

Demographic Summary Report

Centre At Woodstock

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	52,432		141,562		530,671	
2011 Estimate	50,536		134,876		502,878	
2010 Census	50,303		133,691		497,457	
Growth 2011 - 2016	3.80%		5.00%		5.50%	
Growth 2010 - 2011	0.50%		0.90%		1.10%	
2011 Population by Hispanic Origin	5,311		11,361		51,782	
2011 Population By Race	50,536		134,876		502,878	
White	42,031	83.17%	112,490	83.40%	392,853	78.12%
Black or African American	3,674	7.27%	9,967	7.39%	54,155	10.77%
American Indian and Alaska Native	144	0.28%	367	0.27%	1,507	0.30%
Asian	1,724	3.41%	5,208	3.86%	22,484	4.47%
Native Hawaiian and Pacific Islander	14	0.03%	40	0.03%	263	0.05%
Other Race	1,704	3.37%	3,592	2.66%	19,356	3.85%
Two or More Races	1,246	2.47%	3,213	2.38%	12,262	2.44%
Households						
2016 Projection	19,815		51,208		193,977	
2011 Estimate	18,930		48,411		183,032	
2010 Census	18,846		47,996		181,108	
Growth 2011 - 2016	4.70%		5.80%		6.00%	
Growth 2010 - 2011	0.40%		0.90%		1.10%	
Owner Occupied	15,160	80.08%	40,306	83.26%	138,073	75.44%
Renter Occupied	3,770	19.92%	8,106	16.74%	44,959	24.56%
2011 Households by HH Income	18,930		48,411		183,033	
Income Less Than \$15,000	842	4.45%	2,118	4.38%	12,026	6.57%
Income: \$15,000 - \$24,999	1,014	5.36%	2,535	5.24%	12,123	6.62%
Income: \$25,000 - \$34,999	1,480	7.82%	3,252	6.72%	14,020	7.66%
Income: \$35,000 - \$49,999	2,666	14.08%	5,618	11.60%	21,655	11.83%
Income: \$50,000 - \$74,999	3,930	20.76%	8,737	18.05%	33,079	18.07%
Income: \$75,000 - \$99,999	3,604	19.04%	8,482	17.52%	27,387	14.96%
Income: \$100,000 - \$149,999	3,503	18.51%	10,125	20.91%	33,236	18.16%
Income: \$150,000 - \$199,999	1,140	6.02%	4,298	8.88%	15,080	8.24%
Income: \$200,000+	751	3.97%	3,246	6.71%	14,427	7.88%
2011 Avg Household Income	\$83,137		\$93,670		\$90,697	
2011 Med Household Income	\$70,872		\$79,377		\$73,530	
2011 Per Capita Income	\$31,209		\$33,639		\$33,325	

Demographic Detail Report

Centre At Woodstock

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	52,432		141,562		530,671	
2011 Estimate	50,536		134,876		502,878	
2010 Census	50,303		133,691		497,457	
Growth 2011 - 2016	3.80%		5.00%		5.50%	
Growth 2010 - 2011	0.50%		0.90%		1.10%	
2011 Population by Age						
	50,536		134,876		502,878	
Age 0 - 4	3,562	7.05%	8,631	6.40%	33,229	6.61%
Age 5 - 9	3,630	7.18%	10,186	7.55%	38,146	7.59%
Age 10 - 14	3,449	6.82%	10,394	7.71%	37,975	7.55%
Age 15 - 19	3,258	6.45%	9,510	7.05%	35,538	7.07%
Age 20 - 24	2,637	5.22%	6,912	5.12%	29,652	5.90%
Age 25 - 34	7,113	14.08%	15,677	11.62%	62,448	12.42%
Age 35 - 44	7,989	15.81%	21,407	15.87%	78,737	15.66%
Age 45 - 49	3,957	7.83%	11,469	8.50%	41,156	8.18%
Age 50 - 54	4,024	7.96%	11,120	8.24%	38,157	7.59%
Age 55 - 59	3,475	6.88%	9,673	7.17%	32,392	6.44%
Age 60 - 64	2,913	5.76%	8,133	6.03%	27,727	5.51%
Age 65 - 74	2,881	5.70%	7,812	5.79%	29,243	5.82%
Age 75 - 84	1,204	2.38%	2,964	2.20%	13,257	2.64%
Age 85 and over	444	0.88%	987	0.73%	5,220	1.04%
Age 65 and over	4,529	8.96%	11,763	8.72%	47,720	9.49%
Median Age	36.90		37.90		36.90	
Average Age	36.50		36.60		36.30	

