

Demographic Summary Report

Spring Meadows Place

Radius	3 Mile	5 Mile	10 Mile
Population			
2014 Projection	51,510	126,760	421,801
2009 Estimate	51,676	127,964	427,878
2000 Census	49,525	124,414	429,505
Growth 2009 - 2014	-0.30%	-0.90%	-1.40%
Growth 2000 - 2009	4.30%	2.90%	-0.40%
2009 Population by Hispanic Origin	2,033	4,523	21,780
2009 Population By Race	51,676	127,964	427,878
White	39,806 77.03%	97,721 76.37%	321,312 75.09%
Black or African American	8,188 15.84%	21,417 16.74%	77,405 18.09%
American Indian and Alaska Native	103 0.20%	235 0.18%	1,094 0.26%
Asian	1,627 3.15%	4,137 3.23%	9,057 2.12%
Native Hawaiian and Pacific Islander	10 0.02%	28 0.02%	116 0.03%
Other Race	686 1.33%	1,581 1.24%	8,799 2.06%
Two or More Races	1,256 2.43%	2,846 2.22%	10,094 2.36%
Households			
2014 Projection	22,105	54,763	172,938
2009 Estimate	22,041	54,972	174,430
2000 Census	20,844	52,735	172,613
Growth 2009 - 2014	0.30%	-0.40%	-0.90%
Growth 2000 - 2009	5.70%	4.20%	1.10%
Owner Occupied	12,990 58.94%	35,172 63.98%	113,361 64.99%
Renter Occupied	9,051 41.06%	19,800 36.02%	61,069 35.01%
2009 Households by HH Income	22,042	54,970	174,429
Income Less Than \$15,000	2,268 10.29%	6,370 11.59%	24,097 13.81%
Income: \$15,000 - \$24,999	2,209 10.02%	5,247 9.55%	17,551 10.06%
Income: \$25,000 - \$34,999	2,508 11.38%	5,987 10.89%	19,194 11.00%
Income: \$35,000 - \$49,999	3,358 15.23%	8,002 14.56%	25,173 14.43%
Income: \$50,000 - \$74,999	4,499 20.41%	10,884 19.80%	33,719 19.33%
Income: \$75,000 - \$99,999	3,260 14.79%	8,308 15.11%	25,496 14.62%
Income: \$100,000 - \$149,999	2,498 11.33%	6,242 11.36%	18,881 10.82%
Income: \$150,000 - \$249,999	1,080 4.90%	2,883 5.24%	7,577 4.34%
Income: \$250,000 - \$499,999	292 1.32%	846 1.54%	2,210 1.27%
Income: \$500,000 or more	70 0.32%	201 0.37%	531 0.30%
2009 Avg Household Income	\$68,490	\$69,729	\$65,599
2009 Med Household Income	\$52,513	\$53,053	\$50,634
2009 Per Capita Income	\$29,684	\$30,193	\$27,057

Demographic Detail Report

Spring Meadows Place

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	51,510		126,760		421,801	
2009 Estimate	51,676		127,964		427,878	
2000 Census	49,525		124,414		429,505	
Growth 2009 - 2014	-0.30%		-0.90%		-1.40%	
Growth 2000 - 2009	4.30%		2.90%		-0.40%	
2009 Population by Age	51,676		127,964		427,878	
Age 0 - 4	3,308	6.40%	7,765	6.07%	28,832	6.74%
Age 5 - 9	3,115	6.03%	7,619	5.95%	28,336	6.62%
Age 10 - 14	3,037	5.88%	7,727	6.04%	28,248	6.60%
Age 15 - 17	1,808	3.50%	4,740	3.70%	17,930	4.19%
Age 18 - 20	1,848	3.58%	5,110	3.99%	20,340	4.75%
Age 21 - 24	2,760	5.34%	7,208	5.63%	24,134	5.64%
Age 25 - 34	7,953	15.39%	17,576	13.74%	55,714	13.02%
Age 35 - 44	7,231	13.99%	16,807	13.13%	56,261	13.15%
Age 45 - 49	3,493	6.76%	9,195	7.19%	31,696	7.41%
Age 50 - 54	3,566	6.90%	9,445	7.38%	30,896	7.22%
Age 55 - 59	3,412	6.60%	8,727	6.82%	27,511	6.43%
Age 60 - 64	2,784	5.39%	7,224	5.65%	21,961	5.13%
Age 65 - 74	3,400	6.58%	9,042	7.07%	27,069	6.33%
Age 75 - 84	2,497	4.83%	6,594	5.15%	19,637	4.59%
Age 85 and over	1,465	2.83%	3,186	2.49%	9,311	2.18%
Age 16 and over	41,603	80.51%	103,269	80.70%	336,511	78.65%
Age 18 and over	40,408	78.19%	100,113	78.24%	324,531	75.85%
Age 21 and over	38,560	74.62%	95,004	74.24%	304,191	71.09%
Age 65 and over	7,362	14.25%	18,822	14.71%	56,018	13.09%
Median Age	37.60		38.70		36.90	
Average Age	38.90		39.30		37.70	

