

LAND FOR SALE

2136-2144 S ASHLAND AVENUE

Chicago, IL



OFFERING SUMMARY

Land Size 38,637 SF

Current Asking Price \$2,700,000

RE Taxes \$9,240.43
(\$0.14 PSF) 2018

PROPERTY OVERVIEW

Located at the SWC of 21st Place and S Ashland Avenue

PROPERTY HIGHLIGHTS

- Zoning M1-1 WILL ACCEPT AN OFFER SUBJECT TO A ZONING CHANGE
- LOCATED IN PILSEN TIF DISTRICT
- Heavy traffic count on Ashland, Cermak Road, and Blue Island Avenue
- Largest available vacant land site in Pilsen
- 133 ft on S Ashland Avenue; 299 ft on 21st Place
- Close to Downtown Chicago and I-55, I-90, I-94, I-290 and Public Transportation
- High Residential Density

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All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



17-5-0202 Permitted Uses

Uses identified with a "P" are permitted by-right in the subject zoning district, subject to compliance with all other applicable standards of this Zoning Ordinance.

17-5-0203 Special Uses

Uses identified with an "S" may be allowed if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900, subject to compliance with all other applicable standards of this Zoning Ordinance.

17-5-0203.5 Planned Developments

Uses identified with a "PD" may be allowed if reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600. Other uses and development activities may also require review and approval as a *planned development* based on their size, height or other threshold criteria. (See the mandatory planned development thresholds of Sec. 17-8-0500)

[amended: 03/09/2005, Council Journal: p. 44423]

17-5-0204 Prohibited Uses

Uses identified with a "-" are expressly prohibited. Uses that are not listed in the table are also prohibited.

17-5-0205 Use Standards

The "Use Standard" column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is a Permitted (P) or *special use* (S).

17-5-0206 Parking Standards

The "Parking Standard" column of the following Use Table contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations are located in Chapter 17-10.

17-5-0207 Use Table and Standards

USE GROUP Use Category Specific Use Type	District			Use Standard	Parking Standard
	M1	M2	M3		
P = permitted by-right S = special use approval required PD = planned development approval required - = not allowed					
RESIDENTIAL					
A. Group Living					
1. Temporary Overnight Shelter	S	S		§17-9-0115	§17-10-0207-Q
2. Transitional Shelters	S	S		§17-9-0115	§17-10-0207-Q
PUBLIC AND CIVIC					
B. Day Care	P	P		§17-9-0105.5	§17-10-0207-E
C. Detention and Correctional Facilities	S	S	S		§17-10-0207-E
D. Parks and Recreation (except as more specifically regulated)	P	P	P		§17-10-0207-E
1. Community Centers, Recreation Buildings and Similar Assembly Use	-	-	-		§17-10-0207-E
E. Postal Service	P	P	P		§17-10-0207-E
F. Public Safety Services	P	P	P		§17-10-0207-E

