



Dover Township Demographics



Respectfully Submitted By:

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ROCK Commercial Real Estate, LLC

1, 3, 5 MILE RADIUS MAP

10 MILE RADIUS MAP

DEMOGRAPHIC & INCOME PROFILE

- 1 mile
- 3 mile
- 5 mile
- 10 mile

DISPOSABLE INCOME PROFILE

- 1 mile
- 3 mile
- 5 mile
- 10 mile

HOUSING PROFILE

- 1 mile
- 3 mile
- 5 mile
- 10 mile

BUSINESS SUMMARY

- 1, 3, 5 mile
- 10 mile

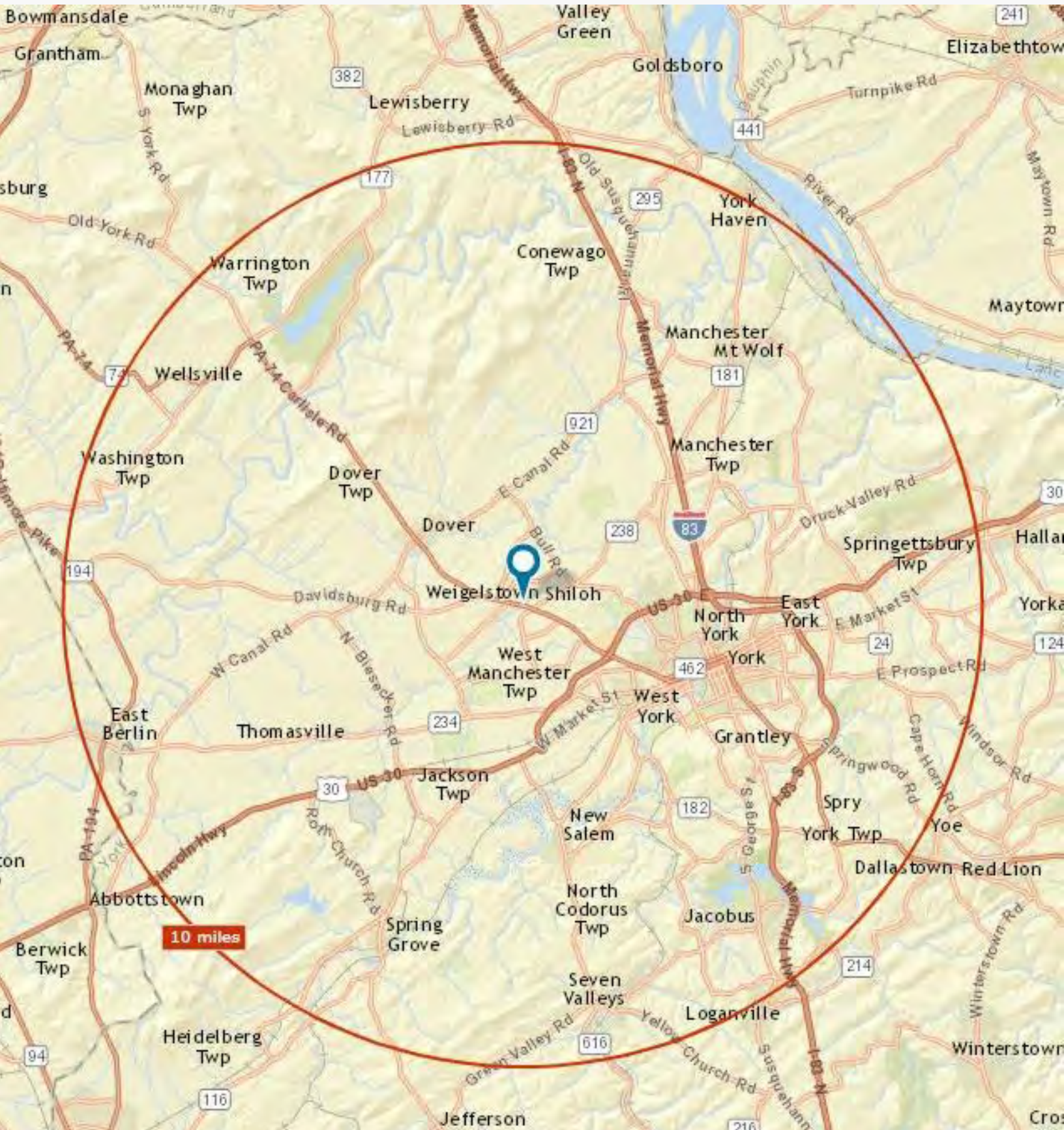
RETAIL MARKETPLACE PROFILE

- 1 mile
- 3 mile
- 5 mile
- 10 mile

1, 3, 5 Mile Radius Map



10 Mile Radius Map





Demographic & Income Profile



Demographic & Income Profile

I Mile Radius



Summary	Census 2010	2015	2020
Population	7,369	7,428	7,511
Households	2,957	2,988	3,023
Families	2,115	2,120	2,135
Average Household Size	2.49	2.48	2.48
Owner Occupied Housing Units	2,541	2,507	2,528
Renter Occupied Housing Units	416	481	495
Median Age	43.0	44.5	45.3
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.22%	0.24%	0.75%
Households	0.23%	0.27%	0.77%
Families	0.14%	0.15%	0.69%
Owner HHs	0.17%	0.22%	0.70%
Median Household Income	3.42%	2.73%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	146	4.9%	129	4.3%
\$15,000 - \$24,999	293	9.8%	212	7.0%
\$25,000 - \$34,999	338	11.3%	276	9.1%
\$35,000 - \$49,999	382	12.8%	350	11.6%
\$50,000 - \$74,999	617	20.6%	592	19.6%
\$75,000 - \$99,999	573	19.2%	691	22.9%
\$100,000 - \$149,999	430	14.4%	504	16.7%
\$150,000 - \$199,999	134	4.5%	180	6.0%
\$200,000+	75	2.5%	89	2.9%
Median Household Income	\$61,030		\$72,195	
Average Household Income	\$73,379		\$83,153	
Per Capita Income	\$29,775		\$33,770	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	376	5.1%	359	4.8%	351	4.7%
5 - 9	447	6.1%	395	5.3%	389	5.2%
10 - 14	483	6.6%	455	6.1%	431	5.7%
15 - 19	444	6.0%	431	5.8%	428	5.7%
20 - 24	338	4.6%	381	5.1%	339	4.5%
25 - 34	786	10.7%	817	11.0%	864	11.5%
35 - 44	1,031	14.0%	929	12.5%	919	12.2%
45 - 54	1,147	15.6%	1,103	14.8%	1,027	13.7%
55 - 64	1,012	13.7%	1,078	14.5%	1,104	14.7%
65 - 74	669	9.1%	810	10.9%	928	12.4%
75 - 84	459	6.2%	465	6.3%	509	6.8%
85+	178	2.4%	205	2.8%	223	3.0%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,704	91.0%	6,646	89.5%	6,571	87.5%
Black Alone	387	5.3%	439	5.9%	512	6.8%
American Indian Alone	9	0.1%	11	0.1%	13	0.2%
Asian Alone	81	1.1%	93	1.3%	106	1.4%
Pacific Islander Alone	5	0.1%	7	0.1%	9	0.1%
Some Other Race Alone	71	1.0%	95	1.3%	129	1.7%
Two or More Races	111	1.5%	137	1.8%	171	2.3%
Hispanic Origin (Any Race)	228	3.1%	304	4.1%	407	5.4%

Data Note: Income is expressed in current dollars.

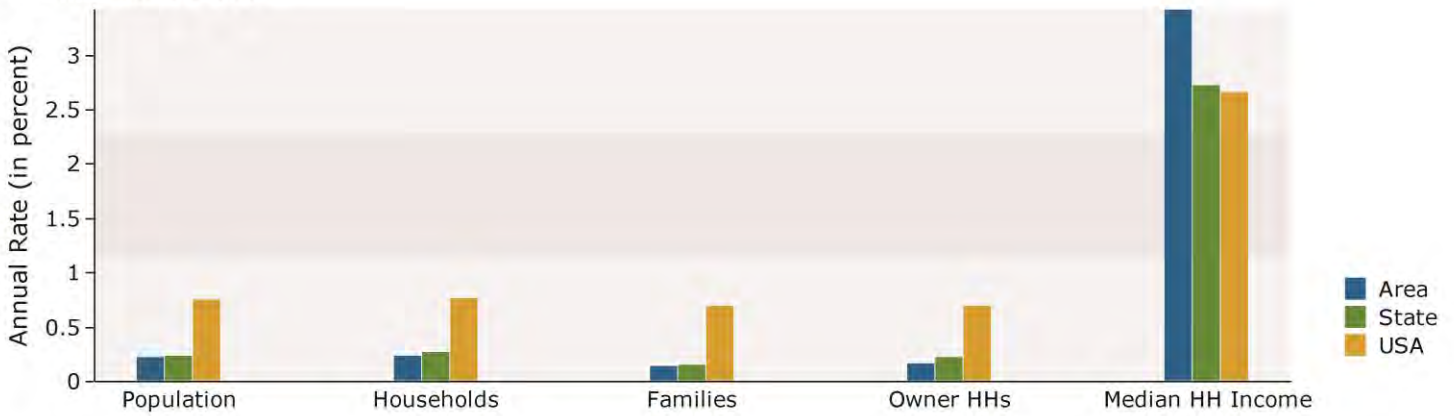
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic & Income Profile

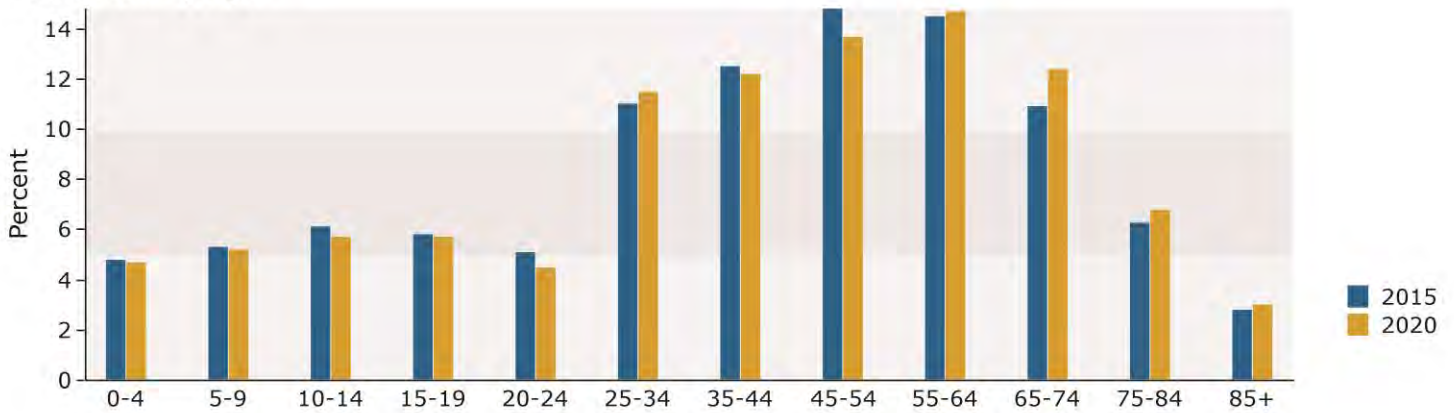
1 Mile Radius



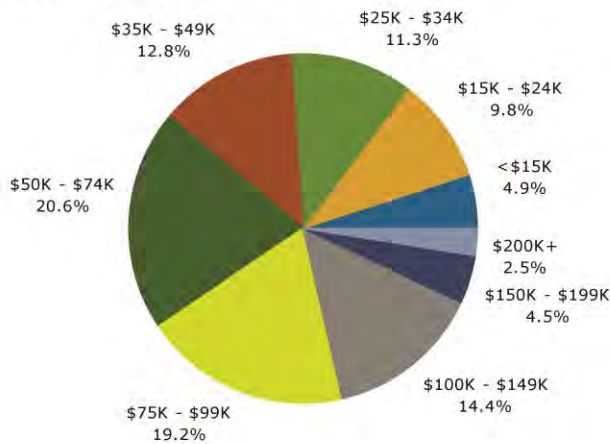
Trends 2015-2020



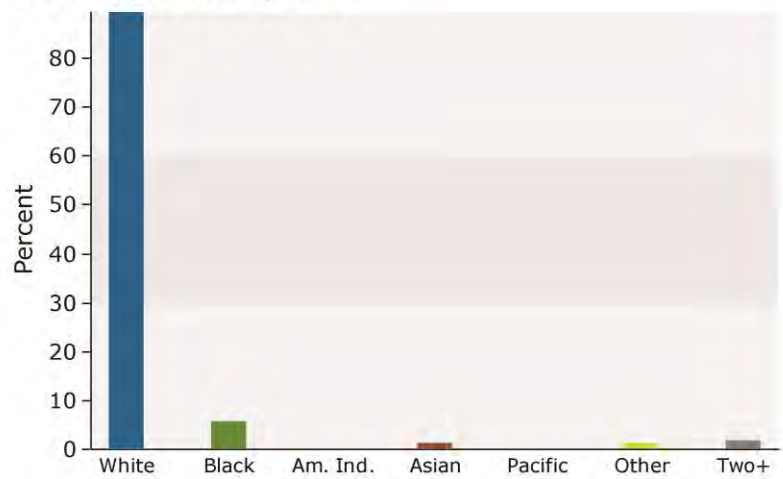
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 4.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic & Income Profile

3 Mile Radius



Summary	Census 2010	2015	2020
Population	43,772	44,686	45,514
Households	17,449	17,812	18,143
Families	12,265	12,414	12,587
Average Household Size	2.49	2.49	2.49
Owner Occupied Housing Units	14,037	13,929	14,155
Renter Occupied Housing Units	3,412	3,883	3,989
Median Age	40.9	42.1	43.0
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.37%	0.24%	0.75%
Households	0.37%	0.27%	0.77%
Families	0.28%	0.15%	0.69%
Owner HHs	0.32%	0.22%	0.70%
Median Household Income	2.72%	2.73%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,274	7.2%	1,164	6.4%
\$15,000 - \$24,999	1,709	9.6%	1,258	6.9%
\$25,000 - \$34,999	1,830	10.3%	1,500	8.3%
\$35,000 - \$49,999	2,313	13.0%	2,161	11.9%
\$50,000 - \$74,999	3,966	22.3%	3,922	21.6%
\$75,000 - \$99,999	2,760	15.5%	3,305	18.2%
\$100,000 - \$149,999	2,669	15.0%	3,197	17.6%
\$150,000 - \$199,999	641	3.6%	820	4.5%
\$200,000+	650	3.6%	816	4.5%
Median Household Income	\$58,633		\$67,057	
Average Household Income	\$74,490		\$84,656	
Per Capita Income	\$29,727		\$33,780	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,635	6.0%	2,526	5.7%	2,481	5.5%
5 - 9	2,875	6.6%	2,753	6.2%	2,663	5.9%
10 - 14	3,026	6.9%	2,942	6.6%	2,955	6.5%
15 - 19	2,690	6.1%	2,709	6.1%	2,758	6.1%
20 - 24	2,091	4.8%	2,363	5.3%	2,144	4.7%
25 - 34	4,911	11.2%	5,092	11.4%	5,362	11.8%
35 - 44	6,294	14.4%	5,751	12.9%	5,507	12.1%
45 - 54	6,713	15.3%	6,543	14.6%	6,285	13.8%
55 - 64	5,661	12.9%	6,165	13.8%	6,369	14.0%
65 - 74	3,551	8.1%	4,386	9.8%	5,064	11.1%
75 - 84	2,246	5.1%	2,273	5.1%	2,683	5.9%
85+	1,078	2.5%	1,184	2.6%	1,243	2.7%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	39,377	90.0%	39,461	88.3%	39,220	86.2%
Black Alone	2,184	5.0%	2,487	5.6%	2,898	6.4%
American Indian Alone	101	0.2%	128	0.3%	157	0.3%
Asian Alone	691	1.6%	810	1.8%	941	2.1%
Pacific Islander Alone	19	0.0%	25	0.1%	30	0.1%
Some Other Race Alone	511	1.2%	676	1.5%	897	2.0%
Two or More Races	888	2.0%	1,099	2.5%	1,370	3.0%
Hispanic Origin (Any Race)	1,567	3.6%	2,084	4.7%	2,761	6.1%

Data Note: Income is expressed in current dollars.

