

Demographic Summary Report

Gaines Marketplace

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	68,718		117,350		407,027	
2011 Estimate	65,893		112,893		394,684	
2010 Census	65,230		111,892		391,679	
Growth 2011 - 2016	4.30%		3.90%		3.10%	
Growth 2010 - 2011	1.00%		0.90%		0.80%	
2011 Population by Hispanic Origin	5,308		10,841		49,593	
2011 Population By Race	65,893		112,893		394,684	
White	47,502	72.09%	82,113	72.74%	291,065	73.75%
Black or African American	9,408	14.28%	15,543	13.77%	52,868	13.40%
American Indian and Alaska Native	309	0.47%	535	0.47%	2,185	0.55%
Asian	4,106	6.23%	5,830	5.16%	11,467	2.91%
Native Hawaiian and Pacific Islander	26	0.04%	52	0.05%	174	0.04%
Other Race	2,118	3.21%	4,782	4.24%	23,496	5.95%
Two or More Races	2,424	3.68%	4,041	3.58%	13,431	3.40%
Households						
2016 Projection	26,072		45,476		153,401	
2011 Estimate	25,042		43,807		148,229	
2010 Census	24,776		43,419		147,031	
Growth 2011 - 2016	4.10%		3.80%		3.50%	
Growth 2010 - 2011	1.10%		0.90%		0.80%	
Owner Occupied	16,538	66.04%	28,878	65.92%	95,503	64.43%
Renter Occupied	8,504	33.96%	14,929	34.08%	52,725	35.57%
2011 Households by HH Income	25,041		43,806		148,229	
Income Less Than \$15,000	2,584	10.32%	4,980	11.37%	20,816	14.04%
Income: \$15,000 - \$24,999	3,036	12.12%	5,399	12.32%	18,454	12.45%
Income: \$25,000 - \$34,999	3,314	13.23%	5,750	13.13%	18,223	12.29%
Income: \$35,000 - \$49,999	4,222	16.86%	7,469	17.05%	24,036	16.22%
Income: \$50,000 - \$74,999	5,395	21.54%	9,526	21.75%	29,438	19.86%
Income: \$75,000 - \$99,999	3,020	12.06%	5,209	11.89%	16,505	11.13%
Income: \$100,000 - \$149,999	2,419	9.66%	3,801	8.68%	13,404	9.04%
Income: \$150,000 - \$199,999	613	2.45%	948	2.16%	3,729	2.52%
Income: \$200,000+	438	1.75%	724	1.65%	3,624	2.44%
2011 Avg Household Income	\$59,402		\$57,560		\$58,536	
2011 Med Household Income	\$47,035		\$45,635		\$44,250	
2011 Per Capita Income	\$22,862		\$22,705		\$22,640	

Demographic Detail Report

Gaines Marketplace

Radius	3 Mile	5 Mile	10 Mile
Population			
2016 Projection	68,718	117,350	407,027
2011 Estimate	65,893	112,893	394,684
2010 Census	65,230	111,892	391,679
Growth 2011 - 2016	4.30%	3.90%	3.10%
Growth 2010 - 2011	1.00%	0.90%	0.80%
2011 Population by Age	65,893	112,893	394,684
Age 0 - 4	5,125 7.78%	8,449 7.48%	29,582 7.50%
Age 5 - 9	4,816 7.31%	7,903 7.00%	28,806 7.30%
Age 10 - 14	4,791 7.27%	7,893 6.99%	28,321 7.18%
Age 15 - 19	4,724 7.17%	7,814 6.92%	29,542 7.48%
Age 20 - 24	4,490 6.81%	7,802 6.91%	33,093 8.38%
Age 25 - 34	9,954 15.11%	16,801 14.88%	58,039 14.71%
Age 35 - 44	8,923 13.54%	14,858 13.16%	49,844 12.63%
Age 45 - 49	4,638 7.04%	8,005 7.09%	26,713 6.77%
Age 50 - 54	4,466 6.78%	7,779 6.89%	26,663 6.76%
Age 55 - 59	3,906 5.93%	6,909 6.12%	23,304 5.90%
Age 60 - 64	3,009 4.57%	5,293 4.69%	17,749 4.50%
Age 65 - 74	3,704 5.62%	6,845 6.06%	21,609 5.48%
Age 75 - 84	2,365 3.59%	4,578 4.06%	14,246 3.61%
Age 85 and over	983 1.49%	1,964 1.74%	7,172 1.82%
Age 65 and over	7,052 10.70%	13,387 11.86%	43,027 10.90%
Median Age	34.00	34.90	33.10
Average Age	35.60	36.40	35.50