Chapter 17-5 | Manufacturing Districts
17-5-0200 | Allowed Uses

USE GROUP		District			Use Standard	Parking Standard
Use Category		M1	M2	M3		
	Specific Use Type					
P = permitted by-right S = special use approval required PD = planned development approval required -- = not allowed						
G. Utilities and Services, Minor		P	P	P		§17-10-0207-E
H. Utilities and Services, Major		S	S	S		§17-10-0207-E
1.	Wind Energy Meteorological Testing Center	–	–	P	§17-9-0117.7	None required
COMMERCIAL						
I. Adult Use		S	S	S	§17-9-0101	§17-10-0207-J
J. Animal Services						
1.	Shelters/Boarding Kennels	P	P	P		§17-10-0207-K
2.	Veterinary	P	P	P		§17-10-0207-K
3.	Stables	P	P	P		§17-10-0207-K
K. Building Maintenance Services		P	P	P		§17-10-0207-N
L. Business Support Services						
1.	Copying and Reproduction	P	P	P		§17-10-0207-M
2.	Business/Trade school	P	P	P		§17-10-0207-E
3.	Day Labor Employment Agency	P	P	P		§17-10-0207-Q
4.	Employment Agencies	P	P	P		§17-10-0207-L
M. Communication Service Establishments		P	P	P		§17-10-0207-L
N. Construction Sales and Service						
1.	Building Material Sales	–	P	P	Customer-accessible retail sales areas may not exceed 20% of total floor area	§17-10-0207-O
2.	Contractor/Construction Storage Yard	–	P	P		§17-10-0207-O
O. Drive-Through Facility		S	S	S	§17-9-0106	
P. Eating and Drinking Establishments						
1.	Restaurant, Limited	P	P	P	max GFA: 4,000 sq ft; no entertainment allowed	§17-10-0207-M
2.	Restaurant, General	P	P	P	max GFA: 4,000 sq ft; no entertainment allowed	§17-10-0207-M
3.	Tavern	P	P	P	max GFA: 4,000 sq ft; no entertainment allowed	§17-10-0207-M
Q. Entertainment and Spectator Sports						
1.	Indoor Special Event Class A or B (see Sec. 4-156-550) including incidental liquor sales	P	P	P		
2.	Inter-Track Wagering Facility	S	S	S	§17-9-0110	§17-10-0207-P
R. Financial Services (except as more specifically regulated)		P	P	P	Max GFA: 3,000 sq ft	§17-10-0207-L
1.	Consumer Loan Establishment	S	S	S	Max GFA: 3,000 sq ft	§17-10-0207-L
2.	Payday Loan Store	S	S	S	Max GFA: 3,000 sq ft	§17-10-0207-L
3.	Pawn Shop	S	S	S	Max GFA: 3,000 sq ft	§17-10-0207-L
S. Food and Beverage Retail Sales		P	P	P	Max GFA: 3,000 sq ft	§17-10-0207-M
T. Gas Stations		S	S	S	§17-9-0109	§17-10-0207-R
U. Office (except as more specifically regulated)		P	P	P	In M2 and M3, max GFA: 9,000 sq ft or accessory use to allowed industrial use	§17-10-0207-L
1.	High Technology Office	P	P	P		§17-10-0207-L
2.	Electronic Data Storage Center	P	P	P		§17-10-0207-U
V. Parking, Non-Accessory		S	S	S		
W. Personal Service		P	P		Max GFA: 3,000 sq ft	§17-10-0207-M
X. Repair or Laundry Service, Consumer		P	P	P		§17-10-0207-N
Y. Residential Storage Warehouse		P	P	P		§17-10-0207-Q

