



15 S Gordon's Alley Atlantic City, NJ

Price: \$400,000



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Property Overview

This 5,500 square foot building is currently configured as office space and recently experienced water damage due to a kitchen leak. Serve Pro has completed all mitigation work, and the structure is ready for renovation planning.

Historic Use & Residential Eligibility

Historic records and Property Record Cards confirm that the building was originally constructed as a 9-unit apartment building. Although present zoning regulations limit density to 3 residential units, the property is eligible for a Certificate of Non-Conformity. If approved, this certification would allow the building to be renovated back to its original 9-unit residential configuration.

Flood Zone & FEMA Considerations

The building predates FEMA regulations. As a result, no residential units may be located below the FEMA Base Flood Elevation. Any renovation plans must comply with current flood-zone requirements.

Approval Process & Professional Requirements

The buyer will be responsible for securing all necessary approvals. This process will require:

- Qualified professionals to prepare plans and documentation
- An attorney to handle required public notice filings
- Architectural floor plans showing the proposed number of units

There is no review escrow fee associated with the Non-Conforming Use Certification application.

Next Steps After Approval

Once the Non-Conforming Use Certification is granted, a Certificate of Land Use Compliance (CLUC) can be issued for the detached single-family use designation. Architectural plans will be required as part of this submission.

Additional Notes

The owner is a Licensed Real Estate Broker and can answer questions regarding the property's history, zoning pathway, and redevelopment potential. Prospective buyers are encouraged to call with any questions.

SECTIONS

17
GORDON'S ALLEY

MLS Sheet



MLS SHEET

15 S Gordon's Alley
Atlantic City, NJ 08401

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MLS # 611448
Class MULTI-FAMILY
Type 4 - 10 Units
Area Atlantic City
Asking Price \$400,000
Address 15 S GORDONS Aly
City/Community Atlantic City
State NJ
Zip 08401-7406
Status Active
Sale/Rent For Sale
IDX Include Y

Listing Type Exclusive Right to Sell



GENERAL

Allow Internet Display	Yes	Allow Address on Internet	Yes
Allow AVM	Yes	Allow Consumer Comment	Yes
Limited Service (Y/N)	No	County	Atlantic
FIPS Code	34001	Waterfront (Y/N)	No
Appointment Phone Number	6093445200	MayBSub3rdPartyApp/ShortS	No
Bank Owned/Foreclosure	No	Approved Short Sale?	N/A
Listing Date	9/1/2026	Expiration Date	3/1/2027
Owner Occupied (Y/N)	Yes	Lot Dimensions	60 x 50
Lot #	34	Block #	136
Number of Units	8	Annual Taxes	15,400
Zoned	CBD	Directions	Pacific Avenue to left on Gordons Alley, on right. Between Pacific and Atlantic
Update Date	9/2/2026	Status Date	9/2/2026
HotSheet Date	9/2/2026	Price Date	9/2/2026
Input Date	9/2/2026 9:29 AM	Associated Document Count	2
Original Price	\$400,000	Agent Hit Count	0
Client Hit Count	0	Days On Market	1
Agent	JOSHUA E LEVIN, CCIM - VOICE: 609-344-5200	Agent License ID	SP-9235858
Listing Office 1	LEVIN COMMERCIAL REAL ESTATE, LLC - OFFICE: 609-344-5200	Office License ID	0791465
Auction Y/N	No	Solar Panel Y/N	No
Listing Visibility Type	MLS Listing	Geocode Quality	Zip
Picture Count	26	Input Date	9/2/2026 9:29 AM
Update Date	9/2/2026 9:29 AM	Adult Community/55+: Y/N	No
Floor Plans Count	0		

FEATURES

SUITABLE FOR Multi Family + Rooms	HEATING Forced Air	WATER Public	PARKING - EXTERIOR Off Site Parking
SIDING/EXTERIOR Brick	Gas-Natural	SEWER Public Sewer	GARAGE None
BASEMENT 6 Ft. or More Head Room	AIR CONDITIONING Central	AGE 25+ Years	
Full	WATER HEATER Gas		

FINANCIAL

Total Assessment	\$385,000	Taxes	\$15,400
Tax Year	2022		

REMARKS

Remarks This 5,500 sq ft building is currently used as office space and recently sustained water damage from a kitchen leak, which has been fully mitigated by Serve Pro. Historic records and Property Cards show the structure was originally built as a 9 unit apartment building, and although current zoning permits only 3 units, the property is eligible for a Certificate of Non Conformity to restore its prior density. Any residential redevelopment must comply with FEMA regulations, which prohibit units below the Base Flood Elevation. Buyers will be responsible for securing all required approvals, including architectural plans and professional documentation needed for the application process. The owner, is a Licensed Real Estate Broker. Call for full marketing package and additional details.

