

Gaines Marketplace

Radius	3 Mile		5 Mile		10 Mile	
Population						
2018 Projection	70,160		122,069		423,040	
2013 Estimate	67,115		116,420		404,828	
2010 Census	65,010		111,724		391,772	
Growth 2013 - 2018	4.54%		4.85%		4.50%	
Growth 2010 - 2013	3.24%		4.20%		3.33%	
2013 Population by Hispanic Origin	5,460		11,182		50,520	
2013 Population By Race	67,115		116,420		404,828	
White	50,470	75.20%	89,163	76.59%	319,620	78.95%
Black	9,651	14.38%	16,467	14.14%	57,109	14.11%
Am. Indian & Alaskan	411	0.61%	736	0.63%	3,304	0.82%
Asian	4,296	6.40%	6,226	5.35%	12,385	3.06%
Hawaiian & Pacific Island	53	0.08%	111	0.10%	412	0.10%
Other	2,235	3.33%	3,717	3.19%	11,997	2.96%
Households						
2018 Projection	26,596		47,554		158,961	
2013 Estimate	25,439		45,321		151,999	
2010 Census	24,681		43,477		147,053	
Growth 2013 - 2018	4.55%		4.93%		4.58%	
Growth 2010 - 2013	0.76%		1.56%		0.55%	
Owner Occupied	16,878	66.35%	29,996	66.19%	98,934	65.09%
Renter Occupied	8,561	33.65%	15,325	33.81%	53,065	34.91%
2013 Households by HH Income	25,437		45,323		151,999	
Income: <\$25,000	5,906	23.22%	10,708	23.63%	37,613	24.75%
Income: \$25,000 - \$50,000	6,898	27.12%	12,225	26.97%	39,366	25.90%
Income: \$50,000 - \$75,000	5,727	22.51%	10,113	22.31%	29,728	19.56%
Income: \$75,000 - \$100,000	3,196	12.56%	5,881	12.98%	19,734	12.98%
Income: \$100,000 - \$125,000	1,611	6.33%	2,978	6.57%	10,252	6.74%
Income: \$125,000 - \$150,000	829	3.26%	1,308	2.89%	5,113	3.36%
Income: \$150,000 - \$200,000	813	3.20%	1,273	2.81%	5,209	3.43%
Income: \$200,000+	457	1.80%	837	1.85%	4,984	3.28%
2013 Avg Household Income	\$61,221		\$60,729		\$64,884	
2013 Med Household Income	\$49,617		\$49,358		\$49,158	

Demographic Detail Report

Gaines Marketplace

Radius	3 Mile	5 Mile	10 Mile
Population			
2018 Projection	70,160	122,069	423,040
2013 Estimate	67,115	116,420	404,828
2010 Census	65,010	111,724	391,772
Growth 2013 - 2018	4.54%	4.85%	4.50%
Growth 2010 - 2013	3.24%	4.20%	3.33%
2013 Population by Age	67,115	116,420	404,828
Age 0 - 4	5,045 7.52%	8,507 7.31%	29,982 7.41%
Age 5 - 9	4,945 7.37%	8,257 7.09%	29,385 7.26%
Age 10 - 14	4,810 7.17%	8,008 6.88%	28,757 7.10%
Age 15 - 19	4,665 6.95%	7,807 6.71%	28,708 7.09%
Age 20 - 24	4,600 6.85%	7,921 6.80%	31,078 7.68%
Age 25 - 29	4,979 7.42%	8,613 7.40%	31,819 7.86%
Age 30 - 34	4,951 7.38%	8,500 7.30%	29,417 7.27%
Age 35 - 39	4,511 6.72%	7,667 6.59%	25,610 6.33%
Age 40 - 44	4,448 6.63%	7,517 6.46%	25,201 6.23%
Age 45 - 49	4,523 6.74%	7,784 6.69%	26,092 6.45%
Age 50 - 54	4,488 6.69%	7,872 6.76%	26,645 6.58%
Age 55 - 59	4,091 6.10%	7,286 6.26%	24,696 6.10%
Age 60 - 64	3,400 5.07%	6,088 5.23%	20,480 5.06%
Age 65 - 69	2,446 3.64%	4,461 3.83%	14,725 3.64%
Age 70 - 74	1,720 2.56%	3,237 2.78%	10,282 2.54%
Age 75 - 79	1,323 1.97%	2,533 2.18%	7,759 1.92%
Age 80 - 84	1,030 1.53%	2,044 1.76%	6,315 1.56%
Age 85+	1,141 1.70%	2,317 1.99%	7,878 1.95%
Age 65+	7,660 11.41%	14,592 12.53%	46,959 11.60%
Median Age	34.60	35.40	33.90
Average Age	35.70	36.50	35.70