Chapter 17-5 | Manufacturing Districts
17-5-0200 | Allowed Uses

USE GROUP Use Category Specific Use Type	District			Use Standard	Parking Standard
	M1	M2	M3		
P = permitted by-right S = special use approval required PD = planned development approval required -- = not allowed					
Z. Retail Sales, General	P	P	P	Accessory sales of goods produced on-site: not to exceed 20% of on-site GFA	§17-10-0207-M
AA.Sports and Recreation, Participant	S	S	S		§17-10-0207-M
BB.Vehicle Sales and Service					
1. Car Wash or Cleaning Service	P	P	P		§17-10-0207-N
2. Heavy Equipment Sales/Rental	--	P	P	§17-9-0107	§17-10-0207-N
3. Light Equipment Sales/Rental, including automobile, motorcycle or boat sales	--	P	P	§17-9-0107	§17-10-0207-N
4. Motor Vehicle Repair Shop	P	P	P		§17-10-0207-N
5. Vehicle Storage and Towing	P	P	P		§17-10-0207-N
6. RVs or Boat Storage	--	P	P	Sales allowed as accessory use only	§17-10-0207-N
INDUSTRIAL					
CC.Junk/Salvage Yard					
1. Storage/Sales Area	--	S	S		§17-10-0207-U
2. Mechanical Separator or Crushing Equipment	--	--	S		§17-10-0207-U
DD.Manufacturing, Production and Industrial Service					
1. Artisan	P	P	P		§17-10-0207-U
2. Limited	P	P	P		§17-10-0207-U
3. General	P	P	P		§17-10-0207-U
4. Intensive	--	--	P		§17-10-0207-U
EE.Mining/Excavation	--	--	S	§17-9-0117	§17-10-0207-U
FF.Recycling Facilities					
1. Class I	P	P	P		§17-10-0207-U
2. Class II	S	P	P		§17-10-0207-U
3. Class III	--	S	P		§17-10-0207-U
GG.Warehousing, Wholesaling and Freight Movement (except as more specifically regulated)					
1. Container Storage	--	S	S	§17-9-0105	§17-10-0207-U
2. Freight Terminal		P	P		§17-10-0207-U
3. Outdoor Storage of Raw Materials as a Principal Use	--	--	P		§17-10-0207-U
HH.Waste-Related Use					
1. Hazardous Materials Disposal or Storage	--	--	S	§17-9-0117	§17-10-0207-U
2. Incinerators	--	--	S	§17-9-0117	§17-10-0207-U
3. Incinerators, Municipal	--	--	S	§17-9-0117	§17-10-0207-U
4. Liquid Waste Handling Facilities	--	--	S	§17-9-0117	§17-10-0207-U
5. Reprocessable Construction/Demolition Material Facility	--	--	S	§17-9-0117	§17-10-0207-U
6. Resource Recovery Facilities	--	--	S	§17-9-0117	§17-10-0207-U
7. Sanitary Landfills	--	--	S	§17-9-0117	§17-10-0207-U
8. Transfer Stations	--	--	S	§17-9-0117	§17-10-0207-U
OTHER					
II. Wireless Communication Facilities					
1. Co-located	P	P	P	§17-9-0118	None required
2. Freestanding (Towers)	P	P	P	§17-9-0118	None required

[amended: 03/09/2005, Council Journal: p. 44423-25; 11/30/2005, Council Journal: p. 62722; 09/13/2006, Council Journal: p. 84890-93, 84913-15]

CHICAGOLAND SURVEY COMPANY

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-004103 EXPIRES 04/30/2007

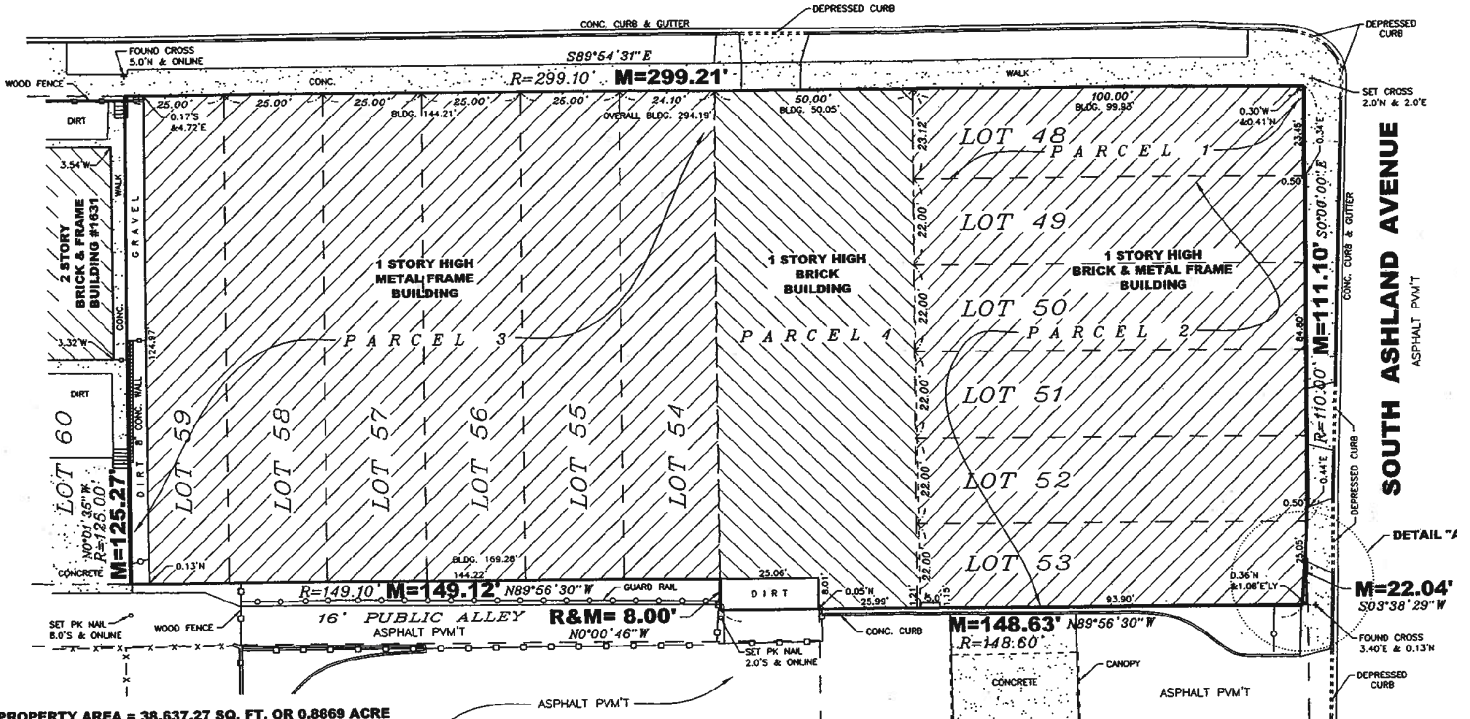
6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447 CHICAGOLANDSURVEY@SBCGLOBAL.NET