Demographic Detail Report

Centre At Woodstock

Radius	3 Mile	5 Mile	10 Mile
2011 Population By Race	50,536	134,876	502,878
White	42,031 83.17%	112,490 83.40%	392,853 78.12%
Black or African American	3,674 7.27%	9,967 7.39%	54,155 10.77%
American Indian and Alaska Native	144 0.28%	367 0.27%	1,507 0.30%
Asian	1,724 3.41%	5,208 3.86%	22,484 4.47%
Native Hawaiian and Pacific Islander	14 0.03%	40 0.03%	263 0.05%
Other Race	1,704 3.37%	3,592 2.66%	19,356 3.85%
Two or More Races	1,246 2.47%	3,213 2.38%	12,262 2.44%
2011 Population by Hispanic Origin	50,537	134,877	502,880
Not Hispanic or Latino	45,226 89.49%	123,516 91.58%	451,098 89.70%
Hispanic or Latino	5,311 10.51%	11,361 8.42%	51,782 10.30%
2011 Age 5+ Language at Home	44,405	124,584	449,491
Speak Only English	38,412 86.50%	109,200 87.65%	378,052 84.11%
Speak Asian or Pacific Island	1,031 2.32%	2,757 2.21%	12,079 2.69%
Speak IndoEuropean	1,311 2.95%	3,989 3.20%	19,130 4.26%
Speak Spanish	3,187 7.18%	7,771 6.24%	35,521 7.90%
Speak Other Language	464 1.04%	867 0.70%	4,709 1.05%
2011 Median Age, Male	35.80	37.00	35.80
2011 Average Age, Male	35.40	35.80	35.40
Median Age, Female	38.10	38.80	37.80
Average Age, Female	37.50	37.30	37.20
2011 Population by Occupation Classification (Age 16+)	25,930	70,935	250,848
Blue Collar	4,140 15.97%	9,690 13.66%	35,950 14.33%
White Collar	18,619 71.80%	52,769 74.39%	184,326 73.48%
Service	3,171 12.23%	8,476 11.95%	30,572 12.19%
2011 Population by Marital Status (Age 15+)	37,602	103,048	375,654
Total, Never Married	8,979 23.88%	23,723 23.02%	96,300 25.64%
Married	23,215 61.74%	65,252 63.32%	225,341 59.99%
Widowed	1,237 3.29%	3,719 3.61%	16,157 4.30%
Divorced	4,171 11.09%	10,354 10.05%	37,856 10.08%