Demographic Detail Report

Gaines Marketplace

Radius	3 Mile	5 Mile	10 Mile
2013 Population By Race	67,115	116,420	404,828
White	50,470 75.20%	89,163 76.59%	319,620 78.95%
Black	9,651 14.38%	16,467 14.14%	57,109 14.11%
Am. Indian & Alaskan	411 0.61%	736 0.63%	3,304 0.82%
Asian	4,296 6.40%	6,226 5.35%	12,385 3.06%
Hawaiian & Pacific Island	53 0.08%	111 0.10%	412 0.10%
Other	2,235 3.33%	3,717 3.19%	11,997 2.96%
Population by Hispanic Origin	67,115	116,420	404,828
Non-Hispanic Origin	61,655 91.86%	105,237 90.39%	354,307 87.52%
Hispanic Origin	5,460 8.14%	11,183 9.61%	50,521 12.48%
2013 Median Age, Male	33.30	34.00	32.80
2013 Average Age, Male	34.50	35.20	34.60
2013 Median Age, Female	35.80	36.90	34.90
2013 Average Age, Female	36.80	37.80	36.70
2013 Population by Occupation Classification	51,383	90,087	310,958
Civilian Employed	33,867 65.91%	59,264 65.79%	201,399 64.77%
Civilian Unemployed	2,186 4.25%	3,815 4.23%	14,302 4.60%
Civilian Non-Labor Force	15,309 29.79%	26,951 29.92%	95,096 30.58%
Armed Forces	21 0.04%	57 0.06%	161 0.05%
Households by Marital Status			
Married	12,539	21,778	71,387
Married No Children	6,794	12,265	39,030
Married w/Children	5,745	9,513	32,358
2013 Population by Education	45,493	80,117	274,010
Some High School, No Diploma	4,917 10.81%	8,756 10.93%	33,152 12.10%
High School Grad (Incl Equivalency)	12,094 26.58%	22,280 27.81%	67,240 24.54%
Some College, No Degree	13,636 29.97%	23,813 29.72%	76,576 27.95%
Associate Degree	2,444 5.37%	4,197 5.24%	17,093 6.24%
Bachelor Degree	8,576 18.85%	14,672 18.31%	52,616 19.20%
Advanced Degree	3,826 8.41%	6,399 7.99%	27,333 9.98%