PLAT OF SURVEY

OF

WEST 21ST PLACE

ASPHALT PAV'T



PROPERTY AREA = 38,637.27 SQ. FT. OR 0.8869 ACRE

BUILDING AREA = 37,863.65

FIELD WORK COMPLETED 3/08/2006



SCALE: 1" = 30'

ORDERED BY: EBBY SALGADO

FILE NO.: 62-05/A

LEGEND:

- N NORTH
S SOUTH
E EAST
W WEST
O.L. ON LINE
WOOD FENCE
CHAIN LINK FENCE
GUARD RAIL
CONCRETE PAVEMENT
PROPERTY LINE
LOT LINE

PROPERTY KNOWN AS: 2136-2144 SOUTH ASHLAND AVENUE CHICAGO, ILLINOIS.

P.I.N. 17-19-429-013-0000 17-19-429-014-0000 17-19-429-033-0000 17-19-429-039-0000

NOTES: FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

NO TITLE COMMITMENT PROVIDED.

STATE OF ILLINOIS) S.S. COUNTY OF COOK)

THIS IS TO CERTIFY THAT THIS WERE MADE BY ME, OR BY PE CONTROL. THIS PROFESSIONAL MINIMUM STANDARDS FOR A, BY DATED THIS 10/10

BY: ILLINOIS PROFES

17-3-0204 Prohibited Uses

Uses identified with a "--" are expressly prohibited. Uses that are not listed in the table are also prohibited.

17-3-0205 Use Standards

The "Use Standard" column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is a Permitted (P) or special use (S).

17-3-0206 Parking Standards

The "Parking Standard" column of the following Use Table contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations are located in Chapter 17-10.

