

Demographic Summary Report

Edgewood Towne Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	62,673		112,720		299,946	
2009 Estimate	62,761		113,678		299,742	
2000 Census	61,446		114,131		293,824	
Growth 2009 - 2014	-0.10%		-0.80%		0.10%	
Growth 2000 - 2009	2.10%		-0.40%		2.00%	
2009 Population by Hispanic Origin	5,228		10,395		22,395	
2009 Population By Race	62,761		113,678		299,742	
White	46,318	73.80%	76,005	66.86%	222,482	74.22%
Black or African American	9,025	14.38%	22,119	19.46%	38,895	12.98%
American Indian and Alaska Native	384	0.61%	733	0.64%	1,741	0.58%
Asian	2,372	3.78%	5,314	4.67%	16,764	5.59%
Native Hawaiian and Pacific Islander	32	0.05%	75	0.07%	204	0.07%
Other Race	2,085	3.32%	4,427	3.89%	9,140	3.05%
Two or More Races	2,543	4.05%	5,005	4.40%	10,516	3.51%
Households						
2014 Projection	26,408		47,270		122,416	
2009 Estimate	26,276		47,359		121,422	
2000 Census	25,306		46,720		116,501	
Growth 2009 - 2014	0.50%		-0.20%		0.80%	
Growth 2000 - 2009	3.80%		1.40%		4.20%	
Owner Occupied	15,614	59.42%	28,164	59.47%	73,291	60.36%
Renter Occupied	10,662	40.58%	19,194	40.53%	48,130	39.64%
2009 Households by HH Income	26,275		47,359		121,421	
Income Less Than \$15,000	2,861	10.89%	6,336	13.38%	15,482	12.75%
Income: \$15,000 - \$24,999	2,673	10.17%	5,095	10.76%	12,524	10.31%
Income: \$25,000 - \$34,999	3,196	12.16%	5,486	11.58%	12,497	10.29%
Income: \$35,000 - \$49,999	4,337	16.51%	7,571	15.99%	18,181	14.97%
Income: \$50,000 - \$74,999	7,324	27.87%	12,723	26.87%	30,676	25.26%
Income: \$75,000 - \$99,999	3,106	11.82%	5,458	11.52%	14,962	12.32%
Income: \$100,000 - \$149,999	2,115	8.05%	3,566	7.53%	11,371	9.36%
Income: \$150,000 - \$249,999	542	2.06%	918	1.94%	4,372	3.60%
Income: \$250,000 - \$499,999	96	0.37%	165	0.35%	1,112	0.92%
Income: \$500,000 or more	25	0.10%	41	0.09%	244	0.20%
2009 Avg Household Income	\$56,769		\$54,814		\$62,226	
2009 Med Household Income	\$50,176		\$48,230		\$51,386	
2009 Per Capita Income	\$23,959		\$23,141		\$25,953	

Demographic Detail Report

Edgewood Towne Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	62,673		112,720		299,946	
2009 Estimate	62,761		113,678		299,742	
2000 Census	61,446		114,131		293,824	
Growth 2009 - 2014	-0.10%		-0.80%		0.10%	
Growth 2000 - 2009	2.10%		-0.40%		2.00%	
2009 Population by Age	62,761		113,678		299,742	
Age 0 - 4	4,756	7.58%	8,510	7.49%	18,086	6.03%
Age 5 - 9	4,413	7.03%	7,969	7.01%	17,312	5.78%
Age 10 - 14	4,213	6.71%	7,553	6.64%	17,255	5.76%
Age 15 - 17	2,374	3.78%	4,327	3.81%	10,569	3.53%
Age 18 - 20	2,900	4.62%	6,119	5.38%	25,450	8.49%
Age 21 - 24	4,364	6.95%	8,052	7.08%	28,055	9.36%
Age 25 - 34	9,560	15.23%	17,304	15.22%	42,077	14.04%
Age 35 - 44	8,667	13.81%	15,565	13.69%	36,549	12.19%
Age 45 - 49	4,470	7.12%	7,879	6.93%	19,895	6.64%
Age 50 - 54	4,338	6.91%	7,566	6.66%	19,807	6.61%
Age 55 - 59	3,772	6.01%	6,635	5.84%	18,108	6.04%
Age 60 - 64	2,835	4.52%	5,107	4.49%	14,163	4.73%
Age 65 - 74	3,212	5.12%	5,842	5.14%	16,618	5.54%
Age 75 - 84	2,035	3.24%	3,685	3.24%	10,844	3.62%
Age 85 and over	851	1.36%	1,564	1.38%	4,955	1.65%
Age 16 and over	48,569	77.39%	88,192	77.58%	243,576	81.26%
Age 18 and over	47,005	74.90%	85,320	75.05%	236,521	78.91%
Age 21 and over	44,105	70.27%	79,201	69.67%	211,071	70.42%
Age 65 and over	6,099	9.72%	11,092	9.76%	32,417	10.81%
Median Age	33.60		33.10		32.70	
Average Age	35.30		35.10		35.90	

