

City of Fenton  
 301 S. Leroy St.  
 Fenton, Michigan 48430

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## Downtown Parcel Line/Aerial Map



**Sales Forecast Table  
Proposed Retail Development  
Fenton, Michigan**

<u>Category</u>	<u>2003 Expenditure Potential</u>	<u>2003 Supportable Sq. Ft.</u>	<u>2003 Estimated Sales</u>	<u>2003 Estimated Sales Per Sq. Ft.</u>	<u>2008 Expenditure Potential</u>	<u>2008 Supportable Sq. Ft.</u>	<u>2008 Estimated Sales</u>	<u>2008 Estimated Sales Per Sq. Ft.</u>	<u>2003-2008 Total Supportable Sq. Ft.</u>
<b>Department Stores</b>	\$987,297,261	150,000	\$20,850,000	\$139	\$1,200,137,298	100,000	\$17,095,247	\$171	250,000
Junior Department Store	\$480,555,838	85,000	\$13,068,750	\$154	\$584,153,333	0	\$0	\$0	85,000
Discount Department Stores	\$562,144,035	0	\$0	\$0	\$683,330,188	110,000	\$23,157,602	\$211	110,000
Warehouse Club	\$929,738,131	125,000	\$21,396,875	\$171	\$1,077,821,311	0	\$0	\$0	125,000
<b>Total Department Stores</b>	<b>\$2,959,735,265</b>	<b>360,000</b>	<b>\$55,315,625</b>	<b>\$0</b>	<b>\$3,545,442,131</b>	<b>210,000</b>	<b>\$40,252,849</b>	<b>\$192</b>	<b>570,000</b>
<b>Women's Apparel</b>	\$190,219,956	5,000	\$1,360,000	\$272	\$231,227,284	5,000	\$1,672,628	\$335	10,000
Men's Apparel	\$81,822,076	2,000	\$556,000	\$278	\$99,461,154	4,000	\$1,367,620	\$342	6,000
Unisex Apparel	\$366,170,178	15,000	\$4,350,000	\$290	\$445,108,587	10,000	\$3,566,634	\$357	25,000
Children's Apparel	\$34,679,724	0	\$0	\$0	\$42,155,926	1,500	\$575,581	\$384	1,500
Men's Shoes	\$18,720,500	0	\$0	\$0	\$22,756,237	1,000	\$585,420	\$585	1,000
Women's Shoes	\$28,314,381	0	\$0	\$0	\$34,418,351	1,800	\$850,089	\$472	1,800
Athletic Shoes	\$31,142,586	1,500	\$459,000	\$306	\$37,856,257	0	\$0	\$0	1,500
Shoes and Accessories	\$61,603,908	0	\$0	\$0	\$74,884,385	1,000	\$757,602	\$758	1,000
<b>Total Apparel/Accessories</b>	<b>\$812,673,309</b>	<b>23,500</b>	<b>\$6,725,000</b>	<b>\$286</b>	<b>\$987,868,182</b>	<b>24,300</b>	<b>\$9,375,574</b>	<b>\$386</b>	<b>47,800</b>
<b>Quality Restaurants</b>	\$314,684,203	10,000	\$3,460,000	\$346	\$382,523,344	8,000	\$3,404,291	\$426	18,000
Family Restaurants	\$258,466,426	4,500	\$1,237,500	\$275	\$314,186,224	3,500	\$1,183,754	\$338	8,000
Fast Food Restaurants	\$279,331,869	3,000	\$1,356,000	\$452	\$339,549,807	2,000	\$1,111,806	\$556	5,000
Grocery Stores	\$782,187,034	20,000	\$16,240,000	\$812	\$950,809,722	0	\$0	\$0	20,000
Specialty Food Stores	\$11,990,462	1,600	\$611,200	\$382	\$14,575,348	1,400	\$657,737	\$470	3,000
Liquor Stores	\$30,872,107	0	\$0	\$0	\$98,306,392	0	\$0	\$0	0
Bar/Laverns	\$31,470,707	0	\$0	\$0	\$38,255,114	3,500	\$473,501	\$135	3,500
<b>Total Food</b>	<b>\$1,759,002,808</b>	<b>39,100</b>	<b>\$22,904,700</b>	<b>\$586</b>	<b>\$2,138,205,951</b>	<b>18,400</b>	<b>\$6,831,088</b>	<b>\$371</b>	<b>57,500</b>
<b>Appliances/Electronics</b>	\$268,792,707	2,500	\$715,000	\$286	\$326,738,629	2,500	\$879,360	\$352	5,000