Demographic Detail Report

Centre At Woodstock

Radius	3 Mile	5 Mile	10 Mile
2011 Population by Education	31,316	85,931	313,087
Less Than 9th Grade	499 1.59%	1,589 1.85%	8,228 2.63%
Some High School, No Diploma	1,518 4.85%	3,452 4.02%	14,909 4.76%
High School Grad (Incl Equivalency)	7,174 22.91%	17,738 20.64%	62,851 20.07%
Some College, No Degree	7,238 23.11%	19,246 22.40%	65,896 21.05%
Associate Degree	2,562 8.18%	6,142 7.15%	21,050 6.72%
Bachelor Degree	8,799 28.10%	26,905 31.31%	97,351 31.09%
Advanced Degrees	3,526 11.26%	10,859 12.64%	42,802 13.67%
2011 Population by Occupation (Age 16+)	29,103	79,413	281,419
Management, Business, & Financial	10,079 34.63%	28,133 35.43%	98,681 35.07%
Professional & Related Occupations	1,219 4.19%	3,284 4.14%	10,965 3.90%
Services	10,800 37.11%	29,037 36.56%	103,339 36.72%
Sales & Office	3,501 12.03%	11,108 13.99%	38,937 13.84%
Farming, Fishing, and Forestry	29 0.10%	64 0.08%	334 0.12%
Construction and Extraction, Maint	1,459 5.01%	3,136 3.95%	13,001 4.62%
Production & Transportation	2,016 6.93%	4,651 5.86%	16,162 5.74%
2011 Workers by Travel Time to Work (Age 16+)	26,472	73,238	256,913
Less Than 15 Minutes	3,628 13.71%	10,834 14.79%	43,319 16.86%
15 to 29 Minutes	6,656 25.14%	18,420 25.15%	69,360 27.00%
30 to 44 Minutes	6,380 24.10%	16,953 23.15%	58,484 22.76%
45 to 59 Minutes	3,308 12.50%	9,430 12.88%	29,895 11.64%
60+ Minutes	6,500 24.55%	17,601 24.03%	55,855 21.74%
2000 Households by HH Size	18,845	47,996	181,108
1-Person Households	4,197 22.27%	8,677 18.08%	37,655 20.79%
2-Person Households	6,050 32.10%	15,730 32.77%	58,846 32.49%
3-Person Households	3,596 19.08%	9,321 19.42%	32,997 18.22%
4-Person Households	3,076 16.32%	8,853 18.45%	31,516 17.40%
5-Person Households	1,235 6.55%	3,583 7.47%	13,050 7.21%
6-Person Households	441 2.34%	1,182 2.46%	4,503 2.49%
7 or more Person Households	250 1.33%	650 1.35%	2,541 1.40%
2011 Average Household Size	2.66	2.78	2.72

Demographic Detail Report

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Growth 2011 - 2016	4.70%		5.80%		6.00%	
Growth 2010 - 2011	0.40%		0.90%		1.10%	
2011 Households by HH Income						
	18,930		48,411		183,033	
Income: Less than \$15,000	842	4.45%	2,118	4.38%	12,026	6.57%
Income: \$15,000 - \$24,999	1,014	5.36%	2,535	5.24%	12,123	6.62%
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Income: \$35,000 - \$49,999	2,666	14.08%	5,618	11.60%	21,655	11.83%
Income: \$50,000 - \$74,999	3,930	20.76%	8,737	18.05%	33,079	18.07%
Income: \$75,000 - \$99,999	3,604	19.04%	8,482	17.52%	27,387	14.96%
Income: \$100,000 - \$149,999	3,503	18.51%	10,125	20.91%	33,236	18.16%
Income: \$150,000 - \$199,999	1,140	6.02%	4,298	8.88%	15,080	8.24%
Income: \$200,000+	751	3.97%	3,246	6.71%	14,427	7.88%
2011 Avg Household Income						
	\$83,137		\$93,670		\$90,697	
2011 Med Household Income						
	\$70,872		\$79,377		\$73,530	
2011 Per Capita Income						
	\$31,209		\$33,639		\$33,325	
2011 Occupied Housing						
	18,930		48,412		183,032	
Owner Occupied	15,160	80.08%	40,306	83.26%	138,073	75.44%
Renter Occupied	3,770	19.92%	8,106	16.74%	44,959	24.56%
2000 Housing Units						
	19,071		49,143		183,472	
1 Unit Attached	1,254	6.58%	1,789	3.64%	9,973	5.44%
1 Unit Detached	15,884	83.29%	43,356	88.22%	144,150	78.57%
2 Units	75	0.39%	160	0.33%	950	0.52%
3 - 19 Units	869	4.56%	1,924	3.92%	17,853	9.73%
20 - 49 Units	504	2.64%	914	1.86%	4,884	2.66%
50 or more Units	160	0.84%	262	0.53%	2,623	1.43%
Mobile Home or Trailer	325	1.70%	738	1.50%	3,025	1.65%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	14	0.01%

