

# 23rd Street Corridor

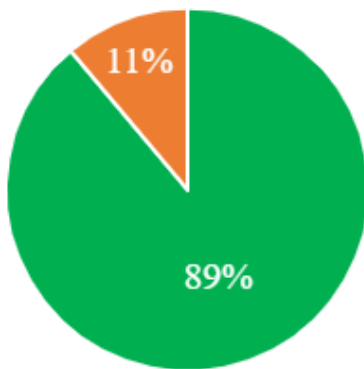
Strong retail cluster with walkability-driven performance

## AREA OVERVIEW

- \$61K MEDIAN INCOME
- 11% POVERTY (BELOW CITY AVG)
- 63.8% HOMEOWNERSHIP
- RESTAURANTS/HOSPITALITY ARE THE FASTEST GROWING INDUSTRY ON THIS CORRIDOR



## Growing Businesses



■ Central Walkable Area ■ Outside Area

## Customer Base

- 70% LOCAL VISITORS
- AVERAGE DAILY TRAFFIC COUNT (ADT) OF APPROX. 14,000 VEHICLES
- PROXIMITY TO ROOFTOPS A MAIN DRIVER IN HEAVILY POPULATED CORRIDOR
- COMMERCIAL CENTRIC CORRIDOR WITH 53 INDIVIDUAL BUSINESSES



## Central Walkable Advantage

- GROWTH IS CONCENTRATED IN THE CENTRAL WALKABLE ZONE
- STRONG PEDESTRIAN ACCESS AND NEIGHBORHOOD CONNECTIVITY
- 70% LOCAL VISITATION SUPPORTS WALKABLE DEMAND
- PERFORMANCE IS DRIVEN BY ACCESS, VISIBILITY, AND CONVENIENCE