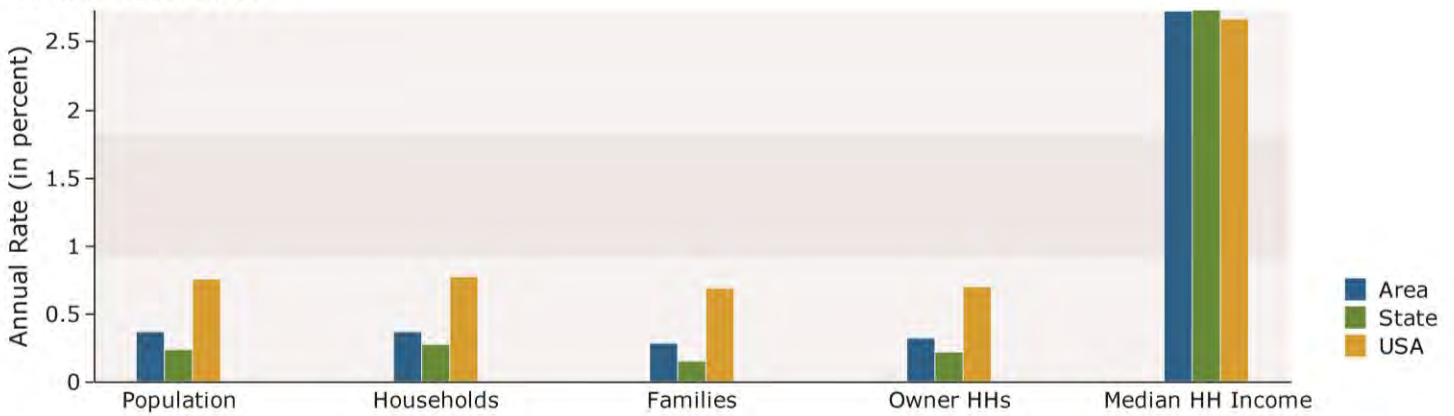
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic & Income Profile

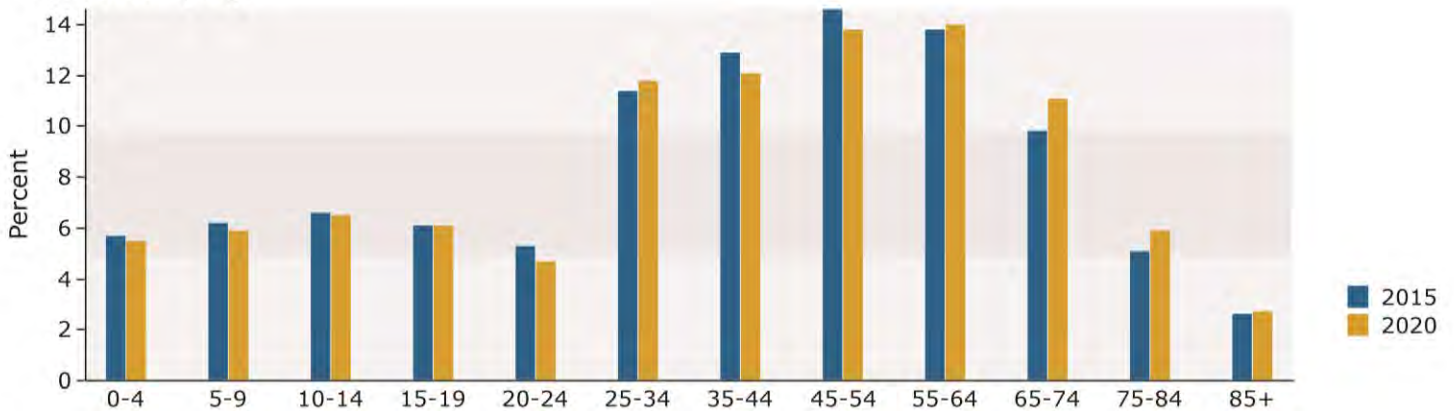
3 Mile Radius



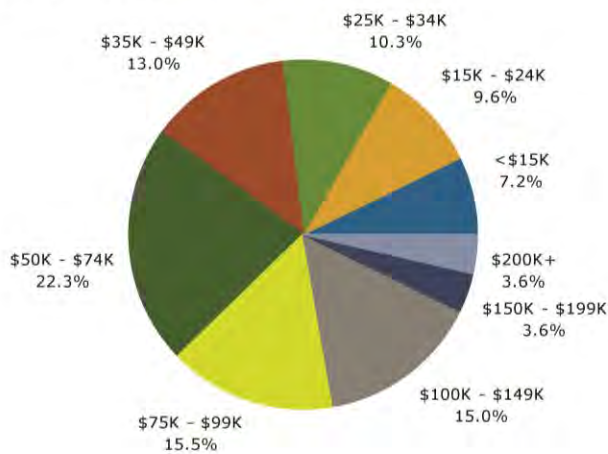
Trends 2015-2020



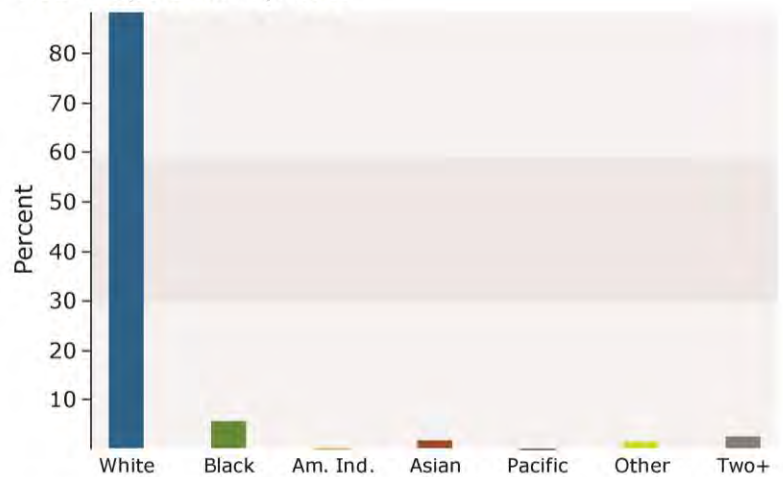
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 4.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic & Income Profile

5 Mile Radius



Summary	Census 2010	2015	2020
Population	107,425	109,274	110,976
Households	41,124	41,741	42,370
Families	27,040	27,171	27,417
Average Household Size	2.54	2.54	2.54
Owner Occupied Housing Units	27,453	26,839	27,227
Renter Occupied Housing Units	13,671	14,902	15,143
Median Age	36.6	37.3	38.0
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.31%	0.24%	0.75%
Households	0.30%	0.27%	0.77%
Families	0.18%	0.15%	0.69%
Owner HHs	0.29%	0.22%	0.70%
Median Household Income	2.33%	2.73%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	5,781	13.8%	5,580	13.2%
\$15,000 - \$24,999	4,893	11.7%	3,746	8.8%
\$25,000 - \$34,999	4,937	11.8%	4,237	10.0%
\$35,000 - \$49,999	5,575	13.4%	5,376	12.7%
\$50,000 - \$74,999	8,216	19.7%	8,377	19.8%
\$75,000 - \$99,999	5,330	12.8%	6,416	15.1%
\$100,000 - \$149,999	4,899	11.7%	6,035	14.2%
\$150,000 - \$199,999	1,135	2.7%	1,419	3.3%
\$200,000+	975	2.3%	1,184	2.8%
Median Household Income	\$48,881		\$54,837	
Average Household Income	\$62,251		\$70,357	
Per Capita Income	\$24,041		\$27,137	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,554	7.0%	7,248	6.6%	7,192	6.5%
5 - 9	7,489	7.0%	7,373	6.7%	7,138	6.4%
10 - 14	7,410	6.9%	7,278	6.7%	7,421	6.7%
15 - 19	7,960	7.4%	7,788	7.1%	7,862	7.1%
20 - 24	7,622	7.1%	8,097	7.4%	7,477	6.7%
25 - 34	13,424	12.5%	13,884	12.7%	14,196	12.8%
35 - 44	14,455	13.5%	13,377	12.2%	13,415	12.1%
45 - 54	15,181	14.1%	14,764	13.5%	14,069	12.7%
55 - 64	12,252	11.4%	13,478	12.3%	14,027	12.6%
65 - 74	7,320	6.8%	9,043	8.3%	10,514	9.5%
75 - 84	4,638	4.3%	4,634	4.2%	5,311	4.8%
85+	2,119	2.0%	2,311	2.1%	2,356	2.1%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	82,574	76.9%	81,694	74.8%	80,144	72.2%
Black Alone	13,622	12.7%	14,309	13.1%	15,213	13.7%
American Indian Alone	399	0.4%	480	0.4%	561	0.5%
Asian Alone	1,549	1.4%	1,770	1.6%	2,004	1.8%
Pacific Islander Alone	43	0.0%	53	0.0%	59	0.1%
Some Other Race Alone	5,564	5.2%	6,718	6.1%	8,054	7.3%
Two or More Races	3,673	3.4%	4,250	3.9%	4,942	4.5%
Hispanic Origin (Any Race)	13,131	12.2%	15,802	14.5%	18,889	17.0%

Data Note: Income is expressed in current dollars.

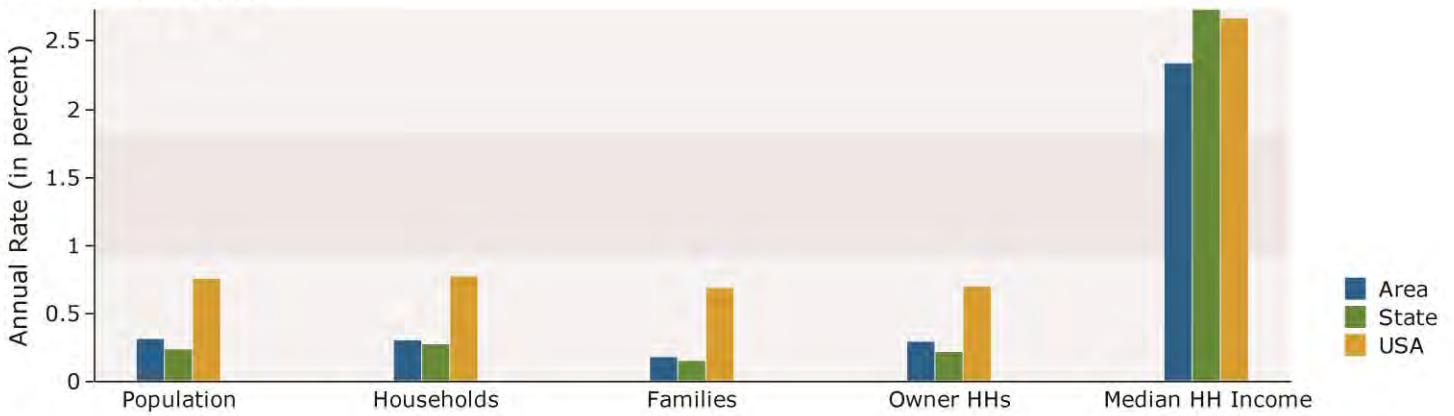
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic & Income Profile

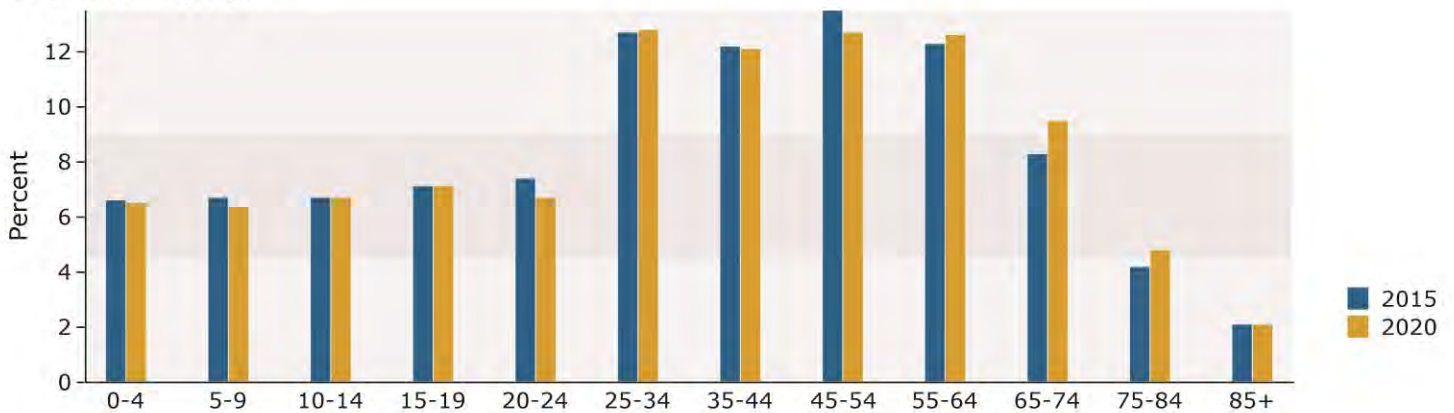
5 Mile Radius



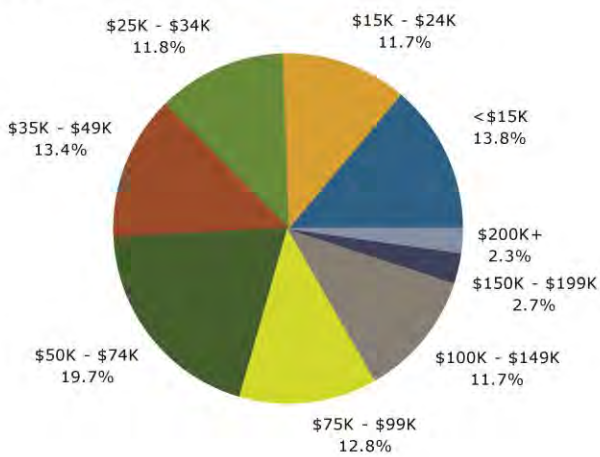
Trends 2015-2020



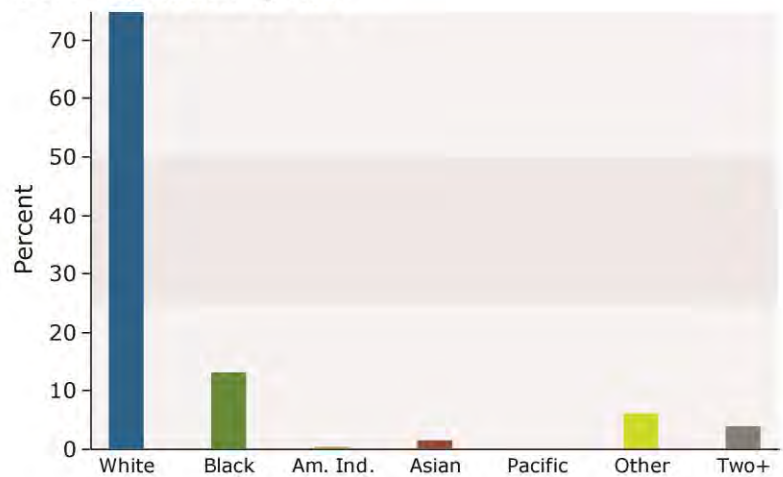
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 14.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic & Income Profile