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2009 Population By Race	51,676	127,964	427,878
White	39,806 77.03%	97,721 76.37%	321,312 75.09%
Black or African American	8,188 15.84%	21,417 16.74%	77,405 18.09%
American Indian and Alaska Native	103 0.20%	235 0.18%	1,094 0.26%
Asian	1,627 3.15%	4,137 3.23%	9,057 2.12%
Native Hawaiian and Pacific Islander	10 0.02%	28 0.02%	116 0.03%
Other Race	686 1.33%	1,581 1.24%	8,799 2.06%
Two or More Races	1,256 2.43%	2,846 2.22%	10,094 2.36%
2009 Population by Hispanic Origin	51,676	127,964	427,878
Not Hispanic or Latino	49,642 96.06%	123,442 96.47%	406,098 94.91%
Hispanic or Latino:	2,033 3.93%	4,523 3.53%	21,780 5.09%
Mexican	1,460 2.83%	3,261 2.55%	16,687 3.90%
Puerto Rican	137 0.27%	292 0.23%	1,027 0.24%
Cuban	22 0.04%	56 0.04%	239 0.06%
Other Hispanic or Latino	415 0.80%	913 0.71%	3,827 0.89%
2009 Age 5+ Language at Home	48,368	120,199	399,045
Speak Only English	45,445 93.96%	112,117 93.28%	372,119 93.25%
Speak Asian or Pacific Island	724 1.50%	1,818 1.51%	3,565 0.89%
Speak IndoEuropean	1,116 2.31%	2,999 2.50%	9,459 2.37%
Speak Spanish	702 1.45%	2,132 1.77%	10,627 2.66%
Speak Other Language	381 0.79%	1,133 0.94%	3,275 0.82%
2009 Median Age, Male	36.10	37.00	35.30
2009 Average Age, Male	37.10	37.80	36.30
Median Age, Female	39.20	40.30	38.40
Average Age, Female	40.50	40.70	39.00
2009 Population by Employment Status (Age 16+)	41,603	103,269	336,510
In Armed Forces	31 0.07%	53 0.05%	174 0.05%
Civilian, Employed	25,039 60.19%	61,004 59.07%	189,043 56.18%
Civilian, Unemployed	3,794 9.12%	9,873 9.56%	35,890 10.67%
Not In Labor Force	12,739 30.62%	32,339 31.32%	111,403 33.11%
2009 Population by Occupation Classification (Age 16+)	25,039	61,005	189,043
Blue Collar	5,007 20.00%	11,343 18.59%	39,142 20.71%
White Collar	16,205 64.72%	39,825 65.28%	116,356 61.55%
Service	3,827 15.28%	9,837 16.12%	33,545 17.74%

