

# Demographic Summary Report

## Spring Meadows Place

Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2016 Projection	52,177	126,825	415,333
2011 Estimate	53,362	129,486	421,009
2010 Census	53,756	130,327	422,696
Growth 2011 - 2016	-2.20%	-2.10%	-1.30%
Growth 2010 - 2011	-0.70%	-0.60%	-0.40%
<b>2011 Population by Hispanic Origin</b>	2,475	5,372	23,434
<b>2011 Population By Race</b>	53,362	129,486	421,009
White	39,755 74.50%	98,826 76.32%	315,143 74.85%
Black or African American	9,992 18.72%	22,122 17.08%	76,928 18.27%
American Indian and Alaska Native	131 0.25%	301 0.23%	1,225 0.29%
Asian	1,175 2.20%	3,329 2.57%	7,500 1.78%
Native Hawaiian and Pacific Islander	18 0.03%	33 0.03%	115 0.03%
Other Race	658 1.23%	1,429 1.10%	7,683 1.82%
Two or More Races	1,634 3.06%	3,446 2.66%	12,416 2.95%
<b>Households</b>			
2016 Projection	22,528	54,969	170,675
2011 Estimate	22,938	55,877	172,162
2010 Census	23,101	56,251	172,881
Growth 2011 - 2016	-1.80%	-1.60%	-0.90%
Growth 2010 - 2011	-0.70%	-0.70%	-0.40%
Owner Occupied	12,995 56.65%	35,056 62.74%	108,145 62.82%
Renter Occupied	9,944 43.35%	20,822 37.26%	64,017 37.18%
<b>2011 Households by HH Income</b>	22,937	55,877	172,161
Income Less Than \$15,000	3,284 14.32%	8,539 15.28%	29,804 17.31%
Income: \$15,000 - \$24,999	3,133 13.66%	7,204 12.89%	22,074 12.82%
Income: \$25,000 - \$34,999	2,603 11.35%	6,017 10.77%	19,163 11.13%
Income: \$35,000 - \$49,999	3,537 15.42%	8,336 14.92%	25,186 14.63%
Income: \$50,000 - \$74,999	4,130 18.01%	10,041 17.97%	30,287 17.59%
Income: \$75,000 - \$99,999	2,536 11.06%	6,321 11.31%	18,928 10.99%
Income: \$100,000 - \$149,999	2,214 9.65%	5,600 10.02%	16,619 9.65%
Income: \$150,000 - \$199,999	840 3.66%	2,032 3.64%	5,469 3.18%
Income: \$200,000+	660 2.88%	1,787 3.20%	4,631 2.69%
<b>2011 Avg Household Income</b>	\$61,683	\$62,773	\$59,605
<b>2011 Med Household Income</b>	\$44,288	\$45,137	\$42,771
<b>2011 Per Capita Income</b>	\$27,080	\$27,400	\$24,883

