

For Lease
Office
1,500 SF



240 Thompsonville Lane

Oak Grove, Kentucky 42262

Property Description

0.5 miles from Oak Grove Racing, Gaming, & Hotel
Near Walmart and Fort Campbell Army Base

Property Highlights

- 1,500 SF Medical Office space with reception area, waiting room, 3 exam rooms (no sinks), breakroom, and restroom.
- Prime commercial location
- Ample on-site parking
- ADT - 8,838 Vehicles Per Day on Thompsonville Ln;
20,072 Vehicles Per Day on Ft. Campbell Blvd.

OFFERING SUMMARY

Available SF	1,500 SF
Lease Rate	\$1,500 SF/yr (NNN)

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,701	\$64,178
3 Miles	32,631	\$62,516
5 Miles	56,642	\$75,853

For more information

Cindy Greene

O: 931 648 4700
cgreene@naiclarksville.com

Wayne Wilkinson, CCIM

O: 931 648 4700
wpw@naiclarksville.com



308 Franklin Street
Clarksville, TN 37040
931 648 4700 tel
www.naiclarksville.com

For Lease

Office Building

\$1,500 SF/yr



NAIClarksville

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For Lease

Office Building

\$1,500 SF/yr



Community Profile

238 Thompsonville Ln, Oak Grove, Kentucky, 42262
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.66576
Longitude: -87.43915

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,557	30,215	44,524
2020 Total Population	3,558	31,032	52,621
2020 Group Quarters	0	4,710	5,049
2025 Total Population	3,701	32,631	56,642
2025 Group Quarters	0	4,706	5,023
2030 Total Population	3,734	33,584	59,849
2025-2030 Annual Rate	0.18%	0.58%	1.11%
2025 Total Daytime Population	3,909	42,102	59,353
Workers	1,503	26,085	29,895
Residents	2,406	16,017	29,458
Household Summary			
2010 Households	933	8,282	13,097
2010 Average Household Size	3.81	3.08	3.01
2020 Total Households	983	9,167	16,165
2020 Average Household Size	3.62	2.87	2.94
2025 Households	994	9,717	17,646
2025 Average Household Size	3.72	2.87	2.93
2030 Households	999	10,103	18,870
2030 Average Household Size	3.74	2.86	2.91
2025-2030 Annual Rate	0.10%	0.78%	1.35%
2010 Families	835	6,453	10,295
2010 Average Family Size	4.08	3.51	3.41
2025 Families	848	7,169	13,315
2025 Average Family Size	4.11	3.39	3.33
2030 Families	850	7,378	14,107
2030 Average Family Size	4.14	3.39	3.32
2025-2030 Annual Rate	0.05%	0.58%	1.16%
Housing Unit Summary			
2000 Housing Units	872	8,619	12,003
Owner Occupied Housing Units	8.5%	23.6%	30.8%
Renter Occupied Housing Units	84.3%	67.5%	60.2%
Vacant Housing Units	7.2%	8.9%	9.0%
2010 Housing Units	1,015	9,489	14,865
Owner Occupied Housing Units	6.3%	22.8%	31.5%
Renter Occupied Housing Units	85.6%	64.5%	56.6%
Vacant Housing Units	8.1%	12.7%	11.9%
2020 Housing Units	1,063	9,940	17,468
Owner Occupied Housing Units	4.9%	21.3%	32.0%
Renter Occupied Housing Units	87.6%	70.9%	60.5%
Vacant Housing Units	8.6%	7.7%	7.2%
2025 Housing Units	1,088	10,493	18,982
Owner Occupied Housing Units	4.9%	22.5%	34.0%
Renter Occupied Housing Units	86.5%	70.1%	59.0%
Vacant Housing Units	8.6%	7.4%	7.0%
2030 Housing Units	1,097	10,914	20,304
Owner Occupied Housing Units	4.9%	23.7%	35.5%
Renter Occupied Housing Units	86.1%	68.9%	57.4%
Vacant Housing Units	8.9%	7.4%	7.1%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 15, 2026