ADDITIONAL PICTURES

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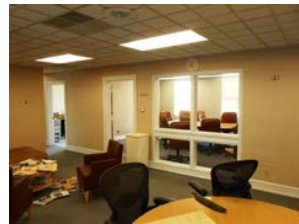
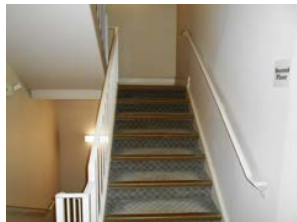
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MLS SHEET

15 S Gordon's Alley
Atlantic City, NJ 08401

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DISCLAIMER

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SECTION II

FLOOD REPORT AND SURVEY



***DANIEL J. PONZIO SR. COMPANY
AND ASSOCIATES LLC.***3910 S. BLVD. ATLANTIC CITY NJ 08401
609-334-7255

7/31/2025

TO: Joshua Levin
(610) 742-8091**RE: Surveying Services**
Elevation As-Built Report
17 South Gordons Alley
Block 138 Lot 34
Atlantic City N J 08401

Joshua,

As per your request I have prepared this report outlining FEMA elevation and zone information regarding the parcel in question. All elevation values reference North American Vertical Datum of 1988 (NAVD-88).

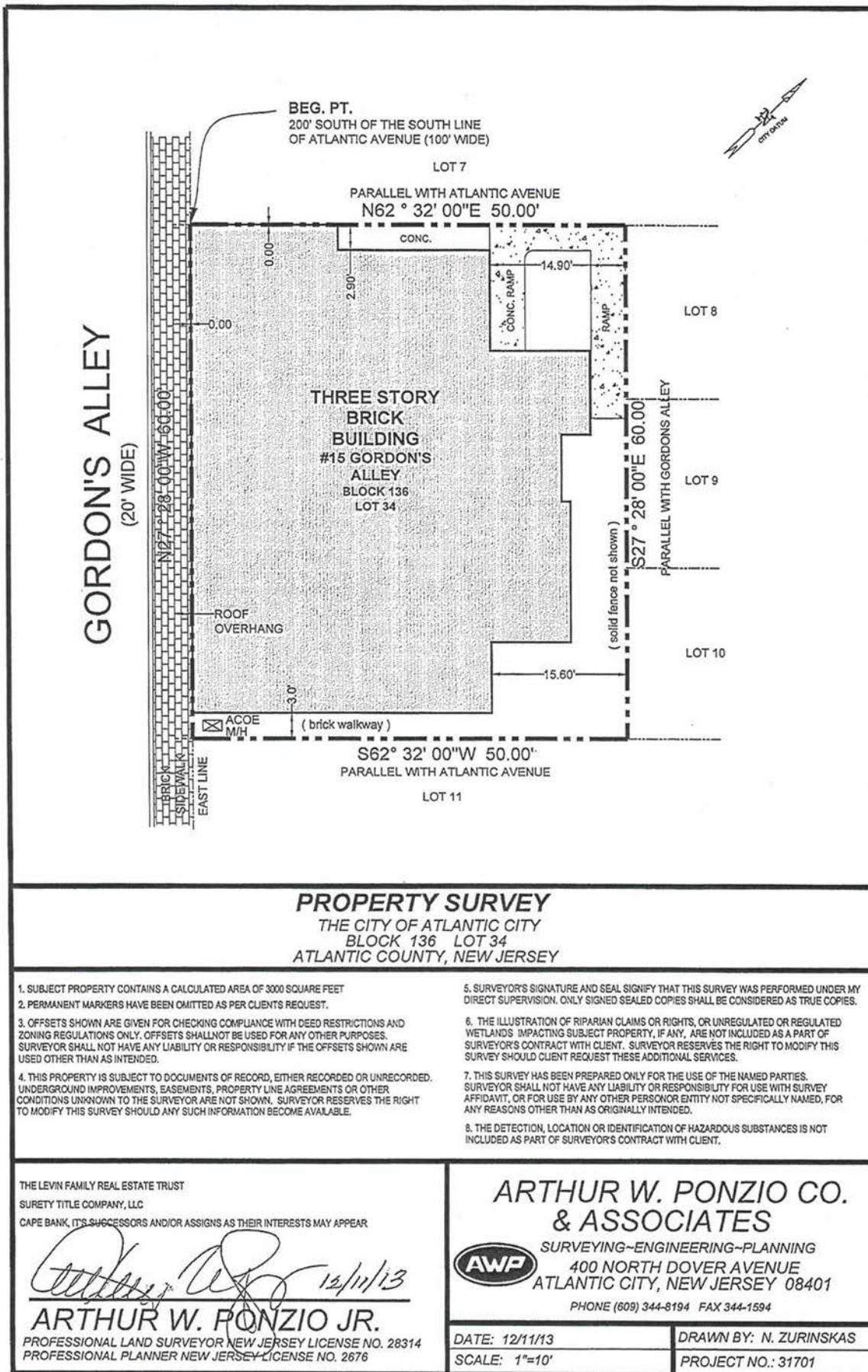
FEMA ZONE INFORMATION (PRELIMINARY)

