

Demographic Summary Report

Horizon Village

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	69,013		182,659		701,528	
2009 Estimate	59,656		155,176		595,380	
2000 Census	42,034		102,947		397,297	
Growth 2009 - 2014	15.70%		17.70%		17.80%	
Growth 2000 - 2009	41.90%		50.70%		49.90%	
2009 Population by Hispanic Origin	4,822		14,448		73,633	
2009 Population By Race	59,656		155,176		595,380	
White	42,479	71.21%	109,554	70.60%	415,141	69.73%
Black or African American	6,618	11.09%	18,082	11.65%	73,440	12.33%
American Indian and Alaska Native	126	0.21%	384	0.25%	1,523	0.26%
Asian	7,261	12.17%	17,996	11.60%	58,570	9.84%
Native Hawaiian and Pacific Islander	42	0.07%	83	0.05%	294	0.05%
Other Race	1,708	2.86%	5,396	3.48%	31,013	5.21%
Two or More Races	1,421	2.38%	3,681	2.37%	15,400	2.59%
Households						
2014 Projection	21,636		58,651		234,117	
2009 Estimate	18,739		49,922		199,790	
2000 Census	13,167		33,064		135,652	
Growth 2009 - 2014	15.50%		17.50%		17.20%	
Growth 2000 - 2009	42.30%		51.00%		47.30%	
Owner Occupied	15,976	85.26%	40,368	80.86%	151,487	75.82%
Renter Occupied	2,762	14.74%	9,554	19.14%	48,303	24.18%
2009 Households by HH Income	18,739		49,922		199,791	
Income Less Than \$15,000	271	1.45%	1,062	2.13%	6,618	3.31%
Income: \$15,000 - \$24,999	289	1.54%	1,155	2.31%	6,365	3.19%
Income: \$25,000 - \$34,999	335	1.79%	1,398	2.80%	7,836	3.92%
Income: \$35,000 - \$49,999	757	4.04%	2,801	5.61%	15,234	7.62%
Income: \$50,000 - \$74,999	2,270	12.11%	7,361	14.75%	36,304	18.17%
Income: \$75,000 - \$99,999	3,475	18.54%	9,248	18.52%	39,424	19.73%
Income: \$100,000 - \$149,999	5,787	30.88%	14,015	28.07%	46,798	23.42%
Income: \$150,000 - \$249,999	4,499	24.01%	10,231	20.49%	31,342	15.69%
Income: \$250,000 - \$499,999	937	5.00%	2,250	4.51%	7,872	3.94%
Income: \$500,000 or more	119	0.64%	401	0.80%	1,998	1.00%
2009 Avg Household Income	\$134,642		\$126,731		\$116,107	
2009 Med Household Income	\$117,776		\$105,994		\$90,624	
2009 Per Capita Income	\$42,540		\$41,144		\$39,240	