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	62,761	113,678	299,742
White	46,318 73.80%	76,005 66.86%	222,482 74.22%
Black or African American	9,025 14.38%	22,119 19.46%	38,895 12.98%
American Indian and Alaska Native	384 0.61%	733 0.64%	1,741 0.58%
Asian	2,372 3.78%	5,314 4.67%	16,764 5.59%
Native Hawaiian and Pacific Islander	32 0.05%	75 0.07%	204 0.07%
Other Race	2,085 3.32%	4,427 3.89%	9,140 3.05%
Two or More Races	2,543 4.05%	5,005 4.40%	10,516 3.51%
2009 Population by Hispanic Origin	62,762	113,679	299,743
Not Hispanic or Latino	57,532 91.67%	103,283 90.85%	277,346 92.53%
Hispanic or Latino:	5,228 8.33%	10,395 9.14%	22,395 7.47%
Mexican	3,609 5.75%	7,016 6.17%	14,890 4.97%
Puerto Rican	225 0.36%	498 0.44%	1,026 0.34%
Cuban	250 0.40%	619 0.54%	1,321 0.44%
Other Hispanic or Latino	1,146 1.83%	2,263 1.99%	5,160 1.72%
2009 Age 5+ Language at Home	58,004	105,168	281,656
Speak Only English	53,425 92.11%	94,544 89.90%	252,661 89.71%
Speak Asian or Pacific Island	1,039 1.79%	2,793 2.66%	7,432 2.64%
Speak IndoEuropean	1,128 1.94%	2,428 2.31%	8,538 3.03%
Speak Spanish	2,099 3.62%	4,513 4.29%	10,734 3.81%
Speak Other Language	313 0.54%	890 0.85%	2,291 0.81%
2009 Median Age, Male	32.10	31.60	31.20
2009 Average Age, Male	34.00	33.80	34.70
Median Age, Female	35.00	34.60	34.20
Average Age, Female	36.50	36.30	37.10
2009 Population by Employment Status (Age 16+)	48,570	88,193	243,576
In Armed Forces	110 0.23%	152 0.17%	255 0.10%
Civilian, Employed	28,359 58.39%	49,673 56.32%	133,192 54.68%
Civilian, Unemployed	5,218 10.74%	10,138 11.50%	25,604 10.51%
Not In Labor Force	14,883 30.64%	28,230 32.01%	84,525 34.70%
2009 Population by Occupation Classification (Age 16+)	28,359	49,673	133,192
Blue Collar	5,623 19.83%	9,548 19.22%	20,808 15.62%
White Collar	16,940 59.73%	29,788 59.97%	87,456 65.66%
Service	5,796 20.44%	10,337 20.81%	24,928 18.72%