MAP	34001C0456 G
DATE	REV PRELIMINARY 1/30/2015
ZONE	AE
ELEVATION	9.0'
BUILDING DIAGRAM	2A (Basement)
LAT/LONG	39.363251 N / -74.423127 W

AS-BUILT ELEVATIONS (NAVD-88)

FINISHED FLOOR (not basement)	=	11.61'
SIDEWALK GRADE	=	7.13
BASEMENT	=	3.1'

Daniel J. Ponzio Sr. NEW JERSEY PROFESSIONAL LAND SURVEYOR # GS00376030



SECTION III

Property Photos



PROPERTY PHOTOS

15 S Gordon's Alley
Atlantic City, NJ 08401

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PROPERTY PHOTOS

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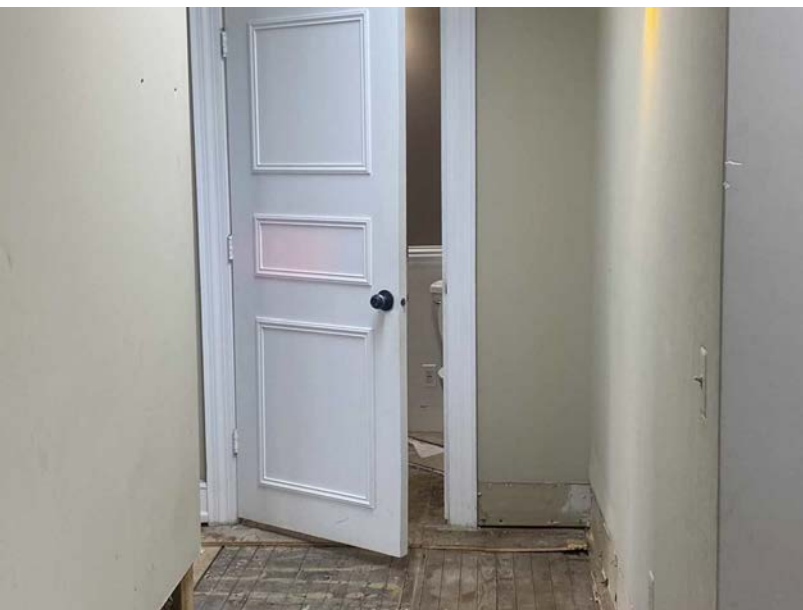
12



