

Demographic Summary Report

Jackson West Shopping Center

Radius	3 Mile	5 Mile	10 Mile
Population			
2013 Projection	54,521	80,523	125,268
2008 Estimate	54,549	79,759	123,341
2000 Census	54,560	78,240	119,599
Growth 2008 - 2013	-0.05%	0.96%	1.56%
Growth 2000 - 2008	-0.02%	1.94%	3.13%
2008 Population by Hispanic Origin	2,310	2,920	3,770
2008 Population By Race	54,549	79,759	123,341
White	41,833 76.69%	62,780 78.71%	104,551 84.77%
Black or African American	9,165 16.80%	12,215 15.31%	12,640 10.25%
American Indian and Alaska Native	256 0.47%	351 0.44%	531 0.43%
Asian	503 0.92%	751 0.94%	1,051 0.85%
Native Hawaiian and Pacific Islander	21 0.04%	38 0.05%	63 0.05%
Other Race	972 1.78%	1,178 1.48%	1,409 1.14%
Two or More Races	1,799 3.30%	2,444 3.06%	3,094 2.51%
Households			
2013 Projection	19,918	29,786	46,871
2008 Estimate	19,883	29,352	45,746
2000 Census	19,835	28,587	43,785
Growth 2008 - 2013	0.18%	1.48%	2.46%
Growth 2000 - 2008	0.24%	2.68%	4.48%
Owner Occupied	11,825 59.47%	19,484 66.38%	33,764 73.81%
Renter Occupied	8,058 40.53%	9,868 33.62%	11,983 26.19%
2008 Households by HH Income	19,882	29,354	45,748
Income Less Than \$15,000	3,912 19.68%	4,878 16.62%	6,348 13.88%
Income: \$15,000 - \$24,999	3,204 16.12%	4,192 14.28%	5,797 12.67%
Income: \$25,000 - \$34,999	2,636 13.26%	3,761 12.81%	5,513 12.05%
Income: \$35,000 - \$49,999	3,659 18.40%	5,276 17.97%	8,067 17.63%
Income: \$50,000 - \$74,999	3,607 18.14%	5,771 19.66%	9,716 21.24%
Income: \$75,000 - \$99,999	1,557 7.83%	2,826 9.63%	5,245 11.46%
Income: \$100,000 - \$149,999	958 4.82%	1,890 6.44%	3,727 8.15%
Income: \$150,000 - \$249,999	238 1.20%	497 1.69%	925 2.02%
Income: \$250,000 - \$499,999	91 0.46%	201 0.68%	312 0.68%
Income: \$500,000 or more	20 0.10%	62 0.21%	98 0.21%
2008 Avg Household Income	\$44,810	\$50,840	\$55,232
2008 Med Household Income	\$35,774	\$40,248	\$44,699
2008 Per Capita Income	\$18,006	\$20,053	\$21,430

Demographic Detail Report

Jackson West Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2013 Projection	54,521		80,523		125,268	
2008 Estimate	54,549		79,759		123,341	
2000 Census	54,560		78,240		119,599	
Growth 2008 - 2013	-0.05%		0.96%		1.56%	
Growth 2000 - 2008	-0.02%		1.94%		3.13%	
2008 Population by Age	54,549		79,759		123,341	
Age 0 - 4	3,819	7.00%	5,411	6.78%	8,042	6.52%
Age 5 - 9	3,556	6.52%	5,155	6.46%	7,785	6.31%
Age 10 - 14	3,557	6.52%	5,240	6.57%	8,240	6.68%
Age 15 - 17	1,947	3.57%	3,091	3.88%	5,244	4.25%
Age 18 - 20	2,036	3.73%	2,894	3.63%	4,978	4.04%
Age 21 - 24	2,767	5.07%	4,088	5.13%	6,507	5.28%
Age 25 - 34	8,844	16.21%	12,078	15.14%	17,077	13.85%
Age 35 - 44	8,754	16.05%	12,317	15.44%	18,135	14.70%
Age 45 - 49	3,936	7.22%	5,852	7.34%	9,414	7.63%
Age 50 - 54	3,433	6.29%	5,281	6.62%	8,704	7.06%
Age 55 - 59	2,871	5.26%	4,493	5.63%	7,461	6.05%
Age 60 - 64	2,202	4.04%	3,455	4.33%	5,783	4.69%
Age 65 - 74	2,939	5.39%	4,754	5.96%	7,833	6.35%
Age 75 - 84	2,562	4.70%	3,813	4.78%	5,592	4.53%
Age 85 and over	1,325	2.43%	1,838	2.30%	2,545	2.06%
Age 16 and over	42,957	78.75%	62,900	78.86%	97,528	79.07%
Age 18 and over	41,670	76.39%	60,862	76.31%	94,029	76.23%
Age 21 and over	39,634	72.66%	57,968	72.68%	89,051	72.20%
Age 65 and over	6,826	12.51%	10,404	13.04%	15,970	12.95%
Median Age	35.80		36.60		37.10	
Average Age	37.20		37.70		37.80	