Demographic Detail Report

Centre At Woodstock

Radius	3 Mile		5 Mile		10 Mile	
2011 Housing Value - Owner Occupied	14,675		39,506		135,144	
Value Less than \$20,000	134	0.91%	315	0.80%	995	0.74%
Value \$20,000 - \$39,999	60	0.41%	134	0.34%	630	0.47%
Value \$40,000 - \$59,999	91	0.62%	130	0.33%	477	0.35%
Value \$60,000 - \$79,999	33	0.22%	102	0.26%	603	0.45%
Value \$80,000 - \$99,999	193	1.32%	379	0.96%	1,852	1.37%
Value \$100,000 - \$149,999	2,423	16.51%	5,084	12.87%	16,471	12.19%
Value \$150,000 - \$199,999	4,995	34.04%	11,675	29.55%	33,267	24.62%
Value \$200,000 - \$299,999	3,965	27.02%	11,501	29.11%	38,892	28.78%
Value \$300,000 - \$399,999	1,743	11.88%	5,340	13.52%	21,239	15.72%
Value \$400,000 - \$499,999	447	3.05%	2,170	5.49%	9,631	7.13%
Value \$500,000 - \$749,999	433	2.95%	2,024	5.12%	8,206	6.07%
Value \$750,000 - \$999,999	127	0.87%	405	1.03%	1,741	1.29%
Value \$1,000,000 or more	31	0.21%	247	0.63%	1,140	0.84%
2011 Med Housing Val-Owner Occupied	\$193,351		\$213,274		\$227,970	
2011 Housing Units by Yr Built	19,071		49,143		183,472	
Built 2005 to Present	1,714	8.99%	2,567	5.22%	10,055	5.48%
Built 2000 to 2004	3,753	19.68%	7,452	15.16%	29,195	15.91%
Built 1990 to 1999	3,855	20.21%	12,648	25.74%	48,372	26.36%
Built 1980 to 1989	6,138	32.18%	15,388	31.31%	49,279	26.86%
Built 1970 to 1979	2,971	15.58%	8,577	17.45%	29,499	16.08%
Built 1960 to 1969	297	1.56%	1,400	2.85%	9,594	5.23%
Built 1950 to 1959	137	0.72%	607	1.24%	4,302	2.34%
Built 1940 to 1949	34	0.18%	195	0.40%	1,632	0.89%
Built 1939 or Earlier	172	0.90%	309	0.63%	1,544	0.84%
2011 Median Year Built	1990		1989		1989	

Demographic Market Comparison Report

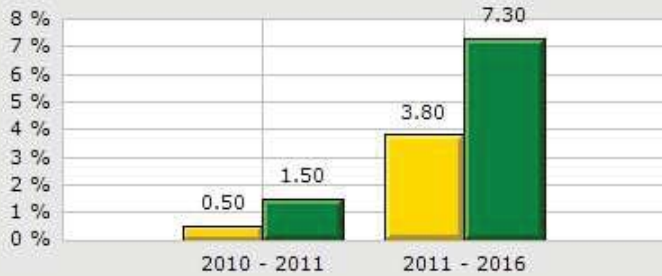
3 mile radius

Centre At Woodstock

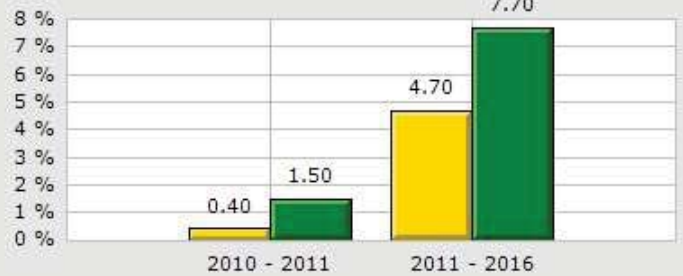
Type: Shopping Center/Neighborhood Center
 County: Cherokee