# Demographic Detail Report

## Spring Meadows Place

Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2016 Projection	52,177	126,825	415,333
2011 Estimate	53,362	129,486	421,009
2010 Census	53,756	130,327	422,696
Growth 2011 - 2016	-2.20%	-2.10%	-1.30%
Growth 2010 - 2011	-0.70%	-0.60%	-0.40%
<b>2011 Population by Age</b>	<b>53,362</b>	<b>129,486</b>	<b>421,009</b>
Age 0 - 4	3,557 6.67%	7,996 6.18%	27,346 6.50%
Age 5 - 9	3,171 5.94%	7,682 5.93%	27,447 6.52%
Age 10 - 14	3,088 5.79%	7,766 6.00%	27,517 6.54%
Age 15 - 19	3,186 5.97%	8,150 6.29%	31,977 7.60%
Age 20 - 24	4,322 8.10%	10,262 7.93%	31,912 7.58%
Age 25 - 34	7,330 13.74%	16,606 12.82%	53,370 12.68%
Age 35 - 44	6,435 12.06%	15,534 12.00%	52,240 12.41%
Age 45 - 49	3,547 6.65%	8,838 6.83%	29,432 6.99%
Age 50 - 54	3,816 7.15%	9,824 7.59%	31,579 7.50%
Age 55 - 59	3,806 7.13%	9,391 7.25%	28,951 6.88%
Age 60 - 64	3,387 6.35%	8,181 6.32%	23,994 5.70%
Age 65 - 74	3,920 7.35%	9,862 7.62%	28,304 6.72%
Age 75 - 84	2,526 4.73%	6,506 5.02%	18,666 4.43%
Age 85 and over	1,270 2.38%	2,887 2.23%	8,274 1.97%
Age 65 and over	7,716 14.46%	19,255 14.87%	55,244 13.12%
<b>Median Age</b>	<b>38.10</b>	<b>39.10</b>	<b>37.10</b>
<b>Average Age</b>	<b>39.00</b>	<b>39.40</b>	<b>37.90</b>

## Demographic Detail Report

### Spring Meadows Place

Radius	3 Mile	5 Mile	10 Mile
<b>2011 Population By Race</b>	<b>53,362</b>	<b>129,486</b>	<b>421,009</b>
White	39,755 74.50%	98,826 76.32%	315,143 74.85%
Black or African American	9,992 18.72%	22,122 17.08%	76,928 18.27%
American Indian and Alaska Native	131 0.25%	301 0.23%	1,225 0.29%
Asian	1,175 2.20%	3,329 2.57%	7,500 1.78%
Native Hawaiian and Pacific Islander	18 0.03%	33 0.03%	115 0.03%
Other Race	658 1.23%	1,429 1.10%	7,683 1.82%
Two or More Races	1,634 3.06%	3,446 2.66%	12,416 2.95%
<b>2011 Population by Hispanic Origin</b>	<b>53,363</b>	<b>129,486</b>	<b>421,010</b>
Not Hispanic or Latino	50,888 95.36%	124,114 95.85%	397,576 94.43%
Hispanic or Latino	2,475 4.64%	5,372 4.15%	23,434 5.57%
<b>2011 Age 5+ Language at Home</b>	<b>49,197</b>	<b>120,851</b>	<b>408,120</b>
Speak Only English	45,509 92.50%	112,192 92.83%	381,371 93.45%
Speak Asian or Pacific Island	596 1.21%	1,493 1.24%	4,036 0.99%
Speak IndoEuropean	663 1.35%	2,681 2.22%	7,951 1.95%
Speak Spanish	1,705 3.47%	3,220 2.66%	11,145 2.73%
Speak Other Language	724 1.47%	1,265 1.05%	3,617 0.89%
<b>2011 Median Age, Male</b>	<b>36.50</b>	<b>37.20</b>	<b>35.60</b>
<b>2011 Average Age, Male</b>	<b>37.60</b>	<b>38.00</b>	<b>36.70</b>
<b>Median Age, Female</b>	<b>39.60</b>	<b>40.80</b>	<b>38.50</b>
<b>Average Age, Female</b>	<b>40.30</b>	<b>40.70</b>	<b>39.10</b>
<b>2011 Population by Occupation Classification (Age 16+)</b>	<b>26,416</b>	<b>64,222</b>	<b>204,197</b>
Blue Collar	5,897 22.32%	13,897 21.64%	48,787 23.89%
White Collar	15,970 60.46%	39,378 61.32%	118,637 58.10%
Service	4,549 17.22%	10,947 17.05%	36,773 18.01%
<b>2011 Population by Marital Status (Age 15+)</b>	<b>42,746</b>	<b>104,484</b>	<b>349,515</b>
Total, Never Married	14,254 33.35%	33,499 32.06%	118,213 33.82%
Married	19,624 45.91%	50,521 48.35%	162,541 46.50%
Widowed	2,996 7.01%	7,245 6.93%	23,587 6.75%
Divorced	5,872 13.74%	13,219 12.65%	45,174 12.92%