10 Mile Radius



Summary	Census 2010	2015	2020
Population	237,118	241,115	244,933
Households	91,507	92,840	94,231
Families	62,360	62,678	63,262
Average Household Size	2.51	2.51	2.52
Owner Occupied Housing Units	66,308	65,264	66,204
Renter Occupied Housing Units	25,199	27,576	28,027
Median Age	39.2	40.3	40.7
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.31%	0.24%	0.75%
Households	0.30%	0.27%	0.77%
Families	0.19%	0.15%	0.69%
Owner HHs	0.29%	0.22%	0.70%
Median Household Income	2.72%	2.73%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	9,272	10.0%	8,697	9.2%
\$15,000 - \$24,999	9,280	10.0%	6,870	7.3%
\$25,000 - \$34,999	9,784	10.5%	8,125	8.6%
\$35,000 - \$49,999	12,731	13.7%	12,014	12.7%
\$50,000 - \$74,999	18,699	20.1%	18,408	19.5%
\$75,000 - \$99,999	13,501	14.5%	16,001	17.0%
\$100,000 - \$149,999	13,347	14.4%	15,998	17.0%
\$150,000 - \$199,999	3,646	3.9%	5,052	5.4%
\$200,000+	2,580	2.8%	3,066	3.3%
Median Household Income	\$55,189		\$63,108	
Average Household Income	\$69,769		\$79,142	
Per Capita Income	\$27,177		\$30,775	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,866	6.3%	14,243	5.9%	14,099	5.8%
5 - 9	15,482	6.5%	15,050	6.2%	14,641	6.0%
10 - 14	15,625	6.6%	15,413	6.4%	15,698	6.4%
15 - 19	16,348	6.9%	15,609	6.5%	15,916	6.5%
20 - 24	14,594	6.2%	15,906	6.6%	14,422	5.9%
25 - 34	28,580	12.1%	29,445	12.2%	30,265	12.4%
35 - 44	32,710	13.8%	30,183	12.5%	30,123	12.3%
45 - 54	35,510	15.0%	34,197	14.2%	32,285	13.2%
55 - 64	29,267	12.3%	32,119	13.3%	33,105	13.5%
65 - 74	17,514	7.4%	21,881	9.1%	25,511	10.4%
75 - 84	11,494	4.8%	11,328	4.7%	12,936	5.3%
85+	5,128	2.2%	5,743	2.4%	5,933	2.4%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	197,130	83.1%	195,981	81.3%	193,584	79.0%
Black Alone	20,775	8.8%	22,203	9.2%	24,060	9.8%
American Indian Alone	614	0.3%	732	0.3%	849	0.3%
Asian Alone	3,745	1.6%	4,282	1.8%	4,875	2.0%
Pacific Islander Alone	87	0.0%	104	0.0%	114	0.0%
Some Other Race Alone	8,732	3.7%	10,700	4.4%	13,009	5.3%
Two or More Races	6,035	2.5%	7,113	3.0%	8,442	3.4%
Hispanic Origin (Any Race)	19,764	8.3%	24,256	10.1%	29,598	12.1%

Data Note: Income is expressed in current dollars.

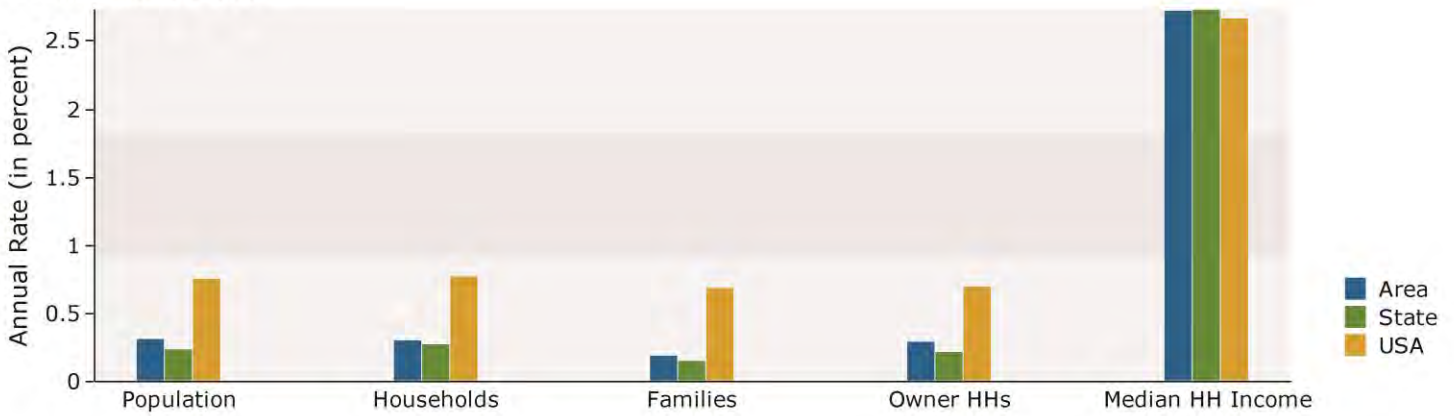
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic & Income Profile

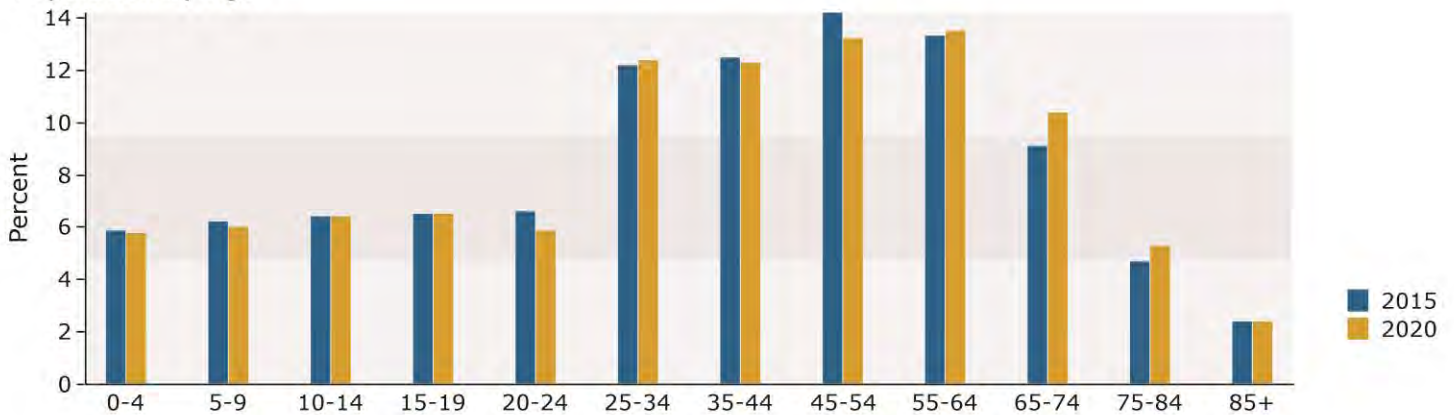
10 Mile Radius



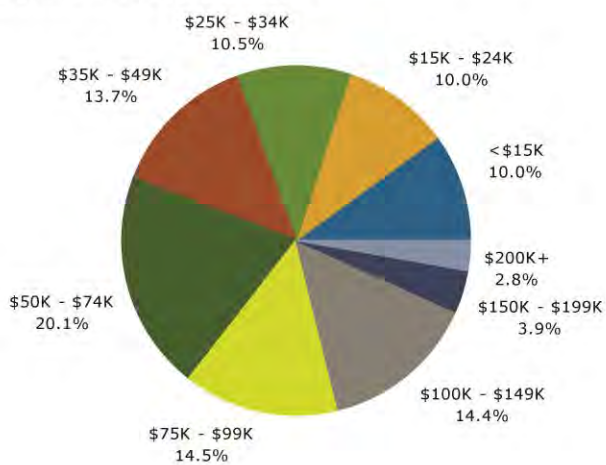
Trends 2015-2020



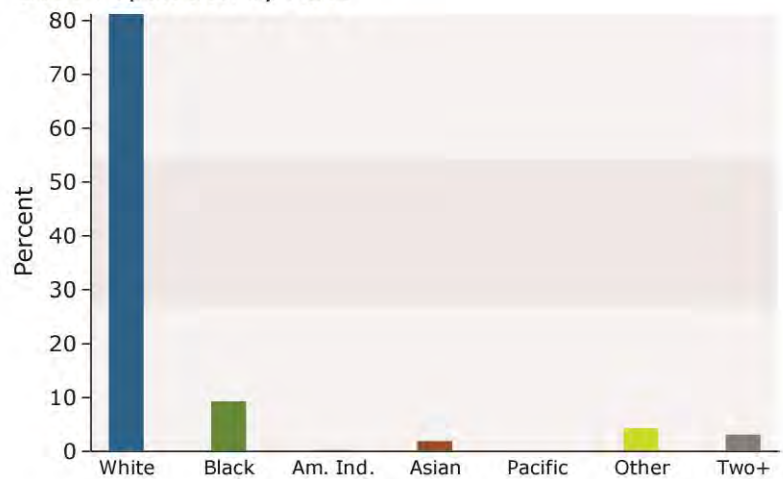
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 10.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Disposable Income Profile



Disposable Income Profile

1 Mile Radius



	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	7,369	7,428	7,511	83	0.22%
Median Age	43.0	44.5	45.3	0.8	0.36%
Households	2,957	2,988	3,023	35	0.23%
Average Household Size	2.49	2.48	2.48	0.00	0.00%

2015 Households by Disposable Income	Number	Percent
Total	2,988	100.0%
<\$15,000	228	7.6%
\$15,000-\$24,999	370	12.4%
\$25,000-\$34,999	386	12.9%
\$35,000-\$49,999	507	17.0%
\$50,000-\$74,999	781	26.1%
\$75,000-\$99,999	350	11.7%
\$100,000-\$149,999	293	9.8%
\$150,000-\$199,999	39	1.3%
\$200,000+	34	1.1%
Median Disposable Income	\$50,055	
Average Disposable Income	\$58,312	

2015 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	65	356	452	592	593	477	454
<\$15,000	3	18	27	30	57	37	57
\$15,000-\$24,999	14	25	31	43	48	64	145
\$25,000-\$34,999	12	39	35	56	57	50	136
\$35,000-\$49,999	10	72	66	84	85	135	55
\$50,000-\$74,999	16	128	133	160	185	123	36
\$75,000-\$99,999	5	50	93	95	72	24	11
\$100,000-\$149,999	4	18	50	108	72	29	11
\$150,000-\$199,999	1	4	8	9	8	9	1
\$200,000+	1	1	7	9	10	6	1
Median Disposable Income	\$39,840	\$52,552	\$59,311	\$60,186	\$54,317	\$43,114	\$26,132
Average Disposable Income	\$51,508	\$57,790	\$67,494	\$70,720	\$63,399	\$53,230	\$32,944

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Disposable Income Profile

3 Mile Radius



	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	43,772	44,686	45,514	828	0.37%
Median Age	40.9	42.1	43.0	0.9	0.42%
Households	17,449	17,812	18,143	331	0.37%
Average Household Size	2.49	2.49	2.49	0.00	0.00%

2015 Households by Disposable Income	Number	Percent
Total	17,812	100.0%
<\$15,000	1,751	9.8%
\$15,000-\$24,999	2,070	11.6%
\$25,000-\$34,999	2,233	12.5%
\$35,000-\$49,999	3,181	17.9%
\$50,000-\$74,999	4,245	23.8%
\$75,000-\$99,999	2,054	11.5%
\$100,000-\$149,999	1,656	9.3%
\$150,000-\$199,999	317	1.8%
\$200,000+	306	1.7%
Median Disposable Income	\$47,920	
Average Disposable Income	\$58,757	

2015 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	446	2,336	3,003	3,573	3,529	2,631	2,292
<\$15,000	64	190	198	229	378	269	424
\$15,000-\$24,999	79	195	186	253	293	420	644
\$25,000-\$34,999	82	319	249	330	399	298	556
\$35,000-\$49,999	78	513	477	536	559	731	287
\$50,000-\$74,999	105	676	841	915	949	553	206
\$75,000-\$99,999	21	282	580	549	420	131	71
\$100,000-\$149,999	14	118	354	551	372	163	85
\$150,000-\$199,999	1	27	67	103	68	40	9
\$200,000+	3	17	52	107	91	26	11
Median Disposable Income	\$34,749	\$48,035	\$58,685	\$59,147	\$52,215	\$40,066	\$25,938
Average Disposable Income	\$42,537	\$54,515	\$68,220	\$72,609	\$63,713	\$49,932	\$34,793

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Disposable Income Profile

5 Mile Radius



	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	107,425	109,274	110,976	1,702	0.31%
Median Age	36.6	37.3	38.0	0.7	0.37%
Households	41,124	41,741	42,370	629	0.30%
Average Household Size	2.54	2.54	2.54	0.00	0.00%

2015 Households by Disposable Income	Number	Percent
Total	41,741	100.0%
<\$15,000	7,140	17.1%
\$15,000-\$24,999	5,680	13.6%
\$25,000-\$34,999	5,795	13.9%
\$35,000-\$49,999	6,921	16.6%
\$50,000-\$74,999	8,483	20.3%
\$75,000-\$99,999	3,820	9.2%
\$100,000-\$149,999	2,968	7.1%
\$150,000-\$199,999	477	1.1%
\$200,000+	457	1.1%
Median Disposable Income	\$38,794	
Average Disposable Income	\$49,820	

