

# 24/7 Store It

Havelock, NC

Two Property Portfolio \$3,400,000

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24/7  
STORE IT  
Unit Online At  
storeit.com  
2-300-0420  
BB BLVD  
ROCK NC

## 01 Investment Summary

Investment Highlights  
Portfolio Map

# 24/7 STORE IT

# INVESTMENT OVERVIEW

## Portfolio Overview

Location	<b>Havelock, NC</b>
Sale Price	<b>\$3,400,000</b>
Number of Units - Combined	<b>436</b>
Number of Properties	<b>2</b>
Total Building SF - Combined - Per Software Reports	<b>56,926 +/-</b>
Total Land Size - Combined Acres	<b>3.82 +/-</b>
Total Number of Buildings	<b>8</b>

## Investment Summary

- The offering consists of a two-property self-storage portfolio operating as 24/7 Store It in Havelock, North Carolina, comprising 436 units and approximately 56,926 rentable square feet across 3.82 +/- acres. Located at 280 Shipman Road and 603 Webb Boulevard, the facilities are approximately two miles apart. They are convenient to Hwy 70 and the Marine Corps Air Station Cherry Point front entrance. The facilities are primarily composed of drive-up units with a limited climate-controlled component, serving a mix of residential and small business tenants. An on-site office building at the 603 Webb Blvd location is rented for supplemental income.
- Amenities at both properties are designed to support efficient operations and a secure customer experience, featuring functional site layouts with wide, fully paved drive aisles that accommodate easy vehicle and truck access. The facilities are equipped with perimeter fencing, ample lighting for visibility and safety, comprehensive video surveillance coverage, and controlled gate access systems to ensure tenant security. In addition, customers benefit from modern conveniences such as online rentals and bill pay, enhancing accessibility and streamlining the leasing process.

- Capital improvements completed in 2022 have further strengthened the overall quality and appeal of the assets. These upgrades include fresh exterior painting to enhance curb appeal, the installation of gutter systems to improve drainage and long-term structural integrity, and the sealing of drive aisles and replacing asphalt to extend pavement life and maintain a clean, professional appearance. Operational enhancements include the installation of new gate controllers for improved access management, as well as the implementation of a modern security system with upgraded surveillance cameras, reinforcing the properties' commitment to safety, efficiency, and long-term performance.