## Demographic Detail Report

### Spring Meadows Place

Radius	3 Mile	5 Mile	10 Mile
<b>2011 Population by Education</b>	<b>35,205</b>	<b>86,746</b>	<b>284,435</b>
Less Than 9th Grade	815 2.32%	1,955 2.25%	7,266 2.55%
Some High School, No Diploma	2,812 7.99%	6,514 7.51%	27,611 9.71%
High School Grad (Incl Equivalency)	10,467 29.73%	26,139 30.13%	90,959 31.98%
Some College, No Degree	8,526 24.22%	20,163 23.24%	63,847 22.45%
Associate Degree	3,045 8.65%	7,281 8.39%	22,853 8.03%
Bachelor Degree	6,479 18.40%	15,724 18.13%	45,813 16.11%
Advanced Degrees	3,061 8.69%	8,970 10.34%	26,086 9.17%
<b>2011 Population by Occupation (Age 16+)</b>	<b>30,967</b>	<b>75,170</b>	<b>240,970</b>
Management, Business, & Financial	7,521 24.29%	18,334 24.39%	56,488 23.44%
Professional & Related Occupations	1,106 3.57%	2,781 3.70%	8,755 3.63%
Services	14,075 45.45%	34,571 45.99%	110,939 46.04%
Sales & Office	3,138 10.13%	7,432 9.89%	22,514 9.34%
Farming, Fishing, and Forestry	34 0.11%	37 0.05%	239 0.10%
Construction and Extraction, Maint	992 3.20%	2,545 3.39%	8,793 3.65%
Production & Transportation	4,101 13.24%	9,470 12.60%	33,242 13.80%
<b>2011 Workers by Travel Time to Work (Age 16+)</b>	<b>25,373</b>	<b>61,556</b>	<b>198,627</b>
Less Than 15 Minutes	8,135 32.06%	20,985 34.09%	65,318 32.88%
15 to 29 Minutes	12,610 49.70%	29,744 48.32%	94,254 47.45%
30 to 44 Minutes	3,035 11.96%	6,741 10.95%	22,275 11.21%
45 to 59 Minutes	519 2.05%	1,169 1.90%	4,899 2.47%
60+ Minutes	1,074 4.23%	2,917 4.74%	11,881 5.98%
<b>2000 Households by HH Size</b>	<b>23,102</b>	<b>56,250</b>	<b>172,881</b>
1-Person Households	7,622 32.99%	18,328 32.58%	54,154 31.32%
2-Person Households	7,998 34.62%	19,393 34.48%	56,210 32.51%
3-Person Households	3,509 15.19%	8,448 15.02%	26,786 15.49%
4-Person Households	2,414 10.45%	6,177 10.98%	20,772 12.02%
5-Person Households	1,003 4.34%	2,553 4.54%	9,567 5.53%
6-Person Households	389 1.68%	964 1.71%	3,598 2.08%
7 or more Person Households	167 0.72%	387 0.69%	1,794 1.04%
<b>2011 Average Household Size</b>	<b>2.28</b>	<b>2.29</b>	<b>2.39</b>