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
2008 Population By Race	54,549	79,759	123,341
White	41,833 76.69%	62,780 78.71%	104,551 84.77%
Black or African American	9,165 16.80%	12,215 15.31%	12,640 10.25%
American Indian and Alaska Native	256 0.47%	351 0.44%	531 0.43%
Asian	503 0.92%	751 0.94%	1,051 0.85%
Native Hawaiian and Pacific Islander	21 0.04%	38 0.05%	63 0.05%
Other Race	972 1.78%	1,178 1.48%	1,409 1.14%
Two or More Races	1,799 3.30%	2,444 3.06%	3,094 2.51%
2008 Population by Hispanic Origin	54,550	79,758	123,340
Not Hispanic or Latino	52,240 95.77%	76,838 96.34%	119,569 96.94%
Hispanic or Latino:	2,310 4.23%	2,920 3.66%	3,770 3.06%
Mexican	1,760 3.23%	2,197 2.75%	2,783 2.26%
Puerto Rican	211 0.39%	262 0.33%	326 0.26%
Cuban	25 0.05%	34 0.04%	51 0.04%
Other Hispanic or Latino	314 0.58%	427 0.54%	611 0.50%
2008 Age 5+ Language at Home	50,730	74,347	115,299
Speak Only English	47,832 94.29%	70,314 94.58%	109,858 95.28%
Speak Asian or Pacific Island	251 0.49%	383 0.52%	529 0.46%
Speak IndoEuropean	1,112 2.19%	1,517 2.04%	2,109 1.83%
Speak Spanish	1,413 2.79%	2,003 2.69%	2,654 2.30%
Speak Other Language	122 0.24%	130 0.17%	149 0.13%
2008 Median Age, Male	35.40	35.80	36.20
2008 Average Age, Male	35.90	36.30	36.70
Median Age, Female	36.50	37.70	38.20
Average Age, Female	38.70	39.20	39.10
2008 Population by Employment Status (Age 16+)	42,957	62,900	97,528
In Armed Forces	30 0.07%	36 0.06%	60 0.06%
Civilian, Employed	22,011 51.24%	33,219 52.81%	55,544 56.95%
Civilian, Unemployed	1,579 3.68%	2,198 3.49%	3,433 3.52%
Not In Labor Force	19,337 45.01%	27,447 43.64%	38,491 39.47%
2008 Population by Occupation Classification (Age 16+)	22,011	33,219	55,544
Blue Collar	6,505 29.55%	9,804 29.51%	16,749 30.15%
White Collar	10,888 49.47%	16,950 51.03%	28,861 51.96%
Service and Farm	4,618 20.98%	6,465 19.46%	9,934 17.88%

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
2008 Population by Marital Status (Age 15+)	43,617	63,953	99,273
Total, Never Married	10,527 24.14%	14,719 23.02%	22,185 22.35%
Married, Spouse Present	16,622 38.11%	27,357 42.78%	48,953 49.31%
Married, Spouse Absent	7,305 16.75%	8,903 13.92%	9,985 10.06%
Widowed	3,805 8.72%	5,466 8.55%	7,379 7.43%
Divorced	5,358 12.28%	7,508 11.74%	10,771 10.85%
Males Divorced	2,333	3,308	4,815
Females Divorced	3,025	4,200	5,956
Males, Never Married	5,439	7,798	11,742
Females Never Married	5,087	6,921	10,443
2008 Population by Education	36,867	53,879	82,544
Less Than 9Th Grade	1,657 4.49%	2,129 3.95%	2,951 3.58%
Some High School, No Diploma	5,277 14.31%	7,532 13.98%	10,678 12.94%
High School Graduate (Includes Equivalency)	12,141 32.93%	17,126 31.79%	26,431 32.02%
Some College, No Degree	9,972 27.05%	14,625 27.14%	22,510 27.27%
Associate Degree	2,641 7.16%	4,040 7.50%	6,634 8.04%
Bachelor's Degree	3,714 10.07%	5,936 11.02%	9,187 11.13%
Master's Degree	1,019 2.76%	1,763 3.27%	2,947 3.57%
Professional School Degree	267 0.72%	474 0.88%	864 1.05%
Doctorate Degree	179 0.49%	254 0.47%	342 0.41%
2008 Population by Occupation (Age 16+)	6,970	10,769	18,562
Management, Business, & Financial	338 4.85%	536 4.98%	891 4.80%
Professional & Related Occupations	1,353 19.41%	2,330 21.64%	4,043 21.78%
Services	787 11.29%	1,100 10.21%	1,633 8.80%
Sales & Office	2,093 30.03%	3,194 29.66%	5,344 28.79%
Farming, Fishing, and Forestry	18 0.26%	41 0.38%	127 0.68%
Construction and Extraction, Maint	784 11.25%	1,235 11.47%	2,414 13.01%
Production & Transportation	1,399 20.07%	2,063 19.16%	3,588 19.33%
2008 Workers by Travel Time to Work (Age 16+)	20,999	31,725	53,027
Less Than 15 Minutes	10,580 50.38%	15,102 47.60%	21,153 39.89%
15 to 29 Minutes	6,359 30.28%	10,715 33.77%	20,602 38.85%
30 to 44 Minutes	2,054 9.78%	2,813 8.87%	5,481 10.34%
45 to 59 Minutes	1,162 5.53%	1,754 5.53%	3,204 6.04%
60+ Minutes	844 4.02%	1,341 4.23%	2,587 4.88%

