

Demographic Summary Report

The Shops on Lane Avenue

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	114,273		290,232		891,817	
2009 Estimate	114,666		292,471		882,784	
2000 Census	115,114		298,050		859,983	
Growth 2009 - 2014	-0.30%		-0.80%		1.00%	
Growth 2000 - 2009	-0.40%		-1.90%		2.70%	
2009 Population by Hispanic Origin	3,058		7,644		26,263	
2009 Population By Race	114,666		292,471		882,784	
White	93,556	81.59%	215,647	73.73%	618,433	70.05%
Black or African American	6,335	5.52%	45,451	15.54%	179,995	20.39%
American Indian and Alaska Native	243	0.21%	813	0.28%	2,432	0.28%
Asian	10,534	9.19%	19,607	6.70%	46,650	5.28%
Native Hawaiian and Pacific Islander	106	0.09%	195	0.07%	570	0.06%
Other Race	1,434	1.25%	3,377	1.15%	11,654	1.32%
Two or More Races	2,456	2.14%	7,383	2.52%	23,050	2.61%
Households						
2014 Projection	51,144		129,595		376,877	
2009 Estimate	50,893		129,522		371,013	
2000 Census	50,003		128,962		355,694	
Growth 2009 - 2014	0.50%		0.10%		1.60%	
Growth 2000 - 2009	1.80%		0.40%		4.30%	
Owner Occupied	21,467	42.18%	62,486	48.24%	201,503	54.31%
Renter Occupied	29,426	57.82%	67,036	51.76%	169,510	45.69%
2009 Households by HH Income	50,890		129,519		371,011	
Income Less Than \$15,000	8,096	15.91%	20,979	16.20%	46,314	12.48%
Income: \$15,000 - \$24,999	4,929	9.69%	13,302	10.27%	32,217	8.68%
Income: \$25,000 - \$34,999	5,745	11.29%	15,496	11.96%	40,919	11.03%
Income: \$35,000 - \$49,999	6,747	13.26%	18,302	14.13%	51,871	13.98%
Income: \$50,000 - \$74,999	9,329	18.33%	25,179	19.44%	78,944	21.28%
Income: \$75,000 - \$99,999	6,848	13.46%	17,096	13.20%	57,060	15.38%
Income: \$100,000 - \$149,999	5,383	10.58%	11,620	8.97%	39,560	10.66%
Income: \$150,000 - \$249,999	2,992	5.88%	5,949	4.59%	19,011	5.12%
Income: \$250,000 - \$499,999	701	1.38%	1,363	1.05%	4,393	1.18%
Income: \$500,000 or more	120	0.24%	233	0.18%	722	0.19%
2009 Avg Household Income	\$66,390		\$61,429		\$67,334	
2009 Med Household Income	\$49,760		\$46,043		\$53,300	
2009 Per Capita Income	\$30,735		\$27,875		\$28,629	

Demographic Detail Report

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Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	114,273		290,232		891,817	
2009 Estimate	114,666		292,471		882,784	
2000 Census	115,114		298,050		859,983	
Growth 2009 - 2014	-0.30%		-0.80%		1.00%	
Growth 2000 - 2009	-0.40%		-1.90%		2.70%	
2009 Population by Age	114,666		292,471		882,784	
Age 0 - 4	4,624	4.03%	17,121	5.85%	62,688	7.10%
Age 5 - 9	4,041	3.52%	15,650	5.35%	57,955	6.57%
Age 10 - 14	3,998	3.49%	14,985	5.12%	55,413	6.28%
Age 15 - 17	2,551	2.22%	9,079	3.10%	33,154	3.76%
Age 18 - 20	16,324	14.24%	24,020	8.21%	48,493	5.49%
Age 21 - 24	18,883	16.47%	31,872	10.90%	66,583	7.54%
Age 25 - 34	19,323	16.85%	46,173	15.79%	136,800	15.50%
Age 35 - 44	11,988	10.45%	37,437	12.80%	124,509	14.10%
Age 45 - 49	6,210	5.42%	19,039	6.51%	62,565	7.09%
Age 50 - 54	6,066	5.29%	17,907	6.12%	57,633	6.53%
Age 55 - 59	5,364	4.68%	15,309	5.23%	48,358	5.48%
Age 60 - 64	4,173	3.64%	12,142	4.15%	37,645	4.26%
Age 65 - 74	4,893	4.27%	14,880	5.09%	45,967	5.21%
Age 75 - 84	4,078	3.56%	11,193	3.83%	31,258	3.54%
Age 85 and over	2,151	1.88%	5,665	1.94%	13,761	1.56%
Age 16 and over	101,149	88.21%	241,653	82.62%	695,601	78.80%
Age 18 and over	99,452	86.73%	235,636	80.57%	673,574	76.30%
Age 21 and over	83,128	72.50%	211,616	72.35%	625,081	70.81%
Age 65 and over	11,122	9.70%	31,737	10.85%	90,986	10.31%
Median Age	27.80		31.70		33.40	
Average Age	34.50		35.70		35.50	

