

Demographic Summary Report

Jackson Crossing

Radius	3 Mile	5 Mile	10 Mile
Population			
2016 Projection	54,199	79,460	122,037
2011 Estimate	53,283	78,383	121,023
2010 Census	53,076	78,136	120,811
Growth 2011 - 2016	1.70%	1.40%	0.80%
Growth 2010 - 2011	0.40%	0.30%	0.20%
2011 Population by Hispanic Origin	2,485	3,261	4,127
2011 Population By Race	53,283	78,383	121,023
White	40,841 76.65%	61,761 78.79%	102,459 84.66%
Black or African American	8,758 16.44%	11,846 15.11%	12,453 10.29%
American Indian and Alaska Native	209 0.39%	314 0.40%	455 0.38%
Asian	508 0.95%	724 0.92%	1,013 0.84%
Native Hawaiian and Pacific Islander	13 0.02%	19 0.02%	26 0.02%
Other Race	736 1.38%	916 1.17%	1,084 0.90%
Two or More Races	2,217 4.16%	2,803 3.58%	3,532 2.92%
Households			
2016 Projection	21,164	30,092	46,239
2011 Estimate	20,621	29,461	45,516
2010 Census	20,520	29,356	45,430
Growth 2011 - 2016	2.60%	2.10%	1.60%
Growth 2010 - 2011	0.50%	0.40%	0.20%
Owner Occupied	10,908 52.90%	17,780 60.35%	31,306 68.78%
Renter Occupied	9,712 47.10%	11,681 39.65%	14,210 31.22%
2011 Households by HH Income	20,621	29,460	45,516
Income Less Than \$15,000	4,292 20.81%	5,304 18.00%	7,330 16.10%
Income: \$15,000 - \$24,999	3,532 17.13%	4,701 15.96%	6,821 14.99%
Income: \$25,000 - \$34,999	2,691 13.05%	3,733 12.67%	5,443 11.96%
Income: \$35,000 - \$49,999	3,356 16.27%	4,862 16.50%	7,394 16.24%
Income: \$50,000 - \$74,999	3,764 18.25%	5,539 18.80%	8,983 19.74%
Income: \$75,000 - \$99,999	1,582 7.67%	2,675 9.08%	4,773 10.49%
Income: \$100,000 - \$149,999	1,059 5.14%	1,904 6.46%	3,478 7.64%
Income: \$150,000 - \$199,999	182 0.88%	386 1.31%	722 1.59%
Income: \$200,000+	163 0.79%	356 1.21%	572 1.26%
2011 Avg Household Income	\$44,020	\$48,663	\$51,901
2011 Med Household Income	\$34,015	\$37,270	\$40,190
2011 Per Capita Income	\$19,671	\$21,263	\$21,790

Demographic Detail Report

Jackson Crossing

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	54,199		79,460		122,037	
2011 Estimate	53,283		78,383		121,023	
2010 Census	53,076		78,136		120,811	
Growth 2011 - 2016	1.70%		1.40%		0.80%	
Growth 2010 - 2011	0.40%		0.30%		0.20%	
2011 Population by Age						
	53,283		78,383		121,023	
Age 0 - 4	3,897	7.31%	5,204	6.64%	7,337	6.06%
Age 5 - 9	3,566	6.69%	4,998	6.38%	7,655	6.33%
Age 10 - 14	3,358	6.30%	4,958	6.33%	8,055	6.66%
Age 15 - 19	3,600	6.76%	5,241	6.69%	8,729	7.21%
Age 20 - 24	4,055	7.61%	5,503	7.02%	8,192	6.77%
Age 25 - 34	7,961	14.94%	11,090	14.15%	15,043	12.43%
Age 35 - 44	7,064	13.26%	10,587	13.51%	15,998	13.22%
Age 45 - 49	3,678	6.90%	5,600	7.14%	8,967	7.41%
Age 50 - 54	3,648	6.85%	5,602	7.15%	9,085	7.51%
Age 55 - 59	3,128	5.87%	4,880	6.23%	8,205	6.78%
Age 60 - 64	2,564	4.81%	4,000	5.10%	6,706	5.54%
Age 65 - 74	3,094	5.81%	5,061	6.46%	8,660	7.16%
Age 75 - 84	2,360	4.43%	3,685	4.70%	5,662	4.68%
Age 85 and over	1,309	2.46%	1,975	2.52%	2,728	2.25%
Age 65 and over	6,763	12.69%	10,721	13.68%	17,050	14.09%
Median Age	35.30		37.10		38.50	
Average Age	37.10		38.20		38.70	