## Location Description

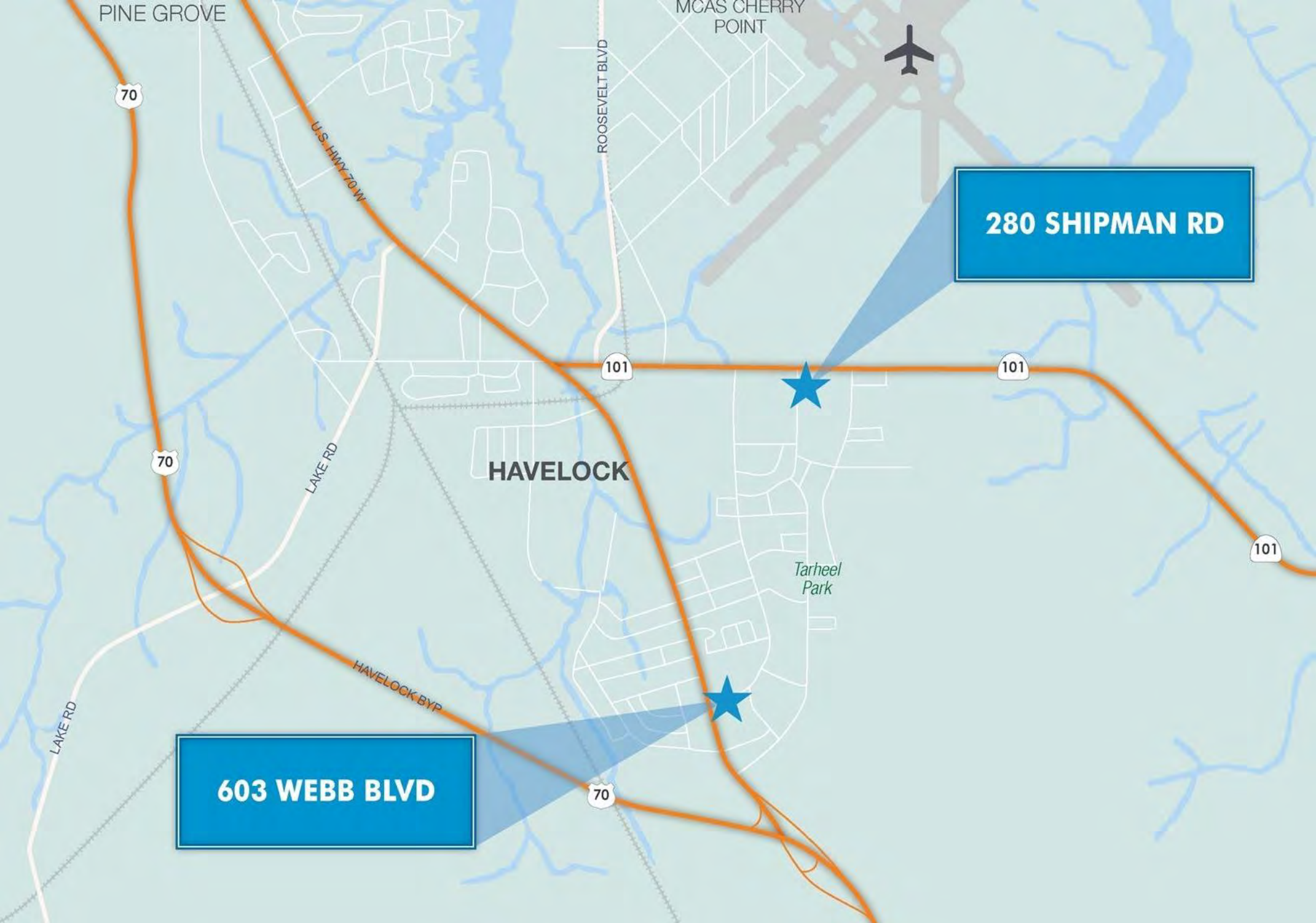
- Havelock, North Carolina is a strategically positioned coastal community in Craven County, located along U.S. Highway 70 between the historic town of New Bern (approximately 16–20 miles northwest) and Morehead City and the Crystal Coast beaches (about 17–20 miles southeast). This central location offers residents convenient access to key economic and lifestyle hubs across Eastern North Carolina, while also placing the city within roughly two hours of Raleigh and within reach of Wilmington and Jacksonville. Known as the “Gateway to Cherry Point,” Havelock is anchored by Marine Corps Air Station Cherry Point—the largest Marine Corps air station in the world—which has played a defining role in shaping the city's growth, demographics, and stable economic base since its establishment in 1942.
- This strong military presence also supports steady demand in the local self-storage market, driven by a highly mobile population of service members and civilian contractors. Additional demand comes from local residents, small businesses, and the broader regional dynamics influenced by nearby New Bern and the Crystal Coast, where population growth, housing turnover, and seasonal activity contribute to consistent occupancy levels. With relatively limited new supply in recent years, existing storage facilities in Havelock have maintained stable performance and rental rates. As the area continues to experience modest residential and economic growth, the self-storage sector remains well-positioned to capture incremental demand, particularly through operational enhancements and increased marketing visibility.



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# 24/7 STORE IT

24/7 Store It  
280 Shipman Rd | Havelock, NC

Distance 2.5 miles

1

FreeUp Storage  
400 McCotter Blvd | Havelock, NC

Distance 0.7 miles

Unit Type	SF	Asking Rent	Rent/SF
5x5 Climate Units	25	\$29	\$1.16
5x10 Climate Units	50	\$84	\$1.68
10x25 Climate Units	250	\$227	\$0.91
5x5 Nonclimate Units	25	\$19	\$0.76
5x10 Nonclimate Units	50	\$24	\$0.48
10x10 Nonclimate Units	100	\$64	\$0.64
10x15 Nonclimate Units	150	\$74	\$0.49
10x20 Nonclimate Units	200	\$69	\$0.34
10x25 Nonclimate Units	250	\$92	\$0.37
10x30 Nonclimate Units	300	\$129	\$0.43
<b>Total/Avg</b>	<b>140</b>	<b>\$81</b>	<b>\$0.73</b>

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Sunrise Rentals & Storage  
106 N Nunn St D | Havelock, NC

Distance 0.7 miles

Unit Type	SF	Asking Rent	Rent/SF
6x10 Nonclimate Units	60	\$40	\$0.67
6x15 Nonclimate Units	90	\$50	\$0.56
<b>Total/Avg</b>	<b>75</b>	<b>\$45</b>	<b>\$0.62</b>

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Eastern Carolina Storage  
1230 E Main St | Havelock, NC

Distance 1.0 miles

Unit Type	SF	Asking Rent	Rent/SF
5x10 Climate Units	50	\$62	\$1.24
10x10 Climate Units	100	\$79	\$0.79
10x15 Climate Units	150	\$102	\$0.68
<b>Total/Avg</b>	<b>100</b>	<b>\$81</b>	<b>\$0.90</b>

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Main Street Self Storage by Southern Star  
242 E Main St | Havelock, NC