USE GROUP	Use Category	Zoning Districts						Use Standard	Parking Standard
		B1	B2	B3	C1	C2	C3		
Specific Use Type									
P= permitted by-right S = special use approval required -- = Not allowed									
RESIDENTIAL									
Household Living									
	Artist Live/Work Space located above the ground floor	P	P	P	P	P	-		§17-10-0207-C
	Artist Live/Work Space located on the ground floor	S	P	S	S	S	-		§17-10-0207-C
	Dwelling Units located above the ground floor	P	P	P	P	P	-		§17-10-0207-C
	Dwelling Units located on the ground floor (as follows)								
	Detached House	S	P	S	S	S	-		§17-10-0207-A
	Multi-Unit (3+ units) Residential	S	P	S	S	S	-		§17-10-0207-C
	Single-Room Occupancy	S	P	S	S	S	-		§17-10-0207-C
	Townhouse	S	P	S	S	S	-	§17-9-0120	§17-10-0207-A
	Two-Flat	S	P	S	S	S	-		§17-10-0207-A
	Group Living (except as more specifically regulated)	S	S	S	S	S	-		§17-10-0207-Q
	Assisted Living (Elderly Custodial Care)	S	P	P	P	P	-		§17-10-0207-Q
	Community Home, Family	P	P	P	P	-	-	§17-9-0104	§17-10-0207-Q
	Community Home, Group	S	S	S	S	-	-	§17-9-0104	§17-10-0207-Q
	Domestic Violence Residence, Family (located above the ground floor)	P	P	P	P	-	-		§17-10-0207-Q
	Domestic Violence Residence, Family (located on the ground floor)	S	S	S	S	-	-		
	Domestic Violence Residence, Group	S/P	S/P	S/P	S	-	-	§17-9-0107	§17-10-0207-Q
	Domestic Violence Shelter	S	S	S	S	-	-		§17-10-0207-Q
	Nursing Home (Skilled Nursing Care)	S	S	S	S	S	-		§17-10-0207-Q
	Temporary Overnight Shelter	S	S	S	S	S	S	§17-9-0118	§17-10-0207-Q
	Transitional Residences	S	S	S	S	S	S	§17-9-0118	§17-10-0207-Q
	Transitional Shelters	S	S	S	S	S	S	§17-9-0118	§17-10-0207-Q
PUBLIC AND CIVIC									
	Colleges and Universities	P	P	P	P	P	S		§17-10-0207-E
	Cultural Exhibits and Libraries	P	P	P	P	P	P		§17-10-0207-F
	Day Care	P	P	P	P	P	P		§17-10-0207-E
	Hospital	-	-	-	P	P	P		§17-10-0207-G
	Lodge or Private Club	-	S	S	S	S	S		§17-10-0207-H
	Parks and Recreation (except as more specifically regulated)	P	P	P	P	P	P		§17-10-0207-E