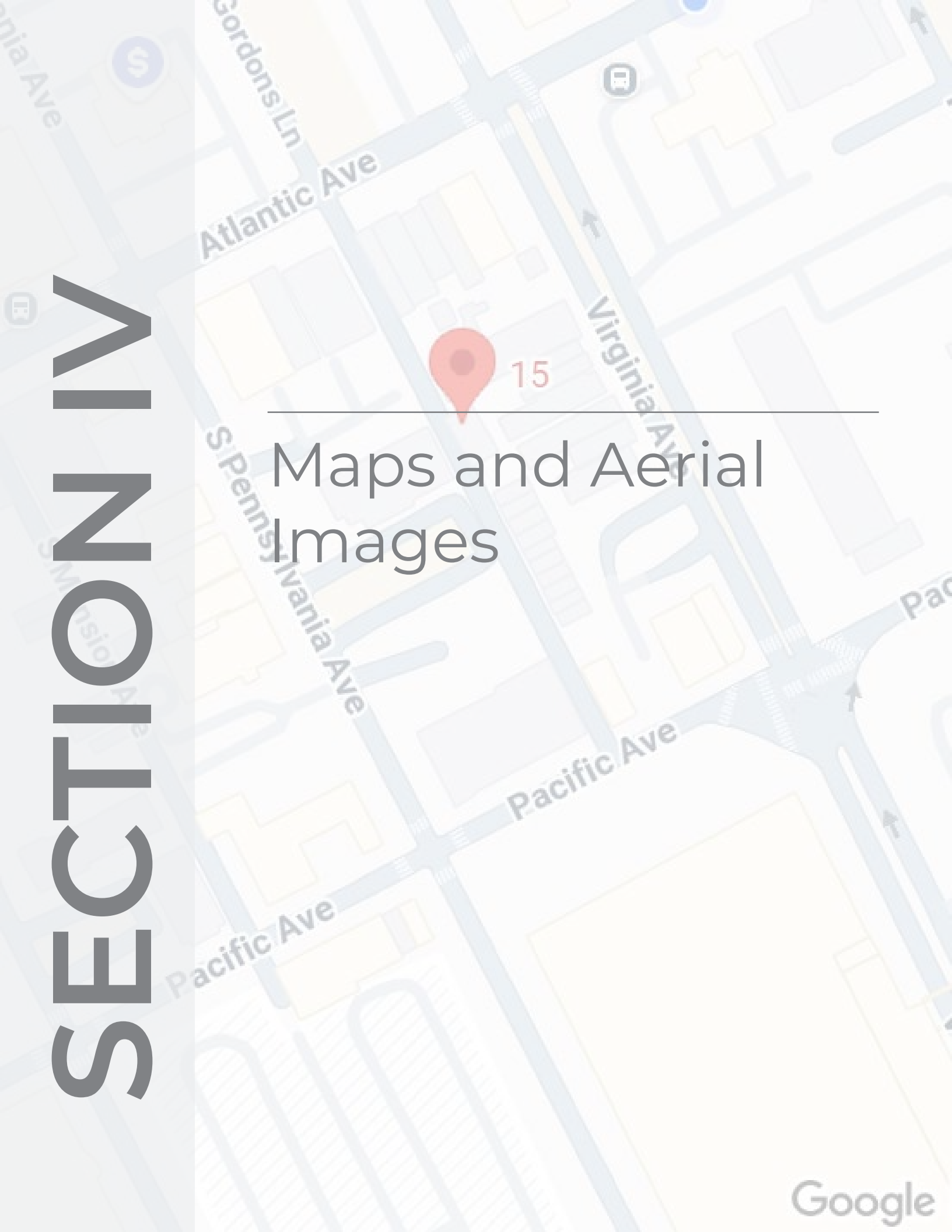
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SECTION IV

