173,174
Families	53,943	60,738	65,691
Average Household Size	2.05	2.02	2.01
Owner Occupied Housing Units	59,327	58,846	64,541
Renter Occupied Housing Units	75,257	98,886	108,633
Median Age	32.3	33.5	33.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.61%	1.10%	0.83%
Households	1.89%	1.08%	0.79%
Families	1.58%	0.99%	0.71%
Owner HHS	1.86%	1.52%	1.16%
Median Household Income	2.67%	1.68%	2.50%

	2018		2023			
	Number	Percent	Number	Percent		
<b>Households by Income</b>						
<\$15,000	26,471	16.8%	24,813	14.3%		
\$15,000 - \$24,999	15,432	9.8%	15,422	8.9%		
\$25,000 - \$34,999	13,228	8.4%	13,314	7.7%		
\$35,000 - \$49,999	17,169	10.9%	17,362	10.0%		
\$50,000 - \$74,999	24,539	15.6%	26,238	15.2%		
\$75,000 - \$99,999	15,701	10.0%	18,658	10.8%		
\$100,000 - \$149,999	20,265	12.8%	25,362	14.6%		
\$150,000 - \$199,999	9,651	6.1%	12,106	7.0%		
\$200,000+	15,265	9.7%	19,886	11.5%		
Median Household Income	\$55,020		\$62,770			
Average Household Income	\$89,363		\$102,466			
Per Capita Income	\$41,692		\$48,079			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,401	6.0%	18,445	5.3%	20,044	5.3%
5 - 9	14,851	4.8%	16,788	4.8%	16,920	4.5%
10 - 14	12,527	4.1%	15,103	4.3%	15,781	4.2%
15 - 19	22,904	7.5%	24,596	7.0%	25,705	6.8%
20 - 24	36,807	12.0%	37,294	10.6%	40,291	10.6%
25 - 34	64,402	21.0%	73,632	21.0%	80,025	21.1%
35 - 44	46,784	15.2%	51,591	14.8%	56,569	14.9%
45 - 54	37,414	12.2%	41,177	11.7%	43,339	11.4%
55 - 64	28,043	9.1%	35,033	10.0%	37,024	9.7%
65 - 74	14,499	4.7%	22,701	6.5%	26,963	7.1%
75 - 84	7,510	2.4%	9,925	2.8%	12,829	3.4%
85+	3,172	1.0%	4,173	1.2%	4,469	1.2%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	126,023	41.0%	140,514	40.0%	148,032	39.0%
Black Alone	156,501	50.9%	174,891	49.8%	186,544	49.1%
American Indian Alone	756	0.2%	735	0.2%	750	0.2%
Asian Alone	11,233	3.7%	18,560	5.3%	25,847	6.8%
Pacific Islander Alone	102	0.0%	117	0.0%	121	0.0%
Some Other Race Alone	5,948	1.9%	6,877	2.0%	7,428	2.0%
Two or More Races	6,752	2.2%	9,164	2.6%	11,237	3.0%
Hispanic Origin (Any Race)	15,146	4.9%	16,950	4.8%	18,317	4.8%

Data Note: Income is expressed in current dollars.

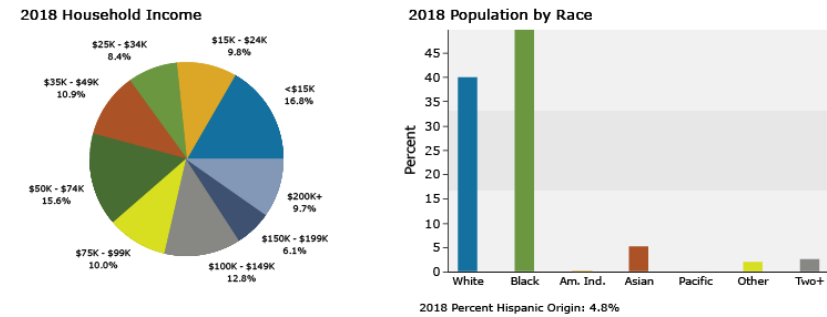
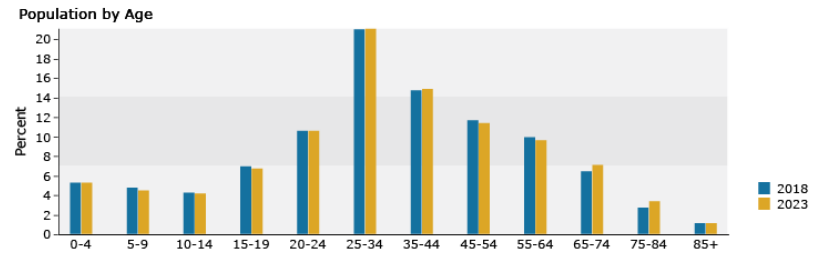
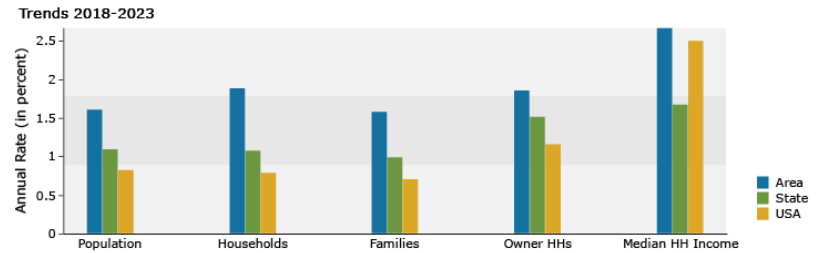
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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