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2025 Households by Income			
Household Income Base	994	9,706	17,635
<\$15,000	6.9%	10.1%	7.7%
\$15,000 - \$24,999	3.8%	5.7%	4.0%
\$25,000 - \$34,999	7.8%	8.9%	6.6%
\$35,000 - \$49,999	8.8%	16.8%	13.5%
\$50,000 - \$74,999	35.0%	27.8%	24.5%
\$75,000 - \$99,999	29.3%	15.1%	18.7%
\$100,000 - \$149,999	6.2%	13.0%	18.3%
\$150,000 - \$199,999	2.1%	1.8%	4.6%
\$200,000+	0.0%	0.8%	2.1%
Average Household Income	\$64,178	\$62,516	\$75,853
2030 Households by Income			
Household Income Base	999	10,092	18,859
<\$15,000	7.1%	9.6%	7.0%
\$15,000 - \$24,999	3.4%	4.8%	3.2%
\$25,000 - \$34,999	6.7%	7.7%	5.5%
\$35,000 - \$49,999	8.2%	15.7%	12.1%
\$50,000 - \$74,999	34.6%	27.7%	23.6%
\$75,000 - \$99,999	30.2%	15.8%	19.0%
\$100,000 - \$149,999	7.3%	15.3%	21.0%
\$150,000 - \$199,999	2.5%	2.3%	5.6%
\$200,000+	0.0%	1.1%	3.0%
Average Household Income	\$66,180	\$66,747	\$81,821
2025 Owner Occupied Housing Units by Value			
Total	50	2,337	6,422
<\$50,000	18.0%	7.3%	4.2%
\$50,000 - \$99,999	20.0%	9.7%	5.3%
\$100,000 - \$149,999	36.0%	22.9%	9.8%
\$150,000 - \$199,999	10.0%	9.7%	9.0%
\$200,000 - \$249,999	4.0%	18.9%	16.6%
\$250,000 - \$299,999	2.0%	9.0%	14.7%
\$300,000 - \$399,999	4.0%	14.1%	23.3%
\$400,000 - \$499,999	4.0%	5.3%	14.0%
\$500,000 - \$749,999	0.0%	0.5%	1.5%
\$750,000 - \$999,999	0.0%	0.3%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.2%
\$1,500,000 - \$1,999,999	0.0%	2.1%	0.7%
\$2,000,000 +	0.0%	0.2%	0.1%
Average Home Value	\$129,461	\$242,894	\$285,951
2030 Owner Occupied Housing Units by Value			
Total	51	2,561	7,184
<\$50,000	21.6%	9.5%	4.4%
\$50,000 - \$99,999	9.8%	3.1%	1.3%
\$100,000 - \$149,999	29.4%	14.4%	5.4%
\$150,000 - \$199,999	9.8%	5.7%	4.3%
\$200,000 - \$249,999	7.8%	19.1%	12.2%
\$250,000 - \$299,999	3.9%	9.9%	12.1%
\$300,000 - \$399,999	7.8%	19.2%	29.9%
\$400,000 - \$499,999	5.9%	9.5%	23.6%
\$500,000 - \$749,999	2.0%	1.1%	2.7%
\$750,000 - \$999,999	2.0%	0.7%	0.9%
\$1,000,000 - \$1,499,999	2.0%	1.4%	0.7%
\$1,500,000 - \$1,999,999	0.0%	6.0%	2.2%
\$2,000,000 +	0.0%	0.4%	0.2%
Average Home Value	\$197,406	\$355,764	\$363,795