Demographic Detail Report

Gaines Marketplace

Radius	3 Mile	5 Mile	10 Mile
2011 Population By Race	65,893	112,893	394,684
White	47,502 72.09%	82,113 72.74%	291,065 73.75%
Black or African American	9,408 14.28%	15,543 13.77%	52,868 13.40%
American Indian and Alaska Native	309 0.47%	535 0.47%	2,185 0.55%
Asian	4,106 6.23%	5,830 5.16%	11,467 2.91%
Native Hawaiian and Pacific Islander	26 0.04%	52 0.05%	174 0.04%
Other Race	2,118 3.21%	4,782 4.24%	23,496 5.95%
Two or More Races	2,424 3.68%	4,041 3.58%	13,431 3.40%
2011 Population by Hispanic Origin	65,893	112,896	394,686
Not Hispanic or Latino	60,585 91.94%	102,055 90.40%	345,093 87.43%
Hispanic or Latino	5,308 8.06%	10,841 9.60%	49,593 12.57%
2011 Age 5+ Language at Home	55,490	100,205	360,341
Speak Only English	48,529 87.46%	86,970 86.79%	307,208 85.25%
Speak Asian or Pacific Island	2,335 4.21%	3,322 3.32%	7,239 2.01%
Speak IndoEuropean	2,137 3.85%	3,427 3.42%	8,358 2.32%
Speak Spanish	2,223 4.01%	5,941 5.93%	35,339 9.81%
Speak Other Language	266 0.48%	545 0.54%	2,197 0.61%
2011 Median Age, Male	32.70	33.40	32.10
2011 Average Age, Male	34.40	35.10	34.40
Median Age, Female	35.20	36.30	34.20
Average Age, Female	36.70	37.70	36.60
2011 Population by Occupation Classification (Age 16+)	30,198	54,829	190,470
Blue Collar	7,562 25.04%	14,435 26.33%	47,671 25.03%
White Collar	18,058 59.80%	32,211 58.75%	110,829 58.19%
Service	4,578 15.16%	8,183 14.92%	31,970 16.78%
2011 Population by Marital Status (Age 15+)	47,278	85,832	303,869
Total, Never Married	14,093 29.81%	26,498 30.87%	104,159 34.28%
Married	25,107 53.11%	44,854 52.26%	153,457 50.50%
Widowed	2,356 4.98%	4,741 5.52%	15,766 5.19%
Divorced	5,722 12.10%	9,739 11.35%	30,487 10.03%