Art, Craft & Sewing Stores	\$9,408,687	0	\$0	\$0	\$11,436,997	0	\$0	\$0	0
Auto Supply Stores	\$164,607,833	0	\$0	\$0	\$200,093,738	0	\$0	\$0	0
Book Stores	\$37,888,101	0	\$0	\$0	\$46,055,960	4,500	\$1,195,437	\$266	4,500
Card/Gift Shops	\$47,558,948	0	\$0	\$0	\$57,811,634	0	\$0	\$0	0
Computers & Accessories	\$80,723,612	0	\$0	\$0	\$98,125,885	0	\$0	\$0	0
Convenience Stores	\$412,445,644	0	\$0	\$0	\$501,360,046	2,500	\$1,438,952	\$576	2,500
Copying/Printing	\$0	0	\$0	\$0	\$0	1,800	\$551,395	\$306	1,800
Dollar Store/Variety	\$0	14,000	\$1,932,000	\$138	\$0	0	\$551,395	\$0	14,000
Drug Store/Pharmaceutical	\$311,900,741	0	\$0	\$0	\$379,139,828	12,500	\$4,704,268	\$376	12,500
Florists	\$21,937,204	0	\$0	\$0	\$26,666,394	0	\$0	\$0	0
Furniture Stores	\$153,490,069	0	\$0	\$0	\$186,579,225	8,500	\$2,676,206	\$315	8,500
Hardware	\$68,878,742	0	\$0	\$0	\$83,727,516	0	\$0	\$0	0
Health & Beauty Stores	\$61,958,397	0	\$0	\$0	\$75,315,294	2,500	\$940,854	\$376	2,500
Home Furnishings Stores	\$134,959,656	0	\$0	\$0	\$164,054,052	4,500	\$1,416,815	\$315	4,500
Home Improvement	\$596,717,545	0	\$0	\$0	\$725,357,003	0	\$0	\$0	0
Jewelry Stores	\$89,461,572	0	\$0	\$0	\$108,747,561	0	\$0	\$0	0
Laundry/Dry Cleaning	\$37,582,715	0	\$0	\$0	\$45,684,739	1,600	\$259,749	\$162	1,600
Luggage Shops	\$4,705,312	0	\$0	\$0	\$5,719,676	0	\$0	\$0	0
Mailing/Packaging	\$0	0	\$0	\$0	\$0	0	\$0	\$0	0
Medical Supply Stores	\$0	0	\$0	\$0	\$0	0	\$0	\$0	0
Movie Theatres	\$0	0	\$0	\$0	\$0	0	\$0	\$0	0
Musio Stores	\$33,316,283	3,000	\$876,375	\$292	\$40,498,557	0	\$0	\$0	3,000
Musical Instrument Shops	\$10,286,499	0	\$0	\$0	\$12,504,047	0	\$0	\$0	0
Office Supply Stores	\$55,406,541	0	\$0	\$0	\$67,350,999	0	\$0	\$0	0
Optical/Vision Care	\$25,714,044	0	\$0	\$0	\$31,257,439	0	\$0	\$0	0
Personal Services	\$61,958,397	1,000	\$162,975	\$163	\$75,315,294	1,000	\$200,439	\$200	2,000
Pet Supply Store	\$34,493,486	0	\$0	\$0	\$41,929,539	0	\$0	\$0	0
Photographic Supply Shop	\$5,206,379	0	\$0	\$0	\$6,328,762	0	\$0	\$0	0
Shoe Repair and Service	\$889,845	0	\$0	\$0	\$1,081,677	0	\$0	\$0	0
Sporting Goods Stores	\$102,587,321	5,000	\$2,167,875	\$434	\$124,702,939	0	\$0	\$0	5,000
Tobacco Shop	\$72,170,083	0	\$0	\$0	\$87,728,399	0	\$0	\$0	0
Toy & Hobby Shops	\$47,551,672	3,000	\$255,000	\$85	\$57,802,789	0	\$0	\$0	3,000
Video/Entertainment	\$7,165,428	0	\$0	\$0	\$8,710,141	0	\$0	\$0	0
<b>Total Other Retail</b>	<b>\$1,938,337,933</b>	<b>28,500</b>	<b>\$6,109,225</b>	<b>\$214</b>	<b>\$3,597,824,759</b>	<b>41,900</b>	<b>\$14,814,870</b>	<b>\$354</b>	<b>70,400</b>
<b>Total Retail</b>	<b>\$7,469,749,315</b>	<b>451,100</b>	<b>\$91,054,550</b>	<b>\$202</b>	<b>\$10,269,341,024</b>	<b>294,600</b>	<b>\$71,274,382</b>	<b>\$242</b>	<b>745,700</b>
Other Retail	Entertainment/Recreation	5,000							
	Service Retail	4,500							
	Total Other Retail	9,500							
<b>Total Retail</b>		<b>755,200</b>							