## Demographic Detail Report

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Income: Less than \$15,000	3,284 14.32%	8,539 15.28%	29,804 17.31%
Income: \$15,000 - \$24,999	3,133 13.66%	7,204 12.89%	22,074 12.82%
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Income: \$150,000 - \$199,999	840 3.66%	2,032 3.64%	5,469 3.18%
Income: \$200,000+	660 2.88%	1,787 3.20%	4,631 2.69%
2011 Avg Household Income	\$61,683	\$62,773	\$59,605
2011 Med Household Income	\$44,288	\$45,137	\$42,771
2011 Per Capita Income	\$27,080	\$27,400	\$24,883
<b>2011 Occupied Housing</b>	<b>22,939</b>	<b>55,878</b>	<b>172,162</b>
Owner Occupied	12,995 56.65%	35,056 62.74%	108,145 62.82%
Renter Occupied	9,944 43.35%	20,822 37.26%	64,017 37.18%
<b>2000 Housing Units</b>	<b>23,278</b>	<b>57,692</b>	<b>192,404</b>
1 Unit Attached	1,705 7.32%	3,109 5.39%	7,453 3.87%
1 Unit Detached	11,179 48.02%	33,829 58.64%	129,069 67.08%
2 Units	525 2.26%	1,256 2.18%	10,246 5.33%
3 - 19 Units	5,783 24.84%	11,782 20.42%	27,485 14.29%
20 - 49 Units	1,155 4.96%	2,829 4.90%	5,829 3.03%
50 or more Units	1,042 4.48%	2,116 3.67%	6,780 3.52%
Mobile Home or Trailer	1,889 8.11%	2,771 4.80%	5,516 2.87%
Boat, RV, Van, Etc.	0 0.00%	0 0.00%	26 0.01%

## Demographic Detail Report

### Spring Meadows Place

Radius	3 Mile		5 Mile		10 Mile	
<b>2011 Housing Value - Owner Occupied</b>	<b>12,556</b>		<b>33,975</b>		<b>114,229</b>	
Value Less than \$20,000	1,254	9.99%	1,793	5.28%	4,126	3.61%
Value \$20,000 - \$39,999	380	3.03%	634	1.87%	4,938	4.32%
Value \$40,000 - \$59,999	357	2.84%	606	1.78%	5,394	4.72%
Value \$60,000 - \$79,999	418	3.33%	1,674	4.93%	9,234	8.08%
Value \$80,000 - \$99,999	1,443	11.49%	4,045	11.91%	15,116	13.23%
Value \$100,000 - \$149,999	2,623	20.89%	9,640	28.37%	30,507	26.71%
Value \$150,000 - \$199,999	2,662	21.20%	7,432	21.87%	21,317	18.66%
Value \$200,000 - \$299,999	2,393	19.06%	5,455	16.06%	15,600	13.66%
Value \$300,000 - \$399,999	569	4.53%	1,411	4.15%	4,413	3.86%
Value \$400,000 - \$499,999	273	2.17%	727	2.14%	1,712	1.50%
Value \$500,000 - \$749,999	154	1.23%	416	1.22%	1,041	0.91%
Value \$750,000 - \$999,999	15	0.12%	62	0.18%	385	0.34%
Value \$1,000,000 or more	15	0.12%	80	0.24%	446	0.39%
<b>2011 Med Housing Val-Owner Occupied</b>	<b>\$145,451</b>		<b>\$142,022</b>		<b>\$127,979</b>	
<b>2011 Housing Units by Yr Built</b>	<b>23,276</b>		<b>57,691</b>		<b>192,404</b>	
Built 2005 to Present	394	1.69%	718	1.24%	2,703	1.40%
Built 2000 to 2004	2,476	10.64%	4,119	7.14%	9,556	4.97%
Built 1990 to 1999	3,578	15.37%	6,425	11.14%	13,817	7.18%
Built 1980 to 1989	3,916	16.82%	8,698	15.08%	16,679	8.67%
Built 1970 to 1979	6,448	27.70%	13,095	22.70%	27,503	14.29%
Built 1960 to 1969	2,446	10.51%	7,747	13.43%	23,097	12.00%
Built 1950 to 1959	1,964	8.44%	8,595	14.90%	30,164	15.68%
Built 1940 to 1949	844	3.63%	3,526	6.11%	15,677	8.15%
Built 1939 or Earlier	1,210	5.20%	4,768	8.26%	53,208	27.65%
<b>2011 Median Year Built</b>	<b>1978</b>		<b>1973</b>		<b>1959</b>	

