

Demographic Summary Report

Troy Towne Center

Radius	3 Mile	5 Mile	10 Mile
Population			
2016 Projection	24,324	35,061	93,591
2011 Estimate	23,756	34,516	92,239
2010 Census	23,595	34,420	91,987
Growth 2011 - 2016	2.40%	1.60%	1.50%
Growth 2010 - 2011	0.70%	0.30%	0.30%
2011 Population by Hispanic Origin	423	598	1,287
2011 Population By Race	23,756	34,516	92,239
White	21,489 90.46%	31,598 91.55%	86,724 94.02%
Black or African American	971 4.09%	1,145 3.32%	2,021 2.19%
American Indian and Alaska Native	49 0.21%	63 0.18%	168 0.18%
Asian	559 2.35%	788 2.28%	1,176 1.27%
Native Hawaiian and Pacific Islander	2 0.01%	3 0.01%	11 0.01%
Other Race	158 0.67%	205 0.59%	441 0.48%
Two or More Races	528 2.22%	714 2.07%	1,698 1.84%
Households			
2016 Projection	10,125	14,216	37,782
2011 Estimate	9,849	13,925	37,023
2010 Census	9,785	13,887	36,922
Growth 2011 - 2016	2.80%	2.10%	2.00%
Growth 2010 - 2011	0.70%	0.30%	0.30%
Owner Occupied	6,063 61.56%	9,188 65.98%	25,746 69.54%
Renter Occupied	3,786 38.44%	4,737 34.02%	11,276 30.46%
2011 Households by HH Income	9,849	13,926	37,022
Income Less Than \$15,000	1,327 13.47%	1,702 12.22%	4,611 12.45%
Income: \$15,000 - \$24,999	1,249 12.68%	1,673 12.01%	4,385 11.84%
Income: \$25,000 - \$34,999	1,217 12.36%	1,620 11.63%	4,192 11.32%
Income: \$35,000 - \$49,999	1,664 16.90%	2,249 16.15%	6,331 17.10%
Income: \$50,000 - \$74,999	1,881 19.10%	2,681 19.25%	7,538 20.36%
Income: \$75,000 - \$99,999	1,217 12.36%	1,783 12.80%	4,563 12.33%
Income: \$100,000 - \$149,999	902 9.16%	1,496 10.74%	3,647 9.85%
Income: \$150,000 - \$199,999	235 2.39%	433 3.11%	1,003 2.71%
Income: \$200,000+	157 1.59%	289 2.08%	752 2.03%
2011 Avg Household Income	\$57,509	\$61,911	\$60,540
2011 Med Household Income	\$44,034	\$47,531	\$46,868
2011 Per Capita Income	\$24,324	\$25,406	\$24,553

Demographic Detail Report

Troy Towne Center

Radius	3 Mile	5 Mile	10 Mile
Population			
2016 Projection	24,324	35,061	93,591
2011 Estimate	23,756	34,516	92,239
2010 Census	23,595	34,420	91,987
Growth 2011 - 2016	2.40%	1.60%	1.50%
Growth 2010 - 2011	0.70%	0.30%	0.30%
2011 Population by Age	23,756	34,516	92,239
Age 0 - 4	1,596 6.72%	2,281 6.61%	5,716 6.20%
Age 5 - 9	1,636 6.89%	2,427 7.03%	6,204 6.73%
Age 10 - 14	1,514 6.37%	2,309 6.69%	6,367 6.90%
Age 15 - 19	1,509 6.35%	2,242 6.50%	6,177 6.70%
Age 20 - 24	1,284 5.40%	1,764 5.11%	4,745 5.14%
Age 25 - 34	3,224 13.57%	4,371 12.66%	10,528 11.41%
Age 35 - 44	3,135 13.20%	4,619 13.38%	11,967 12.97%
Age 45 - 49	1,649 6.94%	2,438 7.06%	6,810 7.38%
Age 50 - 54	1,733 7.29%	2,624 7.60%	7,119 7.72%
Age 55 - 59	1,563 6.58%	2,362 6.84%	6,490 7.04%
Age 60 - 64	1,382 5.82%	2,149 6.23%	5,906 6.40%
Age 65 - 74	1,810 7.62%	2,687 7.78%	7,896 8.56%
Age 75 - 84	1,178 4.96%	1,574 4.56%	4,476 4.85%
Age 85 and over	542 2.28%	670 1.94%	1,839 1.99%
Age 65 and over	3,530 14.86%	4,931 14.29%	14,211 15.41%
Median Age	38.50	39.10	40.40
Average Age	38.90	38.90	39.60