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Radius	3 Mile	5 Mile	10 Mile
Households			
2013 Projection	19,918	29,786	46,871
2008 Estimate	19,883	29,352	45,746
2000 Census	19,835	28,587	43,785
Growth 2008 - 2013	0.18%	1.48%	2.46%
Growth 2000 - 2008	0.24%	2.68%	4.48%
2008 Households by HH Size	19,883	29,352	45,747
1-Person Households	6,593 33.16%	9,040 30.80%	12,543 27.42%
2-Person Households	6,296 31.67%	9,648 32.87%	15,538 33.97%
3-Person Households	3,039 15.28%	4,582 15.61%	7,498 16.39%
4-Person Households	2,279 11.46%	3,533 12.04%	6,094 13.32%
5-Person Households	1,045 5.26%	1,642 5.59%	2,686 5.87%
6-Person Households	390 1.96%	573 1.95%	935 2.04%
7 or more Person Households	241 1.21%	334 1.14%	453 0.99%
2008 Average Household Size	2.36	2.40	2.47
2008 Households by HH Income	19,882	29,354	45,748
Income Less than \$15,000	3,912 19.68%	4,878 16.62%	6,348 13.88%
Income: \$15,000 - \$24,999	3,204 16.12%	4,192 14.28%	5,797 12.67%
Income: \$25,000 - \$34,999	2,636 13.26%	3,761 12.81%	5,513 12.05%
Income: \$35,000 - \$49,999	3,659 18.40%	5,276 17.97%	8,067 17.63%
Income: \$50,000 - \$74,999	3,607 18.14%	5,771 19.66%	9,716 21.24%
Income: \$75,000 - \$99,999	1,557 7.83%	2,826 9.63%	5,245 11.46%
Income: \$100,000 - \$149,999	958 4.82%	1,890 6.44%	3,727 8.15%
Income: \$150,000 - \$249,999	238 1.20%	497 1.69%	925 2.02%
Income: \$250,000 - \$499,999	91 0.46%	201 0.68%	312 0.68%
Income: \$500,000 or more	20 0.10%	62 0.21%	98 0.21%
2008 Avg Household Income	\$44,810	\$50,840	\$55,232
2008 Med Household Income	\$35,774	\$40,248	\$44,699
2008 Per Capita Income	\$18,006	\$20,053	\$21,430
2008 Occupied Housing	19,883	29,352	45,747
Owner Occupied	11,825 59.47%	19,484 66.38%	33,764 73.81%
Renter Occupied	8,058 40.53%	9,868 33.62%	11,983 26.19%