Demographic Detail Report

Spring Meadows Place

Radius	3 Mile		5 Mile		10 Mile	
2000 Population by Marital Status (Age 15+)	42,215		104,853		342,461	
Total, Never Married	12,160	28.80%	30,617	29.20%	106,655	31.14%
Married	21,805	51.65%	54,697	52.17%	170,252	49.71%
Widowed	2,919	6.91%	7,134	6.80%	23,428	6.84%
Divorced	5,331	12.63%	12,405	11.83%	42,126	12.30%
Males Divorced	2,154		4,791		16,833	
Females Divorced	2,464		6,162		21,949	
Males, Never Married	5,136		13,716		50,120	
Females Never Married	5,393		13,536		47,630	
2009 Population by Education	35,800		87,796		280,057	
Less Than 9Th Grade	890	2.49%	2,139	2.44%	8,014	2.86%
Some High School, No Diploma	2,623	7.33%	6,336	7.22%	26,718	9.54%
High School Graduate (Includes Equivalency)	10,969	30.64%	25,358	28.88%	86,397	30.85%
Some College, No Degree	7,817	21.84%	19,228	21.90%	59,782	21.35%
Associate Degree	3,282	9.17%	8,214	9.36%	24,821	8.86%
Bachelor Degree	6,695	18.70%	16,928	19.28%	47,084	16.81%
Advanced Degrees	3,524	9.84%	9,593	10.93%	27,241	9.73%
2009 Population by Occupation (Age 16+)	28,868		70,841		222,587	
Management, Business, & Financial	7,675	26.59%	18,089	25.53%	51,449	23.11%
Professional & Related Occupations	1,184	4.10%	3,202	4.52%	8,436	3.79%
Services	12,739	44.13%	33,044	46.65%	108,365	48.68%
Sales & Office	3,004	10.41%	6,977	9.85%	21,269	9.56%
Farming, Fishing, and Forestry	52	0.18%	109	0.15%	308	0.14%
Construction and Extraction, Maint	916	3.17%	2,227	3.14%	7,071	3.18%
Production & Transportation	3,298	11.42%	7,193	10.15%	25,689	11.54%
2009 Workers by Travel Time to Work (Age 16+)	25,070		61,058		189,217	
Less Than 15 Minutes	8,049	32.11%	19,166	31.39%	62,702	33.14%
15 to 29 Minutes	11,916	47.53%	30,409	49.80%	91,549	48.38%
30 to 44 Minutes	3,457	13.79%	7,257	11.89%	21,501	11.36%
45 to 59 Minutes	618	2.47%	1,556	2.55%	4,856	2.57%
60+ Minutes	1,030	4.11%	2,670	4.37%	8,609	4.55%

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2009 Estimate	22,041	54,972	174,430
2000 Census	20,844	52,735	172,613
Growth 2009 - 2014	0.30%	-0.40%	-0.90%
Growth 2000 - 2009	5.70%	4.20%	1.10%
2000 Households by HH Size	20,844	52,734	172,612
1-Person Households	6,524 31.30%	16,417 31.13%	51,895 30.06%
2-Person Households	7,320 35.12%	18,288 34.68%	55,081 31.91%
3-Person Households	3,182 15.27%	7,982 15.14%	27,035 15.66%
4-Person Households	2,366 11.35%	6,264 11.88%	22,792 13.20%
5-Person Households	993 4.76%	2,632 4.99%	10,613 6.15%
6-Person Households	328 1.57%	839 1.59%	3,517 2.04%
7 or more Person Households	131 0.63%	312 0.59%	1,679 0.97%
2009 Average Household Size	2.28	2.29	2.40
2009 Households by HH Income	22,042	54,970	174,429
Income Less than \$15,000	2,268 10.29%	6,370 11.59%	24,097 13.81%
Income: \$15,000 - \$24,999	2,209 10.02%	5,247 9.55%	17,551 10.06%
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Income: \$35,000 - \$49,999	3,358 15.23%	8,002 14.56%	25,173 14.43%
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2009 Med Household Income	\$52,513	\$53,053	\$50,634
2009 Per Capita Income	\$29,684	\$30,193	\$27,057
2009 Occupied Housing	22,041	54,972	174,430
Owner Occupied	12,990 58.94%	35,172 63.98%	113,361 64.99%
Renter Occupied	9,051 41.06%	19,800 36.02%	61,069 35.01%