Demographic Market Comparison Report

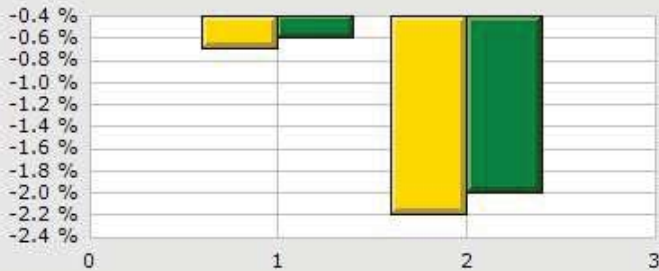
3 mile radius

Spring Meadows Place

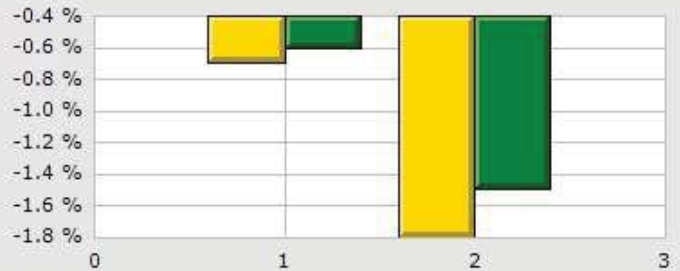
Type: Shopping Center/Power Center  
 County: Lucas

3 Mile  
 County

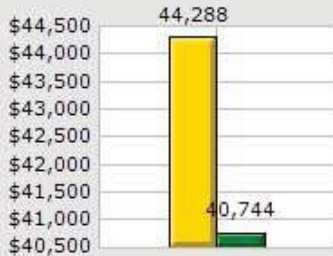
Population Growth



Household Growth



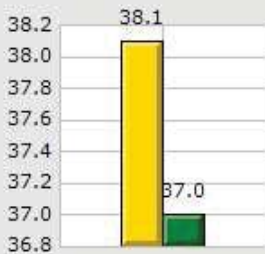
2011 Med Household Inc



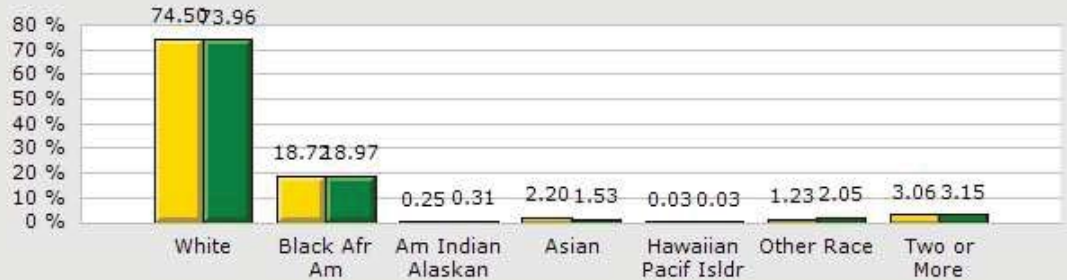
2011 Households by Household Income



2011 Median Age



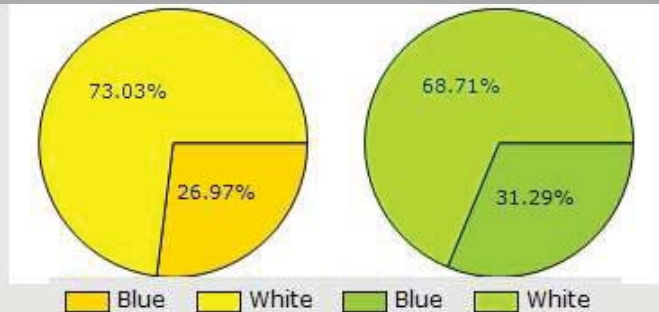
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