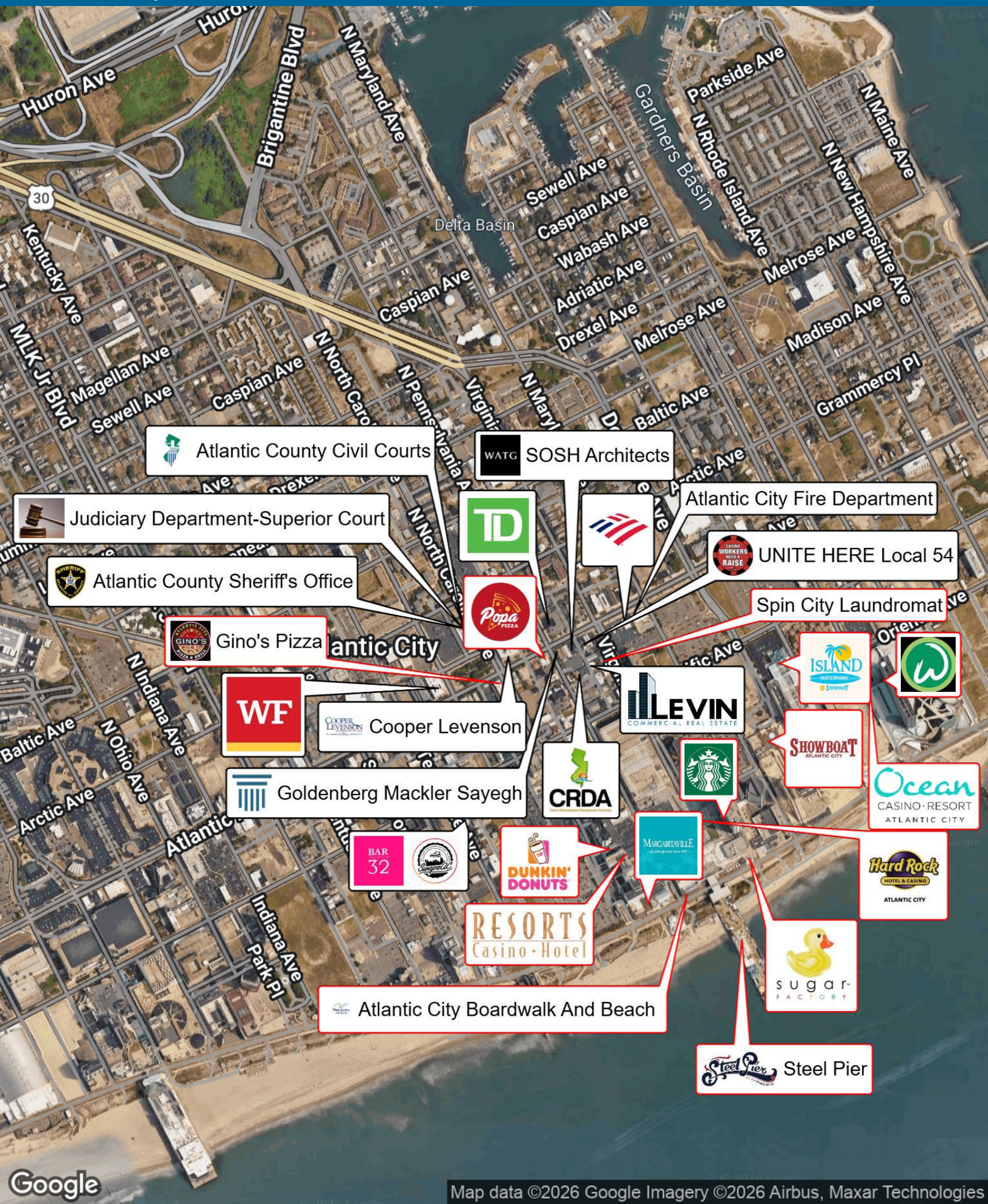
A background map showing a street grid. A red location pin is placed on the map, with the number '15' next to it. The map includes labels for several streets: 'Atlantic Ave', 'Virginia Ave', 'Pacific Ave', and 'S Pennsylvania Ave'. There are also some building footprints and a bus stop icon visible.

Maps and Aerial Images

BUSINESS MAP

15 S Gordon's Alley
Atlantic City, NJ 08401

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Drive Time Map

Prepared by Joshua Levin, CCIM



September 03, 2026

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SECTION V

Executive Summary



Executive Summary

15 Gordon's Aly, Atlantic City, New Jersey, 08401



Drive time bands: 0-5, 5-10, 10-15 minute radii

Population	0 - 5 minute	5 - 10 minute	10 - 15 minute
2020 Population	11,692	19,887	29,410
2020 Male Population	48.5%	48.3%	48.5%
2020 Female Population	51.5%	51.7%	51.5%
2026 Population	11,689	19,876	29,146
2026 Male Population	49.4%	48.5%	49.0%
2026 Female Population	50.6%	51.5%	51.0%
2031 Population	11,820	19,714	28,896
2031 Male Population	49.3%	48.1%	48.8%
2031 Female Population	50.8%	51.9%	51.2%
2010-2020 Annual Rate	0.01%	-0.34%	-0.58%
2020-2026 Annual Rate	0.00%	-0.01%	-0.14%
2026-2031 Annual Rate	0.22%	-0.16%	-0.17%

In the identified area, the current year population is **29,146**. In 2020, the Census count in the area was **29,410**. The rate of change since 2020 was **-0.14%** annually. The five-year projection for the population in the area is **28,896** representing a change of **-0.17%** annually from 2026 to 2031. Currently, the population is **49.0%** male and **51.0%** female.