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Radius	3 Mile		5 Mile		10 Mile	
2008 Housing Value - Owner Occupied	11,824		19,484		33,764	
Value Less than \$20,000	207	1.75%	498	2.56%	973	2.88%
Value \$20,000 - \$39,999	804	6.80%	1,115	5.72%	1,727	5.11%
Value \$40,000 - \$59,999	1,464	12.38%	2,076	10.65%	2,746	8.13%
Value \$60,000 - \$79,999	1,953	16.52%	2,726	13.99%	3,564	10.56%
Value \$80,000 - \$99,999	1,942	16.42%	2,739	14.06%	3,830	11.34%
Value \$100,000 - \$149,999	3,332	28.18%	5,431	27.87%	9,521	28.20%
Value \$150,000 - \$199,999	1,297	10.97%	2,581	13.25%	5,456	16.16%
Value \$200,000 - \$299,999	610	5.16%	1,713	8.79%	4,238	12.55%
Value \$300,000 - \$399,999	169	1.43%	380	1.95%	1,073	3.18%
Value \$400,000 - \$499,999	27	0.23%	93	0.48%	244	0.72%
Value \$500,000 - \$749,999	13	0.11%	81	0.42%	242	0.72%
Value \$500,000 - \$749,999	13	0.11%	81	0.42%	242	0.72%
Value \$750,000 - \$999,999	3	0.03%	34	0.17%	93	0.28%
Value \$1,000,000 or more	3	0.03%	17	0.09%	57	0.17%
2008 Med Housing Val-Owner Occ'd	\$95,670		\$105,413		\$121,227	
2008 Housing Units by Units in Structure	21,310		31,345		48,866	
1 Unit Attached	377	1.77%	591	1.89%	801	1.64%
1 Unit Detached	12,852	60.31%	20,952	66.84%	35,245	72.13%
2 Units	1,591	7.47%	1,886	6.02%	2,185	4.47%
3 - 19 Units	3,216	15.09%	3,811	12.16%	4,406	9.02%
20 - 49 Units	1,057	4.96%	1,194	3.81%	1,259	2.58%
50 or more Units	1,061	4.98%	1,102	3.52%	1,186	2.43%
Mobile Home or Trailer	1,144	5.37%	1,787	5.70%	3,732	7.64%
Boat, RV, Van, Etc.	12	0.06%	22	0.07%	52	0.11%
2008 Housing Units by Yr Built	21,311		31,346		48,865	
Built 1999 to Present	1,793	8.41%	3,060	9.76%	5,349	10.95%
Built 1995 to 1998	574	2.69%	948	3.02%	2,164	4.43%
Built 1990 to 1994	401	1.88%	960	3.06%	1,997	4.09%
Built 1980 to 1989	1,174	5.51%	1,869	5.96%	3,384	6.93%
Built 1970 to 1979	2,859	13.42%	3,995	12.74%	6,938	14.20%
Built 1960 to 1969	2,500	11.73%	3,959	12.63%	6,300	12.89%
Built 1950 to 1959	2,570	12.06%	4,168	13.30%	6,145	12.58%
Built 1940 to 1949	2,411	11.31%	3,316	10.58%	4,739	9.70%
Built 1939 or Earlier	7,029	32.98%	9,071	28.94%	11,849	24.25%
2008 Median Year Built	1955		1958		1963	

Jackson West Shopping Center

Description	2000 Census		2008 Estimate		2013 Projection	
Population	6,661		6,501		6,401	
Age 0 - 4	468	7.03%	433	6.66%	425	6.64%
Age 5 - 9	382	5.73%	420	6.46%	410	6.41%
Age 10 - 14	328	4.92%	399	6.14%	408	6.37%
Age 15 - 17	181	2.72%	171	2.63%	202	3.16%
Age 18 - 20	258	3.87%	186	2.86%	218	3.41%
Age 21 - 24	523	7.85%	285	4.38%	248	3.87%
Age 25 - 34	1,140	17.11%	1,177	18.10%	968	15.12%
Age 35 - 44	911	13.68%	985	15.15%	1,001	15.64%
Age 45 - 49	369	5.54%	412	6.34%	431	6.73%
Age 50 - 54	344	5.16%	347	5.34%	387	6.05%
Age 55 - 59	264	3.96%	309	4.75%	321	5.01%
Age 60 - 64	211	3.17%	259	3.98%	284	4.44%
Age 65 - 74	449	6.74%	373	5.74%	406	6.34%
Age 75 - 84	573	8.60%	464	7.14%	399	6.23%
Age 85 and over	260	3.90%	279	4.29%	293	4.58%
Age 16 and over	5,423	81.41%	5,188	79.80%	5,087	79.47%
Age 18 and over	5,302	79.60%	5,077	78.10%	4,956	77.43%
Age 21 and over	5,044	75.72%	4,891	75.23%	4,738	74.02%
Age 65 and over	1,282	19.25%	1,116	17.17%	1,098	17.15%
Median Age	36		37		38	
Average Age	39		40		40	
Population By Race	6,661		6,501		6,401	
White	5,981	89.79%	5,729	88.12%	5,584	87.24%
Black or African American	387	5.81%	395	6.08%	397	6.20%
American Indian and Alaska Native	27	0.41%	26	0.40%	26	0.41%
Asian	78	1.17%	117	1.80%	137	2.14%
Native Hawaiian and Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other Race	67	1.01%	82	1.26%	92	1.44%
Two or More Races	121	1.82%	152	2.34%	165	2.58%

