

# Demographic Summary Report

## Northwest Crossing

Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2016 Projection	44,027	124,785	376,684
2011 Estimate	41,526	118,799	359,269
2010 Census	40,897	118,029	356,369
Growth 2011 - 2016	6.00%	5.00%	4.80%
Growth 2010 - 2011	1.50%	0.70%	0.80%
<b>2011 Population by Hispanic Origin</b>	1,440	5,926	14,101
<b>2011 Population By Race</b>	41,526	118,799	359,269
White	36,262 87.32%	98,981 83.32%	302,226 84.12%
Black or African American	3,068 7.39%	11,572 9.74%	35,891 9.99%
American Indian and Alaska Native	141 0.34%	406 0.34%	1,096 0.31%
Asian	533 1.28%	1,904 1.60%	6,181 1.72%
Native Hawaiian and Pacific Islander	41 0.10%	171 0.14%	340 0.09%
Other Race	663 1.60%	2,997 2.52%	6,191 1.72%
Two or More Races	817 1.97%	2,767 2.33%	7,344 2.04%
<b>Households</b>			
2016 Projection	18,113	52,486	157,184
2011 Estimate	17,090	50,136	150,193
2010 Census	16,823	49,794	148,922
Growth 2011 - 2016	6.00%	4.70%	4.70%
Growth 2010 - 2011	1.60%	0.70%	0.90%
Owner Occupied	12,797 74.88%	30,541 60.92%	92,380 61.51%
Renter Occupied	4,292 25.11%	19,595 39.08%	57,813 38.49%
<b>2011 Households by HH Income</b>	17,089	50,136	150,191
Income Less Than \$15,000	2,220 12.99%	8,493 16.94%	27,016 17.99%
Income: \$15,000 - \$24,999	2,174 12.72%	7,398 14.76%	21,333 14.20%
Income: \$25,000 - \$34,999	2,289 13.39%	6,710 13.38%	19,307 12.85%
Income: \$35,000 - \$49,999	2,760 16.15%	7,864 15.69%	21,785 14.50%
Income: \$50,000 - \$74,999	3,621 21.19%	9,183 18.32%	25,652 17.08%
Income: \$75,000 - \$99,999	2,181 12.76%	5,336 10.64%	15,326 10.20%
Income: \$100,000 - \$149,999	1,282 7.50%	3,522 7.02%	12,098 8.06%
Income: \$150,000 - \$199,999	372 2.18%	1,014 2.02%	4,056 2.70%
Income: \$200,000+	190 1.11%	616 1.23%	3,618 2.41%
<b>2011 Avg Household Income</b>	\$55,390	\$51,732	\$55,957
<b>2011 Med Household Income</b>	\$43,967	\$38,664	\$39,067
<b>2011 Per Capita Income</b>	\$22,762	\$22,162	\$24,262

# Demographic Detail Report

## Northwest Crossing

Radius	3 Mile		5 Mile		10 Mile	
<b>Population</b>						
2016 Projection	44,027		124,785		376,684	
2011 Estimate	41,526		118,799		359,269	
2010 Census	40,897		118,029		356,369	
Growth 2011 - 2016	6.00%		5.00%		4.80%	
Growth 2010 - 2011	1.50%		0.70%		0.80%	
<b>2011 Population by Age</b>						
	<b>41,526</b>		<b>118,799</b>		<b>359,269</b>	
Age 0 - 4	2,754	6.63%	8,196	6.90%	21,868	6.09%
Age 5 - 9	2,701	6.50%	7,592	6.39%	21,354	5.94%
Age 10 - 14	2,492	6.00%	6,963	5.86%	20,484	5.70%
Age 15 - 19	2,521	6.07%	6,978	5.87%	24,511	6.82%
Age 20 - 24	2,604	6.27%	9,928	8.36%	33,651	9.37%
Age 25 - 34	6,531	15.73%	19,982	16.82%	52,181	14.52%
Age 35 - 44	5,753	13.85%	16,013	13.48%	46,537	12.95%
Age 45 - 49	2,980	7.18%	7,977	6.71%	24,527	6.83%
Age 50 - 54	2,772	6.68%	7,639	6.43%	24,574	6.84%
Age 55 - 59	2,621	6.31%	7,076	5.96%	22,618	6.30%
Age 60 - 64	2,327	5.60%	6,035	5.08%	19,568	5.45%
Age 65 - 74	2,976	7.17%	7,804	6.57%	25,415	7.07%
Age 75 - 84	1,885	4.54%	4,767	4.01%	15,469	4.31%
Age 85 and over	608	1.46%	1,851	1.56%	6,511	1.81%
Age 65 and over	5,469	13.17%	14,422	12.14%	47,395	13.19%
<b>Median Age</b>	<b>37.00</b>		<b>34.90</b>		<b>36.20</b>	
<b>Average Age</b>	<b>38.00</b>		<b>37.00</b>		<b>37.90</b>	