Demographic Detail Report

Horizon Village

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Population						
2014 Projection	69,013		182,659		701,528	
2009 Estimate	59,656		155,176		595,380	
2000 Census	42,034		102,947		397,297	
Growth 2009 - 2014	15.70%		17.70%		17.80%	
Growth 2000 - 2009	41.90%		50.70%		49.90%	
2009 Population by Age	59,656		155,176		595,380	
Age 0 - 4	5,510	9.24%	14,172	9.13%	51,904	8.72%
Age 5 - 9	5,552	9.31%	13,941	8.98%	50,045	8.41%
Age 10 - 14	5,463	9.16%	13,448	8.67%	47,749	8.02%
Age 15 - 17	2,890	4.84%	7,145	4.60%	25,407	4.27%
Age 18 - 20	1,974	3.31%	5,067	3.27%	20,500	3.44%
Age 21 - 24	1,947	3.26%	5,435	3.50%	25,894	4.35%
Age 25 - 34	7,934	13.30%	21,937	14.14%	90,024	15.12%
Age 35 - 44	11,044	18.51%	28,660	18.47%	104,986	17.63%
Age 45 - 49	5,922	9.93%	14,519	9.36%	51,990	8.73%
Age 50 - 54	4,506	7.55%	11,224	7.23%	41,337	6.94%
Age 55 - 59	2,946	4.94%	7,786	5.02%	30,724	5.16%
Age 60 - 64	1,760	2.95%	4,878	3.14%	21,405	3.60%
Age 65 - 74	1,468	2.46%	4,483	2.89%	20,926	3.51%
Age 75 - 84	576	0.97%	1,884	1.21%	9,357	1.57%
Age 85 and over	165	0.28%	597	0.38%	3,132	0.53%
Age 16 and over	42,110	70.59%	111,126	71.61%	436,957	73.39%
Age 18 and over	40,241	67.46%	106,470	68.61%	420,275	70.59%
Age 21 and over	38,267	64.15%	101,403	65.35%	399,775	67.15%
Age 65 and over	2,209	3.70%	6,963	4.49%	33,415	5.61%
Median Age	33.30		33.50		33.50	
Average Age	31.80		32.30		33.00	

Demographic Detail Report

Horizon Village

Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	59,656	155,176	595,380
White	42,479 71.21%	109,554 70.60%	415,141 69.73%
Black or African American	6,618 11.09%	18,082 11.65%	73,440 12.33%
American Indian and Alaska Native	126 0.21%	384 0.25%	1,523 0.26%
Asian	7,261 12.17%	17,996 11.60%	58,570 9.84%
Native Hawaiian and Pacific Islander	42 0.07%	83 0.05%	294 0.05%
Other Race	1,708 2.86%	5,396 3.48%	31,013 5.21%
Two or More Races	1,421 2.38%	3,681 2.37%	15,400 2.59%
2009 Population by Hispanic Origin	59,657	155,177	595,380
Not Hispanic or Latino	54,833 91.91%	140,729 90.69%	521,748 87.63%
Hispanic or Latino:	4,822 8.08%	14,448 9.31%	73,633 12.37%
Mexican	1,750 2.93%	6,535 4.21%	39,393 6.62%
Puerto Rican	626 1.05%	1,513 0.98%	6,076 1.02%
Cuban	389 0.65%	864 0.56%	2,986 0.50%
Other Hispanic or Latino	2,059 3.45%	5,536 3.57%	25,177 4.23%
2009 Age 5+ Language at Home	54,145	141,004	543,476
Speak Only English	46,080 85.10%	118,926 84.34%	448,920 82.60%
Speak Asian or Pacific Island	3,008 5.56%	7,380 5.23%	25,235 4.64%
Speak IndoEuropean	2,478 4.58%	6,449 4.57%	25,593 4.71%
Speak Spanish	2,333 4.31%	7,521 5.33%	39,887 7.34%
Speak Other Language	246 0.45%	728 0.52%	3,841 0.71%
2009 Median Age, Male	33.00	33.10	32.90
2009 Average Age, Male	31.60	31.90	32.40
Median Age, Female	33.60	33.90	34.20
Average Age, Female	32.00	32.60	33.60
2009 Population by Employment Status (Age 16+)	42,110	111,126	436,957
In Armed Forces	29 0.07%	84 0.08%	366 0.08%
Civilian, Employed	26,464 62.84%	68,551 61.69%	264,210 60.47%
Civilian, Unemployed	2,330 5.53%	6,472 5.82%	28,376 6.49%
Not In Labor Force	13,287 31.55%	36,019 32.41%	144,005 32.96%
2009 Population by Occupation Classification (Age 16+)	26,464	68,551	264,211
Blue Collar	2,751 10.40%	8,529 12.44%	37,052 14.02%
White Collar	20,808 78.63%	52,876 77.13%	197,378 74.70%
Service	2,905 10.98%	7,146 10.42%	29,781 11.27%