**Spring Meadows Place**

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

	3 Mile		County	
<b>Population</b>				
Growth 2010 - 2011	-0.70%		-0.60%	
Growth 2011 - 2016	-2.20%		-2.00%	
2011 Blue Collar	5,897	26.97%	53,792	31.29%
2011 White Collar	15,970	73.03%	118,139	68.71%
<b>2011 Population By Race</b>				
	<b>53,363</b>		<b>439,291</b>	
White	39,755	74.50%	324,915	73.96%
Black Afr Am	9,992	18.72%	83,341	18.97%
Am Indian Alaskan	131	0.25%	1,347	0.31%
Asian	1,175	2.20%	6,720	1.53%
Hawaiian Pacif Islldr	18	0.03%	111	0.03%
Other Race	658	1.23%	9,022	2.05%
Two or More	1,634	3.06%	13,835	3.15%
<b>Households</b>				
Growth 2010 - 2011	-0.70%		-0.60%	
Growth 2011 - 2016	-1.80%		-1.50%	
Renter Occupied	9,944	43.35%	67,543	37.69%
Owner Occupied	12,995	56.65%	111,669	62.31%
<b>2011 Households by HH Income</b>				
	<b>22,937</b>		<b>179,212</b>	
Income < \$35,000	9,020	39.33%	77,168	43.06%
Income \$35,000 - \$74,999	7,667	33.43%	58,195	32.47%
Income \$75,000 - \$149,999	4,750	20.71%	34,790	19.41%
Income \$150,000 - \$199,999	840	3.66%	4,932	2.75%
Income \$200,000+	660	2.88%	4,127	2.30%
2011 Median Household Income	\$44,288		\$40,744	
2011 Median Age	38.10		37.00	

## Consumer Spending Report

### Spring Meadows Place

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
<b>Total Specified Consumer Spending</b>	<b>\$760,810</b>	<b>\$1,882,870</b>	<b>\$5,519,144</b>
<b>Total Apparel</b>	<b>\$30,722</b>	<b>\$75,652</b>	<b>\$221,704</b>
Women's Apparel	10,692	26,536	77,648
Men's Apparel	6,240	15,405	44,941
Girl's Apparel	2,309	5,699	16,902
Boy's Apparel	1,857	4,561	13,635
Infant Apparel	1,981	4,805	14,069
Footwear (excl. Infants)	4,253	10,431	30,587
Other Apparel Prod/Services	3,390	8,214	23,921
<b>Total Entertainment</b>	<b>\$70,246</b>	<b>\$174,767</b>	<b>\$509,050</b>
Sports and Recreation	2,862	7,095	20,693
TV, Radio and Sound Equipment	25,711	63,401	186,932
Reading Materials	3,175	7,971	23,410
Travel	37,610	94,111	271,645
Photographic Equipment	888	2,189	6,370
<b>Total Food At Home</b>	<b>\$63,063</b>	<b>\$155,695</b>	<b>\$458,588</b>
Cereal Products	3,857	9,496	28,036
Bread & Bakery Products	8,388	20,821	61,658
Seafood	3,290	8,110	23,598
Meat/Poultry/Fish/Eggs	21,332	52,595	155,311
Dairy Products	10,170	25,149	74,230
Fruits and Vegetables	16,026	39,523	115,755
<b>Total Food Away From Home</b>	<b>\$63,235</b>	<b>\$155,905</b>	<b>\$456,613</b>
Breakfast and Brunch	6,089	15,006	43,968
Dinner	29,511	72,886	213,357
Lunch	20,870	51,267	150,329
Snacks and Non Alcoholic Bev	4,718	11,554	33,717
Catered Affairs	2,047	5,191	15,241

