

ERIE HIGHLANDS

your customers are already here



Middle Class Melting Pot: Berkenstocks & Beemers

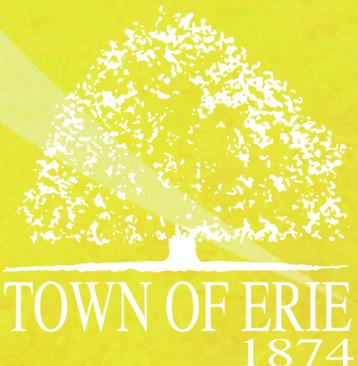
GENERAL DEMOGRAPHICS

	1 MILE	3 MILE	5 Mile
Population	176	18,263	37,943
Housholds	55	6,395	13,867
Avg. Household Income	\$117,001	\$119,140	\$115,777
Median Age	48.8	37.4	38.4
% Owner Occupied Housing Units	88.4%	86.2%	83.9%
% Age 25+ Bachelor Degree or Higher	45.5%	48.4%	48.0%

AVAILABLE PROPERTY

- **SWC:** Oakwood Homes has carved out approximately 16 acres for a grocery based retail and service center.
- **SEC:** Designated for Mixed Use development with additional single family development adjacent.

- AADT 19,000 (2016)
- As strong residential construction continues, retail demand will increase, especially with the high school directly across from prime commercial corners. Additional school facilities proposed north of high school.
- Over 400 permits issued in Colliers Hill and Erie Highlands
- Signalized Intersection with left turn arrows



For more information, visit us at
www.erieco.gov/economic_development
 303.926.2769