Demographic Detail Report

Horizon Village

Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	43,130	113,614	445,682
Total, Never Married	9,708 22.51%	26,475 23.30%	112,062 25.14%
Married	29,441 68.26%	74,428 65.51%	277,511 62.27%
Widowed	965 2.24%	3,043 2.68%	13,336 2.99%
Divorced	3,016 6.99%	9,668 8.51%	42,773 9.60%
Males Divorced	658	2,415	10,478
Females Divorced	1,181	3,319	15,671
Males, Never Married	3,068	8,189	37,239
Females Never Married	2,683	7,051	29,644
2009 Population by Education	36,321	95,967	373,881
Less Than 9Th Grade	777 2.14%	3,092 3.22%	16,801 4.49%
Some High School, No Diploma	1,330 3.66%	4,975 5.18%	23,063 6.17%
High School Graduate (Includes Equivalency)	6,591 18.15%	19,181 19.99%	82,670 22.11%
Some College, No Degree	7,144 19.67%	18,872 19.67%	73,221 19.58%
Associate Degree	3,626 9.98%	8,916 9.29%	30,912 8.27%
Bachelor Degree	11,836 32.59%	28,845 30.06%	104,468 27.94%
Advanced Degrees	5,017 13.81%	12,086 12.59%	42,746 11.43%
2009 Population by Occupation (Age 16+)	29,370	75,699	293,991
Management, Business, & Financial	11,552 39.33%	29,855 39.44%	111,011 37.76%
Professional & Related Occupations	1,313 4.47%	3,416 4.51%	12,142 4.13%
Services	10,432 35.52%	25,574 33.78%	101,325 34.47%
Sales & Office	3,966 13.50%	10,115 13.36%	39,477 13.43%
Farming, Fishing, and Forestry	6 0.02%	29 0.04%	284 0.10%
Construction and Extraction, Maint	870 2.96%	2,775 3.67%	13,289 4.52%
Production & Transportation	1,231 4.19%	3,935 5.20%	16,463 5.60%
2009 Workers by Travel Time to Work (Age 16+)	26,493	68,636	264,577
Less Than 15 Minutes	4,502 16.99%	11,791 17.18%	43,120 16.30%
15 to 29 Minutes	7,163 27.04%	19,277 28.09%	81,004 30.62%
30 to 44 Minutes	6,676 25.20%	16,635 24.24%	65,808 24.87%
45 to 59 Minutes	3,911 14.76%	9,921 14.45%	35,188 13.30%
60+ Minutes	4,241 16.01%	11,012 16.04%	39,457 14.91%

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
Households			
2014 Projection	21,636	58,651	234,117
2009 Estimate	18,739	49,922	199,790
2000 Census	13,167	33,064	135,652
Growth 2009 - 2014	15.50%	17.50%	17.20%
Growth 2000 - 2009	42.30%	51.00%	47.30%
2000 Households by HH Size	13,167	33,065	135,652
1-Person Households	1,346 10.22%	4,254 12.87%	23,146 17.06%
2-Person Households	3,500 26.58%	9,351 28.28%	40,702 30.00%
3-Person Households	2,922 22.19%	7,113 21.51%	27,142 20.01%
4-Person Households	3,444 26.16%	7,879 23.83%	27,758 20.46%
5-Person Households	1,358 10.31%	3,074 9.30%	11,114 8.19%
6-Person Households	407 3.09%	932 2.82%	3,543 2.61%
7 or more Person Households	190 1.44%	462 1.40%	2,247 1.66%
2009 Average Household Size	3.17	3.07	2.95
2009 Households by HH Income	18,739	49,922	199,791
Income Less than \$15,000	271 1.45%	1,062 2.13%	6,618 3.31%
Income: \$15,000 - \$24,999	289 1.54%	1,155 2.31%	6,365 3.19%
Income: \$25,000 - \$34,999	335 1.79%	1,398 2.80%	7,836 3.92%
Income: \$35,000 - \$49,999	757 4.04%	2,801 5.61%	15,234 7.62%
Income: \$50,000 - \$74,999	2,270 12.11%	7,361 14.75%	36,304 18.17%
Income: \$75,000 - \$99,999	3,475 18.54%	9,248 18.52%	39,424 19.73%
Income: \$100,000 - \$149,999	5,787 30.88%	14,015 28.07%	46,798 23.42%
Income: \$150,000 - \$249,999	4,499 24.01%	10,231 20.49%	31,342 15.69%
Income: \$250,000 - \$499,999	937 5.00%	2,250 4.51%	7,872 3.94%
Income: \$500,000 or more	119 0.64%	401 0.80%	1,998 1.00%
2009 Avg Household Income	\$134,642	\$126,731	\$116,107
2009 Med Household Income	\$117,776	\$105,994	\$90,624
2009 Per Capita Income	\$42,540	\$41,144	\$39,240
2009 Occupied Housing	18,738	49,922	199,790
Owner Occupied	15,976 85.26%	40,368 80.86%	151,487 75.82%
Renter Occupied	2,762 14.74%	9,554 19.14%	48,303 24.18%