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2011 Population By Race	23,756	34,516	92,239
White	21,489 90.46%	31,598 91.55%	86,724 94.02%
Black or African American	971 4.09%	1,145 3.32%	2,021 2.19%
American Indian and Alaska Native	49 0.21%	63 0.18%	168 0.18%
Asian	559 2.35%	788 2.28%	1,176 1.27%
Native Hawaiian and Pacific Islander	2 0.01%	3 0.01%	11 0.01%
Other Race	158 0.67%	205 0.59%	441 0.48%
Two or More Races	528 2.22%	714 2.07%	1,698 1.84%
2011 Population by Hispanic Origin	23,756	34,516	92,239
Not Hispanic or Latino	23,333 98.22%	33,918 98.27%	90,952 98.60%
Hispanic or Latino	423 1.78%	598 1.73%	1,287 1.40%
2011 Age 5+ Language at Home	20,840	29,878	84,471
Speak Only English	20,120 96.55%	28,954 96.91%	82,381 97.53%
Speak Asian or Pacific Island	283 1.36%	333 1.11%	627 0.74%
Speak IndoEuropean	175 0.84%	271 0.91%	710 0.84%
Speak Spanish	225 1.08%	283 0.95%	698 0.83%
Speak Other Language	37 0.18%	37 0.12%	55 0.07%
2011 Median Age, Male	36.90	37.80	39.00
2011 Average Age, Male	37.40	37.70	38.40
Median Age, Female	40.20	40.30	41.80
Average Age, Female	40.30	39.90	40.80
2011 Population by Occupation Classification (Age 16+)	10,427	15,373	43,784
Blue Collar	3,120 29.92%	4,191 27.26%	14,137 32.29%
White Collar	5,589 53.60%	8,890 57.83%	23,825 54.41%
Service	1,718 16.48%	2,292 14.91%	5,822 13.30%
2011 Population by Marital Status (Age 15+)	17,949	25,562	72,259
Total, Never Married	4,384 24.42%	6,181 24.18%	16,064 22.23%
Married	9,530 53.09%	14,332 56.07%	42,441 58.73%
Widowed	1,250 6.96%	1,628 6.37%	4,840 6.70%
Divorced	2,785 15.52%	3,421 13.38%	8,914 12.34%