## Consumer Spending Report

### Spring Meadows Place

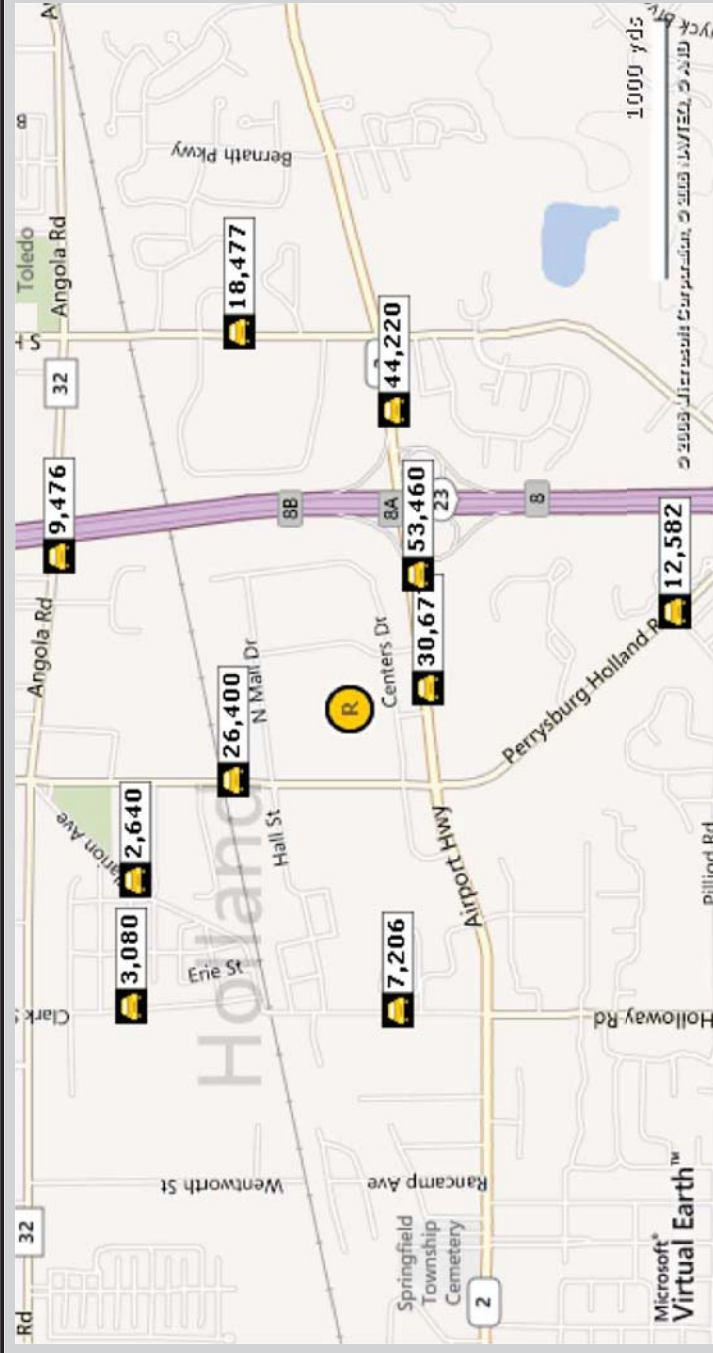
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
<b>Total Alcoholic Beverages</b>	<b>\$12,287</b>	<b>\$30,236</b>	<b>\$88,484</b>
Alcoholic Bev. at Home	6,966	17,146	49,904
Alcoholic Bev. away from Home	5,321	13,091	38,580
<b>Total Furniture/Appliances</b>	<b>\$68,676</b>	<b>\$170,493</b>	<b>\$496,630</b>
Bedroom Furniture	3,789	9,238	26,738
Living Room Furniture	5,983	14,886	43,330
Other Living & Family Room Furniture	1,590	3,951	11,443
Other Furniture	760	1,937	5,680
Major Appliances	5,950	14,944	43,814
Small Appliances & Housewares	14,165	35,015	101,861
Misc Household Equipment	36,439	90,521	263,764
<b>Total Transportation/Maint.</b>	<b>\$170,076</b>	<b>\$419,990</b>	<b>\$1,231,351</b>
New Autos/Trucks/Vans	44,419	110,459	320,341
Used Vehicles	42,662	104,218	306,136
Purchase of RVs or Boats	4,824	12,077	34,383
Gasoline	57,971	143,226	424,223
Diesel Fuel	918	2,288	6,679
Automotive Maintenance/Repair	19,282	47,722	139,589
<b>Total Health Care</b>	<b>\$32,105</b>	<b>\$80,502</b>	<b>\$238,533</b>
Medical Services	18,720	46,750	137,528
Prescription Drugs	10,210	25,781	77,419
Medical Supplies	3,175	7,971	23,586
<b>Total Education/Day Care</b>	<b>\$58,793</b>	<b>\$146,980</b>	<b>\$433,264</b>
Education	26,033	65,252	192,888
Room and Board	2,510	6,332	18,556
Tuition/School Supplies	22,918	57,541	170,106
Day Care, Nursery & Preschool	7,331	17,855	51,714