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Median Household Income			
2025	\$63,103	\$55,002	\$66,646
2030	\$65,386	\$58,066	\$72,934
Median Home Value			
2025	\$111,250	\$201,417	\$267,054
2030	\$130,357	\$245,133	\$334,312
Per Capita Income			
2025	\$17,174	\$20,573	\$24,572
2030	\$17,651	\$22,046	\$26,666
Median Age			
2010	16.8	22.9	23.4
2020	21.9	23.6	24.3
2025	22.7	24.1	25.0
2030	23.0	24.2	25.4
2020 Population by Age			
Total	3,558	31,032	52,621
0 - 4	18.9%	12.2%	11.6%
5 - 9	14.8%	8.2%	9.0%
10 - 14	8.0%	5.5%	6.9%
15 - 24	14.1%	30.7%	25.2%
25 - 34	28.2%	24.1%	22.4%
35 - 44	10.7%	8.5%	10.8%
45 - 54	2.8%	4.4%	6.2%
55 - 64	1.7%	3.6%	4.5%
65 - 74	0.7%	1.8%	2.3%
75 - 84	0.1%	0.7%	0.8%
85 +	0.1%	0.2%	0.3%
18 +	55.3%	71.7%	69.3%
2025 Population by Age			
Total	3,700	32,630	56,643
0 - 4	18.4%	11.9%	11.2%
5 - 9	14.5%	8.3%	8.8%
10 - 14	7.7%	5.4%	6.8%
15 - 24	13.2%	28.1%	23.1%
25 - 34	29.0%	25.5%	23.1%
35 - 44	11.7%	9.4%	12.0%
45 - 54	2.6%	4.5%	6.4%
55 - 64	1.8%	3.3%	4.5%
65 - 74	0.9%	2.3%	2.8%
75 - 84	0.2%	1.0%	1.1%
85 +	0.1%	0.3%	0.3%
18 +	56.2%	71.8%	69.9%
2030 Population by Age			
Total	3,733	33,585	59,850
0 - 4	18.5%	11.8%	11.1%
5 - 9	13.9%	7.9%	8.3%
10 - 14	7.7%	5.6%	6.7%
15 - 24	13.3%	28.0%	23.0%
25 - 34	28.2%	23.4%	21.2%
35 - 44	12.6%	10.8%	13.2%
45 - 54	2.7%	5.1%	7.2%
55 - 64	1.7%	3.2%	4.4%
65 - 74	1.0%	2.6%	3.2%
75 - 84	0.3%	1.2%	1.5%
85 +	0.1%	0.4%	0.4%
18 +	56.8%	72.1%	70.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Population by Sex			
Males	1,795	17,637	28,506
Females	1,763	13,395	24,115
2025 Population by Sex			
Males	1,885	18,564	30,728
Females	1,816	14,067	25,914
2030 Population by Sex			
Males	1,897	19,024	32,262
Females	1,836	14,560	27,587
2020 Population by Race/Ethnicity			
Total	3,557	30,215	44,524
White Alone	66.3%	65.1%	64.5%
Black Alone	19.5%	21.0%	21.6%
American Indian Alone	1.1%	1.2%	1.0%
Asian Alone	1.1%	1.9%	2.3%
Pacific Islander Alone	1.7%	1.1%	1.0%
Some Other Race Alone	3.9%	4.0%	3.8%
Two or More Races	6.5%	5.7%	5.8%
Hispanic Origin	16.6%	13.7%	13.3%
Diversity Index	65.0	63.8	64.0
2020 Population by Race/Ethnicity			
Total	3,558	31,032	52,621
White Alone	57.1%	56.2%	55.0%
Black Alone	17.9%	21.8%	23.1%
American Indian Alone	0.7%	0.8%	0.7%
Asian Alone	2.6%	2.7%	2.9%
Pacific Islander Alone	1.9%	0.9%	0.9%
Some Other Race Alone	6.2%	6.4%	5.7%
Two or More Races	13.7%	11.2%	11.6%
Hispanic Origin	17.7%	17.3%	16.2%
Diversity Index	73.0	72.8	72.8
2025 Population by Race/Ethnicity			
Total	3,701	32,631	56,641
White Alone	54.8%	53.9%	52.4%
Black Alone	17.5%	22.0%	23.9%
American Indian Alone	0.7%	0.8%	0.7%
Asian Alone	2.6%	2.8%	3.0%
Pacific Islander Alone	2.5%	1.1%	1.0%
Some Other Race Alone	7.0%	7.3%	6.5%
Two or More Races	14.8%	12.1%	12.4%
Hispanic Origin	19.9%	19.4%	18.0%
Diversity Index	75.5	75.2	75.1
2030 Population by Race/Ethnicity			
Total	3,734	33,584	59,849
White Alone	52.9%	51.9%	50.2%
Black Alone	17.7%	22.6%	24.8%
American Indian Alone	0.7%	0.8%	0.8%
Asian Alone	2.8%	2.9%	3.2%
Pacific Islander Alone	2.7%	1.2%	1.0%
Some Other Race Alone	7.4%	7.7%	6.8%
Two or More Races	15.7%	12.8%	13.1%
Hispanic Origin	21.2%	20.5%	18.9%
Diversity Index	77.2	76.8	76.6