Demographic Detail Report

Gaines Marketplace

Radius	3 Mile		5 Mile		10 Mile	
2013 Population by Occupation	133,024		232,860		788,505	
Real Estate & Finance	2,527	1.90%	4,024	1.73%	13,334	1.69%
Professional & Management	13,687	10.29%	23,151	9.94%	87,942	11.15%
Services	5,339	4.01%	9,146	3.93%	33,504	4.25%
Information	597	0.45%	1,157	0.50%	4,038	0.51%
Sales	9,231	6.94%	16,318	7.01%	50,507	6.41%
Transportation	521	0.39%	751	0.32%	4,334	0.55%
Education & Health	6,868	5.16%	12,095	5.19%	45,175	5.73%
Retail	3,840	2.89%	6,996	3.00%	22,533	2.86%
Wholesale	1,778	1.34%	3,014	1.29%	9,450	1.20%
Construction	3,800	2.86%	7,509	3.22%	23,740	3.01%
Agriculture & Mining	93	0.07%	238	0.10%	1,894	0.24%
Farming, Fishing, Forestry	65	0.05%	226	0.10%	1,620	0.21%
2013 Worker Travel Time to Job	32,857		57,645		193,444	
<30 Minutes	27,618	84.06%	48,916	84.86%	161,425	83.45%
30-60 Minutes	4,228	12.87%	7,055	12.24%	25,880	13.38%
60+ Minutes	1,011	3.08%	1,674	2.90%	6,139	3.17%
2010 Households by HH Size	24,681		43,476		147,053	
1-Person Households	6,271	25.41%	11,847	27.25%	39,848	27.10%
2-Person Households	7,930	32.13%	14,163	32.58%	46,471	31.60%
3-Person Households	4,102	16.62%	6,881	15.83%	22,737	15.46%
4-Person Households	3,576	14.49%	5,941	13.67%	20,316	13.82%
5-Person Households	1,787	7.24%	2,936	6.75%	10,680	7.26%
6-Person Households	653	2.65%	1,097	2.52%	4,277	2.91%
7 or more Person Households	362	1.47%	611	1.41%	2,724	1.85%
2013 Average Household Size	2.60		2.50		2.60	
Households						
2018 Projection	26,596		47,554		158,961	
2013 Estimate	25,439		45,321		151,999	
2010 Census	24,681		43,477		147,053	
Growth 2013 - 2018	4.55%		4.93%		4.58%	
Growth 2010 - 2013	0.76%		1.56%		0.55%	

Demographic Detail Report

Gaines Marketplace

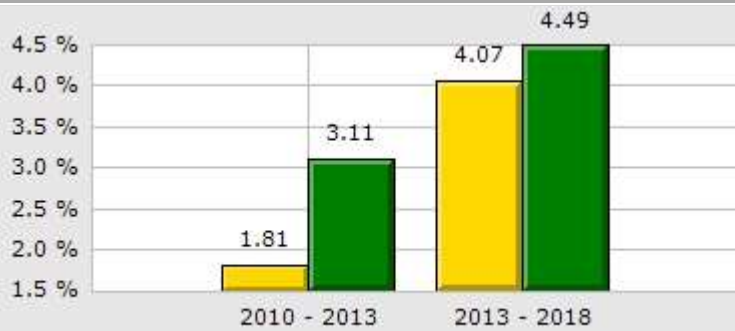
Radius	3 Mile	5 Mile	10 Mile
2013 Households by HH Income	25,437	45,323	151,999
<\$25,000	5,906 23.22%	10,708 23.63%	37,613 24.75%