2015 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	1,740	6,543	7,124	8,250	7,917	5,582	4,584
<\$15,000	561	1,119	886	1,040	1,459	978	1,097
\$15,000-\$24,999	349	778	592	758	848	1,027	1,327
\$25,000-\$34,999	282	1,009	833	961	1,045	623	1,041
\$35,000-\$49,999	193	1,276	1,163	1,296	1,139	1,363	492
\$50,000-\$74,999	244	1,488	1,770	1,909	1,784	941	347
\$75,000-\$99,999	66	562	1,070	1,024	757	230	112
\$100,000-\$149,999	40	240	637	976	635	306	134
\$150,000-\$199,999	1	46	101	139	105	69	16
\$200,000+	3	25	71	148	146	46	18
Median Disposable Income	\$23,325	\$38,198	\$50,747	\$50,569	\$41,790	\$36,168	\$23,467
Average Disposable Income	\$31,624	\$45,161	\$57,857	\$60,657	\$53,657	\$44,353	\$31,418

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Disposable Income Profile

10 Mile Radius



	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	237,118	241,115	244,933	3,818	0.31%
Median Age	39.2	40.3	40.7	0.4	0.20%
Households	91,507	92,840	94,231	1,391	0.30%
Average Household Size	2.51	2.51	2.52	0.01	0.08%

2015 Households by Disposable Income	Number	Percent
Total	92,840	100.0%
<\$15,000	11,858	12.8%
\$15,000-\$24,999	11,018	11.9%
\$25,000-\$34,999	12,358	13.3%
\$35,000-\$49,999	15,786	17.0%
\$50,000-\$74,999	20,462	22.0%
\$75,000-\$99,999	10,217	11.0%
\$100,000-\$149,999	8,663	9.3%
\$150,000-\$199,999	1,259	1.4%
\$200,000+	1,219	1.3%
Median Disposable Income	\$44,514	
Average Disposable Income	\$55,561	

2015 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	3,123	13,033	15,558	18,648	18,362	13,123	10,993
<\$15,000	764	1,662	1,425	1,686	2,482	1,694	2,144
\$15,000-\$24,999	588	1,345	1,058	1,393	1,652	1,978	3,004
\$25,000-\$34,999	615	1,942	1,582	1,938	2,177	1,356	2,747
\$35,000-\$49,999	441	2,604	2,392	2,808	2,658	3,462	1,421
\$50,000-\$74,999	504	3,226	4,057	4,515	4,590	2,625	946
\$75,000-\$99,999	126	1,396	2,787	2,748	2,202	680	277
\$100,000-\$149,999	75	670	1,812	2,850	1,939	968	349
\$150,000-\$199,999	3	119	258	342	279	211	46
\$200,000+	7	67	186	368	384	149	58
Median Disposable Income	\$27,610	\$42,647	\$55,690	\$55,924	\$50,696	\$40,028	\$25,827
Average Disposable Income	\$34,937	\$50,173	\$64,013	\$67,118	\$60,446	\$50,702	\$33,884

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Weigelstown - Grandview Golf Club

Housing Profile



Housing Profile

1 Mile Radius



Population		Households	
2010 Total Population	7,369	2015 Median Household Income	\$61,030
2015 Total Population	7,428	2020 Median Household Income	\$72,195
2020 Total Population	7,511	2015-2020 Annual Rate	3.42%
2015-2020 Annual Rate	0.22%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,108	100.0%	3,160	100.0%	3,208	100.0%
Occupied	2,957	95.1%	2,988	94.6%	3,023	94.2%
Owner	2,541	81.8%	2,507	79.3%	2,528	78.8%
Renter	416	13.4%	481	15.2%	495	15.4%
Vacant	151	4.9%	172	5.4%	185	5.8%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	2,506	100.0%	2,527	100.0%
<\$50,000	28	1.1%	18	0.7%
\$50,000-\$99,999	100	4.0%	64	2.5%
\$100,000-\$149,999	764	30.5%	495	19.6%
\$150,000-\$199,999	992	39.6%	1,064	42.1%
\$200,000-\$249,999	288	11.5%	388	15.4%
\$250,000-\$299,999	141	5.6%	196	7.8%
\$300,000-\$399,999	170	6.8%	251	9.9%
\$400,000-\$499,999	18	0.7%	32	1.3%
\$500,000-\$749,999	1	0.0%	7	0.3%
\$750,000-\$999,999	1	0.0%	10	0.4%
\$1,000,000+	3	0.1%	2	0.1%
Median Value	\$168,196		\$182,260	
Average Value	\$181,055		\$202,770	

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

1 Mile Radius



Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	2,541	100.0%
Owned with a Mortgage/Loan	1,786	70.3%
Owned Free and Clear	755	29.7%

Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	151	100.0%
For Rent	15	9.9%
Rented- Not Occupied	2	1.3%
For Sale Only	76	50.3%
Sold - Not Occupied	9	6.0%
Seasonal/Recreational/Occasional Use	3	2.0%
For Migrant Workers	0	0.0%
Other Vacant	40	26.5%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,959	2,542	85.9%
15-24	66	29	43.9%
25-34	347	269	77.5%
35-44	511	446	87.3%
45-54	628	560	89.2%
55-64	567	519	91.5%
65-74	402	371	92.3%
75-84	310	275	88.7%
85+	128	73	57.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,955	2,540	86.0%
White Alone	2,772	2,380	85.9%
Black/African American	126	114	90.5%
American Indian/Alaska	4	3	75.0%
Asian Alone	21	20	95.2%
Pacific Islander Alone	1	1	100.0%
Other Race Alone	17	10	58.8%
Two or More Races	14	12	85.7%
Hispanic Origin	60	39	65.0%

Census 2010 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,956	2,541	86.0%
1-Person	672	505	75.1%
2-Person	1,185	1,067	90.0%
3-Person	486	425	87.4%
4-Person	397	356	89.7%
5-Person	142	127	89.4%
6-Person	50	42	84.0%
7+ Person	24	19	79.2%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

3 Mile Radius



Population

2010 Total Population	43,772
2015 Total Population	44,686
2020 Total Population	45,514
2015-2020 Annual Rate	0.37%

Households

2015 Median Household Income	\$58,633
2020 Median Household Income	\$67,057
2015-2020 Annual Rate	2.72%

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	18,281	100.0%	18,598	100.0%	18,971	100.0%
Occupied	17,449	95.4%	17,812	95.8%	18,144	95.6%
Owner	14,037	76.8%	13,929	74.9%	14,155	74.6%
Renter	3,412	18.7%	3,883	20.9%	3,989	21.0%
Vacant	832	4.6%	786	4.2%	828	4.4%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	13,930	100.0%	14,152	100.0%
<\$50,000	582	4.2%	364	2.6%
\$50,000-\$99,999	1,023	7.3%	764	5.4%
\$100,000-\$149,999	3,916	28.1%	2,597	18.4%
\$150,000-\$199,999	3,885	27.9%	4,177	29.5%
\$200,000-\$249,999	1,845	13.2%	2,448	17.3%
\$250,000-\$299,999	1,102	7.9%	1,416	10.0%
\$300,000-\$399,999	967	6.9%	1,291	9.1%
\$400,000-\$499,999	341	2.4%	559	3.9%
\$500,000-\$749,999	227	1.6%	437	3.1%
\$750,000-\$999,999	19	0.1%	83	0.6%
\$1,000,000+	23	0.2%	16	0.1%
Median Value	\$168,584		\$190,113	
Average Value	\$190,809		\$221,266	

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

3 Mile Radius



Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	14,037	100.0%
Owned with a Mortgage/Loan	10,097	71.9%
Owned Free and Clear	3,940	28.1%

Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	832	100.0%
For Rent	216	26.0%
Rented- Not Occupied	8	1.0%
For Sale Only	288	34.6%
Sold - Not Occupied	50	6.0%
Seasonal/Recreational/Occasional Use	69	8.3%
For Migrant Workers	0	0.0%
Other Vacant	202	24.3%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	17,449	14,037	80.4%
15-24	471	179	38.0%
25-34	2,262	1,548	68.4%
35-44	3,306	2,720	82.3%
45-54	3,717	3,201	86.1%
55-64	3,287	2,872	87.4%
65-74	2,159	1,873	86.8%
75-84	1,524	1,216	79.8%
85+	723	428	59.2%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	17,449	14,037	80.4%
White Alone	16,189	13,150	81.2%
Black/African American	741	530	71.5%
American Indian/Alaska	36	24	66.7%
Asian Alone	201	171	85.1%
Pacific Islander Alone	4	4	100.0%
Other Race Alone	136	68	50.0%
Two or More Races	142	90	63.4%
Hispanic Origin	397	221	55.7%

Census 2010 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	17,449	14,037	80.4%
1-Person	4,237	2,757	65.1%
2-Person	6,395	5,494	85.9%
3-Person	2,925	2,427	83.0%
4-Person	2,502	2,170	86.7%
5-Person	931	811	87.1%
6-Person	311	260	83.6%
7+ Person	148	118	79.7%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

5 Mile Radius



Population

2010 Total Population	107,425
2015 Total Population	109,274
2020 Total Population	110,976
2015-2020 Annual Rate	0.31%

Households

2015 Median Household Income	\$48,881
2020 Median Household Income	\$54,837
2015-2020 Annual Rate	2.33%

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	44,428	100.0%	45,250	100.0%	46,102	100.0%
Occupied	41,124	92.6%	41,741	92.2%	42,370	91.9%
Owner	27,453	61.8%	26,839	59.3%	27,227	59.1%
Renter	13,671	30.8%	14,902	32.9%	15,143	32.8%
Vacant	3,304	7.4%	3,509	7.8%	3,732	8.1%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	26,840	100.0%	27,227	100.0%
<\$50,000	1,576	5.9%	1,201	4.4%
\$50,000-\$99,999	4,100	15.3%	3,367	12.4%
\$100,000-\$149,999	7,927	29.5%	5,674	20.8%
\$150,000-\$199,999	6,030	22.5%	6,516	23.9%
\$200,000-\$249,999	2,892	10.8%	3,941	14.5%
\$250,000-\$299,999	1,623	6.0%	2,211	8.1%
\$300,000-\$399,999	1,533	5.7%	2,103	7.7%
\$400,000-\$499,999	582	2.2%	955	3.5%
\$500,000-\$749,999	441	1.6%	918	3.4%
\$750,000-\$999,999	77	0.3%	284	1.0%
\$1,000,000+	59	0.2%	57	0.2%
Median Value	\$148,846		\$175,871	
Average Value	\$175,307		\$208,842	

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

5 Mile Radius



Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	27,453	100.0%
Owned with a Mortgage/Loan	19,670	71.6%
Owned Free and Clear	7,783	28.4%

Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	3,304	100.0%
For Rent	1,302	39.4%
Rented- Not Occupied	56	1.7%
For Sale Only	689	20.9%
Sold - Not Occupied	120	3.6%
Seasonal/Recreational/Occasional Use	139	4.2%
For Migrant Workers	0	0.0%
Other Vacant	1,000	30.3%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	41,124	27,453	66.8%
15-24	1,878	384	20.4%
25-34	6,417	3,324	51.8%
35-44	7,780	5,178	66.6%
45-54	8,620	6,209	72.0%
55-64	7,312	5,600	76.6%
65-74	4,576	3,574	78.1%
75-84	3,115	2,335	75.0%
85+	1,426	849	59.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	41,125	27,454	66.8%
White Alone	33,740	24,614	73.0%
Black/African American	4,558	1,788	39.2%
American Indian/Alaska	119	53	44.5%
Asian Alone	447	350	78.3%
Pacific Islander Alone	14	8	57.1%
Other Race Alone	1,539	385	25.0%
Two or More Races	708	256	36.2%
Hispanic Origin	3,531	986	27.9%

Census 2010 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	41,122	27,453	66.8%
1-Person	11,213	5,998	53.5%
2-Person	13,676	10,406	76.1%
3-Person	6,606	4,581	69.3%
4-Person	5,432	3,923	72.2%
5-Person	2,471	1,611	65.2%
6-Person	1,030	587	57.0%
7+ Person	694	347	50.0%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

10 Mile Radius



Population

2010 Total Population	237,118
2015 Total Population	241,115
2020 Total Population	244,933
2015-2020 Annual Rate	0.31%

Households

2015 Median Household Income	\$55,189
2020 Median Household Income	\$63,108
2015-2020 Annual Rate	2.72%

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	97,285	100.0%	99,119	100.0%	100,987	100.0%
Occupied	91,507	94.1%	92,840	93.7%	94,231	93.3%
Owner	66,308	68.2%	65,264	65.8%	66,204	65.6%
Renter	25,199	25.9%	27,576	27.8%	28,027	27.8%
Vacant	5,778	5.9%	6,279	6.3%	6,756	6.7%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	65,265	100.0%	66,204	100.0%
<\$50,000	3,111	4.8%	2,178	3.3%
\$50,000-\$99,999	7,408	11.4%	5,756	8.7%
\$100,000-\$149,999	16,042	24.6%	10,813	16.3%
\$150,000-\$199,999	17,560	26.9%	16,891	25.5%
\$200,000-\$249,999	8,819	13.5%	11,130	16.8%
\$250,000-\$299,999	4,718	7.2%	6,608	10.0%
\$300,000-\$399,999	4,530	6.9%	6,443	9.7%
\$400,000-\$499,999	1,538	2.4%	2,865	4.3%
\$500,000-\$749,999	1,044	1.6%	2,483	3.8%
\$750,000-\$999,999	217	0.3%	720	1.1%
\$1,000,000+	278	0.4%	317	0.5%
Median Value	\$167,288		\$192,493	
Average Value	\$190,927		\$230,161	

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Profile

10 Mile Radius



Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	66,308	100.0%
Owned with a Mortgage/Loan	46,410	70.0%
Owned Free and Clear	19,898	30.0%

Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	5,778	100.0%
For Rent	2,004	34.7%
Rented- Not Occupied	105	1.8%
For Sale Only	1,372	23.7%
Sold - Not Occupied	283	4.9%
Seasonal/Recreational/Occasional Use	362	6.3%
For Migrant Workers	0	0.0%
Other Vacant	1,676	29.0%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	91,507	66,308	72.5%
15-24	3,368	809	24.0%
25-34	12,831	7,273	56.7%
35-44	17,085	12,317	72.1%
45-54	19,677	15,249	77.5%
55-64	17,011	13,875	81.6%
65-74	10,638	8,792	82.6%
75-84	7,588	5,943	78.3%
85+	3,309	2,050	62.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	91,506	66,307	72.5%
White Alone	80,149	61,322	76.5%
Black/African American	6,788	2,997	44.2%
American Indian/Alaska	190	100	52.6%
Asian Alone	1,073	787	73.3%
Pacific Islander Alone	25	17	68.0%
Other Race Alone	2,120	603	28.4%
Two or More Races	1,161	481	41.4%
Hispanic Origin	5,020	1,650	32.9%

Census 2010 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	91,506	66,307	72.5%
1-Person	23,347	13,447	57.6%
2-Person	32,741	26,285	80.3%
3-Person	14,912	11,215	75.2%
4-Person	12,210	9,538	78.1%
5-Person	5,160	3,788	73.4%
6-Person	1,953	1,320	67.6%
7+ Person	1,183	714	60.4%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.