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2011 Population By Race	53,283	78,383	121,023
White	40,841 76.65%	61,761 78.79%	102,459 84.66%
Black or African American	8,758 16.44%	11,846 15.11%	12,453 10.29%
American Indian and Alaska Native	209 0.39%	314 0.40%	455 0.38%
Asian	508 0.95%	724 0.92%	1,013 0.84%
Native Hawaiian and Pacific Islander	13 0.02%	19 0.02%	26 0.02%
Other Race	736 1.38%	916 1.17%	1,084 0.90%
Two or More Races	2,217 4.16%	2,803 3.58%	3,532 2.92%
2011 Population by Hispanic Origin	53,282	78,383	121,022
Not Hispanic or Latino	50,797 95.34%	75,122 95.84%	116,895 96.59%
Hispanic or Latino	2,485 4.66%	3,261 4.16%	4,127 3.41%
2011 Age 5+ Language at Home	53,175	73,950	114,291
Speak Only English	50,780 95.50%	70,482 95.31%	109,307 95.64%
Speak Asian or Pacific Island	238 0.45%	444 0.60%	665 0.58%
Speak IndoEuropean	686 1.29%	942 1.27%	1,614 1.41%
Speak Spanish	1,285 2.42%	1,859 2.51%	2,382 2.08%
Speak Other Language	186 0.35%	223 0.30%	323 0.28%
2011 Median Age, Male	34.50	36.10	37.50
2011 Average Age, Male	35.80	36.90	37.70
Median Age, Female	36.30	38.50	39.90
Average Age, Female	38.40	39.50	39.90
2011 Population by Occupation Classification (Age 16+)	20,232	31,000	51,647
Blue Collar	5,184 25.62%	7,782 25.10%	13,512 26.16%
White Collar	10,468 51.74%	16,881 54.45%	28,461 55.11%
Service	4,580 22.64%	6,337 20.44%	9,674 18.73%
2011 Population by Marital Status (Age 15+)	46,068	64,116	98,540
Total, Never Married	16,525 35.87%	20,777 32.41%	29,432 29.87%
Married	18,218 39.55%	28,682 44.73%	48,816 49.54%
Widowed	3,359 7.29%	4,602 7.18%	6,505 6.60%
Divorced	7,966 17.29%	10,055 15.68%	13,787 13.99%