Demographic Detail Report

Horizon Village

Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	15,974		40,366		151,487	
Value Less than \$20,000	60	0.38%	970	2.40%	3,828	2.53%
Value \$20,000 - \$39,999	217	1.36%	1,183	2.93%	3,638	2.40%
Value \$40,000 - \$59,999	103	0.64%	688	1.70%	2,071	1.37%
Value \$60,000 - \$79,999	173	1.08%	499	1.24%	2,547	1.68%
Value \$80,000 - \$99,999	146	0.91%	617	1.53%	3,854	2.54%
Value \$100,000 - \$149,999	1,656	10.37%	5,047	12.50%	25,987	17.15%
Value \$150,000 - \$199,999	3,842	24.05%	9,323	23.10%	38,927	25.70%
Value \$200,000 - \$299,999	6,881	43.08%	15,055	37.30%	43,980	29.03%
Value \$300,000 - \$399,999	2,077	13.00%	4,439	11.00%	14,198	9.37%
Value \$400,000 - \$499,999	369	2.31%	1,023	2.53%	4,856	3.21%
Value \$500,000 - \$749,999	282	1.77%	860	2.13%	5,235	3.46%
Value \$750,000 - \$999,999	45	0.28%	164	0.41%	855	0.56%
Value \$1,000,000 or more	123	0.77%	498	1.23%	1,511	1.00%
2009 Med Housing Val-Owner Occupied	\$219,088		\$208,853		\$193,289	
2000 Housing Units by Units in Structure	13,505		34,352		140,799	
1 Unit Attached	103	0.76%	429	1.25%	3,873	2.75%
1 Unit Detached	12,241	90.64%	29,009	84.45%	107,070	76.04%
2 Units	190	1.41%	456	1.33%	2,195	1.56%
3 - 19 Units	644	4.77%	2,406	7.00%	17,818	12.65%
20 - 49 Units	223	1.65%	777	2.26%	3,089	2.19%
50 or more Units	56	0.41%	313	0.91%	2,652	1.88%
Mobile Home or Trailer	39	0.29%	942	2.74%	4,049	2.88%
Boat, RV, Van, Etc.	9	0.07%	20	0.06%	53	0.04%
2009 Housing Units by Yr Built	20,281		54,005		214,393	
Built 1999 to Present	7,891	38.91%	22,590	41.83%	83,448	38.92%
Built 1995 to 1998	4,696	23.15%	11,814	21.88%	40,404	18.85%
Built 1990 to 1994	3,852	18.99%	8,318	15.40%	29,440	13.73%
Built 1980 to 1989	3,076	15.17%	7,972	14.76%	38,542	17.98%
Built 1970 to 1979	549	2.71%	1,943	3.60%	13,838	6.45%
Built 1960 to 1969	64	0.32%	672	1.24%	4,507	2.10%
Built 1950 to 1959	57	0.28%	330	0.61%	2,316	1.08%
Built 1940 to 1949	34	0.17%	159	0.29%	852	0.40%
Built 1939 or Earlier	62	0.31%	207	0.38%	1,046	0.49%
2009 Median Year Built	1997		1998		1997	