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Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	114,666	292,471	882,784
White	93,556 81.59%	215,647 73.73%	618,433 70.05%
Black or African American	6,335 5.52%	45,451 15.54%	179,995 20.39%
American Indian and Alaska Native	243 0.21%	813 0.28%	2,432 0.28%
Asian	10,534 9.19%	19,607 6.70%	46,650 5.28%
Native Hawaiian and Pacific Islander	106 0.09%	195 0.07%	570 0.06%
Other Race	1,434 1.25%	3,377 1.15%	11,654 1.32%
Two or More Races	2,456 2.14%	7,383 2.52%	23,050 2.61%
2009 Population by Hispanic Origin	114,666	292,471	882,784
Not Hispanic or Latino	111,608 97.33%	284,829 97.39%	856,522 97.03%
Hispanic or Latino:	3,058 2.67%	7,644 2.61%	26,263 2.98%
Mexican	1,464 1.28%	3,631 1.24%	13,329 1.51%
Puerto Rican	508 0.44%	1,327 0.45%	3,834 0.43%
Cuban	137 0.12%	310 0.11%	950 0.11%
Other Hispanic or Latino	949 0.83%	2,374 0.81%	8,149 0.92%
2009 Age 5+ Language at Home	110,041	275,351	820,096
Speak Only English	95,956 87.20%	246,845 89.65%	741,322 90.39%
Speak Asian or Pacific Island	4,654 4.23%	8,948 3.25%	21,220 2.59%
Speak IndoEuropean	4,877 4.43%	9,293 3.37%	23,309 2.84%
Speak Spanish	3,233 2.94%	7,266 2.64%	23,008 2.81%
Speak Other Language	1,321 1.20%	2,999 1.09%	11,237 1.37%
2009 Median Age, Male	27.10	30.20	32.00
2009 Average Age, Male	33.30	34.30	34.20
Median Age, Female	28.70	33.40	34.80
Average Age, Female	35.90	37.10	36.80
2009 Population by Employment Status (Age 16+)	101,149	241,653	695,601
In Armed Forces	47 0.05%	127 0.05%	511 0.07%
Civilian, Employed	65,427 64.68%	150,609 62.32%	448,746 64.51%
Civilian, Unemployed	5,044 4.99%	14,685 6.08%	42,640 6.13%
Not In Labor Force	30,631 30.28%	76,232 31.55%	203,704 29.28%
2009 Population by Occupation Classification (Age 16+)	65,427	150,609	448,747
Blue Collar	4,620 7.06%	18,946 12.58%	65,868 14.68%
White Collar	49,978 76.39%	105,383 69.97%	308,999 68.86%
Service	10,829 16.55%	26,280 17.45%	73,880 16.46%