## Demographic Detail Report

### Northwest Crossing

Radius	3 Mile		5 Mile		10 Mile	
<b>2011 Population By Race</b>	<b>41,526</b>		<b>118,799</b>		<b>359,269</b>	
White	36,262	87.32%	98,981	83.32%	302,226	84.12%
Black or African American	3,068	7.39%	11,572	9.74%	35,891	9.99%
American Indian and Alaska Native	141	0.34%	406	0.34%	1,096	0.31%
Asian	533	1.28%	1,904	1.60%	6,181	1.72%
Native Hawaiian and Pacific Islander	41	0.10%	171	0.14%	340	0.09%
Other Race	663	1.60%	2,997	2.52%	6,191	1.72%
Two or More Races	817	1.97%	2,767	2.33%	7,344	2.04%
<b>2011 Population by Hispanic Origin</b>	<b>41,525</b>		<b>118,798</b>		<b>359,269</b>	
Not Hispanic or Latino	40,085	96.53%	112,872	95.01%	345,168	96.08%
Hispanic or Latino	1,440	3.47%	5,926	4.99%	14,101	3.92%
<b>2011 Age 5+ Language at Home</b>	<b>36,940</b>		<b>104,730</b>		<b>327,796</b>	
Speak Only English	35,133	95.11%	99,012	94.54%	310,729	94.79%
Speak Asian or Pacific Island	530	1.43%	1,333	1.27%	3,737	1.14%
Speak IndoEuropean	378	1.02%	1,328	1.27%	4,834	1.47%
Speak Spanish	696	1.88%	2,486	2.37%	7,041	2.15%
Speak Other Language	203	0.55%	571	0.55%	1,455	0.44%
<b>2011 Median Age, Male</b>	<b>35.70</b>		<b>33.70</b>		<b>34.80</b>	
<b>2011 Average Age, Male</b>	<b>36.80</b>		<b>35.60</b>		<b>36.60</b>	
<b>Median Age, Female</b>	<b>38.30</b>		<b>36.10</b>		<b>37.60</b>	
<b>Average Age, Female</b>	<b>39.20</b>		<b>38.20</b>		<b>39.20</b>	
<b>2011 Population by Occupation Classification (Age 16+)</b>	<b>21,081</b>		<b>57,935</b>		<b>171,708</b>	
Blue Collar	4,007	19.01%	10,409	17.97%	29,980	17.46%
White Collar	13,807	65.49%	37,947	65.50%	112,618	65.59%
Service	3,267	15.50%	9,579	16.53%	29,110	16.95%
<b>2011 Population by Marital Status (Age 15+)</b>	<b>31,568</b>		<b>91,120</b>		<b>286,695</b>	
Total, Never Married	7,841	24.84%	27,501	30.18%	90,254	31.48%
Married	18,396	58.27%	46,655	51.20%	143,508	50.06%
Widowed	1,652	5.23%	5,338	5.86%	17,889	6.24%
Divorced	3,679	11.65%	11,626	12.76%	35,044	12.22%