Distance 1.4 miles

Unit Type	SF	Asking Rent	Rent/SF
5x5 Nonclimate Units	25	\$23	\$0.92
5x10 Nonclimate Units	50	\$45	\$0.90
10x10 Nonclimate Units	100	\$80	\$0.80
10x15 Nonclimate Units	150	\$125	\$0.83
10x20 Nonclimate Units	200	\$150	\$0.75
10x25 Nonclimate Units	250	\$350	\$1.40
<b>Total/Avg</b>	<b>129</b>	<b>\$128</b>	<b>\$0.93</b>

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Cannon Secure Storage  
564 US Hwy 70 | Havelock, NC

Distance 4.6 miles

Unit Type	SF	Asking Rent	Rent/SF
6x10 Nonclimate Units	60	\$40	\$0.67
10x15 Nonclimate Units	150	\$125	\$0.83
10x20 Nonclimate Units	200	\$127	\$0.64
10x24 Nonclimate Units	240	\$155	\$0.65
<b>Total/Avg</b>	<b>162</b>	<b>\$111</b>	<b>\$0.70</b>

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New River Storage  
8159 Hwy 70 | Newport, NC

Distance 3.0 miles

7

Unit Type	SF	Asking Rent	Rent/SF
5x10 Climate Units	50	\$65	\$1.30
10x10 Climate Units	100	\$107	\$1.07
10x15 Climate Units	150	\$130	\$0.87
10x20 Climate Units	200	\$145	\$0.72
5x10 Nonclimate Units	50	\$50	\$1.00
10x10 Nonclimate Units	100	\$85	\$0.85
10x15 Nonclimate Units	150	\$95	\$0.63
10x20 Nonclimate Units	200	\$113	\$0.56
<b>Total/Avg</b>	<b>125</b>	<b>\$98</b>	<b>\$0.88</b>

Havelock West Self Storage  
180 Greenfield Heights Blvd | Havelock, NC

Distance 4.6 miles

8

Unit Type	SF	Asking Rent	Rent/SF
5x10 Nonclimate Units	50	\$60	\$1.20
10x10 Nonclimate Units	100	\$85	\$0.85
10x15 Nonclimate Units	150	\$100	\$0.67
10x20 Nonclimate Units	200	\$120	\$0.60
10x30 Nonclimate Units	300	\$140	\$0.47
<b>Total/Avg</b>	<b>160</b>	<b>\$101</b>	<b>\$0.76</b>



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Newport Mini Storage  
457 Tom Mann Rd | Newport, NC

Distance 4.4 miles

Unit Type	SF	Asking Rent	Rent/SF
10x10 Climate Units	100	\$130	\$1.30
10x15 Climate Units	150	\$160	\$1.07
5x10 Nonclimate Units	50	\$55	\$1.10
10x10 Nonclimate Units	100	\$90	\$0.90
10x15 Nonclimate Units	150	\$100	\$0.67
10x20 Nonclimate Units	200	\$125	\$0.62
<b>Total/Avg</b>	<b>125</b>	<b>\$110</b>	<b>\$0.94</b>

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Rent Comps | 24/7 Store It

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# Pinnacle Storage - Havelock

51 Greenfield Heights Blvd | Havelock, NC

Distance 4.5 miles

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Unit Type	SF	Asking Rent	Rent/SF
5x5 Climate Units	25	\$69	\$2.76
5x10 Climate Units	50	\$95	\$1.90
10x10 Climate Units	100	\$159	\$1.59
10x15 Climate Units	150	\$169	\$1.13
10x20 Climate Units	200	\$234	\$1.17
10x25 Climate Units	250	\$259	\$1.04
10x30 Climate Units	300	\$289	\$0.96
5x10 Nonclimate Units	50	\$119	\$2.38
10x10 Nonclimate Units	100	\$145	\$1.45
10x15 Nonclimate Units	150	\$154	\$1.03
10x20 Nonclimate Units	200	\$179	\$0.90
10x25 Nonclimate Units	250	\$234	\$0.94
<b>Total/Avg</b>	<b>152</b>	<b>\$175</b>	<b>\$1.44</b>



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USA Storage Centers - Newport  
106 Cannon Rd | Newport, NC

Distance 4.9 miles

11

Unit Type	SF	Asking Rent	Rent/SF
10x10 Climate Units	100	\$89	\$0.89
10x15 Climate Units	150	\$99	\$0.66
10x20 Climate Units	200	\$130	\$0.65
5x10 Nonclimate Units	50	\$62	\$1.24
10x10 Nonclimate Units	100	\$102	\$1.02
10x20 Nonclimate Units	200	\$101	\$0.50
10x25 Nonclimate Units	250	\$146	\$0.58
10x29 Nonclimate Units	290	\$177	\$0.61
<b>Total/Avg</b>	<b>167</b>	<b>\$113</b>	<b>\$0.77</b>

24/7 Store It  
603 Webb Blvd | Havelock

Number of Units	220
Rentable Square Feet	26,674
Number of Parcels	1
Land Acres	1.98
Year Built	1982-1984
Number of Buildings	5
RSF Notation	Per Software Reports