Demographic Detail Report

Spring Meadows Place

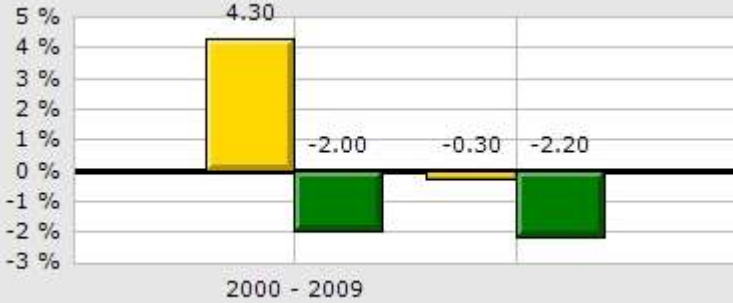
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	12,988		35,171		113,361	
Value Less than \$20,000	925	7.12%	1,614	4.59%	5,052	4.46%
Value \$20,000 - \$39,999	736	5.67%	1,169	3.32%	7,729	6.82%
Value \$40,000 - \$59,999	697	5.37%	2,100	5.97%	11,514	10.16%
Value \$60,000 - \$79,999	1,598	12.30%	4,384	12.46%	16,976	14.98%
Value \$80,000 - \$99,999	2,133	16.42%	5,913	16.81%	16,830	14.85%
Value \$100,000 - \$149,999	3,032	23.34%	10,249	29.14%	27,527	24.28%
Value \$150,000 - \$199,999	1,952	15.03%	4,884	13.89%	13,968	12.32%
Value \$200,000 - \$299,999	1,178	9.07%	2,915	8.29%	8,780	7.75%
Value \$300,000 - \$399,999	404	3.11%	1,062	3.02%	2,723	2.40%
Value \$400,000 - \$499,999	185	1.42%	441	1.25%	1,052	0.93%
Value \$500,000 - \$749,999	79	0.61%	229	0.65%	698	0.62%
Value \$750,000 - \$999,999	39	0.30%	115	0.33%	289	0.25%
Value \$1,000,000 or more	30	0.23%	96	0.27%	223	0.20%
2009 Med Housing Val-Owner Occupied	\$105,416		\$109,118		\$98,431	
2000 Housing Units by Units in Structure	21,889		55,611		185,045	
1 Unit Attached	1,660	7.58%	3,018	5.43%	6,152	3.32%
1 Unit Detached	10,335	47.22%	32,122	57.76%	121,659	65.75%
2 Units	222	1.01%	894	1.61%	10,592	5.72%
3 - 19 Units	5,774	26.38%	11,558	20.78%	27,570	14.90%
20 - 49 Units	1,018	4.65%	2,736	4.92%	6,113	3.30%
50 or more Units	993	4.54%	2,447	4.40%	7,230	3.91%
Mobile Home or Trailer	1,872	8.55%	2,812	5.06%	5,682	3.07%
Boat, RV, Van, Etc.	15	0.07%	24	0.04%	47	0.03%
2009 Housing Units by Yr Built	23,587		59,241		194,131	
Built 1999 to Present	2,379	10.09%	4,728	7.98%	11,418	5.88%
Built 1995 to 1998	1,985	8.42%	3,596	6.07%	6,921	3.57%
Built 1990 to 1994	2,081	8.82%	3,703	6.25%	7,681	3.96%
Built 1980 to 1989	4,241	17.98%	9,300	15.70%	17,864	9.20%
Built 1970 to 1979	6,510	27.60%	12,997	21.94%	28,727	14.80%
Built 1960 to 1969	2,506	10.62%	7,965	13.45%	23,866	12.29%
Built 1950 to 1959	1,916	8.12%	9,301	15.70%	31,743	16.35%
Built 1940 to 1949	885	3.75%	3,676	6.21%	19,429	10.01%
Built 1939 or Earlier	1,084	4.60%	3,975	6.71%	46,482	23.94%
2009 Median Year Built	1978		1974		1960	

Spring Meadows Place

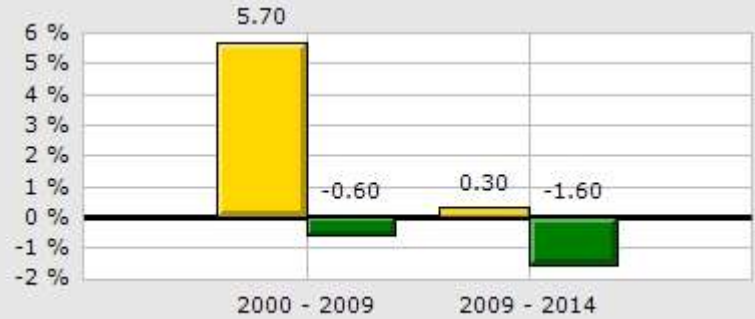
Type: **Shopping Center/Power Center**
 County: **Lucas**