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Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	102,004	244,715	706,728
Total, Never Married	56,018 54.92%	110,855 45.30%	261,965 37.07%
Married	33,735 33.07%	92,429 37.77%	319,488 45.21%
Widowed	4,272 4.19%	13,476 5.51%	37,703 5.33%
Divorced	7,979 7.82%	27,955 11.42%	87,572 12.39%
Males Divorced	3,082	11,057	32,417
Females Divorced	4,216	15,197	46,519
Males, Never Married	29,677	57,059	124,510
Females Never Married	23,756	47,708	111,377
2009 Population by Education	64,244	179,744	558,497
Less Than 9Th Grade	884 1.38%	5,554 3.09%	15,949 2.86%
Some High School, No Diploma	2,307 3.59%	17,162 9.55%	52,058 9.32%
High School Graduate (Includes Equivalency)	8,002 12.46%	39,545 22.00%	148,026 26.50%
Some College, No Degree	11,339 17.65%	32,257 17.95%	110,220 19.74%
Associate Degree	2,937 4.57%	9,480 5.27%	34,701 6.21%
Bachelor Degree	22,155 34.49%	45,685 25.42%	127,531 22.83%
Advanced Degrees	16,620 25.87%	30,061 16.72%	70,012 12.54%
2009 Population by Occupation (Age 16+)	76,255	176,888	522,625
Management, Business, & Financial	21,469 28.15%	49,220 27.83%	159,773 30.57%
Professional & Related Occupations	4,607 6.04%	8,836 5.00%	23,093 4.42%
Services	39,129 51.31%	86,626 48.97%	234,972 44.96%
Sales & Office	7,223 9.47%	16,223 9.17%	49,078 9.39%
Farming, Fishing, and Forestry	41 0.05%	103 0.06%	280 0.05%
Construction and Extraction, Maint	1,080 1.42%	4,309 2.44%	14,578 2.79%
Production & Transportation	2,706 3.55%	11,571 6.54%	40,851 7.82%
2009 Workers by Travel Time to Work (Age 16+)	65,474	150,736	449,256
Less Than 15 Minutes	23,200 35.43%	44,436 29.48%	120,646 26.85%
15 to 29 Minutes	31,840 48.63%	75,679 50.21%	218,095 48.55%
30 to 44 Minutes	7,443 11.37%	21,585 14.32%	78,957 17.58%
45 to 59 Minutes	1,149 1.75%	3,646 2.42%	13,900 3.09%
60+ Minutes	1,842 2.81%	5,390 3.58%	17,658 3.93%

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Radius	3 Mile	5 Mile	10 Mile
Households			
2014 Projection	51,144	129,595	376,877
2009 Estimate	50,893	129,522	371,013
2000 Census	50,003	128,962	355,694
Growth 2009 - 2014	0.50%	0.10%	1.60%
Growth 2000 - 2009	1.80%	0.40%	4.30%
2000 Households by HH Size	50,003	128,962	355,694
1-Person Households	19,390 38.78%	47,706 36.99%	113,629 31.95%
2-Person Households	17,070 34.14%	42,187 32.71%	114,883 32.30%
3-Person Households	6,431 12.86%	17,660 13.69%	55,730 15.67%
4-Person Households	4,565 9.13%	12,725 9.87%	43,297 12.17%
5-Person Households	1,771 3.54%	5,497 4.26%	18,490 5.20%
6-Person Households	511 1.02%	1,993 1.55%	6,334 1.78%
7 or more Person Households	265 0.53%	1,194 0.93%	3,331 0.94%
2009 Average Household Size	2.05	2.15	2.32
2009 Households by HH Income	50,890	129,519	371,011
Income Less than \$15,000	8,096 15.91%	20,979 16.20%	46,314 12.48%
Income: \$15,000 - \$24,999	4,929 9.69%	13,302 10.27%	32,217 8.68%
Income: \$25,000 - \$34,999	5,745 11.29%	15,496 11.96%	40,919 11.03%
Income: \$35,000 - \$49,999	6,747 13.26%	18,302 14.13%	51,871 13.98%
Income: \$50,000 - \$74,999	9,329 18.33%	25,179 19.44%	78,944 21.28%
Income: \$75,000 - \$99,999	6,848 13.46%	17,096 13.20%	57,060 15.38%
Income: \$100,000 - \$149,999	5,383 10.58%	11,620 8.97%	39,560 10.66%
Income: \$150,000 - \$249,999	2,992 5.88%	5,949 4.59%	19,011 5.12%
Income: \$250,000 - \$499,999	701 1.38%	1,363 1.05%	4,393 1.18%
Income: \$500,000 or more	120 0.24%	233 0.18%	722 0.19%
2009 Avg Household Income	\$66,390	\$61,429	\$67,334
2009 Med Household Income	\$49,760	\$46,043	\$53,300
2009 Per Capita Income	\$30,735	\$27,875	\$28,629
2009 Occupied Housing	50,893	129,522	371,013
Owner Occupied	21,467 42.18%	62,486 48.24%	201,503 54.31%
Renter Occupied	29,426 57.82%	67,036 51.76%	169,510 45.69%