Horizon Village

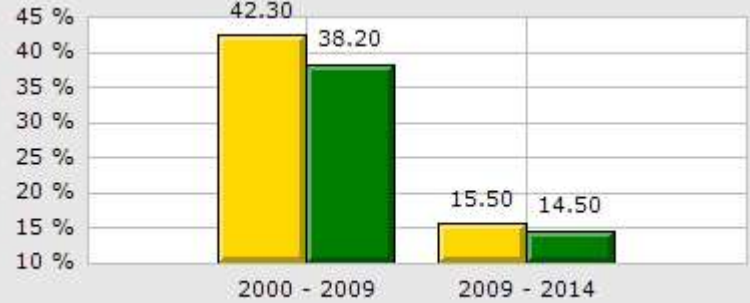
Type: **Shopping Center/Neighborhood Center**
 County: **Gwinnett**

3 Mile
County

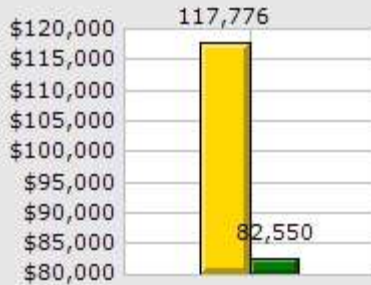
Population Growth



Household Growth



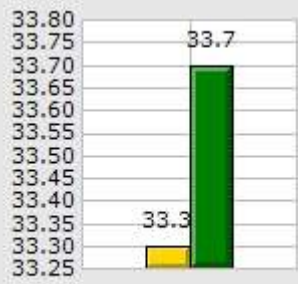
2009 Med Household Inc



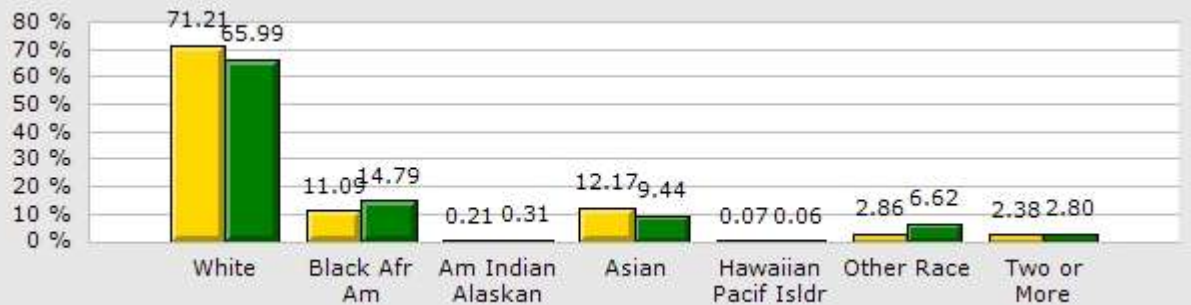
2009 Households by Household Income



2009 Median Age



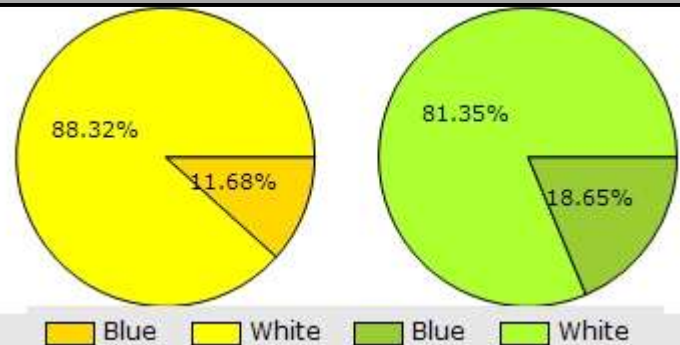
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Horizon Village