3 Mile
County

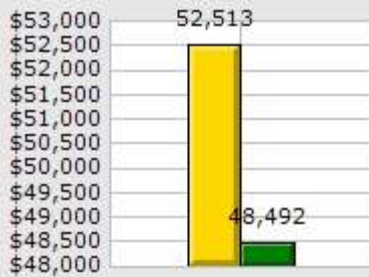
Population Growth



Household Growth



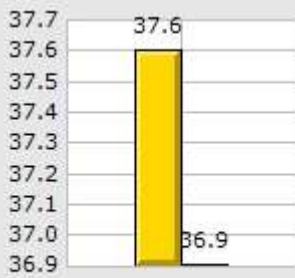
2009 Med Household Inc



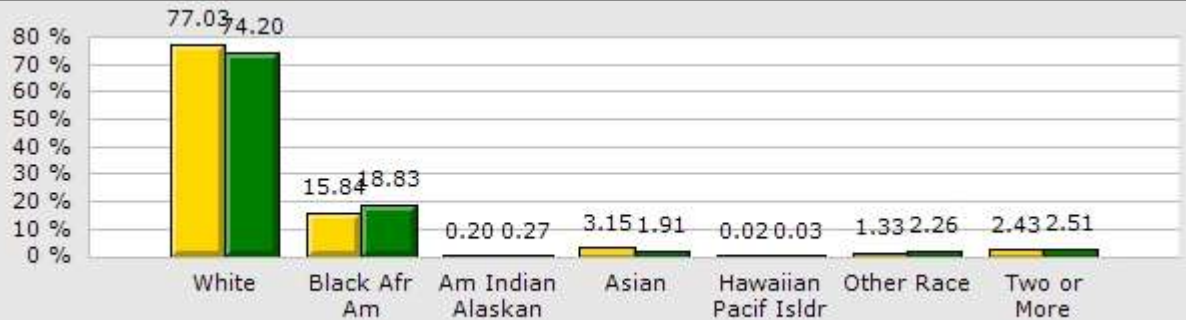
2009 Households by Household Income



2009 Median Age



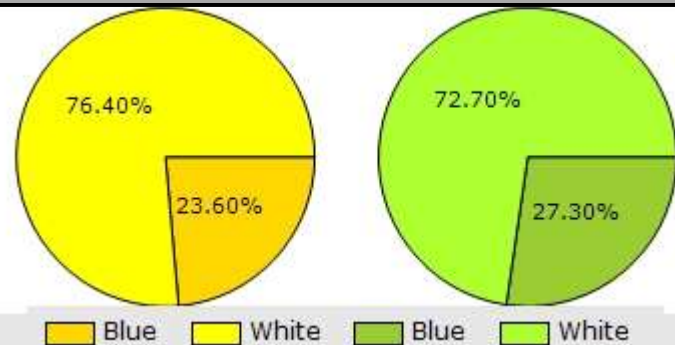
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Spring Meadows Place

Type: **Shopping Center/Power Center**
 County: **Lucas**

	3 Mile		County	
Population				
Growth 2000 - 2009	4.30%		-2.00%	
Growth 2009 - 2014	-0.30%		-2.20%	
2009 Blue Collar	5,007	23.60%	43,090	27.30%
2009 White Collar	16,205	76.40%	114,723	72.70%
2009 Population By Race				
	51,676		446,135	
White	39,806	77.03%	331,011	74.20%
Black Afr Am	8,188	15.84%	83,995	18.83%
Am Indian Alaskan	103	0.20%	1,222	0.27%
Asian	1,627	3.15%	8,531	1.91%
Hawaiian Pacif Islldr	10	0.02%	113	0.03%
Other Race	686	1.33%	10,061	2.26%
Two or More	1,256	2.43%	11,202	2.51%
Households				
Growth 2000 - 2009	5.70%		-0.60%	
Growth 2009 - 2014	0.30%		-1.60%	
Renter Occupied	9,051	41.06%	64,326	35.38%
Owner Occupied	12,990	58.94%	117,479	64.62%
2009 Households by HH Income				
	22,042		181,804	
Income < \$35,000	6,985	31.69%	66,215	36.42%
Income \$35,000 - \$74,999	7,857	35.65%	61,838	34.01%
Income \$75,000 - \$149,999	5,758	26.12%	44,576	24.52%
Income \$150,000 - \$249,999	1,080	4.90%	6,783	3.73%
Income \$250,000+	362	1.64%	2,392	1.32%
2009 Median Household Income	\$52,513		\$48,492	
2009 Median Age	37.60		36.90	