Jackson West Shopping Center

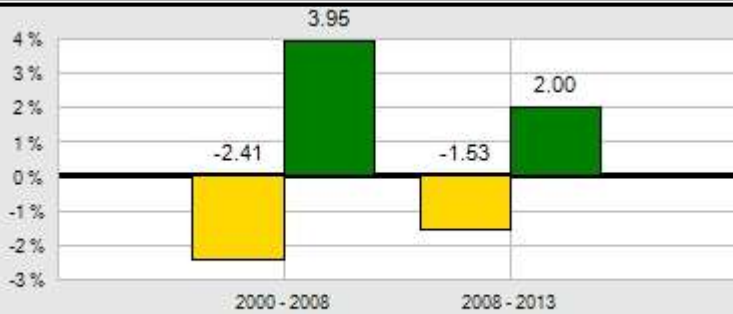
Description	2000 Census	2008 Estimate	2013 Projection
Population by Race (Hispanic or Latino)	202	271	308
White	94 46.53%	130 47.97%	149 48.38%
Black or African American	13 6.44%	20 7.38%	24 7.79%
American Indian & Alaska Native	0 0.00%	0 0.00%	0 0.00%
Asian	0 0.00%	0 0.00%	0 0.00%
Native Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other Race	62 30.69%	77 28.41%	88 28.57%
Two or More Races	33 16.34%	44 16.24%	47 15.26%
Household by Household Income	3,168	3,049	3,017
Income Less than \$15,000	508 16.04%	477 15.64%	456 15.11%
Income \$15,000 - \$24,999	623 19.67%	612 20.07%	589 19.52%
Income \$25,000 - \$34,999	526 16.60%	521 17.09%	521 17.27%
Income \$35,000 - \$49,999	802 25.32%	728 23.88%	693 22.97%
Income \$50,000 - \$74,999	488 15.40%	494 16.20%	519 17.20%
Income \$75,000 - \$99,999	145 4.58%	129 4.23%	136 4.51%
Income \$100,000 - \$149,999	43 1.36%	52 1.71%	64 2.12%
Income \$150,000 - \$249,999	22 0.69%	23 0.75%	23 0.76%
Income \$250,000 - \$499,999	11 0.35%	13 0.43%	14 0.46%
Income \$500,000 or more	0 0.00%	0 0.00%	2 0.07%
Average Household Income	\$39,727	\$39,199	\$40,649
Median Household Income	\$33,003	\$32,875	\$33,681
Per Capita Income	\$19,679	\$19,273	\$20,064
Households by Age of Householder	3,101	3,050	3,018
Householder Under 25 Years	347 11.19%	258 8.46%	265 8.78%
Householder 25 - 34 Years	658 21.22%	684 22.43%	575 19.05%
Householder 35 - 44 Years	557 17.96%	604 19.80%	622 20.61%
Householder 45 - 54 Years	466 15.03%	494 16.20%	533 17.66%
Householder 55 - 59 Years	166 5.35%	192 6.30%	203 6.73%
Householder 60 - 64 Years	134 4.32%	164 5.38%	181 6.00%
Householder 65 - 69 Years	136 4.39%	128 4.20%	145 4.80%
Householder 70 - 74 Years	158 5.10%	114 3.74%	118 3.91%
Householder 75 - 79 Years	167 5.39%	116 3.80%	99 3.28%
Householder 80 - 84 Years	182 5.87%	157 5.15%	134 4.44%
Householder 85 Years and over	130 4.19%	139 4.56%	143 4.74%
Median Age of Householder	44.80	44.60	45.90

Jackson West Shopping Center

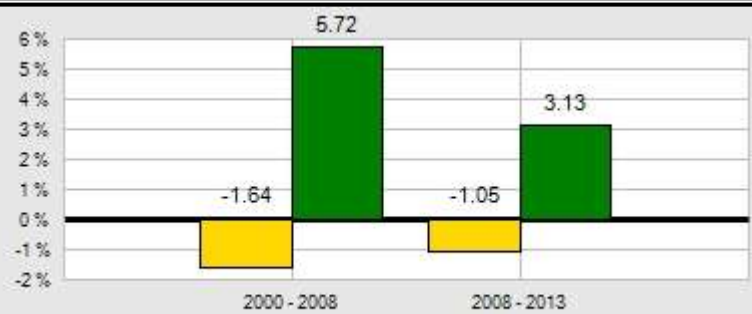
Type: **Retail/(Power Ctr)**
 County: **Jackson**