Type: **Shopping Center/Neighborhood Center**
 County: **Gwinnett**

	3 Mile		County	
Population				
Growth 2000 - 2009	41.90%		40.80%	
Growth 2009 - 2014	15.70%		15.10%	
2009 Blue Collar	2,751	11.68%	61,343	18.65%
2009 White Collar	20,808	88.32%	267,660	81.35%
2009 Population By Race				
	59,655		828,710	
White	42,479	71.21%	546,832	65.99%
Black Afr Am	6,618	11.09%	122,531	14.79%
Am Indian Alaskan	126	0.21%	2,564	0.31%
Asian	7,261	12.17%	78,264	9.44%
Hawaiian Pacif Islldr	42	0.07%	473	0.06%
Other Race	1,708	2.86%	54,829	6.62%
Two or More	1,421	2.38%	23,217	2.80%
Households				
Growth 2000 - 2009	42.30%		38.20%	
Growth 2009 - 2014	15.50%		14.50%	
Renter Occupied	2,762	14.74%	78,941	28.23%
Owner Occupied	15,976	85.26%	200,716	71.77%
2009 Households by HH Income				
	18,739		279,657	
Income < \$35,000	895	4.78%	34,007	12.16%
Income \$35,000 - \$74,999	3,027	16.15%	83,782	29.96%
Income \$75,000 - \$149,999	9,262	49.43%	120,288	43.01%
Income \$150,000 - \$249,999	4,499	24.01%	33,416	11.95%
Income \$250,000+	1,056	5.64%	8,164	2.92%
2009 Median Household Income	\$117,776		\$82,550	
2009 Median Age	33.30		33.70	



Consumer Spending Report

Horizon Village

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,348,283	\$3,400,692	\$12,565,561
Total Apparel	\$46,699	\$117,408	\$436,477
Women's Apparel	18,739	47,048	174,217
Men's Apparel	11,367	28,487	105,460
Girl's Apparel	4,557	11,390	41,557
Boy's Apparel	3,600	9,045	33,160
Infant Apparel	3,229	8,266	31,468
Footwear (excl. Infants)	7,108	17,992	67,443
Other Apparel Prod/Services	5,207	13,172	50,614
Total Entertainment	\$123,438	\$308,372	\$1,123,506
Sports and Recreation	6,002	14,854	53,052
TV, Radio and Sound Equipment	40,744	103,385	387,361
Reading Materials	5,365	13,457	49,564
Travel	69,488	172,103	617,083
Photographic Equipment	1,840	4,574	16,445
Total Food At Home	\$99,594	\$253,884	\$958,118
Cereal Products	6,174	15,770	59,778
Bread & Bakery Products	13,195	33,583	126,194
Seafood	5,231	13,279	49,943
Meat/Poultry/Fish/Eggs	33,618	85,975	326,102
Dairy Products	16,295	41,512	156,222
Fruits and Vegetables	25,081	63,764	239,877
Total Food Away From Home	\$107,461	\$272,411	\$1,019,476
Breakfast and Brunch	9,271	23,768	91,283
Dinner	50,592	127,945	476,612
Lunch	36,202	91,998	344,255
Snacks and Non Alcoholic Bev	7,954	20,258	76,765
Catered Affairs	3,442	8,442	30,561