Chapter 17-3 | Business and Commercial Districts
17-3-0200 | Allowed Uses

USE GROUP	Zoning Districts						Use Standard	Parking Standard
	B1	B2	B3	C1	C2	C3		
Use Category								
Specific Use Type								
P= permitted by-right S = special use approval required -- = Not allowed								
Community Centers, Recreation Buildings and Similar Assembly Use	S	S	S	S	S	S		§17-10-0207-E
Postal Service	P	P	P	P	P	P		§17-10-0207-E
Public Safety Services	P	P	P	P	P	P		§17-10-0207-E
Religious Assembly	S	S	S	S	S	S		§17-10-0207-I
School	S	S	S	S	S	S		§17-10-0207-E
Utilities and Services, Minor	P	P	P	P	P	P		§17-10-0207-E
Utilities and Services, Major	S	S	S	S	S	S		§17-10-0207-E
COMMERCIAL								
Adult Use	-	-	-	S	S	S	§17-9-0101	§17-10-0207-J
Animal Services								
Shelter/Boarding Kennel	-	S	S	P	P	P		§17-10-0207-K
Sales and Grooming	P	P	P	P	P	P		§17-10-0207-L
Veterinary	-	S	P	P	P	P		§17-10-0207-K
Stables	-	-	-	S	S	S		§17-10-0207-K
Artist Work or Sales Space	P	P	P	P	P	P		§17-10-0207-M
Body Art Services	-	-	S	P	P	P		§17-10-0207-M
Building Maintenance Services	P	P	P	P	P	P		§17-10-0207-N
Business Equipment Sales and Service	P	P	P	P	P	P		§17-10-0207-N
Business Support Services (except as more specifically regulated)	P	P	P	P	P	P		§17-10-0207-L
Day Labor Employment Agency	-	-	S	S	S	P		§17-10-0207-Q
Employment Agencies	-	-	P	P	P	P		§17-10-0207-L
Communication Service Establishments	-	-	P	P	P	P		§17-10-0207-L
Construction Sales and Service								
Building Material Sales	-	-	P	P	P	P		§17-10-0207-O
Contractor/Construction Storage Yard	-	-	-	P	P	P		§17-10-0207-O
Drive-Through Facility	S	S	S	S	S	S	§17-9-0108	NA
Eating and Drinking Establishments								
Restaurant, Limited	P	P	P	P	P	P		§17-10-0207-M
Restaurant, General	-	-	P	P	P	P		§17-10-0207-M
Tavern	-	-	S	P	P	P		§17-10-0207-M
Entertainment and Spectator Sports								
Inter-Track Wagering Facility	-	-	-	S	S	S	§17-9-0112	§17-10-0207-P
Small (1-149)	P	P	P	P	P	P		§17-10-0207-P
Medium (150-999)	-	-	P	P	P	P		§17-10-0207-P
Large (1,000+)	-	-	PD	PD	PD	PD		§17-10-0207-P
Financial Services (except as more specifically regulated)	P	P	P	P	P	P		§17-10-0207-L
Payday Loan Store	-	-	S	S	S	S		§17-10-0207-L
Pawn Shop	-	-	S	S	S	S		§17-10-0207-L
Flea Market	-	-	-	S	S	S		§17-10-0207-R
Food and Beverage Retail Sales (except as more specifically regulated)	P	P	P	P	P	P		§17-10-0207-M
Liquor Store (package goods)	-	-	S	P	P	P		§17-10-0207-M
Liquor Sales (as accessory use)	P	P	P	P	P	P		§17-10-0207-M
Fortune Telling Service	-	-	S	S	S	S		§17-10-0207-M
Funeral and Interment Service								
Cemetery/Mausoleum/Columbarium	-	-	-	-	-	-		§17-10-0207-Q

Printed: November 1, 2004

Chapter 17-3 | Business and Commercial Districts
17-3-0200 | Allowed Uses

USE GROUP	Zoning Districts						Use Standard	Parking Standard
	B1	B2	B3	C1	C2	C3		
Use Category								
Specific Use Type								
P= permitted by-right S = special use approval required -- = Not allowed								
Cremating	-	-	S	S	S	S		§17-10-0207-Q
Undertaking	P	P	P	P	P	P		§17-10-0207-Q
Gas Stations	-	-	S	S	S	S	§17-9-0111	§17-10-0207-R
Lodging								
Bed and Breakfast	P	P	P	P	P	-	§17-9-0103	§17-10-0207-S
Hotel/Motel	-	-	S	S	S	S		§17-10-0207-S
Medical Service	P	P	P	P	P	P		§17-10-0207-T
Office (except as more specifically regulated)	P	P	P	P	P	P		§17-10-0207-L
High Technology Office	P	P	P	P	P	P		§17-10-0207-L
Electronic Data Storage Center	-	-	P	P	P	P		§17-10-0207-U
Parking, Non-Accessory	P	P	P	P	P	P	§17-3-0504-I	
Personal Service (except as more specifically regulated)	P	P	P	P	P	P		§17-10-0207-M
Hair Salon, Nail Salon or Barbershop	P/S	P/S	P/S	P	P	P	§17-9-0114	
Repair or Laundry Service, Consumer (except as more specifically regulated)	P	P	P	P	P	P		§17-10-0207-N
Dry cleaning drop-off or pick-up (no on-premise plant)	P	P	P	P	P	P		§17-10-0207-N
Coin-operated laundromat	-	-	P	P	P	P	§17-9-0114	§17-10-0207-N
Residential Storage Warehouse	-	-	P	P	P	P		§17-10-0207-Q
Retail Sales, General	P	P	P	P	P	P		§17-10-0207-M
Sports and Recreation, Participant								
Outdoor	-	-	P	-	P	P		§17-10-0207-M
Indoor	P	P	P	P	P	P		§17-10-0207-M
Amusement Arcades	-	-	P	P	P	P	§17-9-0102	§17-10-0207-M
Entertainment Cabaret	-	-	S	S	S	P		§17-10-0207-M
Vehicle Sales and Service								
Auto Supply/Accessory Sales	-	-	P	P	P	P		§17-10-0207-M
Car Wash or Cleaning Service	-	-	-	P	P	P		§17-10-0207-N
Heavy Equipment Sales/Rental	-	-	-	-	P	P	§17-9-0109	§17-10-0207-N
Light Equipment Sales/Rental, Indoor (e.g., auto, motorcycle and boat sales)	-	-	P	P	P	P		§17-10-0207-N
Light Equipment Sales/Rental, Outdoor (e.g., auto, motorcycle and boat sales)	-	-	-	-	P	P	§17-9-0109	§17-10-0207-N
Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	-	-	-	P	P	P		§17-10-0207-N
Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs	-	-	-	-	P	P		§17-10-0207-N
RV or Boat Storage	-	-	-	-	P	P		§17-10-0207-N
Vehicle Storage and Towing	-	-	-	-	S	S		§17-10-0207-N
INDUSTRIAL								
Manufacturing, Production and Industrial Services								
Artisan	-	-	-	P	P	P		§17-10-0207-U
Limited	-	-	-	P	P	P		§17-10-0207-U
General (laundry or dry cleaning plant only)	-	-	-	P	P	P		§17-10-0207-U
Recycling Facilities								
Class I	-	-	P	P	P	P		§17-10-0207-U
Class II	-	-	-	P	P	P		§17-10-0207-U
Warehousing, Wholesaling and Freight Movement	-	-	-	P	P	P		§17-10-0207-U
OTHER								
Wireless Communication Facilities								