1 Mile
 County

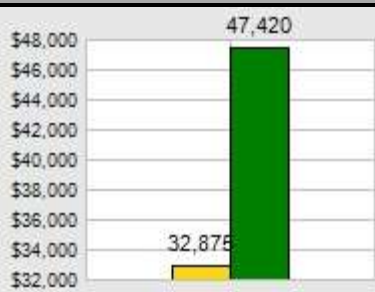
Population Growth



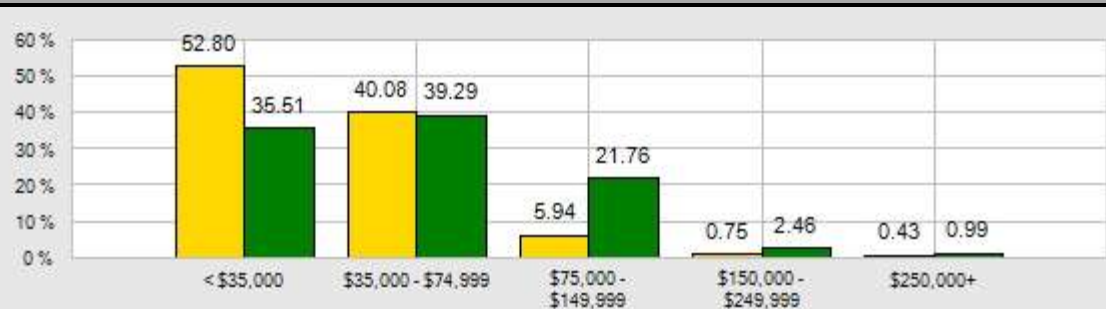
Household Growth



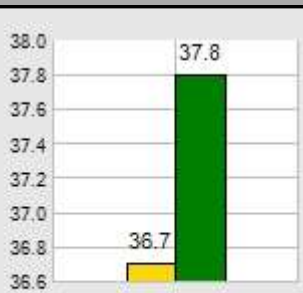
2008 Med Household Inc



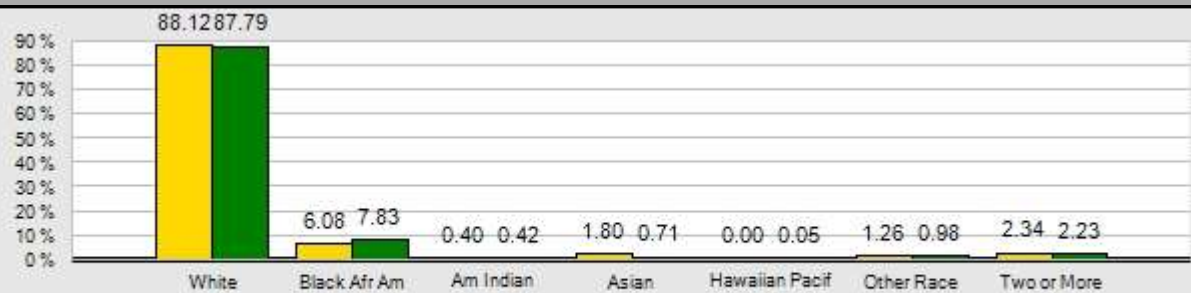
2008 Households by Household Income



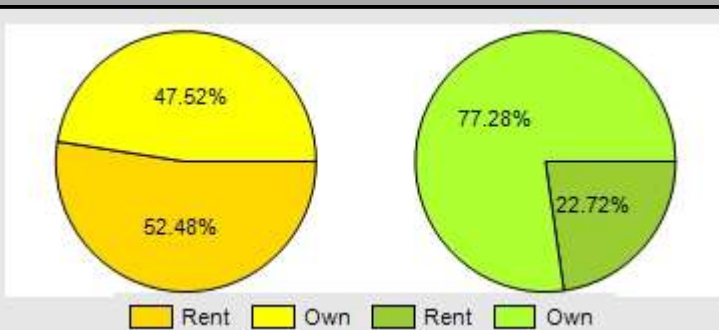
2008 Median Age



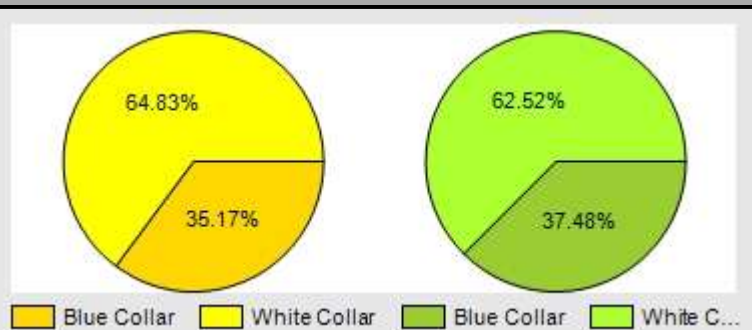
2008 Population by Race



2008 Renter vs. Owner



2008 Blue vs. White Collar



Demographic Market Comparison Report

1 mile radius

Jackson West Shopping Center

Type: **Retail/(Power Ctr)**
 County: **Jackson**

	1 Mile		County	
Population				
Growth 2000 - 2008	-2.41%		3.95%	
Growth 2008 - 2013	-1.53%		2.00%	
2008 Blue Collar	881	35.17%	23,826	37.48%
2008 White Collar	1,624	64.83%	39,750	62.52%
2008 Population By Race				
	6,501		164,683	
White	5,729	88.12%	144,572	87.79%
Black Afr Am	395	6.08%	12,897	7.83%
Am Indian Alaskan	26	0.40%	691	0.42%
Asian	117	1.80%	1,169	0.71%
Hawaiian Pacif Islldr	0	0.00%	75	0.05%
Other Race	82	1.26%	1,614	0.98%
Two or More	152	2.34%	3,665	2.23%
Households				
Growth 2000 - 2008	-1.64%		5.72%	
Growth 2008 - 2013	-1.05%		3.13%	
Renter Occupied	1,600	52.48%	13,973	22.72%
Owner Occupied	1,449	47.52%	47,520	77.28%
2008 Households by HH Income				
	3,049		61,493	
Income < \$35,000	1,610	52.80%	21,835	35.51%
Income \$35,000 - \$74,999	1,222	40.08%	24,160	39.29%