## Demographic Detail Report

### Northwest Crossing

Radius	3 Mile	5 Mile	10 Mile
<b>2011 Population by Education</b>	<b>26,060</b>	<b>71,453</b>	<b>221,557</b>
Less Than 9th Grade	565 2.17%	2,158 3.02%	7,811 3.53%
Some High School, No Diploma	1,780 6.83%	6,177 8.64%	20,068 9.06%
High School Grad (Incl Equivalency)	8,653 33.20%	21,306 29.82%	61,797 27.89%
Some College, No Degree	6,443 24.72%	16,236 22.72%	45,406 20.49%
Associate Degree	2,034 7.81%	5,179 7.25%	15,178 6.85%
Bachelor Degree	4,616 17.71%	13,559 18.98%	45,212 20.41%
Advanced Degrees	1,969 7.56%	6,838 9.57%	26,085 11.77%
<b>2011 Population by Occupation (Age 16+)</b>	<b>24,349</b>	<b>67,514</b>	<b>200,817</b>
Management, Business, & Financial	7,150 29.36%	18,430 27.30%	52,217 26.00%
Professional & Related Occupations	1,129 4.64%	2,901 4.30%	9,113 4.54%
Services	10,248 42.09%	30,135 44.64%	91,484 45.56%
Sales & Office	2,520 10.35%	7,451 11.04%	22,995 11.45%
Farming, Fishing, and Forestry	2 0.01%	27 0.04%	233 0.12%
Construction and Extraction, Maint	1,095 4.50%	3,003 4.45%	8,071 4.02%
Production & Transportation	2,205 9.06%	5,567 8.25%	16,704 8.32%
<b>2011 Workers by Travel Time to Work (Age 16+)</b>	<b>20,533</b>	<b>56,331</b>	<b>166,989</b>
Less Than 15 Minutes	4,623 22.51%	15,349 27.25%	48,002 28.75%
15 to 29 Minutes	10,768 52.44%	28,599 50.77%	79,259 47.46%
30 to 44 Minutes	3,531 17.20%	8,553 15.18%	26,426 15.82%
45 to 59 Minutes	607 2.96%	1,392 2.47%	4,815 2.88%
60+ Minutes	1,004 4.89%	2,438 4.33%	8,487 5.08%
<b>2000 Households by HH Size</b>	<b>16,825</b>	<b>49,794</b>	<b>148,921</b>
1-Person Households	4,491 26.69%	15,445 31.02%	47,233 31.72%
2-Person Households	6,059 36.01%	17,129 34.40%	50,867 34.16%
3-Person Households	2,834 16.84%	7,963 15.99%	23,485 15.77%
4-Person Households	2,107 12.52%	5,604 11.25%	16,963 11.39%
5-Person Households	851 5.06%	2,324 4.67%	6,644 4.46%
6-Person Households	312 1.85%	848 1.70%	2,376 1.60%
7 or more Person Households	171 1.02%	481 0.97%	1,353 0.91%
<b>2011 Average Household Size</b>	<b>2.41</b>	<b>2.35</b>	<b>2.32</b>