Printed: November 1, 2004

USE GROUP	Zoning Districts						Use Standard	Parking Standard
	B1	B2	B3	C1	C2	C3		
Use Category								
Specific Use Type								
P= permitted by-right S = special use approval required - = Not allowed								
Co-located	P	P	P	P	P	P	§17-9-0122	None required
Freestanding (Towers)	S	S	S	S	S	S	§17-9-0122	None required

17-3-0300 General District Standards

17-3-0301 Establishments Requiring Public Place of Amusement (PPA) Licenses

In all B and C districts, establishments that require a public place of amusement (PPA) license may not be located within 125 feet of any RS1, RS2 or RS3 district. This required distance must be measured from the nearest *property line* of the lot containing the establishment requiring the PPA license to the nearest RS1, RS2 or RS3 zoning district boundary. Establishments holding a valid PPA license that were lawfully established before July 2, 1997 may continue in operation as long as they maintain a valid PPA license.

17-3-0302 Commercial Establishment Size Limits

17-3-0302-A B1, B2 and C1 Districts

The gross floor area of *commercial establishments* in B1, B2 and C1 districts may not exceed 25,000 square feet.

17-3-0302-B B3, C2 and C3 Districts

Commercial establishments are not subject to size limits in the B3, C2 and C3 districts, provided that *commercial establishments* with a gross floor area of 75,000 square feet or more require review and approval in accordance with the *planned development* review procedures of Sec. 17-13-0600.

17-3-0303 Industrial Establishment Size Limits

The gross floor area of *industrial establishments* in C1 and C2 districts may not exceed 25,000 square feet.

17-3-0304 Indoor/Outdoor Operations

17-3-0304-A B1, B2, B3, and C1 Districts

All allowed business, service and commercial activities in the B1, B2, B3, and C1 districts must be conducted within *completely enclosed buildings* unless otherwise expressly stated. This requirement does not apply to off-street parking or loading areas, *automated teller machines*, outdoor seating areas or drive-in or drive-through type businesses that are allowed in such districts.