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	49,379	89,647	247,089
Total, Never Married	16,746 33.91%	32,107 35.81%	97,323 39.39%
Married	22,716 46.00%	40,202 44.84%	109,271 44.22%
Widowed	2,574 5.21%	4,663 5.20%	11,940 4.83%
Divorced	7,343 14.87%	12,675 14.14%	28,555 11.56%
Males Divorced	2,472	4,575	10,230
Females Divorced	4,296	7,297	15,768
Males, Never Married	7,353	14,793	45,193
Females Never Married	7,674	14,710	44,410
2009 Population by Education	39,742	71,150	183,016
Less Than 9Th Grade	1,168 2.94%	2,066 2.90%	4,585 2.51%
Some High School, No Diploma	3,023 7.61%	5,758 8.09%	11,734 6.41%
High School Graduate (Includes Equivalency)	11,074 27.86%	19,440 27.32%	41,455 22.65%
Some College, No Degree	11,183 28.14%	18,786 26.40%	42,956 23.47%
Associate Degree	3,776 9.50%	6,608 9.29%	15,908 8.69%
Bachelor Degree	6,389 16.08%	11,539 16.22%	37,633 20.56%
Advanced Degrees	3,129 7.87%	6,953 9.77%	28,745 15.71%
2009 Population by Occupation (Age 16+)	34,155	60,009	158,122
Management, Business, & Financial	9,044 26.48%	15,053 25.08%	40,997 25.93%
Professional & Related Occupations	1,302 3.81%	2,441 4.07%	7,647 4.84%
Services	16,405 48.03%	29,317 48.85%	77,676 49.12%
Sales & Office	2,823 8.27%	5,201 8.67%	14,438 9.13%
Farming, Fishing, and Forestry	14 0.04%	41 0.07%	198 0.13%
Construction and Extraction, Maint	1,179 3.45%	2,066 3.44%	4,355 2.75%
Production & Transportation	3,388 9.92%	5,890 9.82%	12,811 8.10%
2009 Workers by Travel Time to Work (Age 16+)	28,468	49,824	133,448
Less Than 15 Minutes	9,371 32.92%	17,643 35.41%	50,717 38.01%
15 to 29 Minutes	13,768 48.36%	23,327 46.82%	60,354 45.23%
30 to 44 Minutes	2,577 9.05%	4,259 8.55%	10,623 7.96%
45 to 59 Minutes	745 2.62%	1,335 2.68%	3,493 2.62%
60+ Minutes	2,007 7.05%	3,260 6.54%	8,261 6.19%

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Radius	3 Mile	5 Mile	10 Mile
Households			
2014 Projection	26,408	47,270	122,416
2009 Estimate	26,276	47,359	121,422
2000 Census	25,306	46,720	116,501
Growth 2009 - 2014	0.50%	-0.20%	0.80%
Growth 2000 - 2009	3.80%	1.40%	4.20%
2000 Households by HH Size	25,305	46,721	116,500
1-Person Households	7,662 30.28%	14,685 31.43%	36,085 30.97%
2-Person Households	8,089 31.97%	14,783 31.64%	38,788 33.29%
3-Person Households	4,263 16.85%	7,522 16.10%	17,789 15.27%
4-Person Households	3,395 13.42%	5,844 12.51%	14,636 12.56%
5-Person Households	1,274 5.03%	2,471 5.29%	5,917 5.08%
6-Person Households	433 1.71%	934 2.00%	2,119 1.82%
7 or more Person Households	189 0.75%	482 1.03%	1,166 1.00%
2009 Average Household Size	2.36	2.36	2.32
2009 Households by HH Income	26,275	47,359	121,421
Income Less than \$15,000	2,861 10.89%	6,336 13.38%	15,482 12.75%
Income: \$15,000 - \$24,999	2,673 10.17%	5,095 10.76%	12,524 10.31%
Income: \$25,000 - \$34,999	3,196 12.16%	5,486 11.58%	12,497 10.29%
Income: \$35,000 - \$49,999	4,337 16.51%	7,571 15.99%	18,181 14.97%
Income: \$50,000 - \$74,999	7,324 27.87%	12,723 26.87%	30,676 25.26%
Income: \$75,000 - \$99,999	3,106 11.82%	5,458 11.52%	14,962 12.32%
Income: \$100,000 - \$149,999	2,115 8.05%	3,566 7.53%	11,371 9.36%
Income: \$150,000 - \$249,999	542 2.06%	918 1.94%	4,372 3.60%
Income: \$250,000 - \$499,999	96 0.37%	165 0.35%	1,112 0.92%
Income: \$500,000 or more	25 0.10%	41 0.09%	244 0.20%
2009 Avg Household Income	\$56,769	\$54,814	\$62,226
2009 Med Household Income	\$50,176	\$48,230	\$51,386
2009 Per Capita Income	\$23,959	\$23,141	\$25,953
2009 Occupied Housing	26,276	47,358	121,421
Owner Occupied	15,614 59.42%	28,164 59.47%	73,291 60.36%
Renter Occupied	10,662 40.58%	19,194 40.53%	48,130 39.64%