Business Summary



Business Summary

1, 3, 5 Mile Radius



Data for all businesses in area

	1 mile	3 miles	5 miles
Total Businesses:	173	1,438	4,201
Total Employees:	1,695	21,581	65,108
Total Residential Population:	7,428	44,686	109,274
Employee/Residential Population Ratio:	0.23:1	0.48:1	0.6:1

by SIC Codes	1 mile			3 miles			5 miles				
	Number	Percent	Employees	Number	Percent	Employees	Number	Percent	Employees		
Agriculture & Mining	4	2.3%	21	1.2%	26	1.8%	0.6%	75	1.8%	638	1.0%
Construction	13	7.5%	75	4.4%	107	7.4%	3.8%	304	7.2%	3,454	5.3%
Manufacturing	3	1.7%	14	0.8%	53	3.7%	11.4%	185	4.4%	9,710	14.9%
Transportation	5	2.9%	12	0.7%	43	3.0%	4.2%	114	2.7%	2,189	3.4%
Communication	0	0.0%	0	0.0%	13	0.9%	0.3%	37	0.9%	334	0.5%
Utility	2	1.2%	5	0.3%	5	0.3%	0.2%	16	0.4%	389	0.6%
Wholesale Trade	3	1.7%	17	1.0%	60	4.2%	6.1%	215	5.1%	5,190	8.0%
Retail Trade Summary	35	20.2%	359	21.2%	366	25.5%	31.8%	897	21.4%	11,885	18.3%
Home Improvement	1	0.6%	1	0.1%	18	1.3%	2.8%	48	1.1%	833	1.3%
General Merchandise Stores	0	0.0%	0	0.0%	17	1.2%	5.0%	31	0.7%	1,199	1.8%
Food Stores	6	3.5%	85	5.0%	39	2.7%	5.8%	108	2.6%	2,149	3.3%
Auto Dealers, Gas Stations, Auto Aftermarket	6	3.5%	36	2.1%	75	5.2%	3.5%	143	3.4%	1,143	1.8%
Apparel & Accessory Stores	1	0.6%	2	0.1%	12	0.8%	0.6%	41	1.0%	343	0.5%
Furniture & Home Furnishings	7	4.0%	17	1.0%	34	2.4%	1.1%	87	2.1%	614	0.9%
Eating & Drinking Places	8	4.6%	131	7.7%	92	6.4%	9.1%	251	6.0%	3,829	5.9%
Miscellaneous Retail	6	3.5%	88	5.2%	79	5.5%	3.8%	188	4.5%	1,775	2.7%
Finance, Insurance, Real Estate Summary	14	8.1%	61	3.6%	158	11.0%	4.7%	459	10.9%	2,877	4.4%
Banks, Savings & Lending Institutions	5	2.9%	5	0.3%	69	4.8%	2.2%	203	4.8%	1,197	1.8%
Securities Brokers	0	0.0%	1	0.1%	11	0.8%	0.2%	37	1.0%	367	0.6%
Insurance Carriers & Agents	3	1.7%	15	0.9%	29	2.0%	1.0%	71	1.7%	415	0.6%
Real Estate, Holding, Other Investment Offices	6	3.5%	40	2.4%	49	3.4%	1.3%	143	3.4%	899	1.4%
Services Summary	90	52.0%	1,055	62.2%	566	39.4%	35.0%	1,635	38.9%	25,088	38.5%
Hotels & Lodging	0	0.0%	0	0.0%	4	0.3%	0.7%	21	0.5%	515	0.8%
Automotive Services	9	5.2%	16	0.9%	70	4.9%	2.0%	159	3.8%	771	1.2%
Motion Pictures & Amusements	6	3.5%	36	2.1%	46	3.2%	4.5%	85	2.0%	1,475	2.3%
Health Services	9	5.2%	207	12.2%	62	4.3%	4.0%	159	3.8%	3,195	4.9%
Legal Services	0	0.0%	0	0.0%	2	0.1%	0.0%	95	2.3%	655	1.0%
Education Institutions & Libraries	4	2.3%	77	4.5%	24	1.7%	4.7%	78	1.9%	5,800	8.9%
Other Services	62	35.8%	720	42.5%	359	25.0%	19.1%	1,039	24.7%	12,677	19.5%
Government	3	1.7%	71	4.2%	24	1.7%	1.8%	183	4.4%	3,236	5.0%
Unclassified Establishments	2	1.2%	6	0.4%	18	1.3%	0.1%	79	1.9%	117	0.2%
Totals	173	100.0%	1,695	100.0%	1,438	100.0%	100.0%	21,581	100.0%	65,108	100.0%

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Business Summary

1, 3, 5 Mile Radius



by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.6%	3	0.2%	4	0.3%	11	0.1%	11	0.3%	42	0.1%
Mining	0	0.0%	0	0.0%	2	0.1%	23	0.1%	7	0.2%	95	0.1%
Utilities	1	0.6%	3	0.2%	3	0.2%	36	0.2%	9	0.2%	187	0.3%
Construction	13	7.5%	75	4.4%	114	7.9%	868	4.0%	323	7.7%	3,845	5.9%
Manufacturing	3	1.7%	17	1.0%	53	3.7%	1,800	8.3%	195	4.6%	9,283	14.3%
Wholesale Trade	3	1.7%	17	1.0%	58	4.0%	1,297	6.0%	203	4.8%	5,093	7.8%
Retail Trade	27	15.6%	224	13.2%	266	18.5%	4,775	22.1%	627	14.9%	7,684	11.8%
Motor Vehicle & Parts Dealers	6	3.5%	36	2.1%	72	5.0%	735	3.4%	132	3.1%	1,072	1.6%
Furniture & Home Furnishings Stores	4	2.3%	9	0.5%	18	1.3%	93	0.4%	41	1.0%	190	0.3%
Electronics & Appliance Stores	1	0.6%	2	0.1%	11	0.8%	111	0.5%	35	0.8%	344	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	1	0.6%	1	0.1%	18	1.3%	613	2.8%	48	1.1%	831	1.3%
Food & Beverage Stores	6	3.5%	85	5.0%	31	2.2%	1,171	5.4%	89	2.1%	1,851	2.8%
Health & Personal Care Stores	1	0.6%	79	4.7%	26	1.8%	326	1.5%	49	1.2%	465	0.7%
Gasoline Stations	0	0.0%	0	0.0%	2	0.1%	16	0.1%	11	0.3%	71	0.1%
Clothing & Clothing Accessories Stores	2	1.2%	3	0.2%	17	1.2%	164	0.8%	49	1.2%	378	0.6%
Sport Goods, Hobby, Book, & Music Stores	2	1.2%	3	0.2%	22	1.5%	313	1.5%	47	1.1%	533	0.8%
General Merchandise Stores	0	0.0%	0	0.0%	17	1.2%	1,081	5.0%	31	0.7%	1,199	1.8%
Miscellaneous Store Retailers	4	2.3%	8	0.5%	28	1.9%	150	0.7%	87	2.1%	726	1.1%
Nonstore Retailers	0	0.0%	0	0.0%	3	0.2%	3	0.0%	8	0.2%	24	0.0%
Transportation & Warehousing	4	2.3%	6	0.4%	28	1.9%	798	3.7%	84	2.0%	1,999	3.1%
Information	3	1.7%	19	1.1%	38	2.6%	977	4.5%	85	2.0%	1,617	2.5%
Finance & Insurance	8	4.6%	21	1.2%	109	7.6%	728	3.4%	319	7.6%	1,987	3.1%
Central Bank/Credit Intermediation & Related Activities	5	2.9%	5	0.3%	69	4.8%	482	2.2%	204	4.9%	1,200	1.8%
Securities, Commodity Contracts & Other Financial	0	0.0%	1	0.1%	11	0.8%	37	0.2%	43	1.0%	373	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	3	1.7%	15	0.9%	29	2.0%	209	1.0%	71	1.7%	415	0.6%
Real Estate, Rental & Leasing	9	5.2%	48	2.8%	84	5.8%	438	2.0%	187	4.5%	1,085	1.7%
Professional, Scientific & Tech Services	17	9.8%	96	5.7%	96	6.7%	770	3.6%	375	8.9%	3,656	5.6%
Legal Services	0	0.0%	0	0.0%	3	0.2%	7	0.0%	111	2.6%	747	1.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%
Administrative & Support & Waste Management & Remediation	8	4.6%	15	0.9%	55	3.8%	1,008	4.7%	161	3.8%	1,839	2.8%
Educational Services	4	2.3%	74	4.4%	30	2.1%	1,031	4.8%	84	2.0%	5,739	8.8%
Health Care & Social Assistance	19	11.0%	699	41.2%	103	7.2%	2,464	11.4%	287	6.8%	7,606	11.7%
Arts, Entertainment & Recreation	3	1.7%	34	2.0%	22	1.5%	903	4.2%	61	1.5%	1,577	2.4%
Accommodation & Food Services	8	4.6%	131	7.7%	99	6.9%	2,157	10.0%	277	6.6%	4,379	6.7%
Accommodation	0	0.0%	0	0.0%	4	0.3%	160	0.7%	21	0.5%	515	0.8%
Food Services & Drinking Places	8	4.6%	131	7.7%	95	6.6%	1,997	9.3%	256	6.1%	3,864	5.9%
Other Services (except Public Administration)	38	22.0%	137	8.1%	229	15.9%	1,048	4.9%	634	15.1%	3,918	6.0%
Automotive Repair & Maintenance	7	4.0%	13	0.8%	56	3.9%	367	1.7%	127	3.0%	614	0.9%
Public Administration	3	1.7%	71	4.2%	25	1.7%	411	1.9%	186	4.4%	3,276	5.0%
Unclassified Establishments	2	1.2%	6	0.4%	20	1.4%	37	0.2%	86	2.0%	199	0.3%
Total	173	100.0%	1,695	100.0%	1,438	100.0%	21,581	100.0%	4,201	100.0%	65,108	100.0%

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Business Summary

10 Mile Radius



Data for all businesses in area

Total Businesses:	10 miles
Total Employees:	9,132
Total Residential Population:	137,902
Employee/Residential Population Ratio:	241,115
	0.57:1

by SIC Codes	Number		Percent		Employees	
	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	214	2.3%	1,913	1.4%		
Construction	745	8.2%	6,879	5.0%		
Manufacturing	395	4.3%	19,219	13.9%		
Transportation	261	2.9%	4,445	3.2%		
Communication	60	0.7%	622	0.5%		
Utility	27	0.3%	901	0.7%		
Wholesale Trade	474	5.2%	11,626	8.4%		
Retail Trade Summary	1,947	21.3%	27,626	20.0%		
Home Improvement	100	1.1%	1,548	1.1%		
General Merchandise Stores	69	0.8%	3,677	2.7%		
Food Stores	219	2.4%	5,352	3.9%		
Auto Dealers, Gas Stations, Auto Aftermarket	279	3.1%	2,454	1.8%		
Apparel & Accessory Stores	112	1.2%	914	0.7%		
Furniture & Home Furnishings	171	1.9%	1,209	0.9%		
Eating & Drinking Places	527	5.8%	8,649	6.3%		
Miscellaneous Retail	469	5.1%	3,824	2.8%		
Finance, Insurance, Real Estate Summary	997	10.9%	7,103	5.2%		
Banks, Savings & Lending Institutions	428	4.7%	1,957	1.4%		
Securities Brokers	84	0.9%	597	0.4%		
Insurance Carriers & Agents	172	1.9%	2,371	1.7%		
Real Estate, Holding, Other Investment Offices	312	3.4%	2,177	1.6%		
Services Summary	3,547	38.8%	52,111	37.8%		
Hotels & Lodging	54	0.6%	838	0.6%		
Automotive Services	336	3.7%	1,541	1.1%		
Motion Pictures & Amusements	208	2.3%	2,357	1.7%		
Health Services	542	5.9%	12,516	9.1%		
Legal Services	134	1.5%	835	0.6%		
Education Institutions & Libraries	158	1.7%	13,357	9.7%		
Other Services	2,115	23.2%	20,667	15.0%		
Government	281	3.1%	4,669	3.4%		
Unclassified Establishments	184	2.0%	788	0.6%		
Totals	9,132	100.0%	137,902	100.0%		

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Business Summary

10 Mile Radius



	Businesses		Employees	
	Number	Percent	Number	Percent
by NAICS Codes	37	0.4%	150	0.1%
Agriculture, Forestry, Fishing & Hunting				
Mining	11	0.1%	119	0.1%
Utilities	14	0.2%	378	0.3%
Construction	787	8.6%	7,433	5.4%
Manufacturing	427	4.7%	19,466	14.1%
Wholesale Trade	450	4.9%	11,424	8.3%
Retail Trade	1,375	15.1%	17,685	12.8%
Motor Vehicle & Parts Dealers	255	2.8%	2,305	1.7%
Furniture & Home Furnishings Stores	74	0.8%	438	0.3%
Electronics & Appliance Stores	78	0.9%	651	0.5%
Buildg Material & Garden Equipment & Supplies Dealers	98	1.1%	1,488	1.1%
Food & Beverage Stores	178	1.9%	4,154	3.0%
Health & Personal Care Stores	126	1.4%	1,063	0.8%
Gasoline Stations	24	0.3%	149	0.1%
Clothing & Clothing Accessories Stores	137	1.5%	1,022	0.7%
Sport Goods, Hobby, Book, & Music Stores	99	1.1%	936	0.7%
General Merchandise Stores	69	0.8%	3,677	2.7%
Miscellaneous Store Retailers	216	2.4%	1,679	1.2%
Nonstore Retailers	21	0.2%	123	0.1%
Transportation & Warehousing	187	2.0%	3,905	2.8%
Information	155	1.7%	2,640	1.9%
Finance & Insurance	688	7.5%	4,935	3.6%
Central Bank/Credit Intermediation & Related Activities	429	4.7%	1,960	1.4%
Securities, Commodity Contracts & Other Financial	86	0.9%	603	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	172	1.9%	2,371	1.7%
Real Estate, Rental & Leasing	413	4.5%	2,622	1.9%
Professional, Scientific & Tech Services	698	7.6%	6,475	4.7%
Legal Services	163	1.8%	971	0.7%
Management of Companies & Enterprises	3	0.0%	58	0.0%
Administrative & Support & Waste Management & Remediation	358	3.9%	3,881	2.8%
Educational Services	179	2.0%	13,317	9.7%
Health Care & Social Assistance	793	8.7%	18,851	13.7%
Arts, Entertainment & Recreation	140	1.5%	2,400	1.7%
Accommodation & Food Services	593	6.5%	9,776	7.1%
Accommodation	54	0.6%	838	0.6%
Food Services & Drinking Places	539	5.9%	8,938	6.5%
Other Services (except Public Administration)	1,345	14.7%	7,034	5.1%
Automotive Repair & Maintenance	273	3.0%	1,222	0.9%
Public Administration	284	3.1%	4,709	3.4%
Unclassified Establishments	194	2.1%	644	0.5%
Total	9,132	100.0%	137,902	100.0%