## Demographic Detail Report

### Northwest Crossing

Radius	3 Mile	5 Mile	10 Mile
<b>Households</b>			
2016 Projection	18,113	52,486	157,184
2011 Estimate	17,090	50,136	150,193
2010 Census	16,823	49,794	148,922
Growth 2011 - 2016	6.00%	4.70%	4.70%
Growth 2010 - 2011	1.60%	0.70%	0.90%
<b>2011 Households by HH Income</b>	<b>17,089</b>	<b>50,136</b>	<b>150,191</b>
Income: Less than \$15,000	2,220 12.99%	8,493 16.94%	27,016 17.99%
Income: \$15,000 - \$24,999	2,174 12.72%	7,398 14.76%	21,333 14.20%
Income: \$25,000 - \$34,999	2,289 13.39%	6,710 13.38%	19,307 12.85%
Income: \$35,000 - \$49,999	2,760 16.15%	7,864 15.69%	21,785 14.50%
Income: \$50,000 - \$74,999	3,621 21.19%	9,183 18.32%	25,652 17.08%
Income: \$75,000 - \$99,999	2,181 12.76%	5,336 10.64%	15,326 10.20%
Income: \$100,000 - \$149,999	1,282 7.50%	3,522 7.02%	12,098 8.06%
Income: \$150,000 - \$199,999	372 2.18%	1,014 2.02%	4,056 2.70%
Income: \$200,000+	190 1.11%	616 1.23%	3,618 2.41%
2011 Avg Household Income	\$55,390	\$51,732	\$55,957
2011 Med Household Income	\$43,967	\$38,664	\$39,067
2011 Per Capita Income	\$22,762	\$22,162	\$24,262
<b>2011 Occupied Housing</b>	<b>17,089</b>	<b>50,136</b>	<b>150,193</b>
Owner Occupied	12,797 74.88%	30,541 60.92%	92,380 61.51%
Renter Occupied	4,292 25.12%	19,595 39.08%	57,813 38.49%
<b>2000 Housing Units</b>	<b>17,432</b>	<b>53,231</b>	<b>163,331</b>
1 Unit Attached	1,269 7.28%	3,814 7.16%	8,926 5.46%
1 Unit Detached	12,873 73.85%	32,197 60.49%	103,288 63.24%
2 Units	139 0.80%	1,054 1.98%	3,553 2.18%
3 - 19 Units	1,463 8.39%	10,566 19.85%	28,561 17.49%
20 - 49 Units	218 1.25%	1,722 3.23%	5,763 3.53%
50 or more Units	383 2.20%	1,643 3.09%	6,764 4.14%
Mobile Home or Trailer	1,087 6.24%	2,235 4.20%	6,455 3.95%
Boat, RV, Van, Etc.	0 0.00%	0 0.00%	21 0.01%

## Demographic Detail Report

### Northwest Crossing

Radius	3 Mile		5 Mile		10 Mile	
<b>2011 Housing Value - Owner Occupied</b>	<b>12,861</b>		<b>30,765</b>		<b>93,945</b>	
Value Less than \$20,000	415	3.23%	793	2.58%	1,843	1.96%
Value \$20,000 - \$39,999	196	1.52%	654	2.13%	2,325	2.47%
Value \$40,000 - \$59,999	300	2.33%	1,215	3.95%	4,847	5.16%
Value \$60,000 - \$79,999	516	4.01%	2,310	7.51%	7,870	8.38%
Value \$80,000 - \$99,999	1,853	14.41%	4,462	14.50%	11,482	12.22%
Value \$100,000 - \$149,999	4,913	38.20%	9,532	30.98%	23,129	24.62%
Value \$150,000 - \$199,999	2,727	21.20%	6,625	21.53%	18,103	19.27%
Value \$200,000 - \$299,999	1,407	10.94%	3,648	11.86%	14,057	14.96%
Value \$300,000 - \$399,999	366	2.85%	873	2.84%	5,150	5.48%
Value \$400,000 - \$499,999	63	0.49%	297	0.97%	2,086	2.22%
Value \$500,000 - \$749,999	68	0.53%	236	0.77%	1,938	2.06%
Value \$750,000 - \$999,999	17	0.13%	55	0.18%	629	0.67%
Value \$1,000,000 or more	20	0.16%	65	0.21%	486	0.52%
<b>2011 Med Housing Val-Owner Occupied</b>	<b>\$132,454</b>		<b>\$132,429</b>		<b>\$140,388</b>	
<b>2011 Housing Units by Yr Built</b>	<b>17,433</b>		<b>53,232</b>		<b>163,329</b>	
Built 2005 to Present	846	4.85%	2,732	5.13%	6,564	4.02%
Built 2000 to 2004	1,967	11.28%	5,205	9.78%	13,733	8.41%
Built 1990 to 1999	4,386	25.16%	10,670	20.04%	28,603	17.51%
Built 1980 to 1989	2,558	14.67%	7,924	14.89%	24,583	15.05%
Built 1970 to 1979	3,281	18.82%	10,452	19.63%	31,487	19.28%
Built 1960 to 1969	2,077	11.91%	6,316	11.87%	21,286	13.03%
Built 1950 to 1959	1,487	8.53%	5,412	10.17%	17,073	10.45%
Built 1940 to 1949	499	2.86%	2,296	4.31%	9,147	5.60%
Built 1939 or Earlier	332	1.90%	2,225	4.18%	10,853	6.64%
<b>2011 Median Year Built</b>	<b>1984</b>		<b>1980</b>		<b>1977</b>	