Demographic Detail Report

Jackson Crossing

Radius	3 Mile	5 Mile	10 Mile
2011 Population by Education	37,943	53,352	81,187
Less Than 9th Grade	1,214 3.20%	1,465 2.75%	1,856 2.29%
Some High School, No Diploma	4,884 12.87%	5,911 11.08%	8,027 9.89%
High School Grad (Incl Equivalency)	14,335 37.78%	19,285 36.15%	29,368 36.17%
Some College, No Degree	9,586 25.26%	13,666 25.61%	20,953 25.81%
Associate Degree	3,182 8.39%	4,487 8.41%	7,088 8.73%
Bachelor Degree	3,362 8.86%	6,077 11.39%	9,647 11.88%
Advanced Degrees	1,380 3.64%	2,461 4.61%	4,248 5.23%
2011 Population by Occupation (Age 16+)	24,809	37,337	61,323
Management, Business, & Financial	4,953 19.96%	8,244 22.08%	14,130 23.04%
Professional & Related Occupations	700 2.82%	1,196 3.20%	2,008 3.27%
Services	11,936 48.11%	17,172 45.99%	27,389 44.66%
Sales & Office	2,599 10.48%	3,852 10.32%	6,156 10.04%
Farming, Fishing, and Forestry	51 0.21%	61 0.16%	127 0.21%
Construction and Extraction, Maint	771 3.11%	1,132 3.03%	2,079 3.39%
Production & Transportation	3,799 15.31%	5,680 15.21%	9,434 15.38%
2011 Workers by Travel Time to Work (Age 16+)	20,231	31,127	52,183
Less Than 15 Minutes	9,892 48.90%	14,438 46.38%	20,245 38.80%
15 to 29 Minutes	5,518 27.27%	9,140 29.36%	17,531 33.60%
30 to 44 Minutes	1,538 7.60%	2,328 7.48%	4,982 9.55%
45 to 59 Minutes	1,174 5.80%	1,762 5.66%	3,220 6.17%
60+ Minutes	2,109 10.42%	3,459 11.11%	6,205 11.89%
2000 Households by HH Size	20,520	29,355	45,431
1-Person Households	7,215 35.16%	9,618 32.76%	13,159 28.96%
2-Person Households	6,167 30.05%	9,337 31.81%	15,449 34.01%
3-Person Households	3,056 14.89%	4,379 14.92%	7,029 15.47%
4-Person Households	2,204 10.74%	3,317 11.30%	5,540 12.19%
5-Person Households	1,132 5.52%	1,639 5.58%	2,611 5.75%
6-Person Households	448 2.18%	651 2.22%	1,023 2.25%
7 or more Person Households	298 1.45%	414 1.41%	620 1.36%
2011 Average Household Size	2.35	2.38	2.45

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2011 Med Household Income	\$34,015	\$37,270	\$40,190
2011 Per Capita Income	\$19,671	\$21,263	\$21,790
2011 Occupied Housing	20,620	29,461	45,516
Owner Occupied	10,908 52.90%	17,780 60.35%	31,306 68.78%
Renter Occupied	9,712 47.10%	11,681 39.65%	14,210 31.22%
2000 Housing Units	23,778	33,602	50,742
1 Unit Attached	510 2.14%	695 2.07%	883 1.74%
1 Unit Detached	14,376 60.46%	22,464 66.85%	36,713 72.35%
2 Units	1,765 7.42%	1,890 5.62%	2,103 4.14%
3 - 19 Units	3,835 16.13%	4,455 13.26%	5,306 10.46%
20 - 49 Units	968 4.07%	1,080 3.21%	1,142 2.25%
50 or more Units	1,164 4.90%	1,312 3.90%	1,342 2.64%
Mobile Home or Trailer	1,160 4.88%	1,706 5.08%	3,253 6.41%
Boat, RV, Van, Etc.	0 0.00%	0 0.00%	0 0.00%