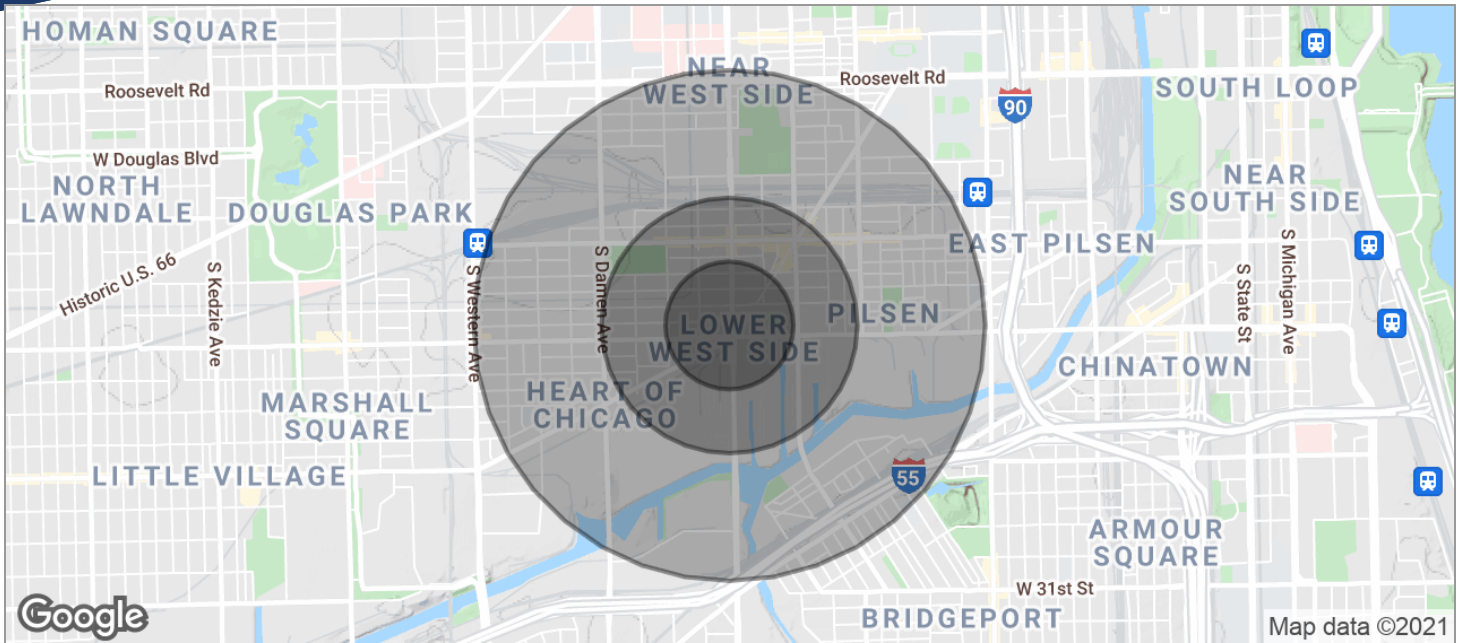
17-3-0304-B C2 and C3 Districts

1. Outdoor Display and Storage

Outdoor display and storage is permitted in C2 and C3 districts, subject to the screening requirements of this section.

2136-2144 S ASHLAND AVENUE

Chicago, IL



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	4,021	13,743	36,546
MEDIAN AGE	30.7	30.0	30.4
MEDIAN AGE (MALE)	30.8	29.9	30.3
MEDIAN AGE (FEMALE)	30.5	30.2	30.8
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,254	4,505	12,713
# OF PERSONS PER HH	3.2	3.1	2.9
AVERAGE HH INCOME	\$38,369	\$39,024	\$39,887
AVERAGE HOUSE VALUE	\$368,575	\$316,429	\$285,877
RACE			
% WHITE	46.0%	42.3%	39.0%
% BLACK	2.0%	2.8%	8.6%
% ASIAN	0.8%	0.9%	4.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.3%	0.4%
% OTHER	49.8%	51.8%	46.2%
ETHNICITY			
% HISPANIC	82.4%	82.2%	72.9%

* Demographic data derived from 2010 US Census

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