



Meadowbrook Business District



The Meadowbrook Business District comprises land zoned General Commercial near the intersection of State Route 125 & Meadowbrook Drive. Commercial businesses in the area include Super Walmart, Maurice's, Del Taco, Panda Express, GameStop, Subway, Papa Murphy's Pizza, and more. The new College Place Library is in Meadowbrook Plaza. College Place High School and John Sager Middle School are nearby. Commercially-zoned land is available for sale behind Meadowbrook Plaza and across the street from College Place High School on College Avenue.



Data Points

Statistic	10 Minute Drive Time	20 Minute Drive Time	40 Minute Drive Time
2020 Population	35,136	61,554	71,551
2025 Population	36,193	63,113	73,256
2020 Daytime Population	38,104	63,072	70,020
2020 Median Household Income	\$47,927	\$50,181	\$51,460
2025 Median Household Income	\$51,396	\$53,332	\$55,038
2020 Median Home Value	\$267,945	\$266,156	\$265,761
2025 Median Home Value	\$341,260	\$331,331	\$328,281
2020 Median Age	38.8	37.8	38.2
2025 Median Age	40.1	39.0	39.2

Retail Leakage Gap (40 Minute Drive Time)

Type	Gap	Factor
Other General Merchandise Stores	\$44,020,308	80.1
Jewelry, Luggage, and Leather Goods	\$6,721,513	65.3
Clothing Stores	\$20,438,599	60.9
Nonstore Retailers	\$8,507,772	59.3
Clothing & Clothing Accessories	\$29,119,313	56.4
Other Motor Vehicle Dealers	\$16,224,685	53.5
Other Miscellaneous Store Retailers	\$11,027,878	33.7
Office Supplies, Stationary, and Gifts	\$2,973,649	31.5
Miscellaneous Store Retailers	\$15,833,194	30.0
Direct Selling Establishments	\$1,147,507	30.5
Electronics & Appliance Stores	\$11,330,779	27.3

Source: ESRI Business Analyst Online, Market & Retail Marketplace Profile Reports – January 2021.