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
2011 Population by Education	15,080	21,446	60,758
Less Than 9th Grade	225 1.49%	316 1.47%	1,045 1.72%
Some High School, No Diploma	1,763 11.69%	2,150 10.03%	6,692 11.01%
High School Grad (Incl Equivalency)	5,889 39.05%	7,895 36.81%	24,016 39.53%
Some College, No Degree	2,798 18.55%	4,155 19.37%	12,290 20.23%
Associate Degree	1,216 8.06%	1,706 7.95%	4,503 7.41%
Bachelor Degree	2,240 14.85%	3,504 16.34%	8,034 13.22%
Advanced Degrees	949 6.29%	1,720 8.02%	4,178 6.88%
2011 Population by Occupation (Age 16+)	12,146	17,667	49,607
Management, Business, & Financial	2,622 21.59%	4,247 24.04%	12,438 25.07%
Professional & Related Occupations	598 4.92%	890 5.04%	1,972 3.98%
Services	5,122 42.17%	7,380 41.77%	18,614 37.52%
Sales & Office	1,059 8.72%	1,492 8.45%	4,008 8.08%
Farming, Fishing, and Forestry	53 0.44%	56 0.32%	126 0.25%
Construction and Extraction, Maint	516 4.25%	745 4.22%	2,280 4.60%
Production & Transportation	2,176 17.92%	2,857 16.17%	10,169 20.50%
2011 Workers by Travel Time to Work (Age 16+)	10,521	15,320	43,749
Less Than 15 Minutes	4,575 43.48%	6,344 41.41%	15,889 36.32%
15 to 29 Minutes	3,524 33.49%	5,365 35.02%	16,180 36.98%
30 to 44 Minutes	1,508 14.33%	2,368 15.46%	6,635 15.17%
45 to 59 Minutes	363 3.45%	491 3.20%	1,945 4.45%
60+ Minutes	551 5.24%	752 4.91%	3,100 7.09%
2000 Households by HH Size	9,785	13,888	36,922
1-Person Households	3,027 30.94%	3,811 27.44%	9,547 25.86%
2-Person Households	3,301 33.74%	4,922 35.44%	13,497 36.56%
3-Person Households	1,473 15.05%	2,150 15.48%	5,818 15.76%
4-Person Households	1,251 12.78%	1,879 13.53%	4,906 13.29%
5-Person Households	488 4.99%	746 5.37%	2,085 5.65%
6-Person Households	180 1.84%	276 1.99%	737 2.00%
7 or more Person Households	65 0.66%	104 0.75%	332 0.90%
2011 Average Household Size	2.35	2.44	2.46

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2011 Med Household Income	\$44,034	\$47,531	\$46,868
2011 Per Capita Income	\$24,324	\$25,406	\$24,553
2011 Occupied Housing	9,849	13,925	37,022
Owner Occupied	6,063 61.56%	9,188 65.98%	25,746 69.54%
Renter Occupied	3,786 38.44%	4,737 34.02%	11,276 30.46%
2000 Housing Units	9,383	13,159	37,715
1 Unit Attached	404 4.31%	443 3.37%	1,067 2.83%
1 Unit Detached	6,184 65.91%	9,471 71.97%	28,806 76.38%
2 Units	676 7.20%	721 5.48%	1,839 4.88%
3 - 19 Units	1,801 19.19%	2,164 16.45%	4,753 12.60%
20 - 49 Units	133 1.42%	136 1.03%	436 1.16%
50 or more Units	39 0.42%	39 0.30%	166 0.44%
Mobile Home or Trailer	146 1.56%	185 1.41%	634 1.68%
Boat, RV, Van, Etc.	0 0.00%	0 0.00%	14 0.04%

Demographic Detail Report

Troy Towne Center

Radius	3 Mile		5 Mile		10 Mile	
2011 Housing Value - Owner Occupied	5,487		8,479		24,985	
Value Less than \$20,000	174	3.17%	192	2.26%	438	1.75%
Value \$20,000 - \$39,999	0	0.00%	7	0.08%	185	0.74%
Value \$40,000 - \$59,999	109	1.99%	133	1.57%	614	2.46%
Value \$60,000 - \$79,999	255	4.65%	353	4.16%	1,683	6.74%
Value \$80,000 - \$99,999	944	17.20%	1,259	14.85%	3,986	15.95%
Value \$100,000 - \$149,999	2,002	36.49%	2,775	32.73%	7,760	31.06%
Value \$150,000 - \$199,999	1,143	20.83%	1,786	21.06%	4,919	19.69%
Value \$200,000 - \$299,999	673	12.27%	1,521	17.94%	3,817	15.28%
Value \$300,000 - \$399,999	102	1.86%	257	3.03%	929	3.72%
Value \$400,000 - \$499,999	43	0.78%	102	1.20%	385	1.54%
Value \$500,000 - \$749,999	28	0.51%	57	0.67%	196	0.78%
Value \$750,000 - \$999,999	9	0.16%	19	0.22%	35	0.14%
Value \$1,000,000 or more	5	0.09%	18	0.21%	38	0.15%
2011 Med Housing Val-Owner Occupied	\$127,409		\$139,772		\$135,153	
2011 Housing Units by Yr Built	9,383		13,159		37,715	
Built 2005 to Present	302	3.22%	396	3.01%	746	1.98%
Built 2000 to 2004	800	8.53%	1,119	8.50%	2,381	6.31%
Built 1990 to 1999	1,283	13.67%	1,901	14.45%	4,362	11.57%
Built 1980 to 1989	662	7.06%	1,160	8.82%	2,898	7.68%
Built 1970 to 1979	1,149	12.25%	2,181	16.57%	5,551	14.72%
Built 1960 to 1969	1,193	12.71%	1,739	13.22%	5,152	13.66%
Built 1950 to 1959	1,432	15.26%	1,748	13.28%	4,536	12.03%
Built 1940 to 1949	629	6.70%	743	5.65%	2,514	6.67%
Built 1939 or Earlier	1,933	20.60%	2,172	16.51%	9,575	25.39%
2011 Median Year Built	1966		1971		1964	