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The Shops on Lane Avenue

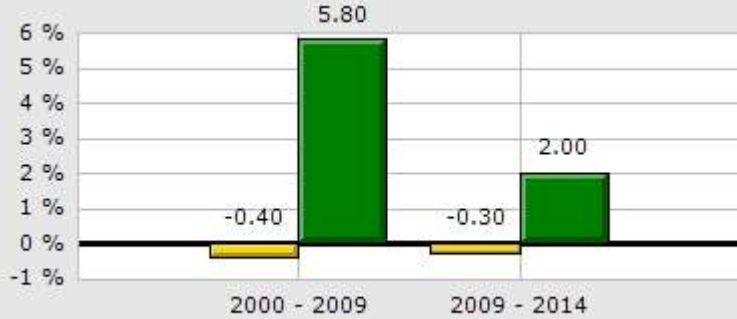
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	21,435		62,439		201,440	
Value Less than \$20,000	143	0.67%	711	1.14%	2,843	1.41%
Value \$20,000 - \$39,999	98	0.46%	1,209	1.94%	3,419	1.70%
Value \$40,000 - \$59,999	297	1.39%	4,130	6.61%	10,225	5.08%
Value \$60,000 - \$79,999	732	3.41%	7,841	12.56%	22,254	11.05%
Value \$80,000 - \$99,999	1,260	5.88%	7,579	12.14%	27,565	13.68%
Value \$100,000 - \$149,999	5,707	26.62%	15,741	25.21%	61,053	30.31%
Value \$150,000 - \$199,999	4,578	21.36%	10,975	17.58%	33,501	16.63%
Value \$200,000 - \$299,999	5,350	24.96%	9,139	14.64%	26,303	13.06%
Value \$300,000 - \$399,999	1,774	8.28%	2,748	4.40%	7,619	3.78%
Value \$400,000 - \$499,999	772	3.60%	1,200	1.92%	3,297	1.64%
Value \$500,000 - \$749,999	449	2.09%	692	1.11%	1,908	0.95%
Value \$750,000 - \$999,999	184	0.86%	278	0.45%	882	0.44%
Value \$1,000,000 or more	91	0.42%	196	0.31%	571	0.28%
2009 Med Housing Val-Owner Occupied	\$173,126		\$128,258		\$124,305	
2000 Housing Units by Units in Structure	52,773		138,617		382,993	
1 Unit Attached	2,605	4.94%	9,564	6.90%	27,018	7.05%
1 Unit Detached	22,397	42.44%	68,231	49.22%	203,270	53.07%
2 Units	4,169	7.90%	9,749	7.03%	19,309	5.04%
3 - 19 Units	17,385	32.94%	36,173	26.10%	99,868	26.08%
20 - 49 Units	3,797	7.19%	7,078	5.11%	14,362	3.75%
50 or more Units	2,230	4.23%	7,256	5.23%	15,405	4.02%
Mobile Home or Trailer	190	0.36%	566	0.41%	3,682	0.96%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	79	0.02%
2009 Housing Units by Yr Built	56,008		146,965		422,175	
Built 1999 to Present	3,774	6.74%	9,433	6.42%	46,580	11.03%
Built 1995 to 1998	776	1.39%	4,389	2.99%	24,698	5.85%
Built 1990 to 1994	1,651	2.95%	6,870	4.67%	28,358	6.72%
Built 1980 to 1989	3,922	7.00%	12,016	8.18%	51,174	12.12%
Built 1970 to 1979	6,761	12.07%	18,327	12.47%	62,720	14.86%
Built 1960 to 1969	9,701	17.32%	21,020	14.30%	63,872	15.13%
Built 1950 to 1959	10,753	19.20%	26,426	17.98%	59,032	13.98%
Built 1940 to 1949	5,123	9.15%	16,276	11.07%	30,881	7.31%
Built 1939 or Earlier	13,547	24.19%	32,208	21.92%	54,860	12.99%
2009 Median Year Built	1959		1959		1970	