Demographic Detail Report

Edgewood Towne Center

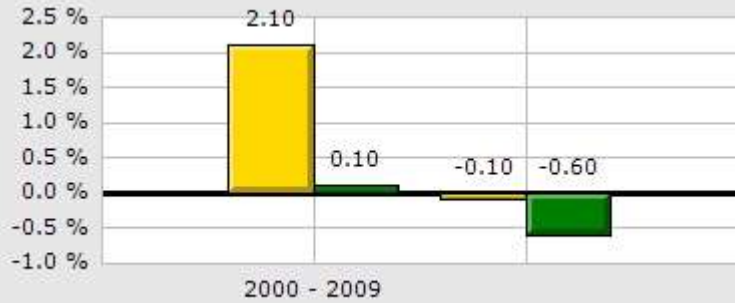
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	15,613		28,156		73,276	
Value Less than \$20,000	1,011	6.48%	1,336	4.74%	2,495	3.40%
Value \$20,000 - \$39,999	724	4.64%	1,671	5.93%	3,511	4.79%
Value \$40,000 - \$59,999	1,610	10.31%	3,321	11.79%	6,263	8.55%
Value \$60,000 - \$79,999	2,497	15.99%	4,738	16.83%	8,360	11.41%
Value \$80,000 - \$99,999	3,757	24.06%	6,756	23.99%	11,680	15.94%
Value \$100,000 - \$149,999	3,714	23.79%	6,605	23.46%	19,819	27.05%
Value \$150,000 - \$199,999	1,203	7.71%	2,020	7.17%	10,120	13.81%
Value \$200,000 - \$299,999	862	5.52%	1,294	4.60%	7,796	10.64%
Value \$300,000 - \$399,999	140	0.90%	231	0.82%	1,881	2.57%
Value \$400,000 - \$499,999	44	0.28%	67	0.24%	622	0.85%
Value \$500,000 - \$749,999	32	0.20%	74	0.26%	508	0.69%
Value \$750,000 - \$999,999	7	0.04%	19	0.07%	138	0.19%
Value \$1,000,000 or more	12	0.08%	24	0.09%	83	0.11%
2009 Med Housing Val-Owner Occupied	\$89,818		\$88,244		\$110,151	
2000 Housing Units by Units in Structure	26,681		49,892		123,575	
1 Unit Attached	1,839	6.89%	2,626	5.26%	6,474	5.24%
1 Unit Detached	14,919	55.92%	29,768	59.66%	72,350	58.55%
2 Units	678	2.54%	1,577	3.16%	4,069	3.29%
3 - 19 Units	5,369	20.12%	9,312	18.66%	23,668	19.15%
20 - 49 Units	1,094	4.10%	2,063	4.13%	5,956	4.82%
50 or more Units	1,188	4.45%	2,251	4.51%	6,058	4.90%
Mobile Home or Trailer	1,567	5.87%	2,258	4.53%	4,931	3.99%
Boat, RV, Van, Etc.	27	0.10%	37	0.07%	69	0.06%
2009 Housing Units by Yr Built	28,378		52,190		132,889	
Built 1999 to Present	2,200	7.75%	2,863	5.49%	10,560	7.95%
Built 1995 to 1998	1,148	4.05%	1,742	3.34%	5,578	4.20%
Built 1990 to 1994	1,236	4.36%	1,718	3.29%	6,274	4.72%
Built 1980 to 1989	3,728	13.14%	5,455	10.45%	15,825	11.91%
Built 1970 to 1979	6,957	24.52%	10,380	19.89%	25,021	18.83%
Built 1960 to 1969	4,628	16.31%	9,163	17.56%	22,310	16.79%
Built 1950 to 1959	4,402	15.51%	8,445	16.18%	18,977	14.28%
Built 1940 to 1949	2,043	7.20%	4,543	8.70%	9,327	7.02%
Built 1939 or Earlier	2,036	7.17%	7,881	15.10%	19,017	14.31%
2009 Median Year Built	1972		1966		1969	