Demographic Market Comparison Report

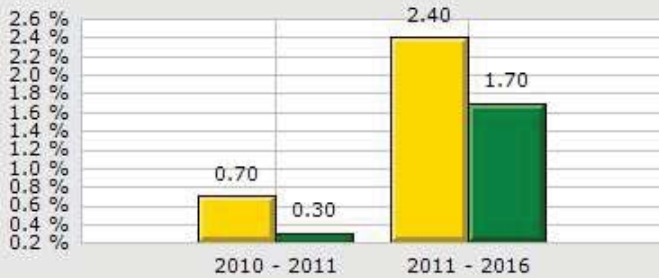
3 mile radius

Troy Towne Center

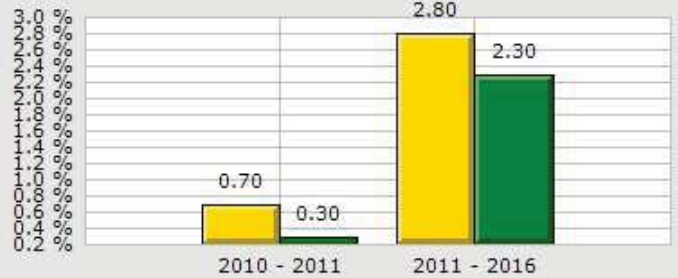
Type: Shopping Center/Community Center
 County: Miami