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Weigelstown - Grandview Golf Club

Retail Marketplace Profile



Retail Marketplace Profile

1 Mile Radius



Summary Demographics

2015 Population	7,428
2015 Households	2,988
2015 Median Disposable Income	\$50,055
2015 Per Capita Income	\$29,775

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45	\$88,991,555	\$27,574,194	\$61,417,361	52.7	43
Total Retail Trade	44-45	\$80,389,945	\$23,063,803	\$57,326,142	55.4	39
Total Food & Drink	722	\$8,601,610	\$4,510,392	\$4,091,218	31.2	4

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$16,485,038	\$4,428,275	\$12,056,763	57.7	8
Automobile Dealers	4411	\$14,602,267	\$2,077,513	\$12,524,754	75.1	4
Other Motor Vehicle Dealers	4412	\$877,687	\$1,168,477	-\$290,790	-14.2	3
Auto Parts, Accessories & Tire Stores	4413	\$1,005,084	\$1,182,285	-\$177,201	-8.1	1
Furniture & Home Furnishings Stores	442	\$1,710,017	\$482,145	\$1,227,872	56.0	3
Furniture Stores	4421	\$979,380	\$0	\$979,380	100.0	0
Home Furnishings Stores	4422	\$730,636	\$482,145	\$248,491	20.5	3
Electronics & Appliance Stores	443	\$2,069,963	\$445,012	\$1,624,951	64.6	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$2,745,231	\$60,525	\$2,684,706	95.7	1
Bldg Material & Supplies Dealers	4441	\$2,280,750	\$60,525	\$2,220,225	94.8	1
Lawn & Garden Equip & Supply Stores	4442	\$464,482	\$0	\$464,482	100.0	0
Food & Beverage Stores	445	\$14,394,045	\$9,874,981	\$4,519,064	18.6	3
Grocery Stores	4451	\$12,482,921	\$9,751,331	\$2,731,590	12.3	3
Specialty Food Stores	4452	\$400,093	\$123,650	\$276,443	52.8	1
Beer, Wine & Liquor Stores	4453	\$1,511,031	\$0	\$1,511,031	100.0	0
Health & Personal Care Stores	446,4461	\$4,692,898	\$4,262,180	\$430,718	4.8	1
Gasoline Stations	447,4471	\$7,736,984	\$1,192,452	\$6,544,532	73.3	2
Clothing & Clothing Accessories Stores	448	\$4,661,308	\$111,185	\$4,550,123	95.3	1
Clothing Stores	4481	\$3,491,882	\$111,185	\$3,380,697	93.8	1
Shoe Stores	4482	\$729,232	\$0	\$729,232	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$440,195	\$0	\$440,195	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$2,198,503	\$443,612	\$1,754,891	66.4	5
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,708,673	\$366,732	\$1,341,941	64.7	4
Book, Periodical & Music Stores	4512	\$489,831	\$76,880	\$412,951	72.9	1
General Merchandise Stores	452	\$11,409,843	\$0	\$11,409,843	100.0	0
Department Stores Excluding Leased Depts.	4521	\$4,929,701	\$0	\$4,929,701	100.0	0
Other General Merchandise Stores	4529	\$6,480,142	\$0	\$6,480,142	100.0	0
Miscellaneous Store Retailers	453	\$2,505,946	\$1,550,341	\$955,605	23.6	12
Florists	4531	\$137,082	\$0	\$137,082	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$676,891	\$91,863	\$585,028	76.1	3
Used Merchandise Stores	4533	\$238,600	\$138,415	\$100,185	26.6	2
Other Miscellaneous Store Retailers	4539	\$1,453,373	\$1,320,063	\$133,310	4.8	7
Nonstore Retailers	454	\$9,780,167	\$213,094	\$9,567,073	95.7	2
Electronic Shopping & Mail-Order Houses	4541	\$8,315,225	\$0	\$8,315,225	100.0	0
Vending Machine Operators	4542	\$219,219	\$0	\$219,219	100.0	0
Direct Selling Establishments	4543	\$1,245,722	\$190,489	\$1,055,233	73.5	1
Food Services & Drinking Places	722	\$8,601,610	\$4,510,392	\$4,091,218	31.2	4
Full-Service Restaurants	7221	\$3,738,381	\$748,568	\$2,989,813	66.6	1
Limited-Service Eating Places	7222	\$3,925,232	\$3,493,784	\$431,448	5.8	3
Special Food Services	7223	\$367,109	\$0	\$367,109	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$570,888	\$0	\$570,888	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail Marketplace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

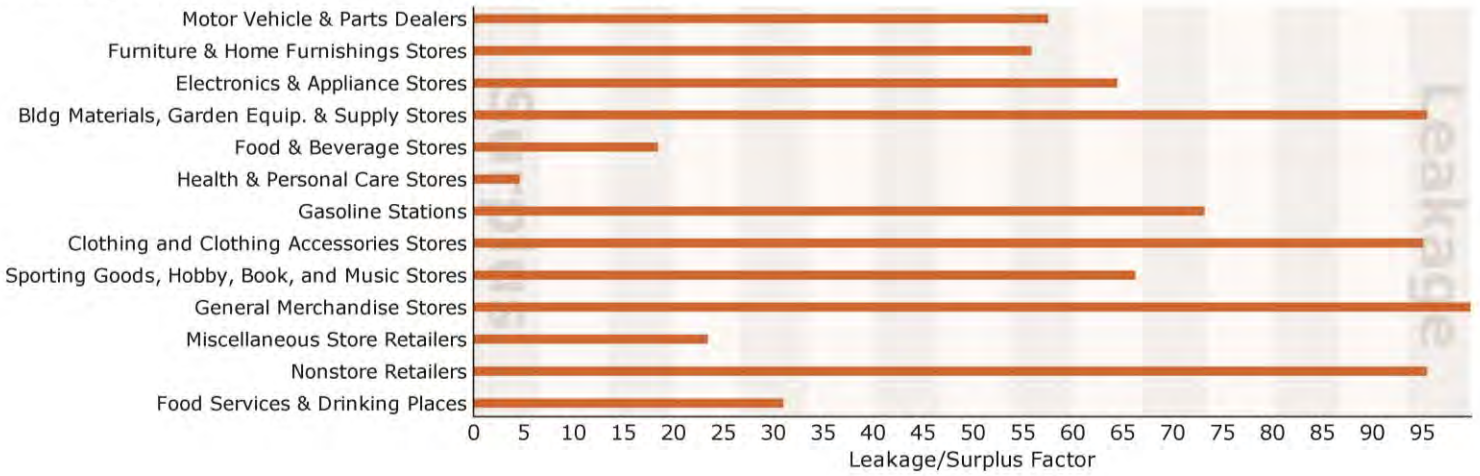
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Retail Marketplace Profile

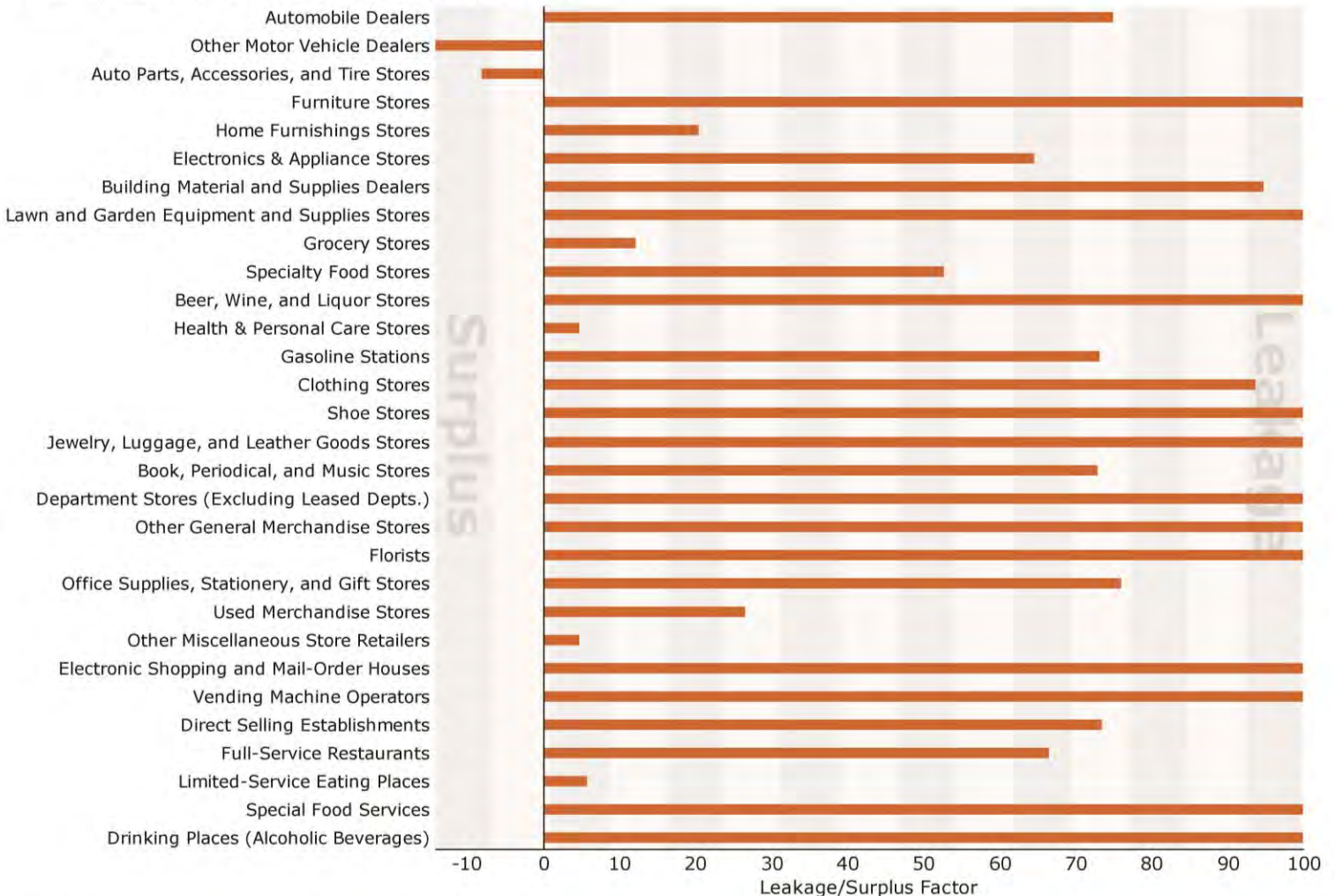
1 Mile Radius



Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



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Retail Marketplace Profile

3 Mile Radius



Summary Demographics

2015 Population	44,686
2015 Households	17,812
2015 Median Disposable Income	\$47,920
2015 Per Capita Income	\$29,727

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$538,737,474	\$614,604,847	-\$75,867,373	-6.6	338
Total Retail Trade	44-45	\$485,951,205	\$561,290,435	-\$75,339,230	-7.2	283
Total Food & Drink	722	\$52,786,269	\$53,314,412	-\$528,143	-0.5	55

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$99,371,477	\$84,862,355	\$14,509,122	7.9	49
Automobile Dealers	4411	\$88,040,705	\$73,706,581	\$14,334,124	8.9	31
Other Motor Vehicle Dealers	4412	\$5,219,104	\$7,582,975	-\$2,363,871	-18.5	8
Auto Parts, Accessories & Tire Stores	4413	\$6,111,668	\$3,572,799	\$2,538,869	26.2	10
Furniture & Home Furnishings Stores	442	\$10,515,812	\$12,597,226	-\$2,081,414	-9.0	20
Furniture Stores	4421	\$6,042,907	\$10,840,658	-\$4,797,751	-28.4	7
Home Furnishings Stores	4422	\$4,472,905	\$1,756,569	\$2,716,336	43.6	13
Electronics & Appliance Stores	443	\$12,647,117	\$11,662,377	\$984,740	4.1	14
Bldg Materials, Garden Equip. & Supply Stores	444	\$16,504,070	\$22,075,175	-\$5,571,105	-14.4	14
Bldg Material & Supplies Dealers	4441	\$13,787,425	\$15,255,095	-\$1,467,670	-5.1	8
Lawn & Garden Equip & Supply Stores	4442	\$2,716,644	\$6,820,080	-\$4,103,436	-43.0	5
Food & Beverage Stores	445	\$87,038,250	\$113,371,901	-\$26,333,651	-13.1	38
Grocery Stores	4451	\$75,398,638	\$92,384,338	-\$16,985,700	-10.1	24
Specialty Food Stores	4452	\$2,421,542	\$1,619,537	\$802,005	19.8	10
Beer, Wine & Liquor Stores	4453	\$9,218,069	\$19,368,026	-\$10,149,957	-35.5	4
Health & Personal Care Stores	446,4461	\$28,056,998	\$26,723,163	\$1,333,835	2.4	18
Gasoline Stations	447,4471	\$46,525,877	\$9,530,903	\$36,994,974	66.0	9
Clothing & Clothing Accessories Stores	448	\$28,685,828	\$61,657,098	-\$32,971,270	-36.5	26
Clothing Stores	4481	\$21,505,003	\$50,845,038	-\$29,340,035	-40.6	14
Shoe Stores	4482	\$4,460,022	\$9,283,632	-\$4,823,610	-35.1	6
Jewelry, Luggage & Leather Goods Stores	4483	\$2,720,804	\$1,528,428	\$1,192,376	28.1	6
Sporting Goods, Hobby, Book & Music Stores	451	\$13,447,260	\$19,594,258	-\$6,146,998	-18.6	23
Sporting Goods/Hobby/Musical Instr Stores	4511	\$10,412,337	\$19,320,581	-\$8,908,244	-30.0	19
Book, Periodical & Music Stores	4512	\$3,034,922	\$273,677	\$2,761,245	83.5	4
General Merchandise Stores	452	\$69,304,313	\$179,761,539	-\$110,457,226	-44.3	10
Department Stores Excluding Leased Depts.	4521	\$30,136,520	\$129,398,593	-\$99,262,073	-62.2	6
Other General Merchandise Stores	4529	\$39,167,793	\$50,362,946	-\$11,195,153	-12.5	4
Miscellaneous Store Retailers	453	\$15,015,074	\$15,414,199	-\$399,125	-1.3	51
Florists	4531	\$816,919	\$1,172,039	-\$355,120	-17.9	3
Office Supplies, Stationery & Gift Stores	4532	\$4,100,196	\$7,644,390	-\$3,544,194	-30.2	18
Used Merchandise Stores	4533	\$1,461,224	\$672,417	\$788,807	37.0	7
Other Miscellaneous Store Retailers	4539	\$8,636,735	\$5,925,353	\$2,711,382	18.6	24
Nonstore Retailers	454	\$58,839,131	\$4,040,241	\$54,798,890	87.1	11
Electronic Shopping & Mail-Order Houses	4541	\$50,292,119	\$2,886,071	\$47,406,048	89.1	2
Vending Machine Operators	4542	\$1,327,568	\$203,168	\$1,124,400	73.5	2
Direct Selling Establishments	4543	\$7,219,443	\$951,002	\$6,268,441	76.7	7
Food Services & Drinking Places	722	\$52,786,269	\$53,314,412	-\$528,143	-0.5	55
Full-Service Restaurants	7221	\$22,939,654	\$28,896,777	-\$5,957,123	-11.5	22
Limited-Service Eating Places	7222	\$24,006,436	\$23,390,778	\$615,658	1.3	29
Special Food Services	7223	\$2,286,067	\$358,029	\$1,928,038	72.9	1
Drinking Places - Alcoholic Beverages	7224	\$3,554,113	\$668,827	\$2,885,286	68.3	2