Edgewood Towne Center

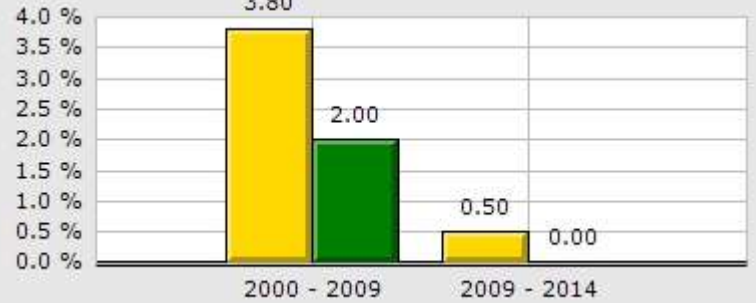
Type: **Shopping Center/Community Center**
 County: **Ingham**

3 Mile
County

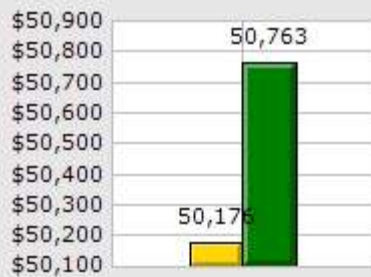
Population Growth



Household Growth



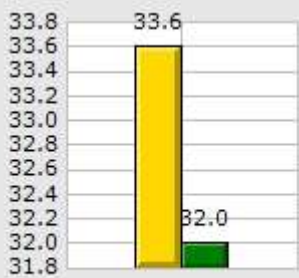
2009 Med Household Inc



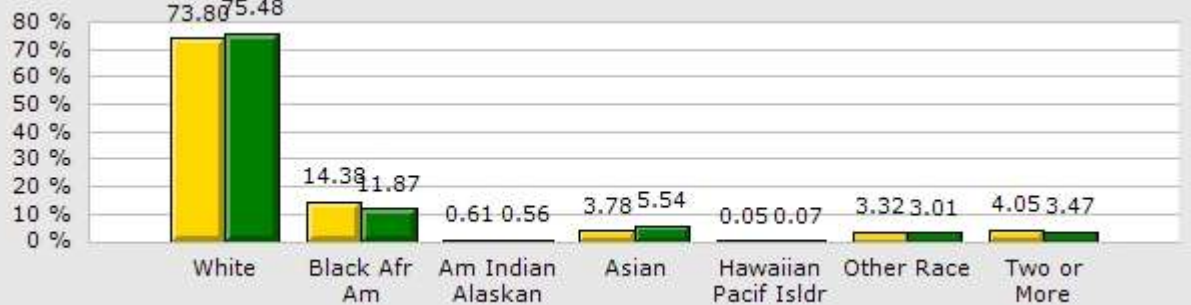
2009 Households by Household Income



2009 Median Age



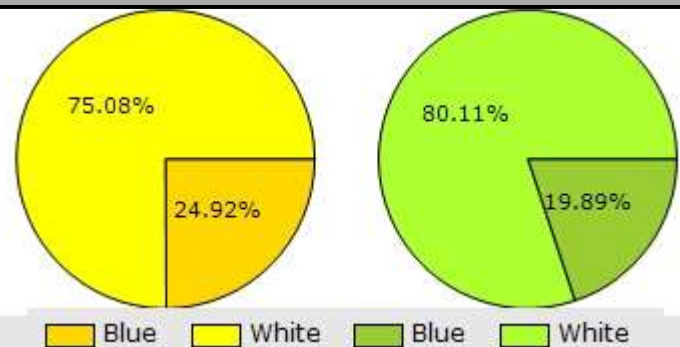
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Edgewood Towne Center

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

	3 Mile		County	
Population				
Growth 2000 - 2009	2.10%		0.10%	
Growth 2009 - 2014	-0.10%		-0.60%	
2009 Blue Collar	5,623	24.92%	20,073	19.89%
2009 White Collar	16,940	75.08%	80,851	80.11%
2009 Population By Race				
	62,759		279,733	
White	46,318	73.80%	211,132	75.48%
Black Afr Am	9,025	14.38%	33,197	11.87%
Am Indian Alaskan	384	0.61%	1,574	0.56%
Asian	2,372	3.78%	15,504	5.54%
Hawaiian Pacif Islldr	32	0.05%	191	0.07%
Other Race	2,085	3.32%	8,415	3.01%
Two or More	2,543	4.05%	9,720	3.47%
Households				
Growth 2000 - 2009	3.80%		2.00%	
Growth 2009 - 2014	0.50%		0.00%	
Renter Occupied	10,662	40.58%	43,685	39.43%
Owner Occupied	15,614	59.42%	67,111	60.57%
2009 Households by HH Income				
	26,275		110,795	
Income < \$35,000	8,730	33.23%	37,495	33.84%
Income \$35,000 - \$74,999	11,661	44.38%	44,576	40.23%
Income \$75,000 - \$149,999	5,221	19.87%	23,655	21.35%
Income \$150,000 - \$249,999	542	2.06%	3,823	3.45%
Income \$250,000+	121	0.46%	1,246	1.12%
2009 Median Household Income	\$50,176		\$50,763	
2009 Median Age	33.60		32.00	