Demographic Detail Report

Jackson Crossing

Radius	3 Mile		5 Mile		10 Mile	
2011 Housing Value - Owner Occupied	12,260		19,505		33,063	
Value Less than \$20,000	348	2.84%	659	3.38%	1,102	3.33%
Value \$20,000 - \$39,999	858	7.00%	1,078	5.53%	1,502	4.54%
Value \$40,000 - \$59,999	927	7.56%	1,325	6.79%	1,802	5.45%
Value \$60,000 - \$79,999	1,739	14.18%	2,339	11.99%	2,952	8.93%
Value \$80,000 - \$99,999	2,373	19.36%	3,324	17.04%	4,633	14.01%
Value \$100,000 - \$149,999	3,784	30.86%	5,728	29.37%	9,234	27.93%
Value \$150,000 - \$199,999	1,337	10.91%	2,730	14.00%	5,917	17.90%
Value \$200,000 - \$299,999	647	5.28%	1,706	8.75%	4,032	12.19%
Value \$300,000 - \$399,999	171	1.39%	328	1.68%	1,042	3.15%
Value \$400,000 - \$499,999	26	0.21%	120	0.62%	424	1.28%
Value \$500,000 - \$749,999	45	0.37%	124	0.64%	303	0.92%
Value \$750,000 - \$999,999	0	0.00%	12	0.06%	52	0.16%
Value \$1,000,000 or more	5	0.04%	32	0.16%	68	0.21%
2011 Med Housing Val-Owner Occupied	\$99,041		\$108,166		\$122,739	
2011 Housing Units by Yr Built	23,779		33,603		50,742	
Built 2005 to Present	244	1.03%	342	1.02%	605	1.19%
Built 2000 to 2004	1,554	6.54%	2,454	7.30%	4,051	7.98%
Built 1990 to 1999	1,485	6.25%	2,608	7.76%	5,208	10.26%
Built 1980 to 1989	984	4.14%	1,773	5.28%	3,126	6.16%
Built 1970 to 1979	2,907	12.23%	4,085	12.16%	6,901	13.60%
Built 1960 to 1969	2,136	8.98%	3,334	9.92%	5,335	10.51%
Built 1950 to 1959	3,199	13.45%	5,139	15.29%	7,417	14.62%
Built 1940 to 1949	2,654	11.16%	3,567	10.62%	5,101	10.05%
Built 1939 or Earlier	8,616	36.23%	10,301	30.66%	12,998	25.62%
2011 Median Year Built	1952		1956		1960	

Demographic Market Comparison Report

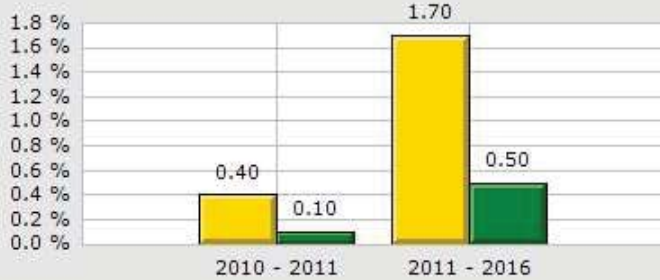
3 mile radius

Jackson Crossing

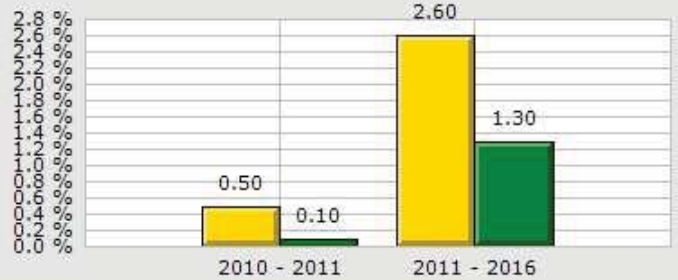
Type: Shopping Center/Airport Retail
 County: Jackson