\$25,000 - \$50,000	6,898 27.12%	12,225 26.97%	39,366 25.90%
\$50,000 - \$75,000	5,727 22.51%	10,113 22.31%	29,728 19.56%
\$75,000 - \$100,000	3,196 12.56%	5,881 12.98%	19,734 12.98%
\$100,000 - \$125,000	1,611 6.33%	2,978 6.57%	10,252 6.74%
\$125,000 - \$150,000	829 3.26%	1,308 2.89%	5,113 3.36%
\$150,000 - \$200,000	813 3.20%	1,273 2.81%	5,209 3.43%
\$200,000+	457 1.80%	837 1.85%	4,984 3.28%
2013 Avg Household Income	\$61,221	\$60,729	\$64,884
2013 Med Household Income	\$49,617	\$49,358	\$49,158
2013 Occupied Housing	25,439	45,321	151,999
Owner Occupied	16,878 66.35%	29,996 66.19%	98,934 65.09%
Renter Occupied	8,561 33.65%	15,325 33.81%	53,065 34.91%
2010 Housing Units	23,833	44,229	156,487
1 Unit	16,860 70.74%	31,086 70.28%	111,454 71.22%
2 - 4 Units	1,105 4.64%	1,841 4.16%	14,501 9.27%
5 - 19 Units	4,155 17.43%	7,628 17.25%	18,690 11.94%
20+ Units	1,713 7.19%	3,674 8.31%	11,842 7.57%
2013 Housing Value	16,877	29,995	98,933
<\$100,000	5,253 31.13%	9,381 31.28%	28,976 29.29%
\$100,000 - \$200,000	9,213 54.59%	16,107 53.70%	46,474 46.98%
\$200,000 - \$300,000	1,743 10.33%	3,030 10.10%	14,010 14.16%
\$300,000 - \$400,000	297 1.76%	686 2.29%	4,927 4.98%
\$400,000 - \$500,000	85 0.50%	241 0.80%	1,577 1.59%
\$500,000 - \$1,000,000	85 0.50%	227 0.76%	2,144 2.17%
\$1,000,000+	201 1.19%	323 1.08%	825 0.83%
2013 Median Home Value	\$134,576	\$134,870	\$144,090
2013 Housing Units by Yr Built	26,618	47,715	161,420
Built 2010+	579 2.18%	1,280 2.68%	4,234 2.62%
Built 2000 - 2010	3,735 14.03%	6,030 12.64%	16,029 9.93%
Built 1990 - 1999	6,229 23.40%	9,934 20.82%	21,572 13.36%
Built 1980 - 1989	5,120 19.24%	8,006 16.78%	19,276 11.94%
Built 1970 - 1979	4,644 17.45%	8,031 16.83%	21,803 13.51%
Built 1960 - 1969	3,400 12.77%	6,460 13.54%	19,003 11.77%
Built 1950 - 1959	1,762 6.62%	4,246 8.90%	19,435 12.04%
Built <1949	1,149 4.32%	3,728 7.81%	40,068 24.82%
2013 Median Year Built	1984	1981	1970