Demographic Detail Report

Gaines Marketplace

Radius	3 Mile		5 Mile		10 Mile	
2011 Population by Education	39,078		71,337		242,375	
Less Than 9th Grade	1,039	2.66%	2,525	3.54%	11,214	4.63%
Some High School, No Diploma	2,942	7.53%	5,719	8.02%	20,666	8.53%
High School Grad (Incl Equivalency)	10,918	27.94%	20,518	28.76%	62,921	25.96%
Some College, No Degree	9,282	23.75%	16,562	23.22%	54,465	22.47%
Associate Degree	3,513	8.99%	6,294	8.82%	18,559	7.66%
Bachelor Degree	7,690	19.68%	13,277	18.61%	48,536	20.03%
Advanced Degrees	3,694	9.45%	6,442	9.03%	26,014	10.73%
2011 Population by Occupation (Age 16+)	34,777		63,011		222,440	
Management, Business, & Financial	9,518	27.37%	17,027	27.02%	54,980	24.72%
Professional & Related Occupations	1,655	4.76%	2,723	4.32%	9,316	4.19%
Services	13,776	39.61%	24,532	38.93%	94,585	42.52%
Sales & Office	3,222	9.26%	6,072	9.64%	21,221	9.54%
Farming, Fishing, and Forestry	64	0.18%	231	0.37%	1,555	0.70%
Construction and Extraction, Maint	1,098	3.16%	1,996	3.17%	7,763	3.49%
Production & Transportation	5,444	15.65%	10,430	16.55%	33,020	14.84%
2011 Workers by Travel Time to Work (Age 16+)	29,326		53,226		183,149	
Less Than 15 Minutes	8,584	29.27%	16,974	31.89%	59,928	32.72%
15 to 29 Minutes	14,994	51.13%	26,347	49.50%	88,155	48.13%
30 to 44 Minutes	2,914	9.94%	5,228	9.82%	19,659	10.73%
45 to 59 Minutes	938	3.20%	1,520	2.86%	5,004	2.73%
60+ Minutes	1,896	6.47%	3,157	5.93%	10,403	5.68%
2000 Households by HH Size	24,775		43,420		147,030	
1-Person Households	6,303	25.44%	11,828	27.24%	39,846	27.10%
2-Person Households	7,957	32.12%	14,142	32.57%	46,458	31.60%
3-Person Households	4,118	16.62%	6,877	15.84%	22,738	15.46%
4-Person Households	3,588	14.48%	5,934	13.67%	20,310	13.81%
5-Person Households	1,793	7.24%	2,933	6.75%	10,676	7.26%
6-Person Households	654	2.64%	1,096	2.52%	4,277	2.91%
7 or more Person Households	362	1.46%	610	1.40%	2,725	1.85%
2011 Average Household Size	2.61		2.55		2.60	

Demographic Detail Report

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Income: Less than \$15,000	2,584 10.32%	4,980 11.37%	20,816 14.04%
Income: \$15,000 - \$24,999	3,036 12.12%	5,399 12.32%	18,454 12.45%
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Income: \$35,000 - \$49,999	4,222 16.86%	7,469 17.05%	24,036 16.22%
Income: \$50,000 - \$74,999	5,395 21.54%	9,526 21.75%	29,438 19.86%
Income: \$75,000 - \$99,999	3,020 12.06%	5,209 11.89%	16,505 11.13%
Income: \$100,000 - \$149,999	2,419 9.66%	3,801 8.68%	13,404 9.04%
Income: \$150,000 - \$199,999	613 2.45%	948 2.16%	3,729 2.52%
Income: \$200,000+	438 1.75%	724 1.65%	3,624 2.44%
2011 Avg Household Income	\$59,402	\$57,560	\$58,536
2011 Med Household Income	\$47,035	\$45,635	\$44,250
2011 Per Capita Income	\$22,862	\$22,705	\$22,640
2011 Occupied Housing	25,042	43,807	148,228
Owner Occupied	16,538 66.04%	28,878 65.92%	95,503 64.43%
Renter Occupied	8,504 33.96%	14,929 34.08%	52,725 35.57%
2000 Housing Units	25,112	46,397	157,589
1 Unit Attached	3,375 13.44%	5,544 11.95%	12,206 7.75%
1 Unit Detached	13,172 52.45%	24,418 52.63%	97,080 61.60%
2 Units	476 1.90%	638 1.38%	9,106 5.78%
3 - 19 Units	3,791 15.10%	8,795 18.96%	23,591 14.97%
20 - 49 Units	910 3.62%	1,908 4.11%	4,570 2.90%
50 or more Units	655 2.61%	1,648 3.55%	6,266 3.98%
Mobile Home or Trailer	2,733 10.88%	3,446 7.43%	4,770 3.03%
Boat, RV, Van, Etc.	0 0.00%	0 0.00%	0 0.00%