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Population by Relationship and Household Type			
Total	3,558	31,032	52,621
In Households	100.0%	84.8%	90.4%
Householder	28.3%	29.7%	30.6%
Opposite-Sex Spouse	20.8%	16.7%	17.6%
Same-Sex Spouse	0.4%	0.3%	0.3%
Opposite-Sex Unmarried Partner	0.7%	1.4%	1.4%
Same-Sex Unmarried Partner	0.0%	0.1%	0.1%
Biological Child	40.2%	27.1%	30.1%
Adopted Child	0.7%	0.4%	0.6%
Stepchild	4.4%	2.2%	2.3%
Grandchild	0.6%	1.3%	1.6%
Brother or Sister	0.5%	0.9%	0.9%
Parent	0.5%	0.7%	0.8%
Parent-in-law	0.3%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.1%	0.1%	0.1%
Other Relatives	0.9%	1.0%	1.1%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	1.3%	2.6%	2.7%
In Group Quarters	0.0%	15.2%	9.6%
Institutionalized	0.0%	0.0%	0.0%
Noninstitutionalized	0.0%	15.2%	9.6%
2025 Population 25+ by Educational Attainment			
Total	1,710	15,084	28,387
Less than 9th Grade	1.3%	2.2%	3.0%
9th - 12th Grade, No Diploma	2.0%	2.7%	2.7%
High School Graduate	22.2%	27.3%	23.8%
GED/Alternative Credential	4.0%	4.0%	3.9%
Some College, No Degree	31.8%	29.2%	24.6%
Associate Degree	17.8%	15.7%	16.6%
Bachelor's Degree	16.5%	13.6%	17.0%
Graduate/Professional Degree	4.4%	5.4%	8.4%
2025 Population 15+ by Marital Status			
Total	2,198	24,265	41,495
Never Married	26.1%	39.7%	33.8%
Married	68.9%	49.1%	54.8%
Widowed	0.0%	1.8%	2.3%
Divorced	5.0%	9.4%	9.1%
2025 Civilian Population 16+ in Labor Force			
Civilian Population 16+	754	7,964	16,301
Population 16+ Employed	91.6%	90.2%	91.0%
Population 16+ Unemployment rate	8.2%	9.8%	9.0%
Population 16-24 Employed	22.0%	23.4%	20.6%
Population 16-24 Unemployment rate	10.6%	10.1%	8.0%
Population 25-54 Employed	74.7%	69.4%	69.2%
Population 25-54 Unemployment rate	7.7%	10.6%	10.5%
Population 55-64 Employed	2.9%	6.0%	8.0%
Population 55-64 Unemployment rate	0.0%	0.0%	0.2%
Population 65+ Employed	0.4%	1.2%	2.2%
Population 65+ Unemployment rate	25.0%	3.3%	2.4%

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2025 Employed Population 16+ by Industry			
Total	691	7,180	14,828
Agriculture/Mining	1.0%	0.6%	0.7%
Construction	7.1%	5.3%	4.1%
Manufacturing	8.4%	14.8%	13.6%
Wholesale Trade	0.3%	1.9%	1.3%
Retail Trade	16.5%	12.2%	10.7%
Transportation/Utilities	0.9%	3.5%	5.2%
Information	0.3%	2.0%	1.6%
Finance/Insurance/Real Estate	0.1%	6.2%	5.1%
Services	46.0%	42.6%	46.5%
Public Administration	19.1%	11.0%	11.2%
2025 Employed Population 16+ by Occupation			
Total	689	7,182	14,828
White Collar	51.2%	46.4%	50.8%
Management/Business/Financial	16.4%	11.8%	11.8%
Professional	14.2%	17.7%	19.0%
Sales	11.0%	6.9%	7.2%
Administrative Support	9.7%	10.1%	12.8%
Services	25.6%	24.4%	23.0%
Blue Collar	22.9%	29.2%	26.1%
Farming/Forestry/Fishing	0.7%	0.4%	0.3%
Construction/Extraction	6.9%	3.7%	3.0%
Installation/Maintenance/Repair	2.7%	5.4%	4.7%
Production	2.2%	6.9%	7.6%
Transportation/Material Moving	10.3%	12.8%	10.6%
2020 Households by Type			
Total	983	9,167	16,165
Married Couple Households	75.9%	57.3%	58.3%
With Own Children <18	60.1%	33.8%	34.5%
Without Own Children <18	15.8%	23.5%	23.9%
Cohabiting Couple Households	2.3%	5.0%	5.1%
With Own Children <18	0.9%	2.4%	2.3%
Without Own Children <18	1.4%	2.6%	2.8%
Male Householder, No Spouse/Partner	11.6%	18.5%	17.2%
Living Alone	8.1%	12.9%	11.3%
65 Years and over	0.4%	0.9%	1.0%
With Own Children <18	1.6%	2.2%	2.3%
Without Own Children <18, With Relatives	1.0%	2.0%	2.1%
No Relatives Present	0.8%	1.5%	1.5%
Female Householder, No Spouse/Partner	10.2%	19.2%	19.4%
Living Alone	3.9%	7.4%	7.0%
65 Years and over	0.6%	1.5%	1.7%
With Own Children <18	4.3%	7.5%	7.7%
Without Own Children <18, With Relatives	1.7%	3.7%	4.0%
No Relatives Present	0.4%	0.7%	0.6%
2020 Households by Size			
Total	983	9,167	16,165
1 Person Household	12.0%	20.3%	18.3%
2 Person Household	18.3%	29.1%	28.5%
3 Person Household	20.1%	19.4%	19.9%
4 Person Household	25.9%	17.0%	17.9%
5 Person Household	15.8%	8.9%	9.8%
6 Person Household	6.1%	3.4%	3.7%
7 + Person Household	1.7%	1.8%	1.9%