Gaines Marketplace

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

1 Mile
County

Population Growth



Household Growth



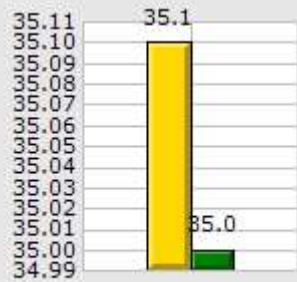
2013 Med Household Inc



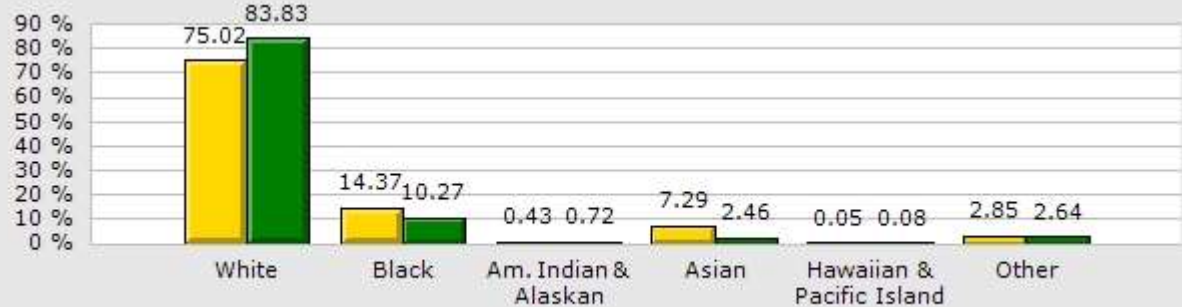
2013 Households by Household Income



2013 Median Age



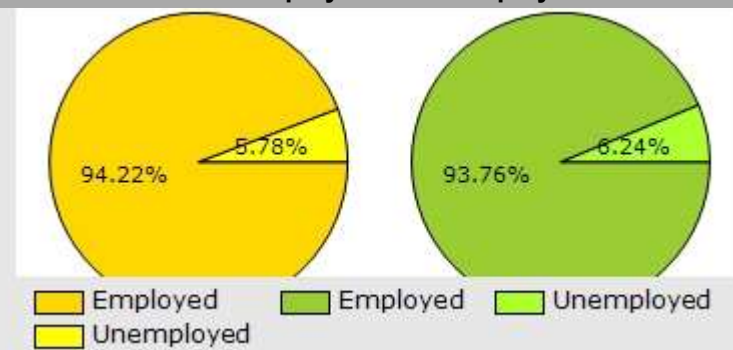
2013 Population by Race



2013 Renter vs. Owner



2013 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Gaines Marketplace

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

	1 Mile		County	
Population Growth				
Growth 2010 - 2013	1.81%		3.11%	
Growth 2013 - 2018	4.07%		4.49%	
Employed	4,285	94.22%	311,453	93.76%
Unemployed	263	5.78%	20,727	6.24%
2013 Population by Race				
	8,387		621,385	
White	6,292	75.02%	520,914	83.83%
Black	1,205	14.37%	63,814	10.27%
Am. Indian & Alaskan	36	0.43%	4,462	0.72%
Asian	611	7.29%	15,274	2.46%
Hawaiian & Pacific Island	4	0.05%	512	0.08%
Other	239	2.85%	16,409	2.64%
Household Growth				
Growth 2010 - 2013	-0.50%		0.15%	
Growth 2013 - 2018	4.14%		4.58%	
Renter Occupied	982	31.98%	71,634	30.55%
Owner Occupied	2,089	68.02%	162,817	69.45%
2013 Households by Household Income				
	3,072		234,451	
Income <\$25K	397	12.92%	53,707	22.91%
Income \$25K - \$50K	817	26.60%	59,231	25.26%
Income \$50K - \$75K	764	24.87%	46,927	20.02%
Income \$75K - \$100K	406	13.22%	32,921	14.04%
Income \$100K - \$125K	268	8.72%	17,033	7.27%
Income \$125K - \$150K	152	4.95%	8,718	3.72%
Income \$150K - \$200K	183	5.96%	8,203	3.50%
Income \$200K+	85	2.77%	7,711	3.29%
2013 Med Household Inc	\$62,076		\$52,071	
2013 Median Age	35.10		35.00	

Consumer Spending Report

Gaines Marketplace

2013 Annual Spending (\$000s)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$642,559	\$1,130,001	\$3,925,651
Total Apparel	\$37,330	\$64,787	\$228,143
Women's Apparel	14,413	25,145	88,349
Men's Apparel	7,606	13,355	47,220
Girl's Apparel	3,111	5,240	18,811
Boy's Apparel	2,146	3,657	13,025
Infant Apparel	1,875	3,221	11,274
Footwear	8,179	14,169	49,465
Total Entertainment & Hobbies	\$48,143	\$84,710	\$292,427
Entertainment	7,723	13,247	47,155
Audio & Visual Equipment/Service	22,846	40,504	137,795
Reading Materials	2,346	4,187	14,641
Pets, Toys, & Hobbies	15,227	26,771	92,836
Total Food and Alcohol	\$169,405	\$297,832	\$1,029,410
Food At Home	97,023	170,238	583,010
Food Away From Home	61,349	107,941	376,579
Alcoholic Beverages	11,033	19,653	69,820
Total Household	\$85,201	\$150,264	\$524,805
House Maintenance & Repair	17,465	31,031	103,758
Household Equip & Furnishings	34,732	61,172	212,311
Household Operations	25,325	44,585	158,200
Housing Costs	7,680	13,476	50,537