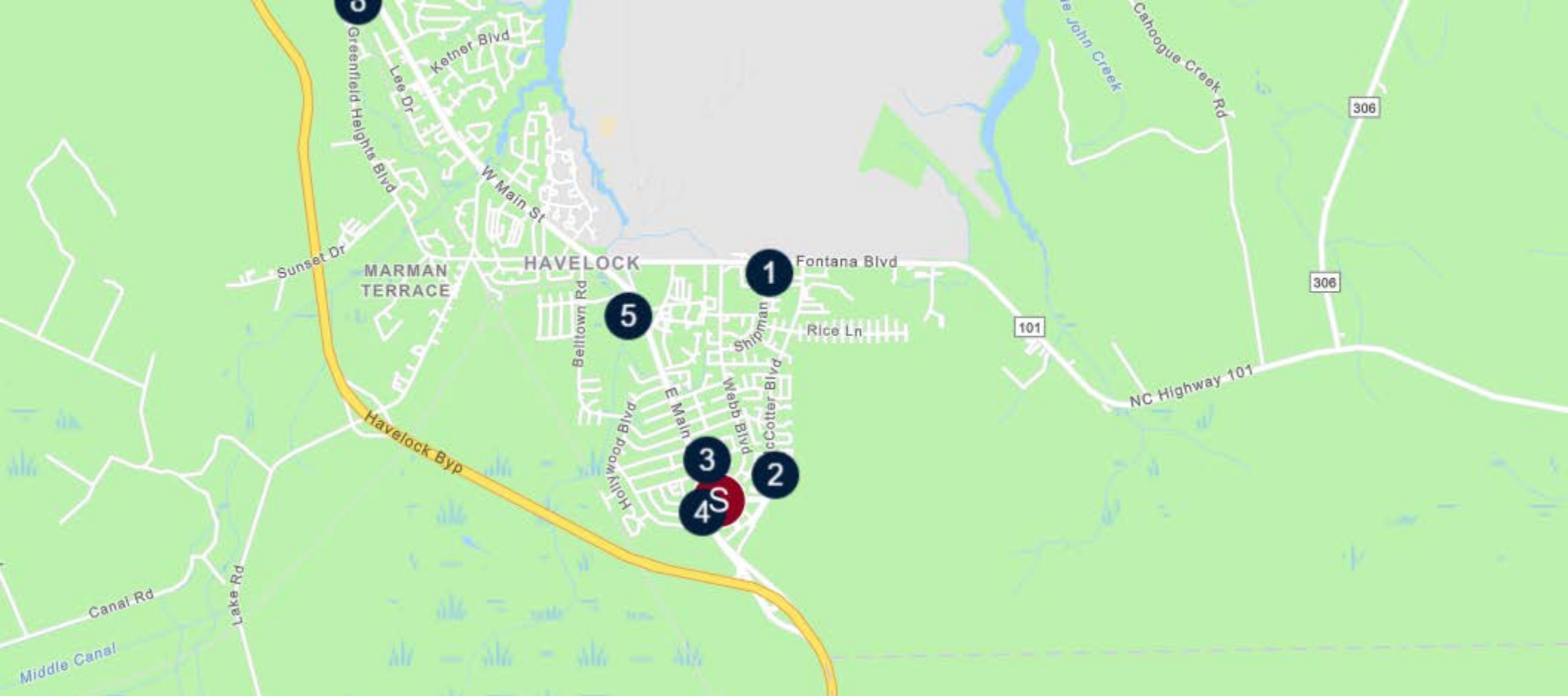
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#	Property Name	Address	City
<b>S</b>	<b>24/7 Store It</b>	<b>603 Webb Blvd</b>	<b>Havelock</b>
1	24/7 Store It	280 Shipman Rd	Havelock
2	FreeUp Storage	400 McCotter Blvd	Havelock
3	Sunrise Rentals & Storage	106 N Nunn St D	Havelock
4	Eastern Carolina Storage	1230 E Main St	Havelock
5	Main Street Self Storage by Southern Star	242 E Main St	Havelock
6	Cannon Secure Storage	564 US Hwy 70	Havelock
7	New River Storage	8159 Hwy 70	Newport
8	Havelock West Self Storage	180 Greenfield Heights Blvd	Havelock
9	Newport Mini Storage	457 Tom Mann Rd	Newport
10	Pinnacle Storage - Havelock	51 Greenfield Heights Blvd	Havelock
11	USA Storage Centers - Newport	106 Cannon Rd	Newport