Income \$75,000 - \$149,999	181	5.94%	13,381	21.76%
Income \$150,000 - \$249,999	23	0.75%	1,510	2.46%
Income \$250,000+	13	0.43%	607	0.99%
2008 Median Household Income	\$32,875		\$47,420	
2008 Median Age	36.70		37.80	

Consumer Spending Report

Jackson West Shopping Center

2008 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$716,929	\$1,132,273	\$1,902,746
Total Apparel	\$66,321	\$106,274	\$179,493
Women's Apparel	17,225	28,083	49,128
Men's Apparel	13,261	21,211	36,166
Girl's Apparel	5,327	8,125	13,025
Boy's Apparel	4,333	6,575	10,428
Infant Apparel	2,105	3,120	4,842
Footwear (excl. Infants)	7,472	11,748	19,821
Other Apparel Prod/Services	16,597	27,413	46,083
Total Entertainment	\$86,991	\$140,426	\$235,326
Sports and Recreation	22,465	36,859	62,545
TV, Radio and Sound Equipment	32,145	50,500	83,657
Reading Materials	9,403	14,845	24,403
Travel	22,404	37,271	63,100
Photographic Equipment	574	950	1,622
Total Food At Home	\$56,643	\$87,059	\$142,080
Cereal Products	4,962	7,532	12,120
Bread & Bakery Products	8,251	12,767	21,017
Fish and Seafood	1,979	3,076	5,043
Meats (All)	18,494	28,278	45,868
Dairy Products	11,625	17,865	29,306
Fruits and Vegetables	11,331	17,542	28,727
Total Food Away From Home	\$63,688	\$99,285	\$164,224
Breakfast and Brunch	7,212	11,141	18,229
Dinner	21,599	34,078	56,788
Lunch	22,670	35,255	58,092
Snacks and Non Alcoholic Bev	11,211	17,157	28,279
Catered Affairs	997	1,655	2,837