Demographic Detail Report

Gaines Marketplace

Radius	3 Mile	5 Mile	10 Mile
2011 Housing Value - Owner Occupied	16,648	29,359	99,361
Value Less than \$20,000	1,732 10.40%	2,163 7.37%	3,238 3.26%
Value \$20,000 - \$39,999	468 2.81%	603 2.05%	1,606 1.62%
Value \$40,000 - \$59,999	228 1.37%	432 1.47%	2,034 2.05%
Value \$60,000 - \$79,999	701 4.21%	1,114 3.79%	4,344 4.37%
Value \$80,000 - \$99,999	843 5.06%	2,338 7.96%	9,847 9.91%
Value \$100,000 - \$149,999	5,110 30.69%	9,949 33.89%	31,652 31.86%
Value \$150,000 - \$199,999	4,637 27.85%	7,348 25.03%	20,681 20.81%
Value \$200,000 - \$299,999	2,131 12.80%	3,795 12.93%	15,758 15.86%
Value \$300,000 - \$399,999	533 3.20%	1,007 3.43%	5,462 5.50%
Value \$400,000 - \$499,999	85 0.51%	272 0.93%	2,102 2.12%
Value \$500,000 - \$749,999	83 0.50%	177 0.60%	1,709 1.72%
Value \$750,000 - \$999,999	28 0.17%	29 0.10%	485 0.49%
Value \$1,000,000 or more	69 0.41%	132 0.45%	443 0.45%
2011 Med Housing Val-Owner Occupied	\$144,005	\$141,063	\$145,051
2011 Housing Units by Yr Built	25,112	46,397	157,589
Built 2005 to Present	605 2.41%	1,067 2.30%	2,563 1.63%
Built 2000 to 2004	3,180 12.66%	5,102 11.00%	11,890 7.54%
Built 1990 to 1999	5,482 21.83%	9,041 19.49%	20,565 13.05%
Built 1980 to 1989	4,733 18.85%	8,420 18.15%	19,629 12.46%
Built 1970 to 1979	4,721 18.80%	7,986 17.21%	21,207 13.46%
Built 1960 to 1969	2,824 11.25%	5,369 11.57%	16,868 10.70%
Built 1950 to 1959	2,323 9.25%	5,425 11.69%	21,304 13.52%
Built 1940 to 1949	574 2.29%	1,957 4.22%	10,913 6.92%
Built 1939 or Earlier	670 2.67%	2,030 4.38%	32,650 20.72%
2011 Median Year Built	1983	1981	1968

Demographic Market Comparison Report

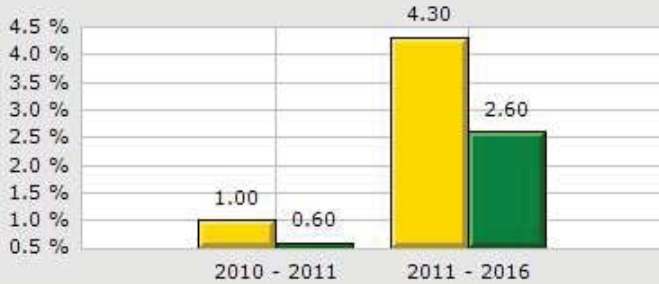
3 mile radius

Gaines Marketplace

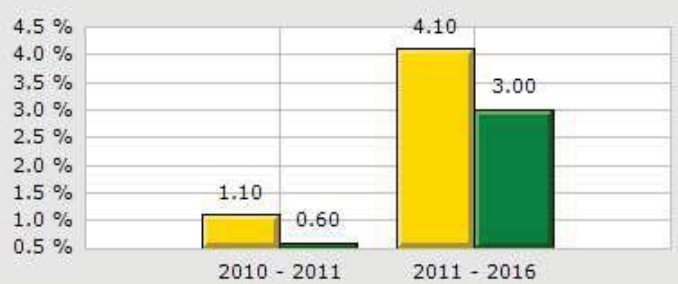
Type: Shopping Center/Community Center
 County: Kent