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### Additional Information

- Property Description and Overview - 280 Shipman Rd, Havelock, NC
- Parcel Map - 280 Shipman Rd, Havelock, NC
- Photos 280 Shipman Rd
- Unit Mix - 247 Store It - 280 Shipman Unit Mix, Havelock
- Property Description and Overview - 603 Webb Blvd, Havelock, NC
- Parcel Map - 603 Webb Blvd, Havelock, NC
- Photos 603 Webb Blvd
- Unit Mix - 247 Store It - 603 Webb Unit Mix, Havelock
- Unit Mix - 247 Store It - Combined Unit Mix, Havelock
- Income and Expenses Combined - 247 Store It - Havelock

**Property Information**

Street Address	280 Shipman Rd
City, State, Zip	Havelock, NC 28532
County	Craven
APN	6-220-103
Lot Size	1.84 +/- Acres
Zoning – Buyer to Verify	HC -Highway Commercial
Facility Expansion	No
Number of Buildings	3
Building RSF - Total	30,252 +/- RSF
RSF Notation – Buyer to Verify	Per Software Reports
Grounds	Asphalt
Exterior Finish	Metal/Concrete Block
Interior Finish	Metal/Wood
Foundation	Concrete
Year Built – Buyer to Verify	1990-1995
Total Number of Standard Units	215
Total Number of Climate Units	1
Unit Occupancy*	78.8%

\*Per 4/20/26 Occupancy Statistics Report

**Property Overview**

24/7 Store It is a well-maintained self-storage facility located at 280 Shipman Rd in Havelock, NC offering a solid presence in a growing coastal market. The property includes 215 standard units and one climate-controlled unit, totaling 30,252 +/- rentable square feet across approximately 1.84 acres. The adjacent housing mix consists mainly of apartment complexes, duplexes, townhomes, and single-family homes.

The layout is efficient and easy to navigate, with wide, paved drive aisles that provide convenient access for tenants. The site is equipped with key features including perimeter fencing, ample lighting, video surveillance, and secure digital gate entry. The facility offers round-the-clock access, appealing to both residential and small business users. Overall, this is a clean, functional asset with a strong physical setup and the ability to grow occupancy and NOI under new ownership.



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280 Shipman Rd



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Photos 280 Shipman Rd | 24/7 Store It

UNIT MIX – 24/7 STORE IT - HAVELOCK – 280 SHIPMAN RD

Unit Size	Unit Sq. Ft.	# of units	Total RSF	Monthly Rent*	Monthly Rent PSF	Monthly Income	Annual Rent PSF	Annual Income
<b>Standard</b>								
5x10	50	46	2,300	55.52	1.11	2,554	13.32	30,647
5x15	75	28	2,100	64.86	0.86	1,816	10.38	21,793
5x20	100	1	100	80	0.80	80	9.60	960
10x10	100	25	2,500	83.27	0.83	2,082	9.99	24,981
10x15	150	42	6,300	102.96	0.69	4,324	8.24	51,892
10x20	200	55	11,000	116.01	0.58	6,381	6.96	76,567
10x30	300	16	4,800	148.48	0.49	2,376	5.94	28,508
14x18	252	1	252	85	0.34	85	4.05	1,020
20x15	300	1	300	94	0.31	94	3.76	1,128
<b>Climate</b>								
20x30	600	1	600	105	0.18	105	2.10	1,260
<b>TOTAL</b>		<b>216</b>	<b>30,252</b>		<b>0.66</b>	<b>19,896</b>	<b>7.89</b>	<b>238,756</b>

\*Rates are averages from 4/30/26 reports.



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**Property Information**

Street Address	603 Webb Blvd
City, State, Zip	Havelock, NC 28532
County	Craven
APN	6-220-A-105
Lot Size	1.98 +/- Acres
Zoning – Buyer to Verify	HC - Highway Commercial
Facility Expansion	No
Number of Buildings	5
Building RSF - Total	26,674 +/- RSF
RSF Notation – Buyer to Verify	Per Software Reports
Grounds	Asphalt/Poured Concrete
Exterior Finish	Concrete Block
Interior Finish	Wood
Foundation	Concrete
Year Built – Buyer to Verify	1982 - 1984
Total Number of Standard Units	219
Office	1
Unit Occupancy*	63.6%

\*Per 4/20/26 Occupancy Statistics Report

**Property Overview**

24/7 Store It is a well-positioned self-storage facility located at 603 Webb Boulevard in Havelock, NC, offering 219 standard drive-up units and one office totaling approximately 26,674 rentable square feet on 1.98 +/- acres. The area around 603 Webb Blvd is a mixed residential-commercial zone with modest single-family homes, duplexes, and some nearby apartments—a step up in stability from heavily renter-dominated pockets, but still practical and no-frills rather than upscale.

The property is designed for both convenience and security, featuring wide, paved drive aisles that allow for easy vehicle access to units. Additional amenities include perimeter fencing, ample lighting, video surveillance, and a digital gate entry system, providing tenants with a secure and user-friendly storage experience suitable for both personal and commercial needs.