3 Mile
 County

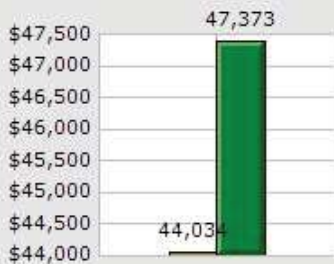
Population Growth



Household Growth



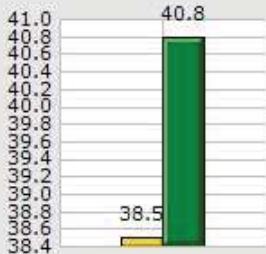
2011 Med Household Inc



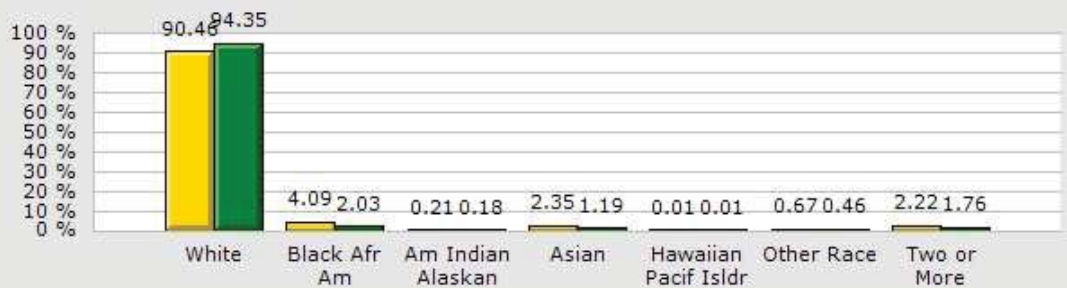
2011 Households by Household Income



2011 Median Age



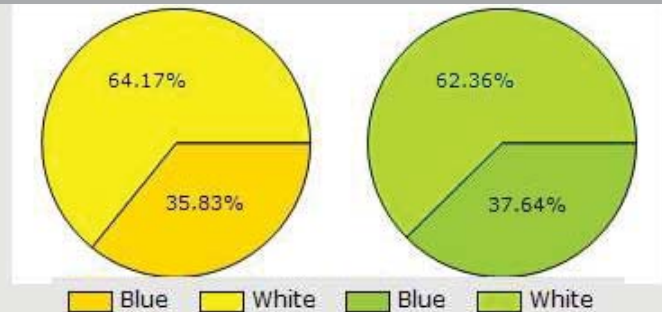
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Troy Towne Center

Type: **Shopping Center/Community Center**
 County: **Miami**

	3 Mile		County	
Population				
Growth 2010 - 2011	0.70%		0.30%	
Growth 2011 - 2016	2.40%		1.70%	
2011 Blue Collar	3,120	35.83%	16,028	37.64%
2011 White Collar	5,589	64.17%	26,560	62.36%
2011 Population By Race				
	23,756		102,860	
White	21,489	90.46%	97,052	94.35%
Black Afr Am	971	4.09%	2,089	2.03%
Am Indian Alaskan	49	0.21%	189	0.18%
Asian	559	2.35%	1,222	1.19%
Hawaiian Pacif Islldr	2	0.01%	15	0.01%
Other Race	158	0.67%	478	0.46%
Two or More	528	2.22%	1,815	1.76%
Households				
Growth 2010 - 2011	0.70%		0.30%	
Growth 2011 - 2016	2.80%		2.30%	
Renter Occupied	3,786	38.44%	11,841	28.84%
Owner Occupied	6,063	61.56%	29,219	71.16%
2011 Households by HH Income				
	9,849		41,060	
Income < \$35,000	3,793	38.51%	14,487	35.28%
Income \$35,000 - \$74,999	3,545	35.99%	15,450	37.63%
Income \$75,000 - \$149,999	2,119	21.51%	9,215	22.44%
Income \$150,000 - \$199,999	235	2.39%	1,091	2.66%
Income \$200,000+	157	1.59%	817	1.99%
2011 Median Household Income	\$44,034		\$47,373	
2011 Median Age	38.50		40.80	

Consumer Spending Report

Troy Towne Center

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$304,308	\$462,324	\$1,205,887
Total Apparel	\$12,082	\$18,277	\$47,172
Women's Apparel	4,255	6,447	16,682
Men's Apparel	2,459	3,735	9,645
Girl's Apparel	924	1,414	3,674
Boy's Apparel	739	1,122	2,926
Infant Apparel	762	1,144	2,954
Footwear (excl. Infants)	1,664	2,513	6,497
Other Apparel Prod/Services	1,278	1,903	4,795
Total Entertainment	\$28,249	\$43,166	\$111,906
Sports and Recreation	1,157	1,786	4,656
TV, Radio and Sound Equipment	10,231	15,412	40,185
Reading Materials	1,316	1,990	5,206
Travel	15,195	23,443	60,479
Photographic Equipment	350	535	1,381
Total Food At Home	\$25,237	\$37,932	\$98,718
Cereal Products	1,540	2,310	6,007
Bread & Bakery Products	3,416	5,138	13,483
Seafood	1,291	1,945	4,984
Meat/Poultry/Fish/Eggs	8,503	12,760	33,183
Dairy Products	4,108	6,179	16,177
Fruits and Vegetables	6,379	9,600	24,883
Total Food Away From Home	\$24,964	\$37,746	\$97,971
Breakfast and Brunch	2,422	3,625	9,390
Dinner	11,650	17,641	45,777
Lunch	8,203	12,399	32,259
Snacks and Non Alcoholic Bev	1,852	2,792	7,224
Catered Affairs	837	1,289	3,321