Consumer Spending Report

Jackson West Shopping Center

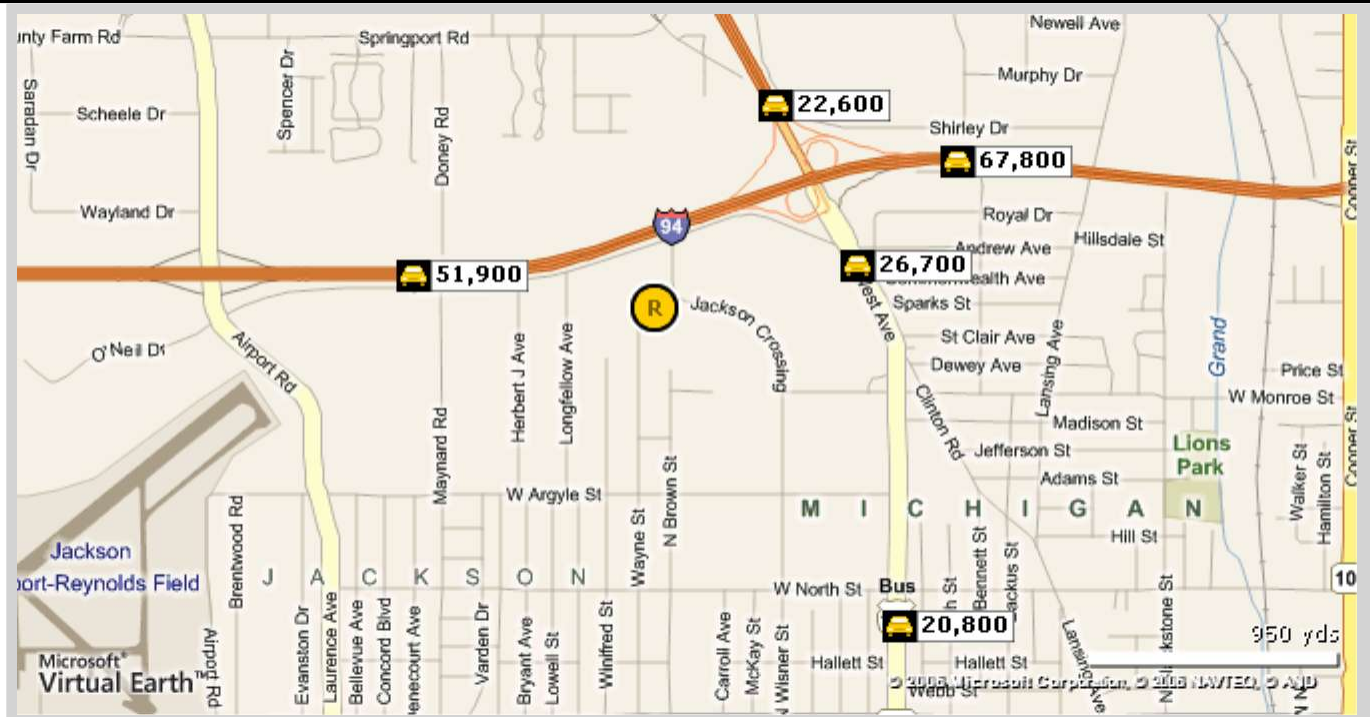
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$24,065	\$37,556	\$61,789
Alcoholic Bev. at Home	16,154	25,107	41,299
Alcoholic Bev. away from Home	7,911	12,449	20,490
Total Furniture/Appliances	\$36,602	\$60,258	\$103,086
Bedroom Furniture	3,365	5,403	9,048
Living Room Furniture	4,965	8,198	14,004
Other Living & Family Room Furniture	1,252	2,083	3,585
Other Furniture	3,285	5,354	9,069
Major Appliances	5,118	8,389	14,370
Small Appliances	10,153	16,956	29,259
Misc Household Equipment	8,464	13,876	23,752
Total Transportation/Maint.	\$276,115	\$433,029	\$736,447
New Autos/Trucks/Vans	46,334	73,923	124,120
Used Vehicles	34,515	52,326	89,398
Boats and Outboard Motor, Etc.	4,583	7,522	13,873
Gasoline	35,606	55,697	95,143
Diesel Fuel	218	359	650
Automotive Maintenance/Repair	31,069	49,019	83,076
Transportation	123,788	194,184	330,186
Total Health Care	\$71,251	\$111,869	\$182,076
Medical Services	31,098	49,263	81,242
Prescription Drugs	37,273	58,025	93,271
Medical Supplies	2,880	4,581	7,563
Total Education/Day Care	\$44,341	\$70,260	\$123,929
Education	20,701	32,698	57,824
Room and Board	1,578	2,622	5,094
Tuition/School Supplies	19,123	30,075	52,731
Day Care, Nursery & Preschool	2,939	4,865	8,280

Jackson West Shopping Center

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	504	7,999	16
Total Retail	164	3,701	23
Home Improvement Stores	4	299	75
General Merchandise Stores	10	749	75
Food Stores	14	268	19
Auto Dealers and Gas Stations	16	104	7
Apparel and Accessory Stores	9	57	6
Furniture and Home Furnishings	23	318	14
Eating and Drinking Places	48	1,439	30
Miscellaneous Retail Stores	40	467	12
Finance-Insurance-Real Estate	56	455	8
Banks, Saving and Lending Inst.	26	235	9
Security Brokers and Investments	1	3	3
Insurance Carriers and Agencies	13	67	5
Real Estate-Trust-Holding Co.	16	150	9
Services	171	2,476	14
Hotels and Lodging	9	135	15
Personal Services	31	191	6
Business Services	15	122	8
Motion Picture and Amusement	9	106	12
Health Services	46	1,202	26
Legal Services	1	6	6
Educational Services	10	234	23
Social Services	22	258	12
Other Services	28	222	8
Agriculture/Mining	4	28	7
Construction	9	28	3
Manufacturing	22	325	15
Transportation, Comm./Pub Util.	11	128	12
Wholesale Trade	8	70	9
Government	59	788	13
Daytime Population	7,999		
Daytime Population/Business	16		
Residential Population	6,501		
Residential Population/Business	13		

Traffic Count Report

Jackson West Shopping Center



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N West Ave	Boardman Rd	0.03 NW	2003	26,700	AADT	.46
2 United States Highway 127	Clinton Rd	0.09 SE	2003	22,600	AADT	.52
3 I-94	Airport Rd	0.44 W	2003	51,900	AADT	.53
4 I-94	Lansing Ave	0.30 E	2003	67,800	AADT	.74
5 N West Ave	W North St	0.07 N	2003	20,800	AADT	.88