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2020 Households by Tenure and Mortgage Status			
Total	983	9,167	16,165
Owner Occupied	5.3%	23.1%	34.6%
Owned with a Mortgage/Loan	2.8%	17.8%	28.7%
Owned Free and Clear	2.4%	5.4%	5.8%
Renter Occupied	94.7%	76.9%	65.4%
2025 Affordability, Mortgage and Wealth			
Housing Affordability Index	207	102	94
Percent of Income for Mortgage	11.0%	22.9%	25.1%
Wealth Index	29	31	41
2020 Housing Units By Urban/ Rural Status			
Total	1,063	9,940	17,468
Urban Housing Units	89.8%	95.6%	95.1%
Rural Housing Units	10.2%	4.4%	4.9%
2020 Population By Urban/ Rural Status			
Total	3,558	31,032	52,621
Urban Population	95.4%	97.0%	95.5%
Rural Population	4.6%	3.0%	4.5%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Military Proximity (B3)	Military Proximity (B3)	Up and Coming Families (G2)
2.	Metro Fusion (C3)	Metro Fusion (C3)	Military Proximity (B3)
3.	Country Charm (I7)	Up and Coming Families (G2)	Metro Fusion (C3)
2025 Consumer Spending			
Apparel & Services: Total \$	\$1,507,871	\$13,932,763	\$30,283,735
Average Spent	\$1,516.97	\$1,433.85	\$1,716.18
Spending Potential Index	62	59	70
Education: Total \$	\$994,538	\$9,130,828	\$19,340,945
Average Spent	\$1,000.54	\$939.68	\$1,096.05
Spending Potential Index	56	53	61
Entertainment/Recreation: Total \$	\$2,146,474	\$20,983,123	\$46,093,556
Average Spent	\$2,159.43	\$2,159.42	\$2,612.12
Spending Potential Index	53	53	64
Food at Home: Total \$	\$4,292,411	\$40,713,213	\$88,220,366
Average Spent	\$4,318.32	\$4,189.90	\$4,999.45
Spending Potential Index	58	56	67
Food Away from Home: Total \$	\$2,550,701	\$23,282,604	\$50,915,662
Average Spent	\$2,566.10	\$2,396.07	\$2,885.39
Spending Potential Index	62	58	70
Health Care: Total \$	\$3,610,550	\$37,978,779	\$84,657,915
Average Spent	\$3,632.34	\$3,908.49	\$4,797.57
Spending Potential Index	47	51	62
HH Furnishings & Equipment: Total \$	\$1,548,254	\$15,125,947	\$33,551,981
Average Spent	\$1,557.60	\$1,556.65	\$1,901.39
Spending Potential Index	54	54	65
Personal Care Products & Services: Total \$	\$608,870	\$5,761,296	\$12,630,160
Average Spent	\$612.55	\$592.91	\$715.75
Spending Potential Index	58	57	68
Shelter: Total \$	\$15,696,511	\$144,526,136	\$314,623,003
Average Spent	\$15,791.26	\$14,873.53	\$17,829.71
Spending Potential Index	59	56	67
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,388,738	\$15,400,468	\$36,090,456
Average Spent	\$1,397.12	\$1,584.90	\$2,045.25
Spending Potential Index	42	48	62
Travel: Total \$	\$1,865,719	\$17,590,720	\$38,943,678
Average Spent	\$1,876.98	\$1,810.30	\$2,206.94
Spending Potential Index	52	50	61
Vehicle Maintenance & Repairs: Total \$	\$757,218	\$7,413,207	\$16,253,603
Average Spent	\$761.79	\$762.91	\$921.09
Spending Potential Index	56	57	68

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 15, 2026