The Shops on Lane Avenue

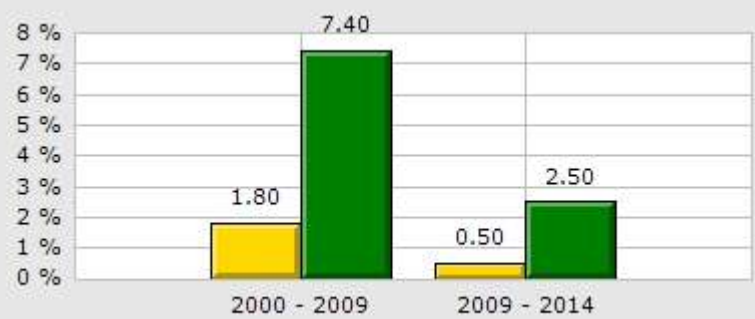
Type: **Shopping Center/Lifestyle Center**
 County: **Franklin**

3 Mile
 County

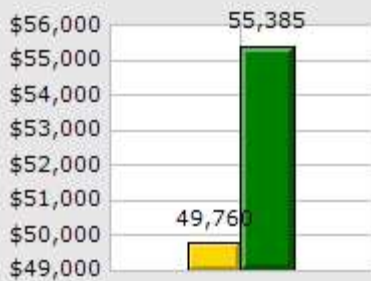
Population Growth



Household Growth



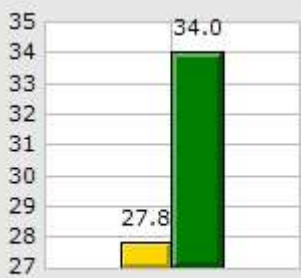
2009 Med Household Inc



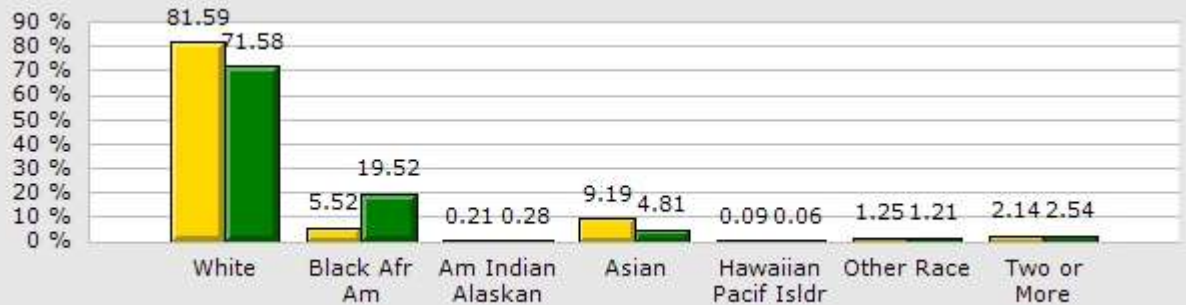
2009 Households by Household Income



2009 Median Age



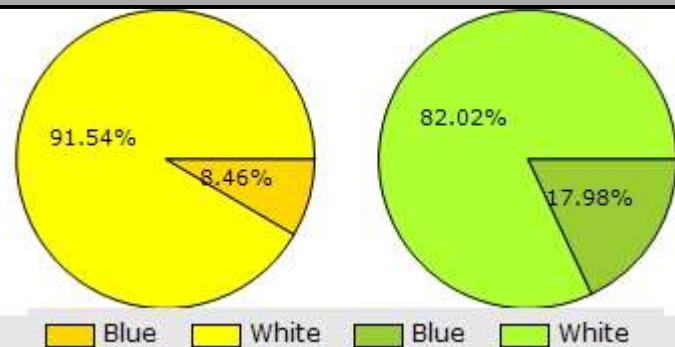
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



The Shops on Lane Avenue

Type: **Shopping Center/Lifestyle Center**
 County: **Franklin**

	3 Mile		County	
Population				
Growth 2000 - 2009	-0.40%		5.80%	
Growth 2009 - 2014	-0.30%		2.00%	
2009 Blue Collar	4,620	8.46%	87,375	17.98%
2009 White Collar	49,978	91.54%	398,642	82.02%
2009 Population By Race	114,664		1,130,782	
White	93,556	81.59%	809,439	71.58%
Black Afr Am	6,335	5.52%	220,694	19.52%
Am Indian Alaskan	243	0.21%	3,212	0.28%
Asian	10,534	9.19%	54,393	4.81%
Hawaiian Pacif Islldr	106	0.09%	677	0.06%
Other Race	1,434	1.25%	13,638	1.21%
Two or More	2,456	2.14%	28,729	2.54%
Households				
Growth 2000 - 2009	1.80%		7.40%	
Growth 2009 - 2014	0.50%		2.50%	
Renter Occupied	29,426	57.82%	205,543	43.61%
Owner Occupied	21,467	42.18%	265,815	56.39%
2009 Households by HH Income	50,890		471,355	
Income < \$35,000	18,770	36.88%	142,025	30.13%
Income \$35,000 - \$74,999	16,076	31.59%	167,166	35.46%
Income \$75,000 - \$149,999	12,231	24.03%	129,082	27.39%