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Parcel Map – 603 Webb Blvd, Havelock, NC



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603 Webb Blvd



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Photos 603 Webb Blvd | 24/7 Store It

UNIT MIX – 24/7 STORE IT - HAVELOCK – 603 WEBB BLVD

Unit Size	Unit Sq. Ft.	# of units	Total RSF	Monthly Rent*	Monthly Rent PSF	Monthly Income	Annual Rent PSF	Annual Income
<b>Standard</b>								
5x10	50	65	3,250	49.45	0.99	3,214	12.00	38,571
5x15	75	12	900	81.50	1.09	978	9.92	11,736
10x10	100	57	5,700	83.21	0.83	4,743	9.60	56,916
10x15	150	44	6,600	90.57	0.60	3,985	6.80	47,821
10x20	200	37	7,400	107.00	0.54	3,959	5.70	47,508
10x30	300	4	1,200	95.00	0.32	380	3.68	4,560
<b>Office Space</b>								
29x56	1,624	1	1,624	605.00	0.37	605	4.47	7,260
<b>TOTAL</b>		<b>220</b>	<b>26,674</b>		<b>0.67</b>	<b>17,864</b>	<b>8.04</b>	<b>214,372</b>

\*Rates are averages from 4/30/26 reports.



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UNIT MIX – 24/7 STORE IT - HAVELOCK – COMBINED

Unit Size	Unit Sq. Ft.	# of units	Total RSF	Monthly Rent*	Monthly Rent PSF	Monthly Income	Annual Rent PSF	Annual Income
<b>Standard</b>								
<b>Shipman</b>								
5x10	50	46	2,300	55.52	1.11	2,554	13.32	30,647
5x15	75	28	2,100	64.86	0.86	1,816	10.38	21,793
5x20	100	1	100	80	0.80	80	9.60	960
10x10	100	25	2,500	83.27	0.83	2,082	9.99	24,981
10x15	150	42	6,300	102.96	0.69	4,324	8.24	51,892
10x20	200	55	11,000	116.01	0.58	6,381	6.96	76,567
10x30	300	16	4,800	148.48	0.49	2,376	5.94	28,508
14x18	252	1	252	85	0.34	85	4.05	1,020
20x15	300	1	300	94	0.31	94	3.76	1,128
<b>Webb</b>								
5x10	50	65	3,250	49.45	0.99	3,214	11.87	38,571
5x15	75	12	900	81.50	1.09	978	13.04	11,736
10x10	100	57	5,700	83.21	0.83	4,743	9.99	56,916
10x15	150	44	6,600	90.57	0.60	3,985	7.25	47,821
10x20	200	37	7,400	107.00	0.54	3,959	6.42	47,508
10x30	300	4	1,200	95	0.32	380	3.80	4,560
<b>Climate</b>								
20x30	600	1	600	105	0.18	105	2.10	1,260
<b>Office Space</b>								
29x56	1,624	1	1,624	605	0.37	605	4.47	7,260
<b>TOTAL</b>		<b>436</b>	<b>56,926</b>		<b>0.66</b>	<b>37,761</b>	<b>7.96</b>	<b>453,127</b>

\*Rates are averages from 4/30/26 reports



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**INCOME AND EXPENSES – 24/7 STORE IT – HAVELOCK – SHIPMAN RD AND WEBB BLVD**

<b>INCOME</b>	<b>2024</b>	<b>2025</b>	<b>Annualized &amp; Adjusted 2026</b>	<b>Year 1 Buyer</b>
Gross Potential Income	475,878	462,613	453,127	475,784
Vacancy & Credit Loss	154,006	137,476	111,734	108,786
Rent	321,872	325,137	341,393	366,998
Rental Insurance	34,677	14,085	24,564	25,792
Late, Admin & NSF Fees	11,330	12,370	29,217	29,801
<b>Effective Gross Income</b>	<b>367,879</b>	<b>351,592</b>	<b>395,174</b>	<b>422,592</b>
<b>EXPENSES</b>				
<b>EXPENSES</b>	<b>2024</b>	<b>2025</b>	<b>Annualized &amp; Adjusted 2026</b>	<b>Year 1 Buyer</b>
Advertising	18,624	28,376	24,768	20,000
Bank Charges	11,471	8,952	10,991	11,211
Insurance	31,779	33,111	34,767	36,505
Payroll Expense	0	50	120	25,000
Repairs & Maintenance	4,994	11,364	6,649	6,848
Contract Labor	39,127	16,983	10,068	0
Office/Supplies/Computer/Software	16,215	13,217	9,931	10,229
Professional Fees	3,727	3,979	4,560	4,697
Taxes & Licenses	27,288	28,777	30,725	31,647
Miscellaneous	0	363	100	100
Utilities & Telephone	24,447	25,766	26,539	27,335
Call Center	0	0	2,400	2,400
Rental Insurance Fees	17,493	5,634	12,282	12,896
Management Fee**	37,322	22,397	24,000	24,000
<b>Total Operating Expenses</b>	<b>232,486</b>	<b>198,919</b>	<b>197,900</b>	<b>212,869</b>
<b>Net Operating Income</b>	<b>135,393</b>	<b>152,673</b>	<b>197,274</b>	<b>209,723</b>

\*Office/Supplies/Computer/Software includes Call Center in 2024 and 2025 columns.