Demographic Market Comparison Report

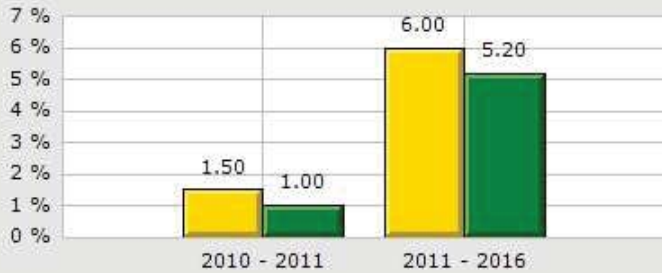
3 mile radius

Northwest Crossing

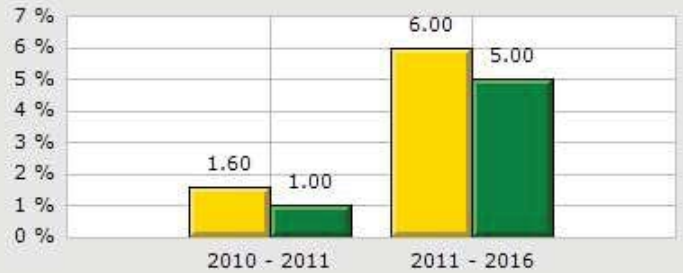
Type: Shopping Center/Community Center  
 County: Knox