3 Mile
 County

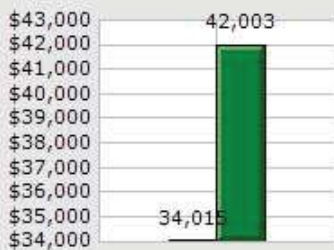
Population Growth



Household Growth



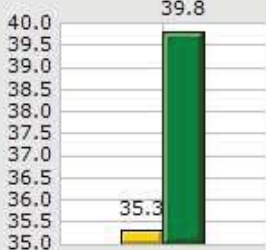
2011 Med Household Inc



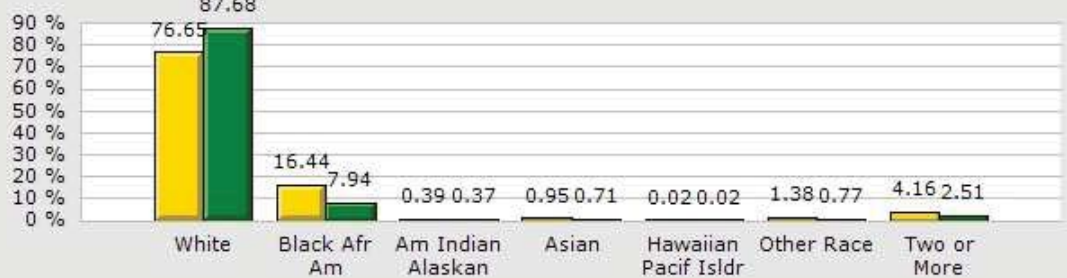
2011 Households by Household Income



2011 Median Age



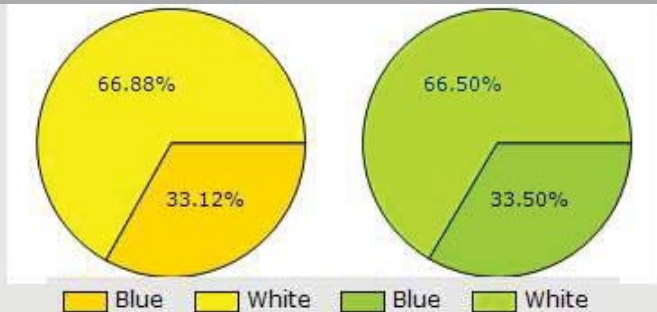
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Jackson Crossing

Type: **Shopping Center/Airport Retail**
 County: **Jackson**

	3 Mile		County	
Population				
Growth 2010 - 2011	0.40%		0.10%	
Growth 2011 - 2016	1.70%		0.50%	
2011 Blue Collar	5,184	33.12%	19,269	33.50%
2011 White Collar	10,468	66.88%	38,245	66.50%
2011 Population By Race				
	53,282		160,379	
White	40,841	76.65%	140,622	87.68%
Black Afr Am	8,758	16.44%	12,733	7.94%
Am Indian Alaskan	209	0.39%	592	0.37%
Asian	508	0.95%	1,138	0.71%
Hawaiian Pacif Islldr	13	0.02%	33	0.02%
Other Race	736	1.38%	1,238	0.77%
Two or More	2,217	4.16%	4,023	2.51%
Households				
Growth 2010 - 2011	0.50%		0.10%	
Growth 2011 - 2016	2.60%		1.30%	
Renter Occupied	9,712	47.10%	16,384	26.94%
Owner Occupied	10,908	52.90%	44,440	73.06%
2011 Households by HH Income				
	20,621		60,824	
Income < \$35,000	10,515	50.99%	25,002	41.11%
Income \$35,000 - \$74,999	7,120	34.53%	22,119	36.37%
Income \$75,000 - \$149,999	2,641	12.81%	11,802	19.40%
Income \$150,000 - \$199,999	182	0.88%	1,066	1.75%
Income \$200,000+	163	0.79%	835	1.37%
2011 Median Household Income	\$34,015		\$42,003	
2011 Median Age	35.30		39.80	

