Cornelius | Demographics

**Population & Households**

- **12,414 Residents**
- **3,370 Households**
- **$58,420 Median Household Income**
- **1,180 New Households Expected within Next 5-7 Years**

**Future Downtown Redevelopment**

In October 2017, the City of Cornelius was awarded a $315,000 grant from Metro to create a Town Center Plan and Urban Renewal District. This planning and the residential development currently underway are the first steps in preparing the community for new industrial and commercial development. The City looks forward to a revived and walkable downtown district to serve its residents and families and growing tourist base.
CORNELIUS | EMPLOYMENT

5,900
Labor Force

73,570
Labor Force within 10 Miles

Employment Inflow/Outflow

CORNELIUS

5-YEAR EMPLOYMENT GROWTH BY INDUSTRY SECTOR

Total nonfarm employment
Construction
Manufacturing
Wholesale trade
Retail trade
TWU
Information
Financial activities
Professional & business...
Education & health services
Leisure & hospitality
Other services

-5% 0% 5% 10% 15%

Washington County City of Cornelius

AVAILABLE INDUSTRIAL WAREHOUSE & LAND

180,000 sq. ft. warehouse on 13 acres
21 acres of Oregon Certified Shovel Ready land
71 acres of additional developable industrial land within UGB
Enterprise Zone Tax Incentives
Transportation Network:
35 Miles to PDX International Airport
6.5 Miles for Oregon Highway 26
0.2 Miles from Rail
0.4 Miles from Public Transit
Residents within the 5-mile Cornelius trade area comprise an estimated $1.4 billion of retail spending power annually. Actual sales made by businesses within the trade area are estimated at $1.2 billion. The 5-mile Cornelius radius reaches through west Hillsboro and indicates $200 million per year total sales leakage. A major part of the local leakage is in the GAFO (general, apparel, furnishings, other categories). The best opportunity for Cornelius in the short term appears to be more with value-oriented retailers creating a sense of place with consumer amenities.

Source: Cornelius EOA—Town Center Assessment by E.D. Hovee & Company, LLC