Consumer Spending Report

Troy Towne Center

Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$4,814	\$7,234	\$18,641
Alcoholic Bev. at Home	2,716	4,108	10,584
Alcoholic Bev. away from Home	2,098	3,126	8,057
Total Furniture/Appliances	\$27,542	\$42,205	\$109,461
Bedroom Furniture	1,454	2,232	5,706
Living Room Furniture	2,398	3,667	9,437
Other Living & Family Room Furniture	630	983	2,541
Other Furniture	318	494	1,297
Major Appliances	2,468	3,788	10,017
Small Appliances & Housewares	5,640	8,621	22,298
Misc Household Equipment	14,633	22,420	58,165
Total Transportation/Maint.	\$67,941	\$103,349	\$271,066
New Autos/Trucks/Vans	17,746	27,374	71,482
Used Vehicles	16,823	25,379	66,439
Purchase of RVs or Boats	2,014	3,180	8,376
Gasoline	23,273	35,120	92,613
Diesel Fuel	392	612	1,659
Automotive Maintenance/Repair	7,694	11,685	30,497
Total Health Care	\$13,369	\$20,192	\$53,569
Medical Services	7,700	11,710	30,890
Prescription Drugs	4,345	6,483	17,400
Medical Supplies	1,324	1,999	5,279
Total Education/Day Care	\$23,644	\$36,129	\$93,193
Education	10,529	16,041	41,417
Room and Board	1,019	1,602	4,177
Tuition/School Supplies	9,295	14,147	36,526
Day Care, Nursery & Preschool	2,801	4,339	11,072

Troy Towne Center

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,125	17,494	16
Total Retail	232	3,331	14
Home Improvement Stores	16	209	13
General Merchandise Stores	7	750	107
Food Stores	17	366	22
Auto Dealers and Gas Stations	30	158	5
Apparel and Accessory Stores	7	32	5
Furniture and Home Furnishings	17	97	6
Eating and Drinking Places	74	1,410	19
Miscellaneous Retail Stores	64	309	5
Finance-Insurance-Real Estate	120	678	6
Banks, Saving and Lending Inst.	28	205	7
Security Brokers and Investments	17	36	2
Insurance Carriers and Agencies	34	193	6
Real Estate-Trust-Holding Co.	41	244	6
Services	459	5,706	12
Hotels and Lodging	9	79	9
Motion Picture and Amusement	33	232	7
Health Services	78	2,963	38
Legal Services	18	190	11
Educational Services	30	770	26
Auto Services	30	137	5
Other Services	261	1,335	5
Agriculture/Mining	31	186	6
Construction	59	234	4
Manufacturing	61	4,283	70
Transportation, Comm./Pub Util.	30	313	10
Wholesale Trade	38	224	6
Government	95	2,539	27
Daytime Population	17,494		
Daytime Population/Business	16		

Traffic Count Report

Troy Towne Center



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Main St	Troy Town Dr	0.03 SE	2010	35,606	MPSI	.19
2 S Stanfield Rd	W Stanfield Rd	0.12 S	2010	2,856	MPSI	.36
3 W Main St	S Dorset Rd	0.02 SE	2010	26,219	MPSI	.74
4 W Main St	Kings Royal Dr	0.01 SE	2010	17,036	MPSI	.74
5 I-75	W Main St	0.34 N	2010	65,182	MPSI	.74
6 Experiment Farm Rd	Marybill Dr	0.12 S	2010	6,311	MPSI	.78
7 W Stanfield Rd	Industry Ct	0.40 E	2010	3,176	MPSI	.86
8 N Dorset Lytle Rd	Beekman Dr	0.06 S	2010	978	MPSI	.86
9 N Dorset Lytle Rd	N Dorset Rd	0.36 W	2010	639	MPSI	.98