3 Mile  
 County

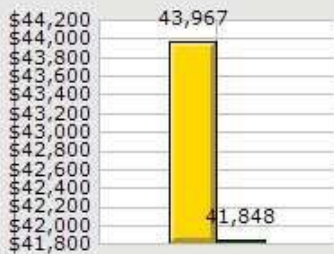
Population Growth



Household Growth



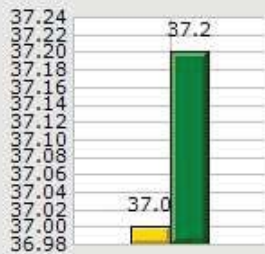
2011 Med Household Inc



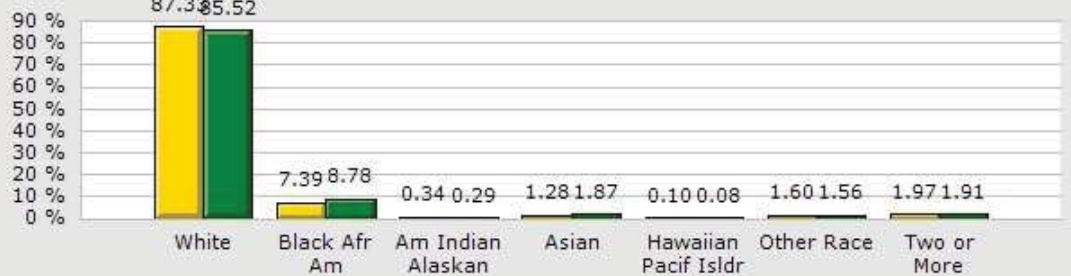
2011 Households by Household Income



2011 Median Age



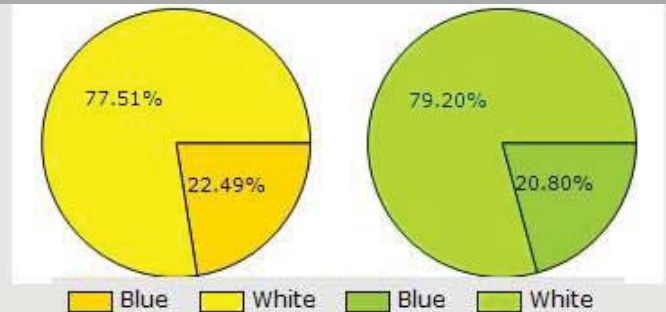
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

**Northwest Crossing**

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

	3 Mile		County	
<b>Population</b>				
Growth 2010 - 2011	1.50%		1.00%	
Growth 2011 - 2016	6.00%		5.20%	
2011 Blue Collar	4,007	22.49%	36,601	20.80%
2011 White Collar	13,807	77.51%	139,335	79.20%
<b>2011 Population By Race</b>				
White	36,262	87.33%	373,233	85.52%
Black Afr Am	3,068	7.39%	38,321	8.78%
Am Indian Alaskan	141	0.34%	1,255	0.29%
Asian	533	1.28%	8,144	1.87%
Hawaiian Pacif Islldr	41	0.10%	358	0.08%
Other Race	663	1.60%	6,789	1.56%
Two or More	817	1.97%	8,339	1.91%
<b>Households</b>				
Growth 2010 - 2011	1.60%		1.00%	
Growth 2011 - 2016	6.00%		5.00%	
Renter Occupied	4,292	25.12%	61,357	34.27%
Owner Occupied	12,797	74.88%	117,670	65.73%
<b>2011 Households by HH Income</b>				
Income < \$35,000	6,683	39.11%	75,881	42.39%
Income \$35,000 - \$74,999	6,381	37.34%	56,321	31.46%
Income \$75,000 - \$149,999	3,463	20.26%	35,437	19.79%
Income \$150,000 - \$199,999	372	2.18%	5,747	3.21%
Income \$200,000+	190	1.11%	5,641	3.15%
2011 Median Household Income	\$43,967		\$41,848	
2011 Median Age	37.00		37.20	

## Consumer Spending Report

### Northwest Crossing

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
<b>Total Specified Consumer Spending</b>	<b>\$509,348</b>	<b>\$1,406,502</b>	<b>\$4,552,489</b>
<b>Total Apparel</b>	<b>\$20,046</b>	<b>\$56,569</b>	<b>\$182,834</b>
Women's Apparel	7,037	19,601	63,648
Men's Apparel	4,078	11,454	37,137
Girl's Apparel	1,570	4,295	13,783
Boy's Apparel	1,251	3,468	11,045
Infant Apparel	1,283	3,727	11,938
Footwear (excl. Infants)	2,766	7,882	25,432
Other Apparel Prod/Services	2,060	6,142	19,851
<b>Total Entertainment</b>	<b>\$47,112</b>	<b>\$128,091</b>	<b>\$416,499</b>
Sports and Recreation	1,947	5,315	17,321
TV, Radio and Sound Equipment	16,935	47,509	153,506
Reading Materials	2,114	5,748	18,758
Travel	25,527	67,891	221,667
Photographic Equipment	589	1,627	5,247
<b>Total Food At Home</b>	<b>\$41,365</b>	<b>\$116,228</b>	<b>\$375,506</b>
Cereal Products	2,516	7,132	23,021
Bread & Bakery Products	5,568	15,495	50,140
Seafood	2,133	5,976	19,304
Meat/Poultry/Fish/Eggs	13,963	39,432	127,219
Dairy Products	6,711	18,820	60,852
Fruits and Vegetables	10,474	29,374	94,970
<b>Total Food Away From Home</b>	<b>\$41,754</b>	<b>\$116,625</b>	<b>\$376,321</b>
Breakfast and Brunch	3,934	11,175	36,065
Dinner	19,570	54,333	175,385
Lunch	13,803	38,697	124,681
Snacks and Non Alcoholic Bev	3,049	8,750	28,206
Catered Affairs	1,398	3,670	11,985