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail Marketplace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

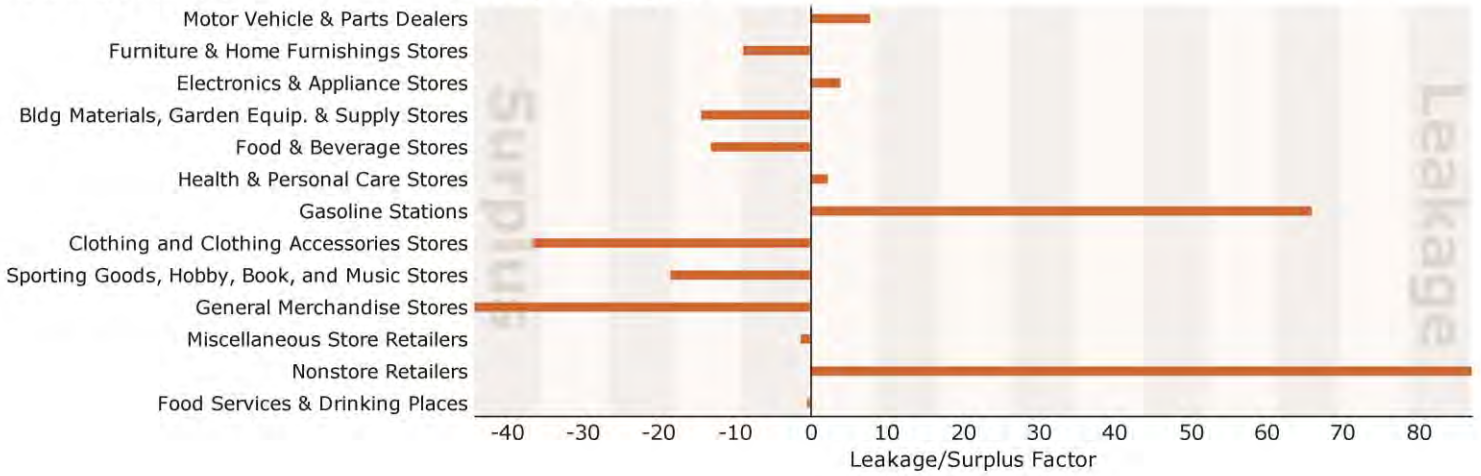
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Retail Marketplace Profile

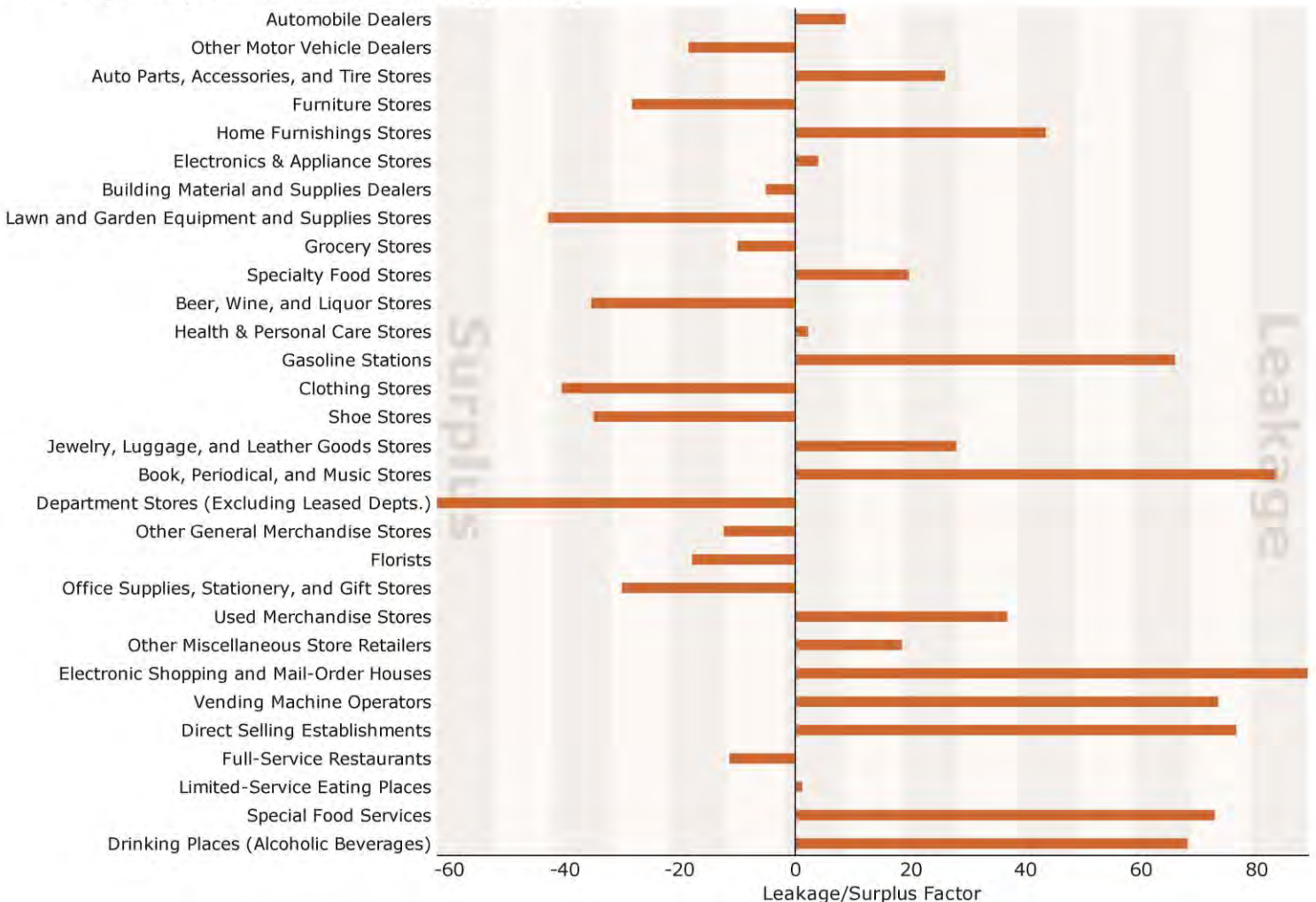
3 Mile Radius



Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



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Retail Marketplace Profile

5 Mile Radius



Summary Demographics

2015 Population	109,274
2015 Households	41,741
2015 Median Disposable Income	\$38,794
2015 Per Capita Income	\$24,041

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,076,442,481	\$984,528,620	\$91,913,861	4.5	825
Total Retail Trade	44-45	\$971,344,472	\$876,980,783	\$94,363,689	5.1	675
Total Food & Drink	722	\$105,098,009	\$107,547,836	-\$2,449,827	-1.2	151

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$196,684,814	\$165,271,773	\$31,413,041	8.7	99
Automobile Dealers	4411	\$174,305,905	\$132,806,003	\$41,499,902	13.5	56
Other Motor Vehicle Dealers	4412	\$10,197,386	\$20,463,922	-\$10,266,536	-33.5	18
Auto Parts, Accessories & Tire Stores	4413	\$12,181,523	\$12,001,848	\$179,675	0.7	25
Furniture & Home Furnishings Stores	442	\$20,779,364	\$25,936,364	-\$5,157,000	-11.0	45
Furniture Stores	4421	\$11,941,566	\$18,954,846	-\$7,013,280	-22.7	16
Home Furnishings Stores	4422	\$8,837,798	\$6,981,518	\$1,856,280	11.7	29
Electronics & Appliance Stores	443	\$25,148,483	\$19,354,668	\$5,793,815	13.0	39
Bldg Materials, Garden Equip. & Supply Stores	444	\$32,065,266	\$39,477,770	-\$7,412,504	-10.4	40
Bldg Material & Supplies Dealers	4441	\$26,687,325	\$27,136,126	-\$448,801	-0.8	29
Lawn & Garden Equip & Supply Stores	4442	\$5,377,941	\$12,341,643	-\$6,963,702	-39.3	12
Food & Beverage Stores	445	\$175,836,616	\$213,926,768	-\$38,090,152	-9.8	105
Grocery Stores	4451	\$152,702,209	\$186,792,746	-\$34,090,537	-10.0	75
Specialty Food Stores	4452	\$4,904,934	\$4,018,143	\$886,791	9.9	24
Beer, Wine & Liquor Stores	4453	\$18,229,473	\$23,115,879	-\$4,886,406	-11.8	6
Health & Personal Care Stores	446,4461	\$55,842,385	\$37,303,087	\$18,539,298	19.9	33
Gasoline Stations	447,4471	\$93,590,073	\$17,269,893	\$76,320,180	68.8	15
Clothing & Clothing Accessories Stores	448	\$57,685,194	\$81,345,234	-\$23,660,040	-17.0	64
Clothing Stores	4481	\$43,294,754	\$68,418,611	-\$25,123,857	-22.5	45
Shoe Stores	4482	\$9,081,940	\$9,751,658	-\$669,718	-3.6	8
Jewelry, Luggage & Leather Goods Stores	4483	\$5,308,500	\$3,174,966	\$2,133,534	25.1	11
Sporting Goods, Hobby, Book & Music Stores	451	\$26,998,784	\$27,573,598	-\$574,814	-1.1	51
Sporting Goods/Hobby/Musical Instr Stores	4511	\$20,854,472	\$26,194,147	-\$5,339,675	-11.3	41
Book, Periodical & Music Stores	4512	\$6,144,312	\$1,379,451	\$4,764,861	63.3	11
General Merchandise Stores	452	\$139,102,996	\$191,701,725	-\$52,598,729	-15.9	20
Department Stores Excluding Leased Depts.	4521	\$60,145,240	\$133,166,975	-\$73,021,735	-37.8	14
Other General Merchandise Stores	4529	\$78,957,756	\$58,534,750	\$20,423,006	14.9	6
Miscellaneous Store Retailers	453	\$30,035,176	\$33,268,087	-\$3,232,911	-5.1	130
Florists	4531	\$1,592,321	\$1,787,127	-\$194,806	-5.8	7
Office Supplies, Stationery & Gift Stores	4532	\$8,107,851	\$9,774,461	-\$1,666,610	-9.3	36
Used Merchandise Stores	4533	\$2,928,681	\$2,166,041	\$762,640	15.0	23
Other Miscellaneous Store Retailers	4539	\$17,406,322	\$19,540,458	-\$2,134,136	-5.8	64
Nonstore Retailers	454	\$117,575,321	\$24,551,815	\$93,023,506	65.5	31
Electronic Shopping & Mail-Order Houses	4541	\$100,130,514	\$6,590,291	\$93,540,223	87.6	5
Vending Machine Operators	4542	\$2,686,368	\$2,282,157	\$404,211	8.1	6
Direct Selling Establishments	4543	\$14,758,439	\$15,679,367	-\$920,928	-3.0	20
Food Services & Drinking Places	722	\$105,098,009	\$107,547,836	-\$2,449,827	-1.2	151
Full-Service Restaurants	7221	\$45,691,133	\$50,905,379	-\$5,214,246	-5.4	52
Limited-Service Eating Places	7222	\$47,812,955	\$49,036,451	-\$1,223,496	-1.3	65
Special Food Services	7223	\$4,544,467	\$2,957,704	\$1,586,763	21.2	8
Drinking Places - Alcoholic Beverages	7224	\$7,049,454	\$4,648,302	\$2,401,152	20.5	26

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail Marketplace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

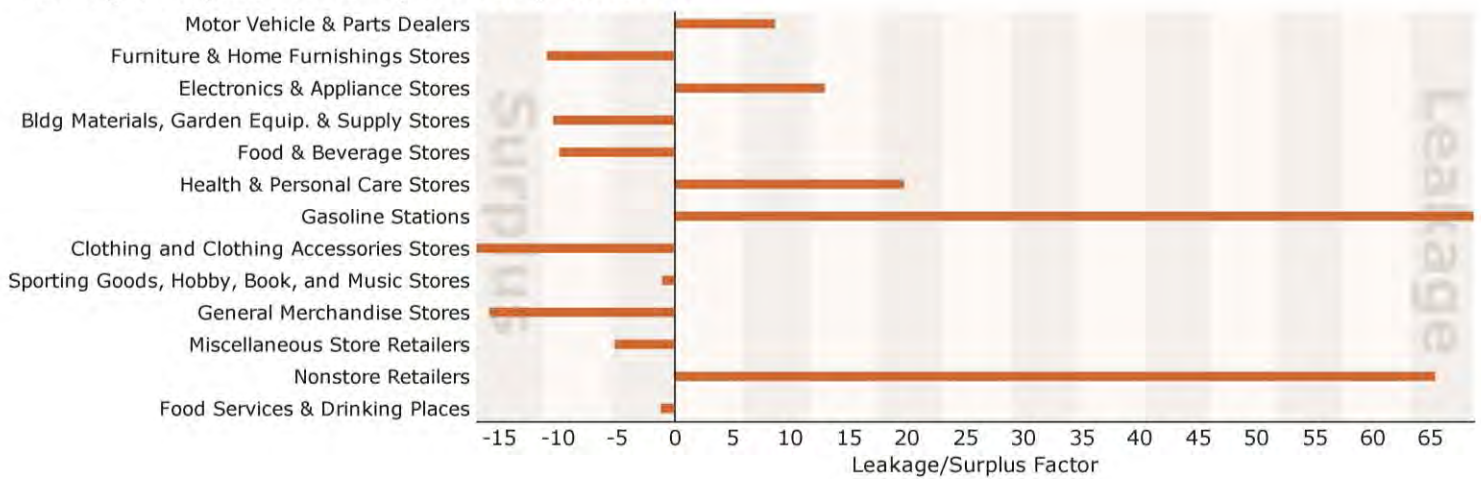
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Retail Marketplace Profile