Consumer Spending Report

Spring Meadows Place

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$821,779	\$2,081,530	\$6,203,253
Total Apparel	\$28,928	\$73,283	\$219,714
Women's Apparel	11,717	29,939	89,864
Men's Apparel	6,953	17,632	52,535
Girl's Apparel	2,594	6,566	19,868
Boy's Apparel	2,056	5,147	15,635
Infant Apparel	2,044	5,087	15,130
Footwear (excl. Infants)	4,509	11,365	34,110
Other Apparel Prod/Services	3,564	8,913	26,683
Total Entertainment	\$72,926	\$185,686	\$551,468
Sports and Recreation	3,236	8,164	24,156
TV, Radio and Sound Equipment	26,236	66,505	200,540
Reading Materials	3,456	8,905	26,777
Travel	38,995	99,603	292,609
Photographic Equipment	1,003	2,510	7,386
Total Food At Home	\$66,830	\$169,907	\$513,920
Cereal Products	4,178	10,591	32,130
Bread & Bakery Products	8,851	22,608	68,640
Seafood	3,420	8,709	26,070
Meat/Poultry/Fish/Eggs	22,859	58,080	176,202
Dairy Products	10,879	27,658	83,735
Fruits and Vegetables	16,643	42,261	127,143
Total Food Away From Home	\$68,115	\$172,424	\$516,738
Breakfast and Brunch	6,490	16,451	49,568
Dinner	31,606	80,098	240,089
Lunch	22,785	57,443	172,092
Snacks and Non Alcoholic Bev	5,214	13,077	39,284
Catered Affairs	2,020	5,355	15,705