Consumer Spending Report

Gaines Marketplace

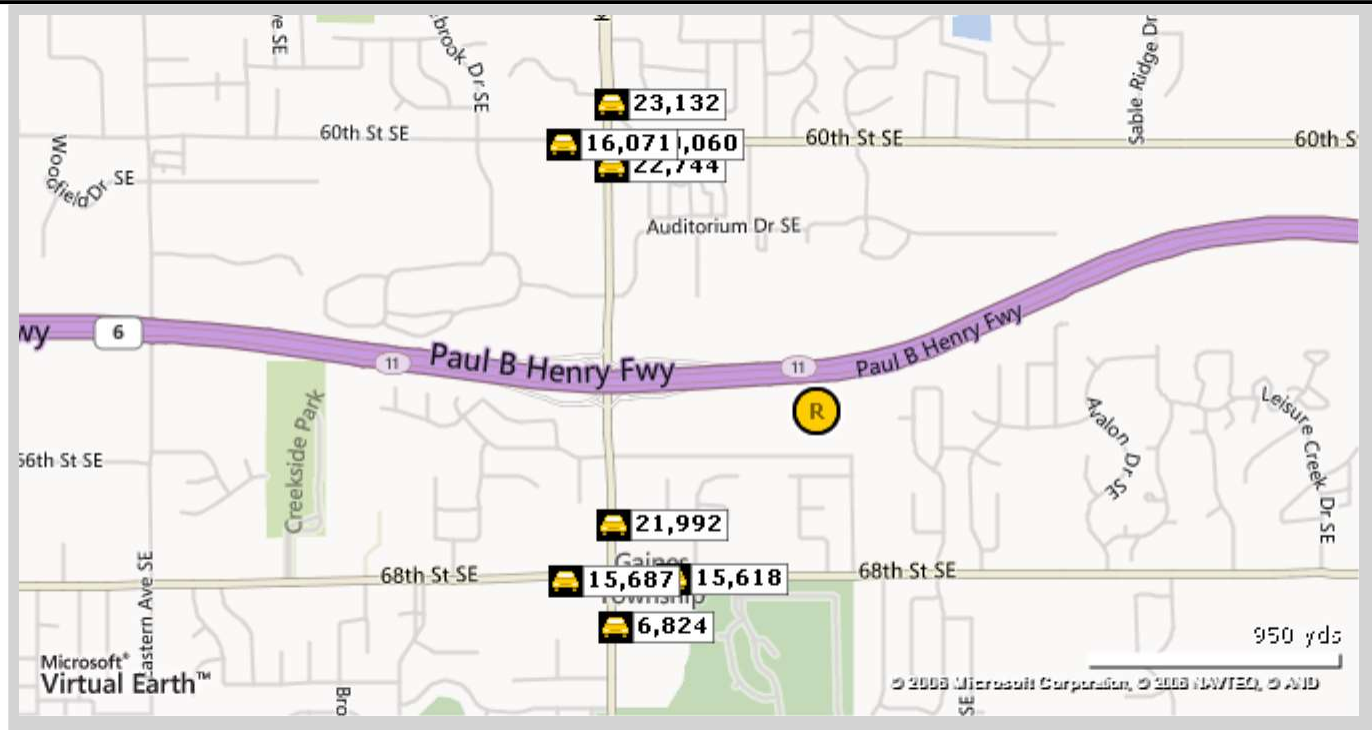
2013 Annual Spending (000s)	3 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$185,897	\$326,784	\$1,128,841
Vehicle Purchases	63,343	110,761	387,974
Gasoline	90,160	159,077	540,667
Vehicle Expenses	3,895	6,883	25,401
Transportation	9,717	16,911	60,529
Automotive Repair & Maintenance	18,783	33,153	114,269
Total Health Care	\$34,140	\$60,938	\$207,092
Medical Services	19,591	34,828	119,591
Prescription Drugs	11,426	20,529	68,579
Medical Supplies	3,123	5,581	18,923
Total Education/Day Care	\$36,195	\$63,211	\$232,782
Education	24,299	42,417	155,788
Fees & Admissions	11,896	20,794	76,994

Gaines Marketplace

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	285	2,728	10
Retail & Wholesale Trade	45	574	13
Hospitality & Food Service	35	718	21
Real Estate, Renting, Leasing	21	167	8
Finance & Insurance	24	115	5
Information	7	35	5
Scientific & Technology Services	26	88	3
Management of Companies	0	0	0
Health Care & Social Assistance	59	282	5
Educational Services	9	467	52
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	4	18	5
Utilities & Waste Management	10	43	4
Construction	10	28	3
Manufacturing	3	28	9
Agriculture, Mining, Fishing	0	0	0
Other Services	32	165	5

Traffic Count Report

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	2012	15,618	MPSI	.48
2	Kalamazoo Ave SE	68th St SE	0.12 S	2012	21,992	MPSI	.50
3	Kalamazoo Ave SE	Golfside Ct SE	0.01 S	2012	6,824	MPSI	.64
4	68th St SE	Kalamazoo Ave SE	0.11 E	2012	15,687	MPSI	.66
5	Kalamazoo Ave SE	60th St SE	0.05 N	2012	22,744	MPSI	.69
6	60th St SE	Bloomfield Dr SE	0.01 W	2012	10,060	MPSI	.70
7	60th St SE	Kalamazoo Ave SE	0.10 E	2012	16,071	MPSI	.80
8	Kalamazoo Ave SE	60th St SE	0.09 S	2012	23,132	MPSI	.80