Income \$150,000 - \$249,999	2,992	5.88%	26,018	5.52%
Income \$250,000+	821	1.61%	7,064	1.50%
2009 Median Household Income	\$49,760		\$55,385	
2009 Median Age	27.80		34.00	

Consumer Spending Report

The Shops on Lane Avenue

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,872,140	\$4,374,053	\$13,656,199
Total Apparel	\$69,225	\$159,249	\$490,617
Women's Apparel	27,862	63,982	196,727
Men's Apparel	16,831	38,222	117,393
Girl's Apparel	5,506	13,554	43,527
Boy's Apparel	4,389	10,852	34,819
Infant Apparel	5,320	11,821	35,718
Footwear (excl. Infants)	10,735	24,873	76,617
Other Apparel Prod/Services	9,316	20,818	62,434
Total Entertainment	\$163,435	\$381,023	\$1,195,696
Sports and Recreation	7,310	16,869	53,042
TV, Radio and Sound Equipment	61,180	143,192	441,810
Reading Materials	7,668	18,087	56,208
Travel	85,006	197,654	628,162
Photographic Equipment	2,271	5,220	16,473
Total Food At Home	\$150,773	\$358,956	\$1,114,832
Cereal Products	9,669	22,827	70,334
Bread & Bakery Products	19,663	47,175	146,694
Seafood	7,700	18,219	57,078
Meat/Poultry/Fish/Eggs	51,448	123,192	382,802
Dairy Products	24,506	58,322	180,888
Fruits and Vegetables	37,787	89,221	277,036
Total Food Away From Home	\$159,746	\$370,804	\$1,147,054
Breakfast and Brunch	15,429	35,862	109,858
Dinner	73,853	171,478	531,392
Lunch	53,010	123,767	383,891
Snacks and Non Alcoholic Bev	12,873	29,276	88,970
Catered Affairs	4,582	10,420	32,944