3 Mile
 County

Population Growth



Household Growth



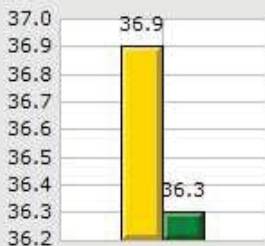
2011 Med Household Inc



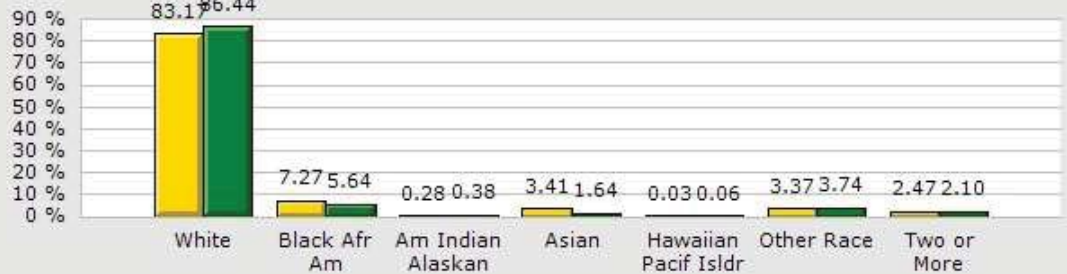
2011 Households by Household Income



2011 Median Age



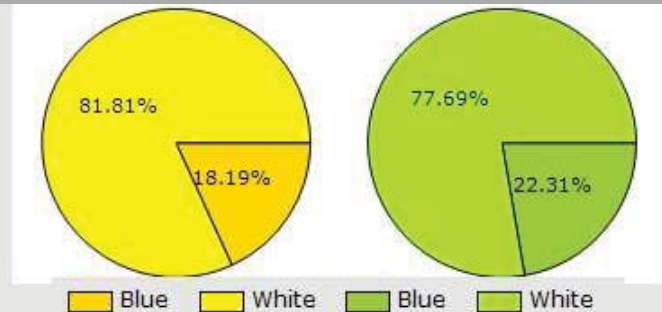
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Centre At Woodstock

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

	3 Mile		County	
Population				
Growth 2010 - 2011	0.50%		1.50%	
Growth 2011 - 2016	3.80%		7.30%	
2011 Blue Collar	4,140	18.19%	19,941	22.31%
2011 White Collar	18,619	81.81%	69,453	77.69%
2011 Population By Race				
	50,537		217,627	
White	42,031	83.17%	188,116	86.44%
Black Afr Am	3,674	7.27%	12,269	5.64%
Am Indian Alaskan	144	0.28%	826	0.38%
Asian	1,724	3.41%	3,577	1.64%
Hawaiian Pacif Islldr	14	0.03%	135	0.06%
Other Race	1,704	3.37%	8,138	3.74%
Two or More	1,246	2.47%	4,566	2.10%
Households				
Growth 2010 - 2011	0.40%		1.50%	
Growth 2011 - 2016	4.70%		7.70%	
Renter Occupied	3,770	19.92%	16,141	20.93%
Owner Occupied	15,160	80.08%	60,965	79.07%
2011 Households by HH Income				
	18,930		77,106	
Income < \$35,000	3,336	17.62%	19,876	25.78%
Income \$35,000 - \$74,999	6,596	34.84%	24,861	32.24%
Income \$75,000 - \$149,999	7,107	37.54%	24,640	31.96%
Income \$150,000 - \$199,999	1,140	6.02%	4,263	5.53%
Income \$200,000+	751	3.97%	3,466	4.50%
2011 Median Household Income	\$70,872		\$62,226	
2011 Median Age	36.90		36.30	