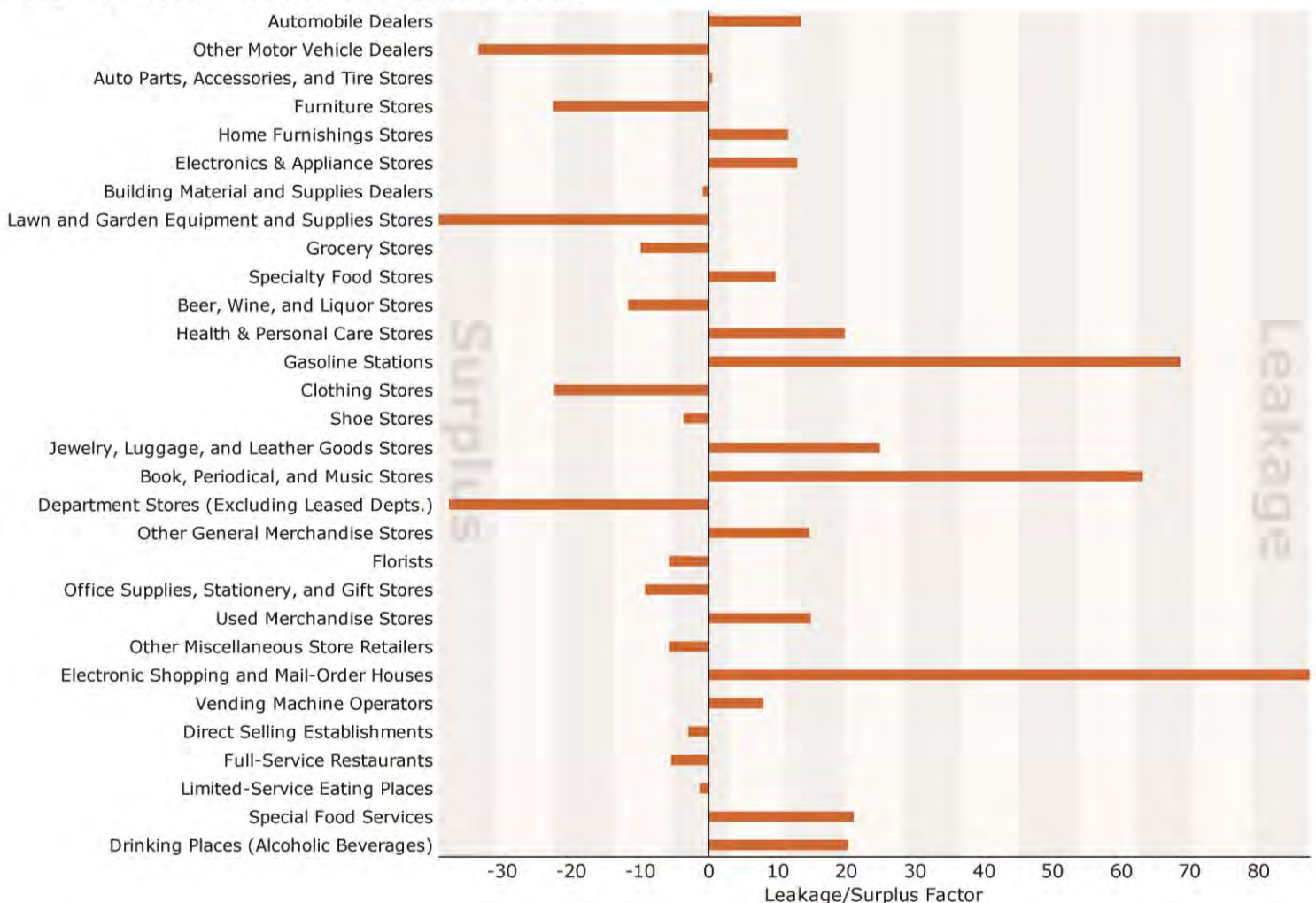
5 Mile Radius



Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



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Retail Marketplace Profile

10 Mile Radius



Summary Demographics

2015 Population	241,115
2015 Households	92,840
2015 Median Disposable Income	\$44,514
2015 Per Capita Income	\$27,177

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$2,670,915,712	\$2,560,553,180	\$110,362,532	2.1	1,871
Total Retail Trade	44-45	\$2,410,930,420	\$2,291,568,418	\$119,362,002	2.5	1,540
Total Food & Drink	722	\$259,985,293	\$268,984,762	-\$8,999,469	-1.7	331

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$490,303,418	\$522,643,893	-\$32,340,475	-3.2	205
Automobile Dealers	4411	\$434,275,783	\$462,490,586	-\$28,214,803	-3.1	115
Other Motor Vehicle Dealers	4412	\$25,724,951	\$37,617,131	-\$11,892,180	-18.8	41
Auto Parts, Accessories & Tire Stores	4413	\$30,302,685	\$22,536,176	\$7,766,509	14.7	49
Furniture & Home Furnishings Stores	442	\$51,532,895	\$56,044,731	-\$4,511,836	-4.2	101
Furniture Stores	4421	\$29,436,652	\$27,779,937	\$1,656,715	2.9	31
Home Furnishings Stores	4422	\$22,096,243	\$28,264,794	-\$6,168,551	-12.2	70
Electronics & Appliance Stores	443	\$62,372,955	\$54,285,298	\$8,087,657	6.9	72
Bldg Materials, Garden Equip. & Supply Stores	444	\$81,226,193	\$88,161,157	-\$6,934,964	-4.1	89
Bldg Material & Supplies Dealers	4441	\$67,482,105	\$72,872,720	-\$5,390,615	-3.8	70
Lawn & Garden Equip & Supply Stores	4442	\$13,744,088	\$15,288,437	-\$1,544,349	-5.3	19
Food & Beverage Stores	445	\$434,200,489	\$488,799,962	-\$54,599,473	-5.9	222
Grocery Stores	4451	\$376,690,349	\$441,734,106	-\$65,043,757	-7.9	140
Specialty Food Stores	4452	\$12,092,868	\$15,790,997	-\$3,698,129	-13.3	67
Beer, Wine & Liquor Stores	4453	\$45,417,272	\$31,274,858	\$14,142,414	18.4	15
Health & Personal Care Stores	446,4461	\$139,389,210	\$169,348,824	-\$29,959,614	-9.7	93
Gasoline Stations	447,4471	\$231,598,310	\$78,818,305	\$152,780,005	49.2	31
Clothing & Clothing Accessories Stores	448	\$142,020,844	\$171,431,155	-\$29,410,311	-9.4	156
Clothing Stores	4481	\$106,537,809	\$136,794,165	-\$30,256,356	-12.4	106
Shoe Stores	4482	\$22,281,847	\$24,591,882	-\$2,310,035	-4.9	22
Jewelry, Luggage & Leather Goods Stores	4483	\$13,201,187	\$10,045,109	\$3,156,078	13.6	28
Sporting Goods, Hobby, Book & Music Stores	451	\$66,591,618	\$60,243,830	\$6,347,788	5.0	140
Sporting Goods/Hobby/Musical Instr Stores	4511	\$51,586,042	\$53,847,251	-\$2,261,209	-2.1	113
Book, Periodical & Music Stores	4512	\$15,005,577	\$6,396,579	\$8,608,998	40.2	27
General Merchandise Stores	452	\$343,796,154	\$451,636,417	-\$107,840,263	-13.6	46
Department Stores Excluding Leased Depts.	4521	\$148,604,736	\$233,361,345	-\$84,756,609	-22.2	28
Other General Merchandise Stores	4529	\$195,191,418	\$218,275,072	-\$23,083,654	-5.6	17
Miscellaneous Store Retailers	453	\$74,775,678	\$78,156,382	-\$3,380,704	-2.2	313
Florists	4531	\$4,081,690	\$4,543,357	-\$461,667	-5.4	22
Office Supplies, Stationery & Gift Stores	4532	\$20,212,818	\$22,730,754	-\$2,517,936	-5.9	87
Used Merchandise Stores	4533	\$7,229,518	\$7,153,064	\$76,454	0.5	55
Other Miscellaneous Store Retailers	4539	\$43,251,653	\$43,729,206	-\$477,553	-0.5	149
Nonstore Retailers	454	\$293,122,656	\$71,998,465	\$221,124,191	60.6	73
Electronic Shopping & Mail-Order Houses	4541	\$248,865,594	\$23,012,043	\$225,853,551	83.1	12
Vending Machine Operators	4542	\$6,623,852	\$6,388,347	\$235,505	1.8	17
Direct Selling Establishments	4543	\$37,633,210	\$42,598,075	-\$4,964,865	-6.2	44
Food Services & Drinking Places	722	\$259,985,293	\$268,984,762	-\$8,999,469	-1.7	331
Full-Service Restaurants	7221	\$113,029,927	\$119,912,962	-\$6,883,035	-3.0	112
Limited-Service Eating Places	7222	\$118,322,240	\$133,091,349	-\$14,769,109	-5.9	156
Special Food Services	7223	\$11,194,951	\$5,077,955	\$6,116,996	37.6	17
Drinking Places - Alcoholic Beverages	7224	\$17,438,175	\$10,902,496	\$6,535,679	23.1	47

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail Marketplace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

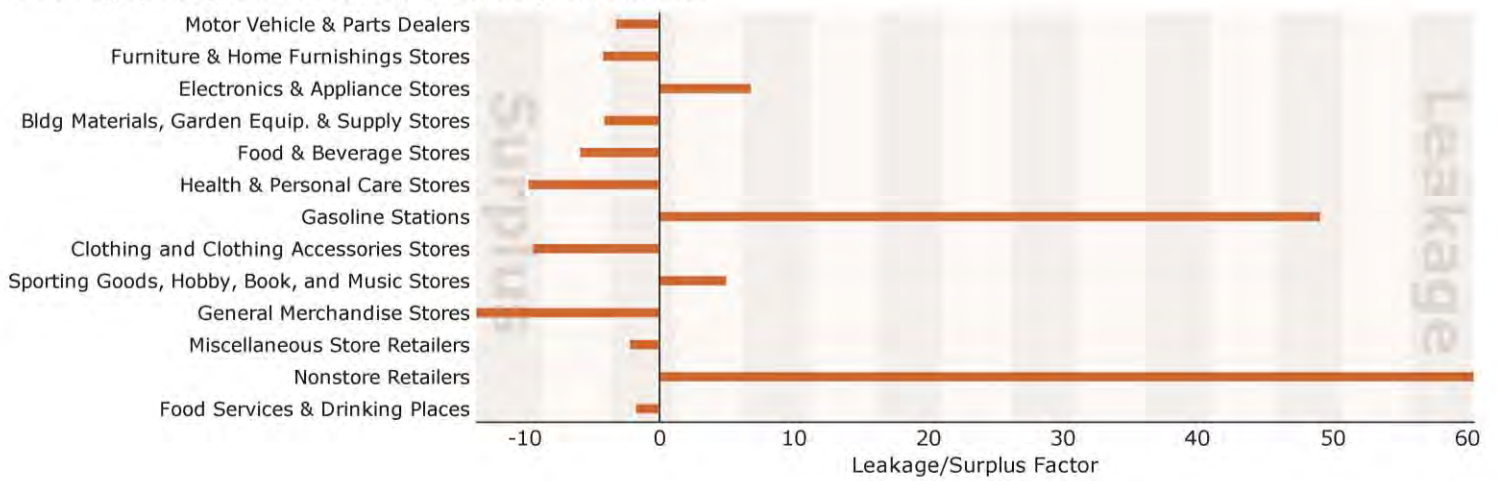
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Retail Marketplace Profile

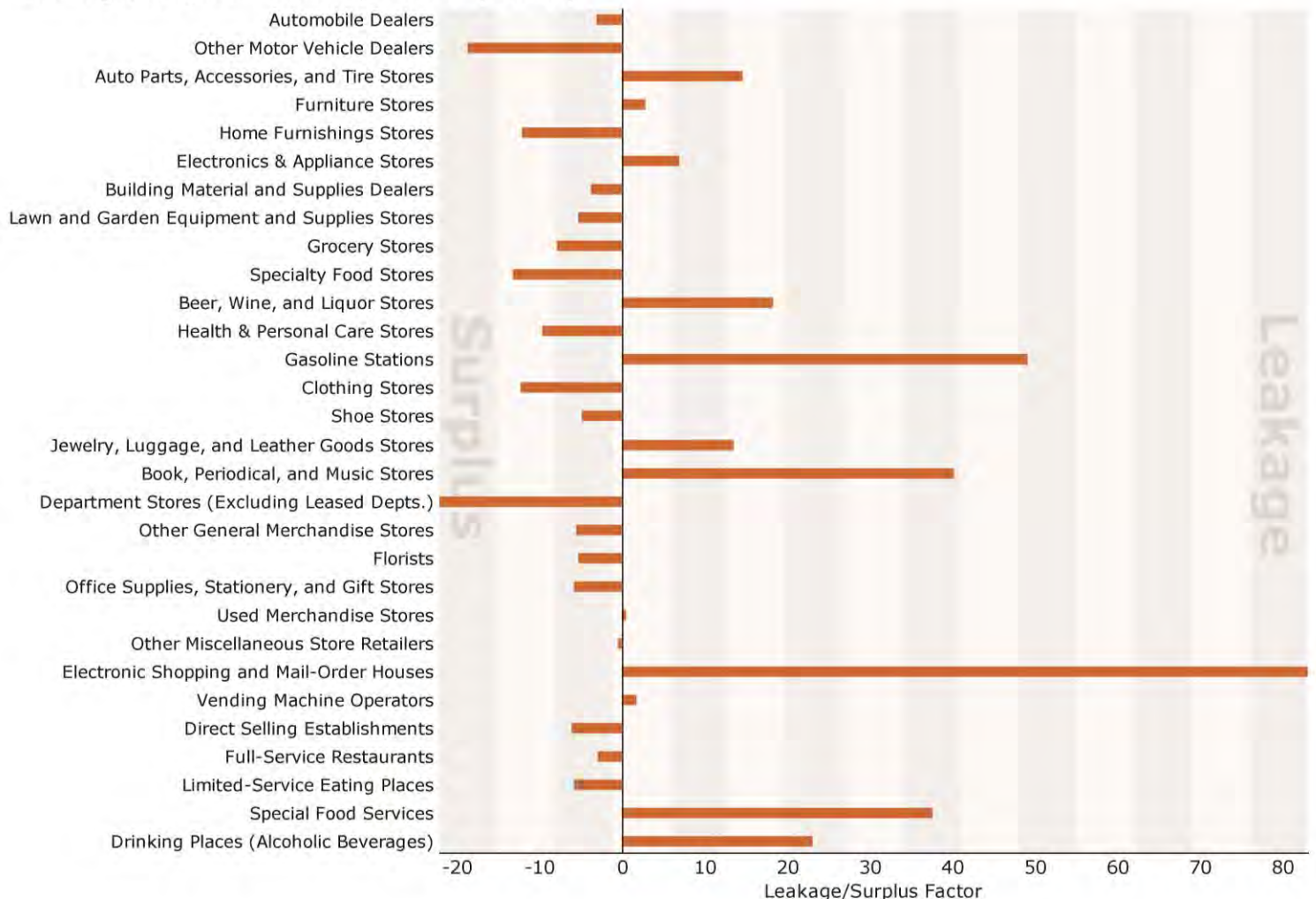
10 Mile Radius



Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



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