Consumer Spending Report

Edgewood Towne Center

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$817,428	\$1,420,818	\$4,130,875
Total Apparel	\$29,049	\$50,750	\$148,053
Women's Apparel	11,631	20,431	60,006
Men's Apparel	6,939	12,124	35,569
Girl's Apparel	2,653	4,564	13,007
Boy's Apparel	2,138	3,671	10,344
Infant Apparel	2,121	3,678	10,672
Footwear (excl. Infants)	4,554	7,933	23,002
Other Apparel Prod/Services	3,568	6,281	18,455
Total Entertainment	\$71,144	\$123,989	\$363,781
Sports and Recreation	3,187	5,510	16,144
TV, Radio and Sound Equipment	26,498	46,319	133,891
Reading Materials	3,362	5,935	17,367
Travel	37,116	64,533	191,419
Photographic Equipment	980	1,692	4,961
Total Food At Home	\$66,991	\$117,441	\$338,498
Cereal Products	4,223	7,409	21,343
Bread & Bakery Products	8,880	15,597	44,875
Seafood	3,358	5,879	17,146
Meat/Poultry/Fish/Eggs	23,088	40,435	116,056
Dairy Products	10,935	19,171	55,162
Fruits and Vegetables	16,509	28,951	83,916
Total Food Away From Home	\$68,451	\$119,466	\$346,872
Breakfast and Brunch	6,517	11,445	33,189
Dinner	31,737	55,403	161,002
Lunch	23,001	40,015	115,600
Snacks and Non Alcoholic Bev	5,319	9,291	26,928
Catered Affairs	1,877	3,312	10,152