\*\*A management fee of \$2,000/mo was added in the Annualized & Adjusted 2026 and Year 1 Buyer columns.



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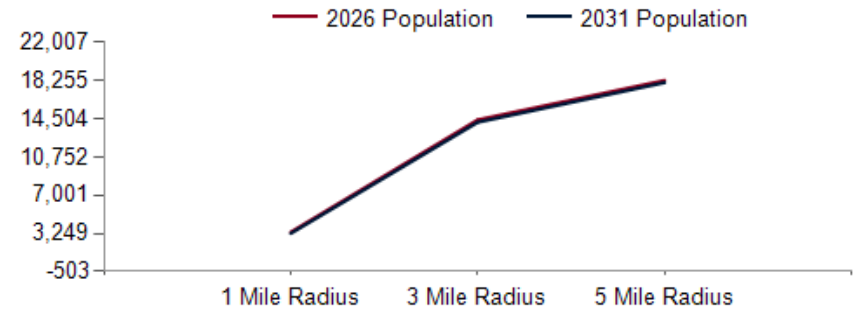
General

General Demographics

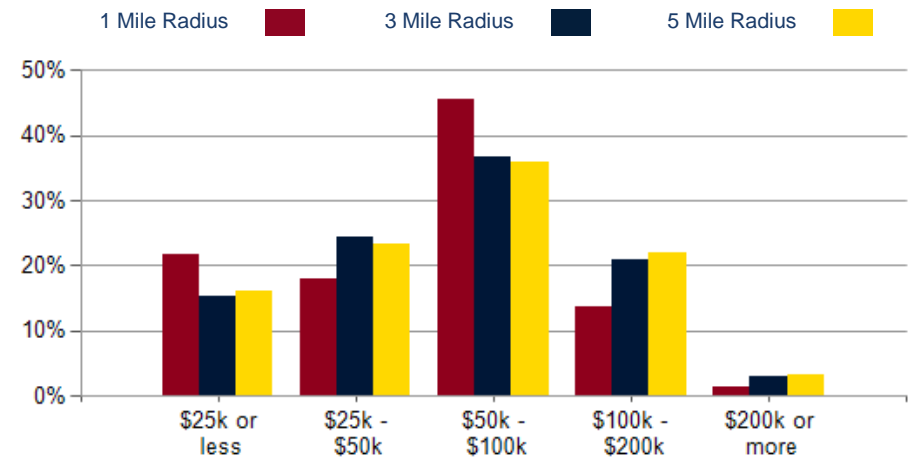
# 24/7 STORE IT

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,883	20,729	25,136
2010 Population	3,988	18,139	23,267
2026 Population	3,373	14,383	18,255
2031 Population	3,249	14,156	18,040
2026 African American	902	2,419	2,832
2026 American Indian	25	97	121
2026 Asian	94	436	546
2026 Hispanic	351	2,026	2,565
2026 Other Race	142	758	915
2026 White	1,781	8,825	11,492
2026 Multiracial	402	1,760	2,243
2026-2031: Population: Growth Rate	-3.75%	-1.60%	-1.20%

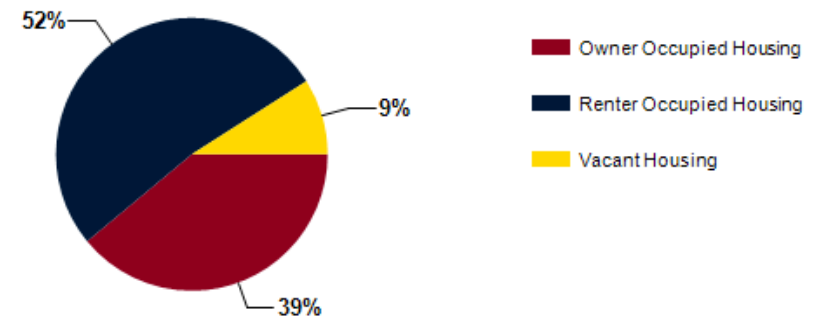
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	147	367	560
\$15,000-\$24,999	165	456	523
\$25,000-\$34,999	130	415	486
\$35,000-\$49,999	127	888	1,081
\$50,000-\$74,999	430	1,291	1,534
\$75,000-\$99,999	224	673	886
\$100,000-\$149,999	181	897	1,152
\$150,000-\$199,999	16	230	321
\$200,000 or greater	17	151	209
Median HH Income	\$56,411	\$58,137	\$58,906
Average HH Income	\$65,089	\$73,320	\$74,781