## Spring Meadows Place

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>2,328</b>	<b>30,749</b>	<b>13</b>
<b>Total Retail</b>	<b>562</b>	<b>8,983</b>	<b>16</b>
Home Improvement Stores	39	1,030	26
General Merchandise Stores	21	783	37
Food Stores	51	1,194	23
Auto Dealers and Gas Stations	52	659	13
Apparel and Accessory Stores	45	285	6
Furniture and Home Furnishings	63	656	10
Eating and Drinking Places	175	3,509	20
Miscellaneous Retail Stores	116	867	7
<b>Finance-Insurance-Real Estate</b>	<b>284</b>	<b>2,178</b>	<b>8</b>
Banks, Saving and Lending Inst.	57	334	6
Security Brokers and Investments	32	264	8
Insurance Carriers and Agencies	89	803	9
Real Estate-Trust-Holding Co.	106	777	7
<b>Services</b>	<b>963</b>	<b>12,956</b>	<b>13</b>
Hotels and Lodging	21	319	15
Motion Picture and Amusement	78	950	12
Health Services	109	1,961	18
Legal Services	16	87	5
Educational Services	49	1,431	29
Auto Services	67	286	4
Other Services	623	7,922	13
<b>Agriculture/Mining</b>	<b>55</b>	<b>384</b>	<b>7</b>
<b>Construction</b>	<b>143</b>	<b>1,067</b>	<b>7</b>
<b>Manufacturing</b>	<b>93</b>	<b>2,337</b>	<b>25</b>
<b>Transportation, Comm./Pub Util.</b>	<b>77</b>	<b>888</b>	<b>12</b>
<b>Wholesale Trade</b>	<b>118</b>	<b>1,371</b>	<b>12</b>
<b>Government</b>	<b>33</b>	<b>585</b>	<b>18</b>
<b>Daytime Population</b>	<b>30,749</b>		
<b>Daytime Population/Business</b>	<b>13</b>		

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	2010	30,677	MPSI	.18
2 S Mc Cord Rd	N Mall Dr	0.09 S	2010	26,400	MPSI	.30
3 Airport Hwy	I-475	0.15 E	2010	53,460	MPSI	.34
4 Clarion Ave	Springfield Hills Dr	0.09 NE	2010	2,640	MPSI	.61
5 Airport Hwy	S Holland Sylvania Rd	0.17 E	2010	44,220	MPSI	.67
6 Holloway Rd	Spring Meadows Dr W	0.06 S	2010	7,206	MPSI	.68
7 Angola Rd	Quigley St	0.04 W	2010	9,476	MPSI	.73
8 Perryburg Holland Rd	Pilliod Rd	0.02 SE	2010	12,582	MPSI	.76
9 Clark St	Springfield Hills Dr	0.06 N	2010	3,080	MPSI	.82
10 S Holland Sylvania Rd	Walnut Circle Dr	0.04 S	2010	18,477	MPSI	.87