Consumer Spending Report

Jackson Crossing

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$495,765	\$781,008	\$1,284,892
Total Apparel	\$19,681	\$30,747	\$49,999
Women's Apparel	6,807	10,709	17,516
Men's Apparel	3,958	6,210	10,160
Girl's Apparel	1,513	2,378	3,907
Boy's Apparel	1,235	1,924	3,136
Infant Apparel	1,296	1,999	3,218
Footwear (excl. Infants)	2,757	4,293	6,967
Other Apparel Prod/Services	2,116	3,235	5,096
Total Entertainment	\$44,295	\$70,380	\$116,576
Sports and Recreation	1,841	2,932	4,916
TV, Radio and Sound Equipment	16,986	26,529	43,184
Reading Materials	2,082	3,302	5,463
Travel	22,837	36,751	61,583
Photographic Equipment	548	866	1,430
Total Food At Home	\$41,802	\$65,268	\$106,187
Cereal Products	2,569	3,997	6,485
Bread & Bakery Products	5,677	8,891	14,552
Seafood	2,059	3,222	5,227
Meat/Poultry/Fish/Eggs	14,208	22,131	35,859
Dairy Products	6,845	10,699	17,488
Fruits and Vegetables	10,444	16,328	26,575
Total Food Away From Home	\$40,631	\$63,690	\$104,022
Breakfast and Brunch	3,972	6,184	10,036
Dinner	18,819	29,572	48,366
Lunch	13,551	21,190	34,560
Snacks and Non Alcoholic Bev	3,036	4,725	7,711
Catered Affairs	1,252	2,019	3,350