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius



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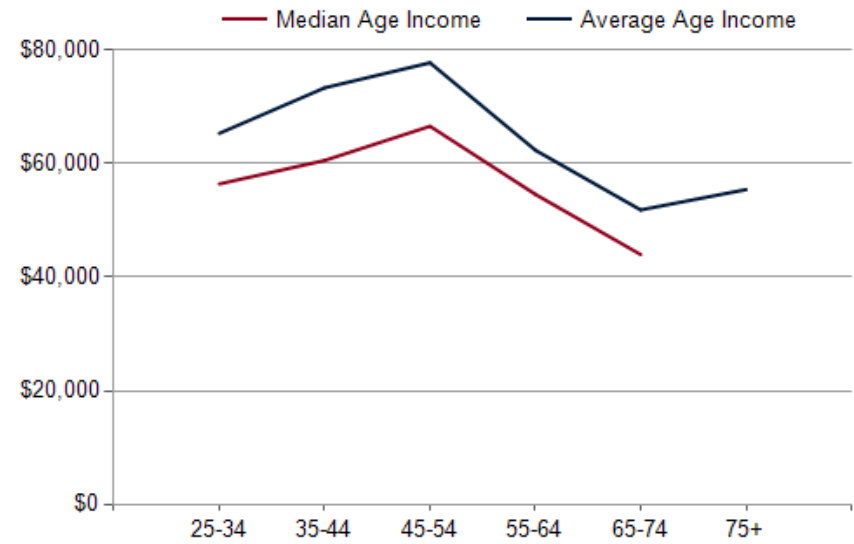
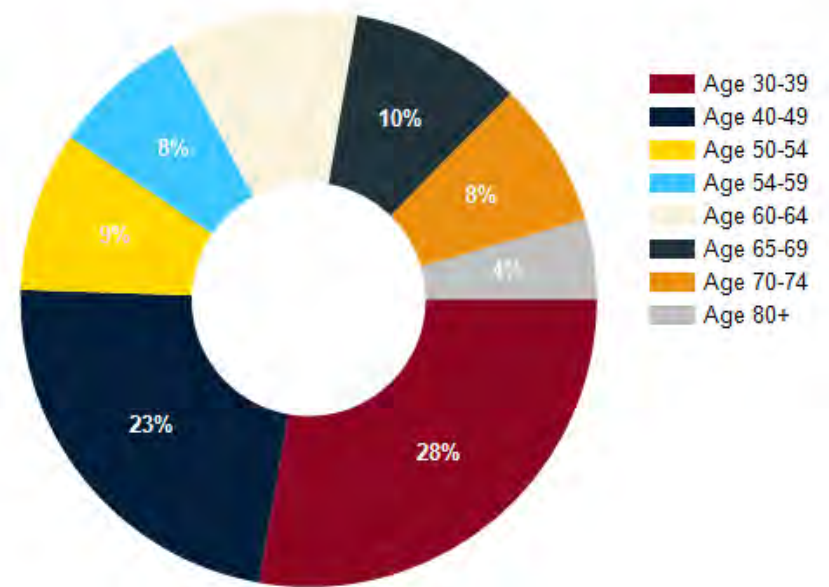
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	266	1,080	1,298
2026 Population Age 35-39	235	851	1,062
2026 Population Age 40-44	216	800	1,001
2026 Population Age 45-49	194	663	841
2026 Population Age 50-54	162	582	742
2026 Population Age 55-59	138	541	714
2026 Population Age 60-64	190	681	883
2026 Population Age 65-69	174	647	812
2026 Population Age 70-74	147	528	656
2026 Population Age 75-79	81	315	418
2026 Population Age 80-84	26	164	222
2026 Population Age 85+	42	148	197
2026 Population Age 18+	2,553	11,237	14,236
2026 Median Age	34	29	29
2031 Median Age	36	31	31

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,430	\$57,865	\$59,278
Average Household Income 25-34	\$65,339	\$72,195	\$73,596
Median Household Income 35-44	\$60,564	\$72,634	\$76,203
Average Household Income 35-44	\$73,367	\$89,121	\$91,391
Median Household Income 45-54	\$66,596	\$77,112	\$79,643
Average Household Income 45-54	\$77,774	\$91,978	\$93,954
Median Household Income 55-64	\$54,592	\$61,914	\$64,950
Average Household Income 55-64	\$62,375	\$72,896	\$76,144
Median Household Income 65-74	\$43,976	\$51,944	\$52,169
Average Household Income 65-74	\$51,849	\$61,181	\$63,029
Average Household Income 75+	\$55,435	\$55,986	\$56,636

Population By Age



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# 24/7 Store It



*Exclusively Marketed by:*



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