3 Mile
 County

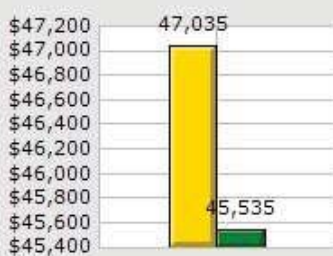
Population Growth



Household Growth



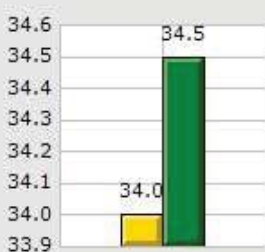
2011 Med Household Inc



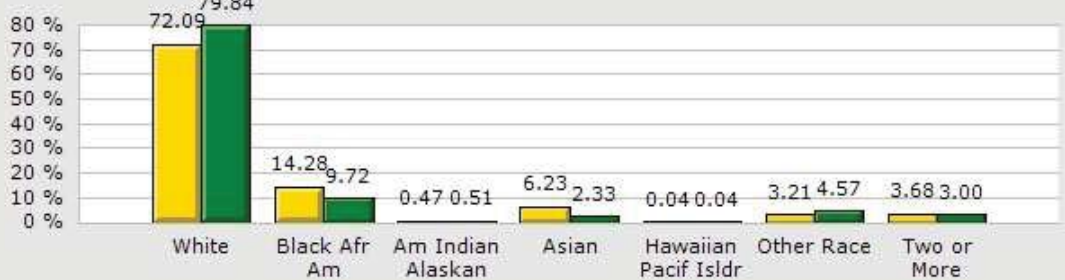
2011 Households by Household Income



2011 Median Age



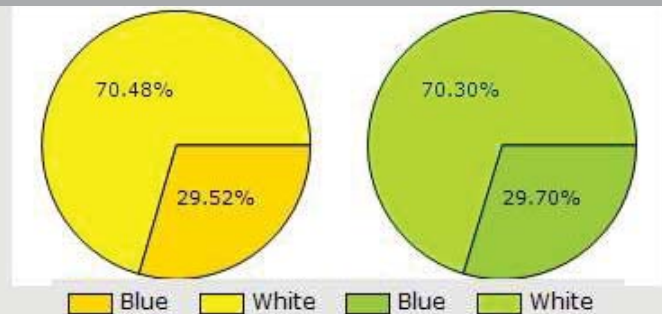
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Gaines Marketplace

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

	3 Mile		County	
Population				
Growth 2010 - 2011	1.00%		0.60%	
Growth 2011 - 2016	4.30%		2.60%	
2011 Blue Collar	7,562	29.52%	73,616	29.70%
2011 White Collar	18,058	70.48%	174,250	70.30%
2011 Population By Race				
	65,893		606,464	
White	47,502	72.09%	484,191	79.84%
Black Afr Am	9,408	14.28%	58,927	9.72%
Am Indian Alaskan	309	0.47%	3,065	0.51%
Asian	4,106	6.23%	14,112	2.33%
Hawaiian Pacif Islldr	26	0.04%	249	0.04%
Other Race	2,118	3.21%	27,707	4.57%
Two or More	2,424	3.68%	18,213	3.00%
Households				
Growth 2010 - 2011	1.10%		0.60%	
Growth 2011 - 2016	4.10%		3.00%	
Renter Occupied	8,504	33.96%	70,872	30.99%
Owner Occupied	16,538	66.04%	157,844	69.01%
2011 Households by HH Income				
	25,041		228,716	
Income < \$35,000	8,934	35.68%	86,090	37.64%
Income \$35,000 - \$74,999	9,617	38.41%	83,039	36.31%
Income \$75,000 - \$149,999	5,439	21.72%	48,734	21.31%
Income \$150,000 - \$199,999	613	2.45%	5,644	2.47%
Income \$200,000+	438	1.75%	5,209	2.28%
2011 Median Household Income	\$47,035		\$45,535	
2011 Median Age	34.00		34.50	