## Consumer Spending Report

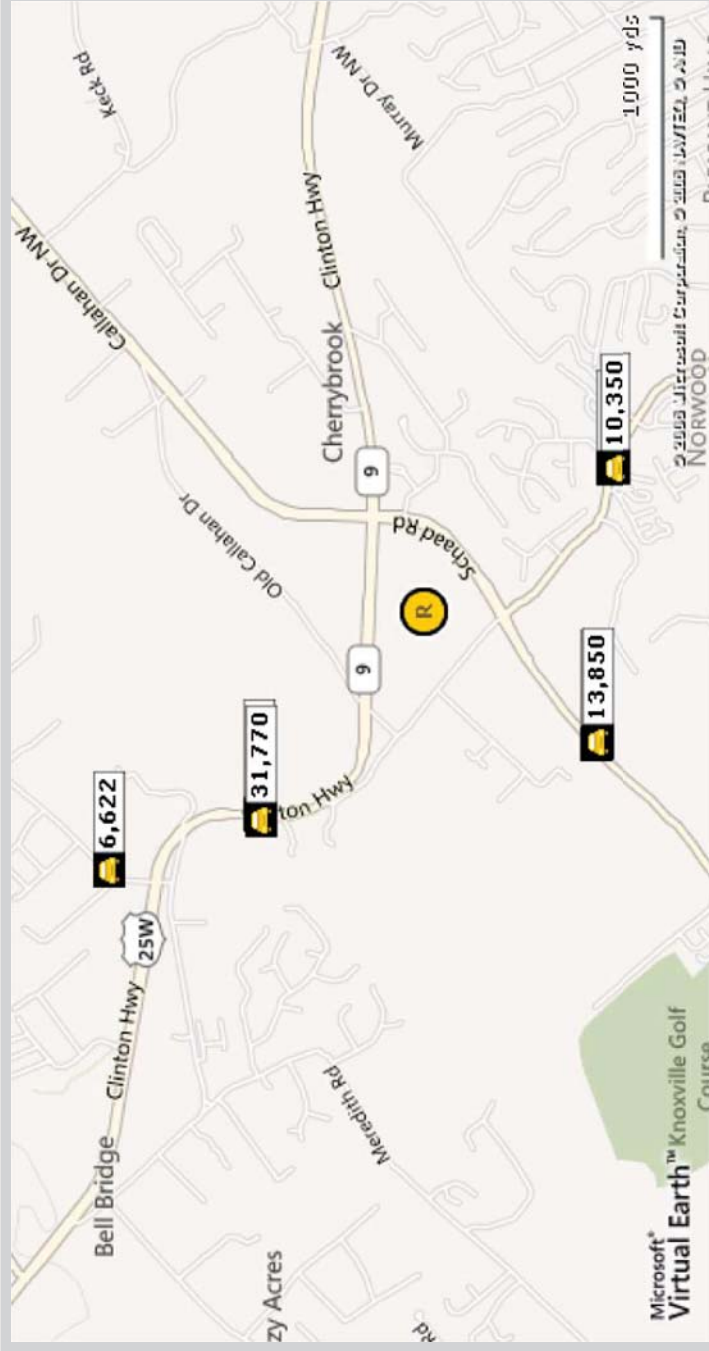
### Northwest Crossing

Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
<b>Total Alcoholic Beverages</b>	<b>\$7,852</b>	<b>\$22,470</b>	<b>\$72,630</b>
Alcoholic Bev. at Home	4,526	12,761	41,294
Alcoholic Bev. away from Home	3,326	9,709	31,337
<b>Total Furniture/Appliances</b>	<b>\$46,403</b>	<b>\$126,146</b>	<b>\$409,781</b>
Bedroom Furniture	2,507	6,980	22,614
Living Room Furniture	4,001	10,881	35,385
Other Living & Family Room Furniture	1,103	2,908	9,468
Other Furniture	537	1,380	4,498
Major Appliances	4,162	11,032	35,947
Small Appliances & Housewares	9,465	26,066	84,512
Misc Household Equipment	24,628	66,900	217,356
<b>Total Transportation/Maint.</b>	<b>\$114,846</b>	<b>\$316,818</b>	<b>\$1,024,140</b>
New Autos/Trucks/Vans	30,826	81,801	265,030
Used Vehicles	28,191	80,071	257,713
Purchase of RVs or Boats	3,423	8,980	29,976
Gasoline	38,857	108,632	350,405
Diesel Fuel	671	1,786	5,894
Automotive Maintenance/Repair	12,878	35,549	115,122
<b>Total Health Care</b>	<b>\$21,883</b>	<b>\$59,023</b>	<b>\$192,006</b>
Medical Services	12,785	34,392	111,543
Prescription Drugs	6,957	18,840	61,587
Medical Supplies	2,141	5,792	18,876
<b>Total Education/Day Care</b>	<b>\$38,904</b>	<b>\$109,200</b>	<b>\$356,364</b>
Education	17,091	48,455	158,506
Room and Board	1,783	4,575	15,055
Tuition/School Supplies	15,006	42,683	139,882
Day Care, Nursery & Preschool	5,025	13,487	42,922

## Northwest Crossing

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>1,424</b>	<b>13,195</b>	<b>9</b>