Consumer Spending Report

Spring Meadows Place

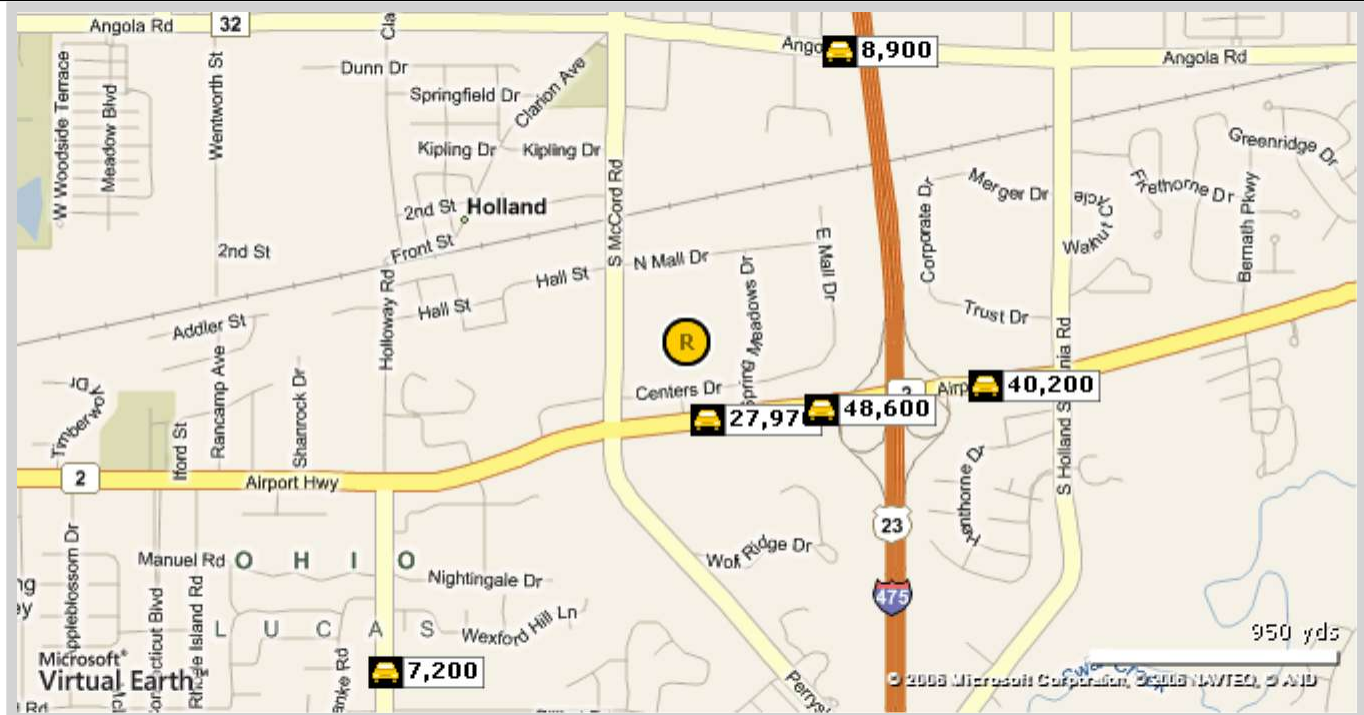
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$12,837	\$32,436	\$97,282
Alcoholic Bev. at Home	7,268	18,373	54,712
Alcoholic Bev. away from Home	5,569	14,063	42,571
Total Furniture/Appliances	\$77,764	\$196,257	\$578,357
Bedroom Furniture	4,577	11,376	33,372
Living Room Furniture	6,777	17,040	50,093
Other Living & Family Room Furniture	1,831	4,618	13,498
Other Furniture	716	1,828	5,320
Major Appliances	6,278	16,049	47,489
Small Appliances	16,282	41,018	120,918
Misc Household Equipment	41,303	104,327	307,667
Total Transportation/Maint.	\$406,143	\$1,025,681	\$3,047,476
New Autos/Trucks/Vans	54,235	137,244	400,138
Used Vehicles	45,945	114,687	340,946
Purchase of RVs or Boats	5,534	14,200	41,581
Gasoline	57,434	145,358	437,803
Diesel Fuel	962	2,398	6,897
Automotive Maintenance/Repair	20,014	50,773	151,183
Transportation	222,019	561,022	1,668,928
Total Health Care	\$34,842	\$89,844	\$272,634
Medical Services	19,929	51,063	153,444
Prescription Drugs	11,645	30,347	93,646
Medical Supplies	3,268	8,434	25,543
Total Education/Day Care	\$62,502	\$160,840	\$482,706
Education	27,517	71,056	213,434
Room and Board	2,677	6,903	20,458
Tuition/School Supplies	24,742	64,073	192,612
Day Care, Nursery & Preschool	7,566	18,809	56,202

Spring Meadows Place

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,568	33,156	13
Total Retail	574	9,409	16
Home Improvement Stores	42	959	23
General Merchandise Stores	20	900	45
Food Stores	53	1,292	24
Auto Dealers and Gas Stations	56	678	12
Apparel and Accessory Stores	34	352	10
Furniture and Home Furnishings	69	660	10
Eating and Drinking Places	175	3,603	21
Miscellaneous Retail Stores	125	965	8
Finance-Insurance-Real Estate	348	2,255	6
Banks, Saving and Lending Inst.	70	401	6
Security Brokers and Investments	40	265	7
Insurance Carriers and Agencies	104	771	7
Real Estate-Trust-Holding Co.	134	818	6
Services	1,058	13,742	13
Hotels and Lodging	25	459	18
Motion Picture and Amusement	75	584	8
Health Services	112	1,863	17
Legal Services	18	110	6
Educational Services	51	1,607	32
Auto Services	79	699	9
Other Services	698	8,420	12
Agriculture/Mining	61	384	6
Construction	168	1,390	8
Manufacturing	94	2,579	27
Transportation, Comm./Pub Util.	92	1,165	13
Wholesale Trade	137	1,495	11
Government	36	737	20
Daytime Population	33,156		
Daytime Population/Business	13		
Residential Population	51,676		
Residential Population/Business	20		

Traffic Count Report

Spring Meadows Place



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Airport Hwy	W Mall Dr	0.05 W	2003	27,970	AADT	.18
2 Airport Hwy	I-475	0.15 E	2003	48,600	AADT	.34
3 Airport Hwy	S Holland Sylvania Rd	0.17 E	2003	40,200	AADT	.67
4 Angola Rd	Quigley St	0.04 W	2003	8,900	AADT	.73
5 Holladay Rd	Pilliod Rd	0.09 S	2003	7,200	AADT	.99