Consumer Spending Report

Centre At Woodstock

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$835,141	\$2,393,722	\$8,802,475
Total Apparel	\$33,333	\$95,449	\$354,065
Women's Apparel	11,630	33,458	123,214
Men's Apparel	6,831	19,641	72,679
Girl's Apparel	2,694	7,794	28,340
Boy's Apparel	2,083	5,972	21,930
Infant Apparel	2,110	5,918	22,420
Footwear (excl. Infants)	4,556	12,965	48,371
Other Apparel Prod/Services	3,428	9,700	37,112
Total Entertainment	\$79,712	\$230,992	\$840,964
Sports and Recreation	3,375	9,822	35,549
TV, Radio and Sound Equipment	27,124	77,182	286,391
Reading Materials	3,382	9,789	35,620
Travel	44,807	131,242	472,565
Photographic Equipment	1,024	2,957	10,839
Total Food At Home	\$65,947	\$187,438	\$696,180
Cereal Products	4,010	11,366	42,331
Bread & Bakery Products	8,723	24,855	91,756
Seafood	3,549	10,136	37,596
Meat/Poultry/Fish/Eggs	22,174	62,871	234,175
Dairy Products	10,584	30,079	111,548
Fruits and Vegetables	16,907	48,131	178,774
Total Food Away From Home	\$68,383	\$195,006	\$722,530
Breakfast and Brunch	6,272	17,748	66,415
Dinner	32,196	92,020	339,989
Lunch	22,463	63,804	237,092
Snacks and Non Alcoholic Bev	5,025	14,228	53,204
Catered Affairs	2,427	7,207	25,831