Median Age

2026 Median Age	44.1	35.9	43.0
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The median age in this area is **43.0**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	18.1%	14.5%	37.2%
2026 Black Alone	53.0%	33.9%	17.7%
2026 American Indian Alone	0.6%	0.8%	1.0%
2026 Asian Alone	7.3%	17.1%	11.2%
2026 Pacific Islander Alone	0.3%	1.1%	0.1%
2026 Some Other Race Alone	11.1%	21.0%	20.9%
2026 Two or More Races	9.6%	11.6%	11.9%
2026 Hispanic Origin	21.7%	36.2%	35.3%
2026 Diversity Index	77.5	88.0	86.9

Persons of Hispanic origin represent **35.3%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **86.9** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 15 Gordon's Aly, Atlantic City, New Jersey, 08401 | Drive time bands: 0-5, 5-10, 10-15 minute radii

Households	0 - 5 minute	5 - 10 minute	10 - 15 minute
2026 Wealth Index	27	37	82
2010 Total Households	5,533	7,174	11,869
2020 Total Households	5,828	7,224	11,802
2026 Total Households	6,183	7,381	12,065
2031 Total Households	6,320	7,430	12,154
2010-2020 Annual Rate	0.52%	0.07%	-0.06%
2020-2026 Annual Rate	0.95%	0.34%	0.35%
2026-2031 Annual Rate	0.44%	0.13%	0.15%
2026 Average Household Size	1.83	2.62	2.41

The household count in this area has changed from **11,802** in 2020 to **12,065** in the current year, a change of **0.35%** annually. The five-year projection of households is **12,154**, a change of **0.15%** annually from the current year total. Average household size is currently **2.41**, compared to **2.48** in the year 2020. The number of families in the current year is **6,964** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	53.1%	25.2%	35.7%
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Median Household Income

2026 Median Household Income	\$32,120	\$47,026	\$65,208
2031 Median Household Income	\$34,442	\$50,368	\$71,874
2026-2031 Annual Rate	1.41%	1.38%	1.97%

Average Household Income

2026 Average Household Income	\$50,260	\$61,002	\$96,830
2031 Average Household Income	\$55,046	\$67,579	\$107,482
2026-2031 Annual Rate	1.84%	2.07%	2.11%

Per Capita Income

2026 Per Capita Income	\$26,223	\$23,381	\$40,304
2031 Per Capita Income	\$29,015	\$26,273	\$45,465
2026-2031 Annual Rate	2.04%	2.36%	2.44%

Income Equality

2026 Gini Index	51.7	47.7	48.7
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 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Households by Income

Current median household income is **\$65,208** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$71,874** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$96,830** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$107,482** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$40,304** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$45,465** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	0 - 5 minute	5 - 10 minute	10 - 15 minute
2026 Housing Affordability Index	38	78	56
2010 Total Housing Units	7,012	9,229	17,458
2010 Owner Occupied	952	2,201	6,556
2010 Renter Occupied	4,581	4,973	5,313
2010 Vacant	1,479	2,055	5,589
2020 Housing Units	7,057	9,423	18,140
2020 Owner Occupied	718	1,741	5,998
2020 Renter Occupied	5,110	5,483	5,804
2020 Vacant	1,270	2,145	6,471
2026 Housing Units	7,423	9,482	18,265
2026 Owner Occupied	824	1,910	6,366
2026 Renter Occupied	5,359	5,471	5,699
2026 Vacant	1,240	2,101	6,200
2031 Total Housing Units	7,572	9,511	18,320
2031 Owner Occupied	886	2,024	6,613
2031 Renter Occupied	5,434	5,406	5,541
2031 Vacant	1,252	2,081	6,166

Socioeconomic Status

2026 Socioeconomic Status Index	33.0	32.4	41.2
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Currently, **11.1%** of the **18,265** housing units in the area are owner occupied; **72.2%** renter occupied; and **16.7%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **18,140** housing units in the area and **1,270** vacant housing units. The annual rate of change in housing units since 2020 is **0.11%**. Median home value in the area is **\$395,523**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **4.90%** annually to **\$368,282**.



Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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SECTION VI

Business Summary



Business Summary Report (NAICS)

15 Gordon's Aly, Atlantic City, New Jersey, 08401

Drive time bands: 0-5, 5-10, 10-15 minute radii



Data for all businesses in area	0 - 5 minute	5 - 10 minute	10 - 15 minute
Total Businesses	748	671	1,005
Total Employees	23,152	18,743	8,240
Total Population	11,689	19,876	29,146
Employee/Population Ratio (per 100)	198.1	94.3	28.3

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	1	0.1%	2	0.0%	1	0.1%	3	0.0%	1	0.1%	10	0.1%
Mining (21)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities (22)	0	0.0%	0	0.0%	1	0.1%	134	0.7%	3	0.3%	43	0.5%
Construction (23)	19	2.5%	147	0.6%	19	2.8%	117	0.6%	102	10.2%	618	7.5%
Building Construction (236)	7	0.9%	77	0.3%	4	0.6%	23	0.1%	37	3.7%	146	1.8%
Heavy/Civil Eng Construction (237)	5	0.7%	46	0.2%	1	0.1%	3	0.0%	7	0.7%	97	1.2%
Specialty Trade Contractor (238)	7	0.9%	24	0.1%	14	2.1%	92	0.5%	58	5.8%	375	4.5%
Manufacturing (31-33)	5	0.7%	21	0.1%	10	1.5%	52	0.3%	18	1.8%	131	1.6%
Wholesale Trade (42)	4	0.5%	9	0.0%	7	1.0%	47	0.3%	24	2.4%	135	1.6%
Durable Goods (423)	3	0.4%	6	0.0%	4	0.6%	9	0.1%	18	1.8%	114	1.4%
Nondurable Goods (424)	2	0.3%	4	0.0%	3	0.5%	38	0.2%	6	0.6%	22	0.3%
Wholesale Trade Broker (425)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Business Summary Report (NAICS)

15 Gordon's Aly, Atlantic City, New Jersey, 08401



Drive time bands: 0-5, 5-10, 10-15 minute radii

by NAICS Codes	0 - 5 minute				5 - 10 minute				10 - 15 minute			
	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%
Retail Trade (44-45)	136	18.2%	931	4.0%	121	18.0%	907	4.8%	142	14.1%	1,564	19.0%
Motor Vehicle & Parts Dealers (441)	1	0.1%	20	0.1%	5	0.8%	24	0.1%	16	1.6%	140	1.7%
Furniture & Home Furnishings (4491)	5	0.7%	18	0.1%	0	0.0%	0	0.0%	7	0.7%	183	2.2%
Electronics & Appliance Retailers (4492)	0	0.0%	0	0.0%	1	0.1%	3	0.0%	6	0.6%	14	0.2%
Building & Garden Equipment (444)	3	0.4%	13	0.1%	3	0.5%	10	0.1%	10	1.0%	305	3.7%
Food & Beverage Retailers (445)	30	4.0%	161	0.7%	38	5.7%	229	1.2%	33	3.3%	554	6.7%
Pharmacy & Personal Care Retailers (456)	5	0.7%	35	0.1%	4	0.6%	19	0.1%	8	0.8%	146	1.8%
Gasoline and Other Fuel Dealers (457)	2	0.3%	5	0.0%	3	0.5%	8	0.0%	9	0.9%	41	0.5%
Clothing, Shoe, & Jewelry Retailers (458)	36	4.8%	221	0.9%	28	4.2%	131	0.7%	14	1.4%	43	0.5%
Sports, Hobby, & Music Retailers (459)	22	2.9%	57	0.3%	24	3.6%	263	1.4%	26	2.6%	58	0.7%
General Merchandise Retailers (455)	33	4.4%	403	1.7%	14	2.1%	220	1.2%	14	1.4%	79	1.0%
Transportation & Warehousing (48-49)	8	1.1%	67	0.3%	19	2.8%	117	0.6%	18	1.8%	196	2.4%
Truck Transportation (484)	1	0.1%	10	0.0%	0	0.0%	0	0.0%	2	0.2%	7	0.1%
Information (51)	16	2.1%	113	0.5%	14	2.1%	52	0.3%	25	2.5%	332	4.0%
Finance & Insurance (52)	16	2.1%	107	0.5%	6	0.9%	33	0.2%	25	2.5%	127	1.5%
Central Bank, Credit & Related (521-522)	11	1.5%	84	0.4%	4	0.6%	19	0.1%	9	0.9%	78	0.9%
Securities & Commodity Contracts (523)	1	0.1%	2	0.0%	0	0.0%	0	0.0%	5	0.5%	12	0.1%
Funds, Trusts & Other Financial (524-525)	5	0.7%	21	0.1%	2	0.3%	14	0.1%	11	1.1%	38	0.5%
Real Estate, Rental & Leasing (53)	38	5.1%	479	2.1%	29	4.3%	167	0.9%	66	6.6%	516	6.3%
Professional, Scientific & Tech Services (54)	56	7.5%	615	2.7%	31	4.6%	176	0.9%	68	6.8%	306	3.7%
Legal Services (5411)	23	3.1%	435	1.9%	8	1.2%	59	0.3%	17	1.7%	60	0.7%
Management of Companies (55)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
Admin, Support & Waste Mgmt (56)	11	1.5%	134	0.6%	20	3.0%	185	1.0%	47	4.7%	375	4.5%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Business Summary Report (NAICS)