Consumer Spending Report

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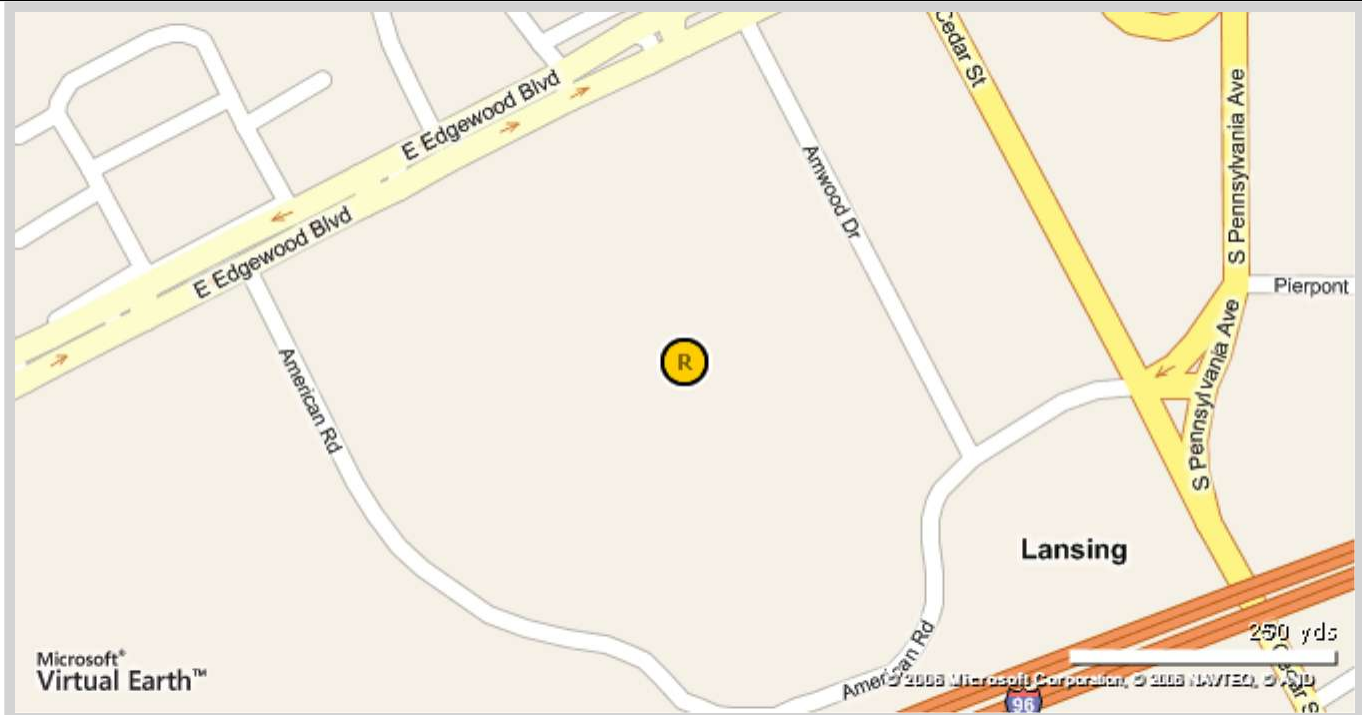
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$13,085	\$22,956	\$67,007
Alcoholic Bev. at Home	7,293	12,755	37,351
Alcoholic Bev. away from Home	5,793	10,200	29,656
Total Furniture/Appliances	\$75,771	\$130,987	\$384,588
Bedroom Furniture	4,532	7,774	22,666
Living Room Furniture	6,631	11,425	33,504
Other Living & Family Room Furniture	1,755	3,011	8,877
Other Furniture	683	1,175	3,486
Major Appliances	6,035	10,462	30,641
Small Appliances	15,893	27,537	81,086
Misc Household Equipment	40,243	69,603	204,329
Total Transportation/Maint.	\$405,217	\$701,390	\$2,031,632
New Autos/Trucks/Vans	52,336	89,707	263,320
Used Vehicles	46,975	81,136	233,261
Purchase of RVs or Boats	5,094	8,781	25,845
Gasoline	58,423	101,606	291,406
Diesel Fuel	890	1,518	4,487
Automotive Maintenance/Repair	19,806	34,497	100,324
Transportation	221,693	384,145	1,112,990
Total Health Care	\$34,199	\$60,183	\$172,724
Medical Services	19,482	34,066	98,367
Prescription Drugs	11,521	20,478	58,083
Medical Supplies	3,196	5,639	16,273
Total Education/Day Care	\$63,128	\$111,756	\$335,361
Education	27,761	49,417	149,176
Room and Board	2,513	4,346	12,841
Tuition/School Supplies	24,990	44,621	135,172
Day Care, Nursery & Preschool	7,864	13,371	38,173

Edgewood Towne Center

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,146	29,484	14
Total Retail	441	6,566	15
Home Improvement Stores	41	747	18
General Merchandise Stores	17	571	34
Food Stores	37	1,158	31
Auto Dealers and Gas Stations	81	1,266	16
Apparel and Accessory Stores	17	52	3
Furniture and Home Furnishings	40	204	5
Eating and Drinking Places	111	1,993	18
Miscellaneous Retail Stores	97	575	6
Finance-Insurance-Real Estate	198	1,269	6
Banks, Saving and Lending Inst.	46	263	6
Security Brokers and Investments	16	104	7
Insurance Carriers and Agencies	34	336	10
Real Estate-Trust-Holding Co.	102	566	6
Services	994	14,212	14
Hotels and Lodging	14	351	25
Motion Picture and Amusement	51	198	4
Health Services	143	6,142	43
Legal Services	22	126	6
Educational Services	53	1,767	33
Auto Services	77	417	5
Other Services	634	5,211	8
Agriculture/Mining	47	261	6
Construction	148	785	5
Manufacturing	67	2,122	32
Transportation, Comm./Pub Util.	69	1,401	20
Wholesale Trade	102	1,302	13
Government	80	1,566	20
Daytime Population	29,484		
Daytime Population/Business	14		
Residential Population	62,761		
Residential Population/Business	29		

Traffic Count Report

Edgewood Towne Center



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
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No Traffic data was found for this property