Consumer Spending Report

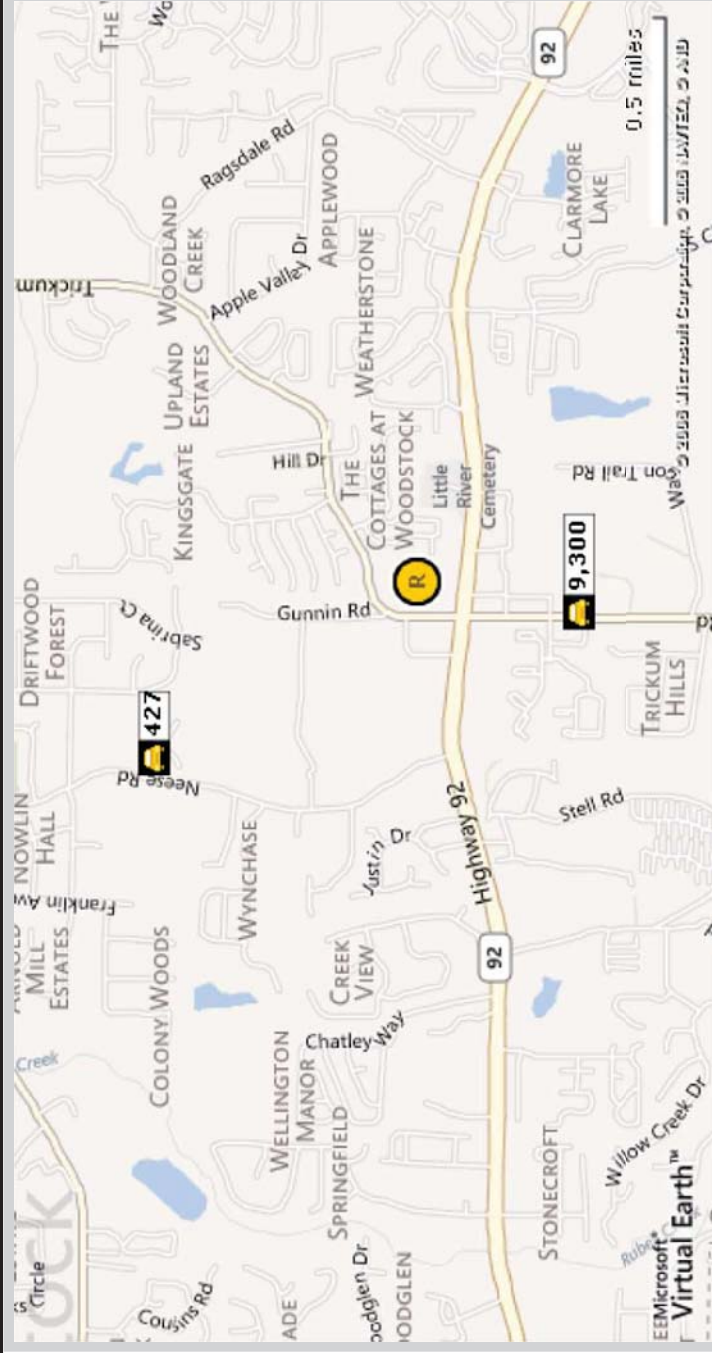
Centre At Woodstock

Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$12,795	\$36,411	\$136,356
Alcoholic Bev. at Home	7,497	21,397	79,582
Alcoholic Bev. away from Home	5,298	15,013	56,774
Total Furniture/Appliances	\$79,131	\$229,284	\$833,965
Bedroom Furniture	4,413	12,699	46,742
Living Room Furniture	6,902	20,081	73,054
Other Living & Family Room Furniture	1,979	5,816	20,871
Other Furniture	927	2,759	9,782
Major Appliances	6,811	19,769	71,158
Small Appliances & Housewares	16,152	46,570	170,271
Misc Household Equipment	41,947	121,589	442,089
Total Transportation/Maint.	\$186,524	\$532,343	\$1,961,542
New Autos/Trucks/Vans	52,718	152,816	553,309
Used Vehicles	44,857	126,225	472,984
Purchase of RVs or Boats	6,049	17,799	63,479
Gasoline	60,797	172,272	639,351
Diesel Fuel	1,093	3,152	11,273
Automotive Maintenance/Repair	21,010	60,077	221,146
Total Health Care	\$33,496	\$96,073	\$350,506
Medical Services	20,427	58,788	213,905
Prescription Drugs	9,753	27,735	101,831
Medical Supplies	3,317	9,550	34,770
Total Education/Day Care	\$66,203	\$193,503	\$703,425
Education	28,672	83,775	305,052
Room and Board	3,139	9,351	33,053
Tuition/School Supplies	25,053	73,278	266,949
Day Care, Nursery & Preschool	9,340	27,099	98,370

Centre At Woodstock

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,001	20,378	10
Total Retail	354	3,157	9
Home Improvement Stores	34	299	9
General Merchandise Stores	12	529	44
Food Stores	29	278	10
Auto Dealers and Gas Stations	46	284	6
Apparel and Accessory Stores	20	48	2
Furniture and Home Furnishings	55	236	4
Eating and Drinking Places	82	1,174	14
Miscellaneous Retail Stores	76	309	4
Finance-Insurance-Real Estate	192	913	5
Banks, Saving and Lending Inst.	52	249	5
Security Brokers and Investments	30	60	2
Insurance Carriers and Agencies	39	140	4
Real Estate-Trust-Holding Co.	71	464	7
Services	906	12,733	14
Hotels and Lodging	9	45	5
Motion Picture and Amusement	59	315	5
Health Services	99	514	5
Legal Services	29	101	3
Educational Services	24	1,220	51
Auto Services	65	489	8
Other Services	621	10,049	16
Agriculture/Mining	52	437	8
Construction	247	820	3
Manufacturing	48	548	11
Transportation, Comm./Pub Util.	62	214	3
Wholesale Trade	124	1,299	10
Government	16	257	16
Daytime Population	20,378		
Daytime Population/Business	10		

Centre At Woodstock



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Trickum Rd	Sycamore Ln	0.03 N	2005	9,300	AADT	.41
2 Stations Dr	Neese Rd	0.04 NW	2010	427	MPSI	.78