Consumer Spending Report

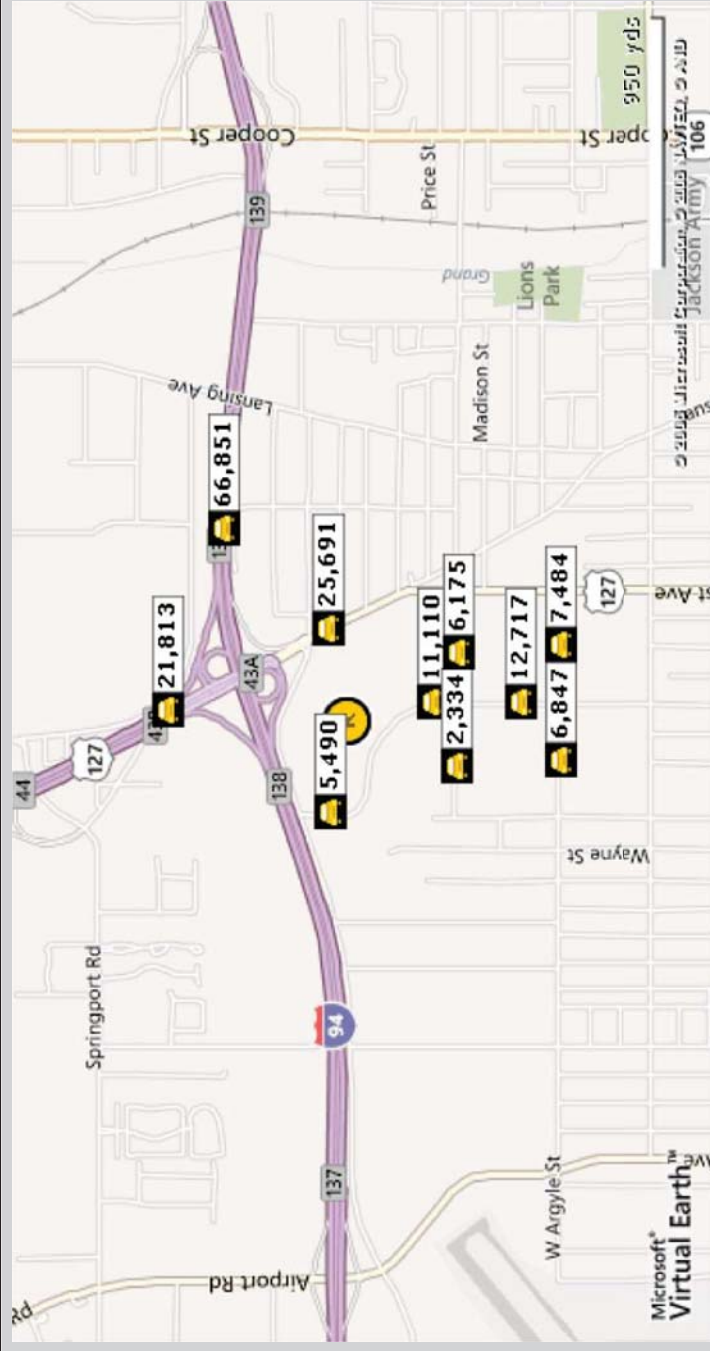
Jackson Crossing

Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$7,780	\$12,119	\$19,627
Alcoholic Bev. at Home	4,365	6,839	11,134
Alcoholic Bev. away from Home	3,415	5,281	8,493
Total Furniture/Appliances	\$43,553	\$69,144	\$114,618
Bedroom Furniture	2,353	3,697	6,026
Living Room Furniture	3,730	5,918	9,758
Other Living & Family Room Furniture	971	1,561	2,615
Other Furniture	476	773	1,318
Major Appliances	3,955	6,331	10,650
Small Appliances & Housewares	8,945	14,144	23,368
Misc Household Equipment	23,123	36,720	60,883
Total Transportation/Maint.	\$112,361	\$177,087	\$292,139
New Autos/Trucks/Vans	27,799	44,548	74,595
Used Vehicles	28,812	44,844	73,089
Purchase of RVs or Boats	3,137	5,155	8,975
Gasoline	39,447	61,748	101,145
Diesel Fuel	667	1,077	1,866
Automotive Maintenance/Repair	12,499	19,713	32,469
Total Health Care	\$21,994	\$34,880	\$57,736
Medical Services	12,404	19,726	32,836
Prescription Drugs	7,440	11,744	19,260
Medical Supplies	2,150	3,411	5,640
Total Education/Day Care	\$37,627	\$59,122	\$96,777
Education	16,850	26,417	43,143
Room and Board	1,567	2,557	4,316
Tuition/School Supplies	14,885	23,321	38,040
Day Care, Nursery & Preschool	4,325	6,827	11,278

Jackson Crossing

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,507	34,797	14
Total Retail	578	6,996	12
Home Improvement Stores	29	393	14
General Merchandise Stores	19	968	51
Food Stores	52	718	14
Auto Dealers and Gas Stations	71	991	14
Apparel and Accessory Stores	40	190	5
Furniture and Home Furnishings	38	315	8
Eating and Drinking Places	151	2,356	16
Miscellaneous Retail Stores	178	1,065	6
Finance-Insurance-Real Estate	217	1,498	7
Banks, Saving and Lending Inst.	54	550	10
Security Brokers and Investments	19	59	3
Insurance Carriers and Agencies	50	434	9
Real Estate-Trust-Holding Co.	94	455	5
Services	1,073	13,197	12
Hotels and Lodging	12	146	12
Motion Picture and Amusement	55	527	10
Health Services	181	5,239	29
Legal Services	49	201	4
Educational Services	61	1,532	25
Auto Services	80	316	4
Other Services	635	5,236	8
Agriculture/Mining	33	103	3
Construction	115	527	5
Manufacturing	128	3,224	25
Transportation, Comm./Pub Util.	96	4,154	43
Wholesale Trade	113	1,465	13
Government	154	3,633	24
Daytime Population	34,797		
Daytime Population/Business	14		

Jackson Crossing



Street	Cross Strt Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Wisner St	0.05 S	2010	11,110	MPSI	.20
2 N Wisner St	0.06 N	2010	5,490	MPSI	.20
3 N West Ave	0.03 NW	2010	25,691	MPSI	.21
4 W Monroe St	0.11 W	2010	2,334	MPSI	.26
5 W Monroe St	0.11 W	2010	6,175	MPSI	.29
6 N Wisner St	0.09 S	2010	12,717	MPSI	.38
7 United States Highway 127	0.09 SE	2010	21,813	MPSI	.39
8 W Argyle St	0.03 E	2010	6,847	MPSI	.48
9 W Argyle St	0.13 E	2010	7,484	MPSI	.50
10 I-94	0.30 E	2010	66,851	MPSI	.50