Consumer Spending Report

Gaines Marketplace

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$807,593	\$1,366,715	\$4,682,292
Total Apparel	\$32,313	\$54,768	\$189,478
Women's Apparel	11,052	18,852	65,355
Men's Apparel	6,536	11,092	38,397
Girl's Apparel	2,557	4,260	14,580
Boy's Apparel	2,044	3,427	11,719
Infant Apparel	2,196	3,667	12,484
Footwear (excl. Infants)	4,518	7,637	26,326
Other Apparel Prod/Services	3,411	5,834	20,617
Total Entertainment	\$73,352	\$124,441	\$429,803
Sports and Recreation	3,101	5,202	17,806
TV, Radio and Sound Equipment	26,881	45,759	156,950
Reading Materials	3,112	5,429	18,890
Travel	39,304	66,443	230,624
Photographic Equipment	954	1,609	5,533
Total Food At Home	\$65,012	\$111,214	\$384,736
Cereal Products	3,983	6,810	23,564
Bread & Bakery Products	8,575	14,753	50,842
Seafood	3,383	5,758	20,099
Meat/Poultry/Fish/Eggs	22,122	37,767	130,553
Dairy Products	10,474	17,966	61,939
Fruits and Vegetables	16,475	28,160	97,738
Total Food Away From Home	\$66,855	\$113,275	\$389,061
Breakfast and Brunch	6,202	10,654	36,989
Dinner	31,230	52,871	181,510
Lunch	22,331	37,695	128,880
Snacks and Non Alcoholic Bev	4,960	8,431	29,098
Catered Affairs	2,133	3,623	12,584