<b>Total Retail</b>	<b>347</b>	<b>4,365</b>	<b>13</b>
Home Improvement Stores	27	434	16
General Merchandise Stores	11	691	63
Food Stores	25	564	23
Auto Dealers and Gas Stations	96	643	7
Apparel and Accessory Stores	12	23	2
Furniture and Home Furnishings	23	94	4
Eating and Drinking Places	88	1,482	17
Miscellaneous Retail Stores	65	434	7
<b>Finance-Insurance-Real Estate</b>	<b>135</b>	<b>513</b>	<b>4</b>
Banks, Saving and Lending Inst.	50	208	4
Security Brokers and Investments	6	25	4
Insurance Carriers and Agencies	29	72	2
Real Estate-Trust-Holding Co.	50	208	4
<b>Services</b>	<b>519</b>	<b>3,665</b>	<b>7</b>
Hotels and Lodging	12	139	12
Motion Picture and Amusement	43	153	4
Health Services	34	213	6
Legal Services	4	19	5
Educational Services	17	733	43
Auto Services	61	247	4
Other Services	348	2,161	6
<b>Agriculture/Mining</b>	<b>57</b>	<b>179</b>	<b>3</b>
<b>Construction</b>	<b>182</b>	<b>1,250</b>	<b>7</b>
<b>Manufacturing</b>	<b>42</b>	<b>1,846</b>	<b>44</b>
<b>Transportation, Comm./Pub Util.</b>	<b>54</b>	<b>477</b>	<b>9</b>
<b>Wholesale Trade</b>	<b>77</b>	<b>881</b>	<b>11</b>
<b>Government</b>	<b>11</b>	<b>19</b>	<b>2</b>
<b>Daytime Population</b>	<b>13,195</b>		
<b>Daytime Population/Business</b>	<b>9</b>		

Northwest Crossing



Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Schaad Rd	0.38 NE	2010	15,543	MPSI	.52
2 Schaad Dr NW	0.46 SW	2005	13,850	ADT	.52
3 Pleasant Ridge Rd	0.11 W	2010	9,953	MPSI	.57
4 Pleasant Ridge Rd NW	0.45 SE	2005	10,350	ADT	.58
5 Clinton Hwy	0.18 N	2010	31,564	MPSI	.62
6 Clinton Pike	0.19 N	2005	31,770	ADT	.63
7 W Beaver Creek Dr	0.12 S	2005	6,622	ADT	.97