15 Gordon's Aly, Atlantic City, New Jersey, 08401



Drive time bands: 0-5, 5-10, 10-15 minute radii

by NAICS Codes	0 - 5 minute				5 - 10 minute				10 - 15 minute			
	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%
Educational Services (61)	11	1.5%	276	1.2%	16	2.4%	549	2.9%	30	3.0%	993	12.1%
Health Care & Social Assistance (62)	61	8.2%	5,701	24.6%	20	3.0%	410	2.2%	70	7.0%	499	6.1%
Ambulatory Health Care (621)	32	4.3%	5,154	22.3%	7	1.0%	295	1.6%	46	4.6%	255	3.1%
Physicians & Doctors (6211)	16	2.1%	246	1.1%	2	0.3%	18	0.1%	11	1.1%	106	1.3%
Dentists (6212)	3	0.4%	15	0.1%	0	0.0%	1	0.0%	9	0.9%	57	0.7%
Specialty Health Practitioners (6213)	5	0.7%	26	0.1%	2	0.3%	3	0.0%	19	1.9%	53	0.6%
Outpatient & Urgent Care (6214)	2	0.3%	22	0.1%	0	0.0%	1	0.0%	3	0.3%	22	0.3%
Medical & Diagnostic Labs (6215)	2	0.3%	6	0.0%	0	0.0%	0	0.0%	2	0.2%	6	0.1%
Home Health Care Services (6216)	1	0.1%	1	0.0%	1	0.1%	30	0.2%	1	0.1%	2	0.0%
Other Ambulatory Health (6219)	4	0.5%	4,838	20.9%	1	0.1%	241	1.3%	3	0.3%	9	0.1%
Hospital (622)	11	1.5%	139	0.6%	0	0.0%	6	0.0%	1	0.1%	27	0.3%
Nursing/Residential Care Facilities (623)	4	0.5%	166	0.7%	3	0.5%	29	0.1%	2	0.2%	16	0.2%
Social Assistance (624)	14	1.9%	0.0%	1.1%	10	1.5%	0.2%	0.4%	21	2.1%	0.0%	2.4%
Arts, Entertainment & Recreation (71)	24	3.2%	8,561	37.0%	30	4.5%	11,819	63.1%	20	2.0%	91	1.1%
Accommodation & Food Services (72)	151	20.2%	2,840	12.3%	195	29.1%	2,618	14.0%	88	8.8%	782	9.5%
Accommodation (721)	19	2.5%	899	3.9%	12	1.8%	238	1.3%	19	1.9%	195	2.4%
Food & Drinking Places (722)	132	17.6%	1,941	8.4%	182	27.1%	2,381	12.7%	69	6.9%	587	7.1%
Other Services Except Public Admin (81)	92	12.3%	538	2.3%	96	14.3%	443	2.4%	178	17.7%	754	9.2%
Repair & Maintenance (811)	2	0.3%	6	0.0%	15	2.2%	58	0.3%	35	3.5%	147	1.8%
Auto Repair & Maintenance (8111)	2	0.3%	5	0.0%	12	1.8%	50	0.3%	22	2.2%	99	1.2%
Personal & Laundry Service (812)	38	5.1%	290	1.3%	25	3.7%	106	0.6%	66	6.6%	277	3.4%
Civic and Other Orgs (813)	51	6.8%	243	1.1%	56	8.3%	279	1.5%	77	7.7%	330	4.0%
Public Administration (92)	76	10.2%	2,607	11.3%	19	2.8%	908	4.8%	42	4.2%	766	9.3%
Unclassified Establishments (99)	23	3.1%	3	0.0%	17	2.5%	7	0.0%	37	3.7%	2	0.0%
Total (11-99)	748	100.0%	23,152	100.0%	671	100.0%	18,743	100.0%	1,005	100.0%	8,240	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.