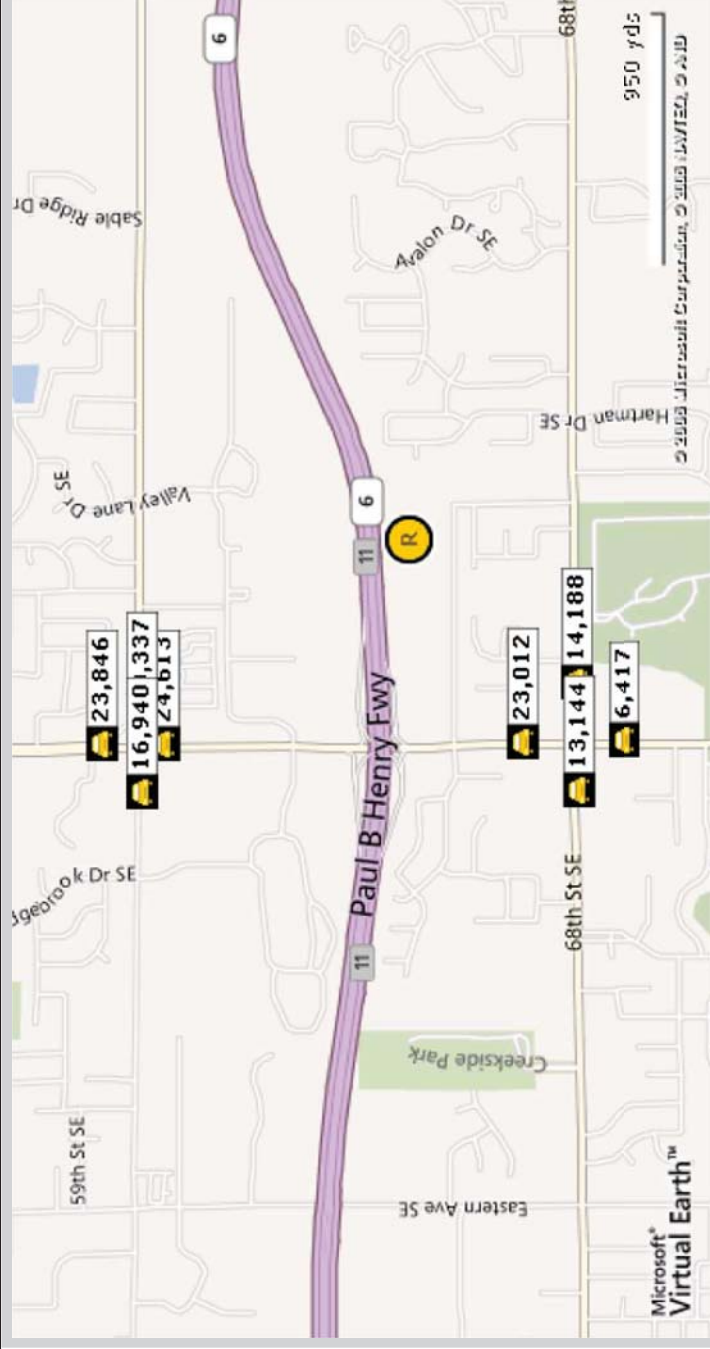
Consumer Spending Report

Gaines Marketplace			
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$12,555	\$21,572	\$74,664
Alcoholic Bev. at Home	7,273	12,359	42,650
Alcoholic Bev. away from Home	5,281	9,213	32,015
Total Furniture/Appliances	\$73,267	\$123,314	\$424,207
Bedroom Furniture	4,200	6,939	23,755
Living Room Furniture	6,303	10,637	36,823
Other Living & Family Room Furniture	1,764	2,914	9,945
Other Furniture	796	1,353	4,684
Major Appliances	6,328	10,694	36,511
Small Appliances & Housewares	15,078	25,425	87,595
Misc Household Equipment	38,797	65,352	224,895
Total Transportation/Maint.	\$184,094	\$309,791	\$1,051,476
New Autos/Trucks/Vans	49,158	81,752	276,893
Used Vehicles	46,328	78,014	264,033
Purchase of RVs or Boats	5,283	8,754	29,708
Gasoline	61,962	105,094	357,008
Diesel Fuel	1,051	1,736	5,729
Automotive Maintenance/Repair	20,312	34,441	118,107
Total Health Care	\$32,467	\$56,208	\$192,285
Medical Services	19,399	33,238	113,742
Prescription Drugs	9,924	17,490	59,625
Medical Supplies	3,144	5,479	18,918
Total Education/Day Care	\$60,590	\$103,582	\$364,826
Education	26,301	45,342	160,803
Room and Board	2,725	4,524	15,560
Tuition/School Supplies	22,940	39,676	141,249
Day Care, Nursery & Preschool	8,625	14,040	47,214

Gaines Marketplace

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,427	16,627	12
Total Retail	291	3,466	12
Home Improvement Stores	18	273	15
General Merchandise Stores	13	60	5
Food Stores	28	577	21
Auto Dealers and Gas Stations	48	449	9
Apparel and Accessory Stores	11	25	2
Furniture and Home Furnishings	17	63	4
Eating and Drinking Places	85	1,157	14
Miscellaneous Retail Stores	71	862	12
Finance-Insurance-Real Estate	166	779	5
Banks, Saving and Lending Inst.	33	153	5
Security Brokers and Investments	14	13	1
Insurance Carriers and Agencies	36	286	8
Real Estate-Trust-Holding Co.	83	327	4
Services	637	7,618	12
Hotels and Lodging	5	32	6
Motion Picture and Amusement	40	159	4
Health Services	80	3,193	40
Legal Services	4	27	7
Educational Services	45	1,503	33
Auto Services	59	395	7
Other Services	404	2,309	6
Agriculture/Mining	31	236	8
Construction	93	752	8
Manufacturing	50	1,570	31
Transportation, Comm./Pub Util.	58	1,106	19
Wholesale Trade	69	861	12
Government	32	239	7
Daytime Population	16,627		
Daytime Population/Business	12		

Gaines Marketplace



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 68th St SE	Crystal Downes Dr SE	0.05 E	2010	14,188	MPSI	.48
2 Kalamazoo Ave SE	68th St SE	0.12 S	2010	23,012	MPSI	.50
3 Kalamazoo Ave SE	Golfside Ct SE	0.01 S	2010	6,417	MPSI	.64
4 68th St SE	Kalamazoo Ave SE	0.11 E	2010	13,144	MPSI	.66
5 Kalamazoo Ave SE	60th St SE	0.05 N	2010	24,613	MPSI	.69
6 60th St SE	Bloomfield Dr SE	0.01 W	2010	10,337	MPSI	.70
7 60th St SE	Kalamazoo Ave SE	0.10 E	2010	16,940	MPSI	.80
8 Kalamazoo Ave SE	60th St SE	0.09 S	2010	23,846	MPSI	.80