Consumer Spending Report

The Shops on Lane Avenue

Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$32,571	\$72,937	\$219,945
Alcoholic Bev. at Home	17,837	40,234	122,722
Alcoholic Bev. away from Home	14,733	32,703	97,223
Total Furniture/Appliances	\$174,055	\$403,959	\$1,276,446
Bedroom Furniture	10,622	24,438	76,905
Living Room Furniture	15,307	35,418	112,217
Other Living & Family Room Furniture	3,932	9,240	29,859
Other Furniture	1,523	3,554	11,507
Major Appliances	13,048	31,320	100,530
Small Appliances	37,365	85,604	267,863
Misc Household Equipment	92,258	214,384	677,564
Total Transportation/Maint.	\$917,771	\$2,153,792	\$6,746,115
New Autos/Trucks/Vans	115,652	273,172	882,461
Used Vehicles	110,458	254,463	780,617
Purchase of RVs or Boats	10,530	25,809	83,993
Gasoline	130,524	309,384	961,374
Diesel Fuel	1,948	4,619	14,812
Automotive Maintenance/Repair	45,243	105,882	330,002
Transportation	503,415	1,180,465	3,692,857
Total Health Care	\$71,610	\$177,399	\$559,503
Medical Services	41,434	100,954	319,852
Prescription Drugs	23,299	59,647	187,034
Medical Supplies	6,877	16,797	52,617
Total Education/Day Care	\$166,028	\$358,703	\$1,072,362
Education	75,192	160,294	473,477
Room and Board	5,124	12,749	42,197
Tuition/School Supplies	68,849	145,570	427,172
Day Care, Nursery & Preschool	16,863	40,091	129,516

The Shops on Lane Avenue

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	4,616	111,633	24
Total Retail	926	12,233	13
Home Improvement Stores	38	577	15
General Merchandise Stores	11	192	17
Food Stores	80	1,471	18
Auto Dealers and Gas Stations	51	352	7
Apparel and Accessory Stores	58	362	6
Furniture and Home Furnishings	96	552	6
Eating and Drinking Places	340	5,708	17
Miscellaneous Retail Stores	252	3,019	12
Finance-Insurance-Real Estate	501	3,185	6
Banks, Saving and Lending Inst.	73	437	6
Security Brokers and Investments	72	276	4
Insurance Carriers and Agencies	99	944	10
Real Estate-Trust-Holding Co.	257	1,528	6
Services	2,250	76,748	34
Hotels and Lodging	15	444	30
Motion Picture and Amusement	128	925	7
Health Services	420	32,485	77
Legal Services	85	693	8
Educational Services	130	28,031	216
Auto Services	99	402	4
Other Services	1,373	13,768	10
Agriculture/Mining	69	446	6
Construction	291	2,824	10
Manufacturing	142	2,961	21
Transportation, Comm./Pub Util.	140	6,914	49
Wholesale Trade	222	3,311	15
Government	75	3,011	40
Daytime Population	111,633		
Daytime Population/Business	24		
Residential Population	114,666		
Residential Population/Business	25		

Traffic Count Report

The Shops on Lane Avenue



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Brandon Rd	Lane Ave	0.09 N	2006	920	AADT	.11
2	Harford Rd		0.00	2007	320	AADT	.12
3	Cardiff Rd		0.00	2007	370	AADT	.16
4	Berkshire Rd	North Star Rd	0.20 E	2007	860	AADT	.19
5	Beaumont Rd	Guilford Rd	0.27 S	2007	520	AADT	.21
6	Doone Rd		0.00	2007	290	AADT	.21
7	Beaumont Rd	Guilford Rd	0.23 S	2007	400	AADT	.23
8	Berkshire Rd	North Star Rd	0.16 E	2007	660	AADT	.24
9	Brandon Rd	Lane Ave	0.28 N	2006	840	AADT	.25
10	Harford Rd		0.00	2007	610	AADT	.30