Consumer Spending Report

Horizon Village			
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$19,751	\$49,854	\$188,142
Alcoholic Bev. at Home	11,521	29,046	108,472
Alcoholic Bev. away from Home	8,230	20,808	79,670
Total Furniture/Appliances	\$140,054	\$349,268	\$1,259,543
Bedroom Furniture	8,277	20,719	75,504
Living Room Furniture	12,507	31,156	112,211
Other Living & Family Room Furniture	3,668	9,014	31,660
Other Furniture	1,427	3,503	12,278
Major Appliances	11,080	27,729	99,629
Small Appliances	28,837	72,002	260,680
Misc Household Equipment	74,257	185,145	667,580
Total Transportation/Maint.	\$663,828	\$1,681,227	\$6,236,708
New Autos/Trucks/Vans	100,392	250,363	900,620
Used Vehicles	70,675	181,379	689,352
Purchase of RVs or Boats	10,471	25,685	88,900
Gasoline	88,307	225,667	849,666
Diesel Fuel	1,672	4,231	15,211
Automotive Maintenance/Repair	31,448	79,774	297,333
Transportation	360,863	914,127	3,395,625
Total Health Care	\$51,865	\$131,931	\$489,752
Medical Services	31,623	79,852	293,025
Prescription Drugs	15,403	39,805	151,107
Medical Supplies	4,838	12,274	45,620
Total Education/Day Care	\$108,898	\$268,124	\$971,163
Education	46,293	114,170	416,419
Room and Board	5,261	12,788	44,259
Tuition/School Supplies	41,229	101,601	371,182
Day Care, Nursery & Preschool	16,115	39,565	139,303

Horizon Village

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,138	21,946	10
Total Retail	369	5,702	15
Home Improvement Stores	35	519	15
General Merchandise Stores	14	292	21
Food Stores	26	621	24
Auto Dealers and Gas Stations	36	235	7
Apparel and Accessory Stores	15	84	6
Furniture and Home Furnishings	74	1,223	17
Eating and Drinking Places	99	1,671	17
Miscellaneous Retail Stores	70	1,057	15
Finance-Insurance-Real Estate	207	1,410	7
Banks, Saving and Lending Inst.	61	352	6
Security Brokers and Investments	22	39	2
Insurance Carriers and Agencies	41	358	9
Real Estate-Trust-Holding Co.	83	661	8
Services	905	6,245	7
Hotels and Lodging	9	125	14
Motion Picture and Amusement	50	534	11
Health Services	69	448	6
Legal Services	18	112	6
Educational Services	31	1,310	42
Auto Services	64	189	3
Other Services	664	3,527	5
Agriculture/Mining	46	245	5
Construction	280	1,783	6
Manufacturing	90	1,739	19
Transportation, Comm./Pub Util.	77	1,110	14
Wholesale Trade	150	3,574	24
Government	14	138	10
Daytime Population	21,946		
Daytime Population/Business	10		
Residential Population	59,656		
Residential Population/Business	28		

Traffic Count Report

Horizon Village



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Old Peachtree Rd NE	Horizon Dr	0.09 SE	2007	5,467	ADT	.18
2 Lawrenceville Suwanee Rd	Gwinco Blvd	0.02 NW	2007	38,491	ADT	.24
3 Horizon Dr	Flowers Industrial Way	0.13 SW	2007	20,940	AADT	.36
4 Saw Mill Dr	Lawrenceville Suwanee Rd NW	0.52 SW	2007	3,968	ADT	.61
5 I- 85	Westbrook Dr NE	0.41 NE	2007	179,890	AADT	.65
6 Lawrenceville Suwanee Rd NW	Saw Mill Dr	0.25 SE	2007	46,748	ADT	.76
7 Lawrenceville Suwanee Rd	Devonshire Walk Dr	0.04 S	2007	20,470	AADT	.81
8 Satellite Blvd	Smithtown Rd	0.44 NE	2007	14,315	ADT	.83
9 Lawrenceville Suwanee Rd NW	Satellite Blvd	0.20 N	2005	44,270	AADT	.84
10 Burnette Rd	Autumnbrooke Way	0.15 SE	2007	5,614	ADT	.93