\*\* includes only those retailers/centers considered to be competition to the study site.

**SHOPPING CENTER COMPETITION  
RETAIL FEASIBILITY STUDY  
FENTON DDA; FENTON, MICHIGAN**

Map Code	Name/Location	Estimated Gross Size (sq. ft.)	Anchor Tenants Name	Number of Non-anchor Tenants	Number of Vacancies	Comments
A	Genesee Valley Mall Miller Road/Linden Road Flint, Michigan	1.3 million	Sears, JC Penney, Mervyn's, Marshall Fields	152	16	Major regional mall for Flint area. Regularly attracts Fenton area residents. Heavy traffic.
B	Unnamed Center Miller Road/Linden Road Flint, Michigan	N/A	Borders, Sports Authority, Circuit City, PETSMART	1	0	Power center benefiting heavy traffic near Genesee Valley Mall. Moderate traffic volumes.
C	Unnamed Center Linden Road/ Miller Road Flint, Michigan	N/A	Toys "R" Us, Babies "R" Us, Furniture Express	4	0	Power center proximate to the mal. Moderate to heavy traffic.
D	Wal-Mart Silver Lake Village Owen Road/US 23 Fenton Michigan	135,000			0	Part of Silver Lake Village. Heavy traffic volumes.
E	Silver Point Silver Lake Village Owen Road/US 23 Fenton, Michigan	N/A	Sears Hardware, Kmart, VG's	30	1	Part of Silver Lake Village. Moderate to heavy traffic.
F	Fenton Village Msrketplace Silver Lake Village US 23/Silver Lake Road Fenton, Michigan	97,229	Farmer Jack, Michaels	12	0	Newer center - part of Silver Lake Village. Moderate to heavy traffic.
G	Ketzler Crossing Miller Road/Kezler Street Flint, Michigan	N/A	Jo-Ann ETC, Bed Bath & Beyond, Burlington Coat Factory, Great Party!, Target	11	2	Good super-community center with relatively heavy traffic.

Exhibit B

H	Farmer Jack Center Saginaw Road/Holly Road Grand Blanc, Michigan	79,000	Farmer Jack, Rite Aid, Kmart		0	Old center with very light traffic volumes. In definite need of renovation.
I	Grand Mall Saginaw Road/Holly Road Grand Blanc, Michigan	139,000	Kroger	28	2	Neighborhood center with Ace Hardware and HobbyTown among the co-tenants.
J	Oak Brook Square Miller Road/Linden Road Flint, Michigan	140,217	TJ Maxx, Kids "R" Us, MC Sports	19	5	Moderately strong community center.
K	Alpine Center Broad Street/Hyatt Street Linden, Michigan	N/A	Alpine Foods, Rite Aid	3	0	Small neighborhood center providing convenience advantage to Linden residents.
L	Valley Plaza Miller Road/Linden Road Flint, Michigan	N/A	Imagination Station	24	2	Small center with moderate traffic.
M	Farmer Jack Center M-59/US 23 Hartland, Michigan	N/A	Farmer Jack, CVS	12	1	Neighborhood center convenient to Hartland and northern Brighton. Light to moderate traffic.
N	Hartland Town Center M-59/US 23 Hartland, Michigan	N/A		8	1	Small neighborhood center serving Hartland. Furniture store going out of business. Light traffic.
O	Hartland Plaza M-59/US 23 Hartland, Michigan	N/A	None	11	4	Grocery store now vacant. Old, dilapidated center with little traffic.
P	Holly Plaza Holly Road/Holly Hills Holly, Michigan	N/A	Freeman's Supermarket, CVS	8	1	Small neighborhood center serving Holly area. Moderate traffic.
Q	Monticello Plaza Linden Road/Hill Road Fenton Township, Michigan	N/A		11	0	Small convenience and service-oriented center with very little traffic.
R	Classic Corner Silver Lake Road/US 23 Fenton, Michigan	N/A		7	0	Small convenience center with moderate traffic.
S	Unnamed Center Silver Lake Road/US 23 Fenton, Michigan	N/A		8	2	Newer center not fully leased. Moderate traffic.

T	Jay's Silver Square Silver Lake Road/US 23 Fenton, Michigan	N/A	None	5	0	Small center with light traffic.
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**Demographic Comparison Report**  
**Fenton DDA; Fenton, Michigan**

		<u>Primary Trade Area Summary</u>	<u>Secondary Trade Area Summary</u>	<u>Total Trade Area Summary</u>			
Population:	2008 Total	87,773	322,094	409,867			
	2003 Total	83,045	314,559	397,604			
	2000 Total	81,197	311,677	392,874			
	1990 Total	65,617	296,573	362,190			
	% Change 2000-03	2.3%	0.9%	1.2%			
	% Change 90-2000	23.7%	5.1%	8.5%			
Households:	2008 Total	34,461	124,075	158,536			
	2003 Total	31,846	119,954	151,800			
	2000 Total	30,848	118,403	149,251			
	1990 Total	23,544	110,151	133,695			
	% Change 90-03	3.2%	1.3%	1.7%			
	% Change 90-2000	31.0%	7.5%	11.6%			
Ave HH Size:	2008	2.52	2.56	2.55			
	2003	2.58	2.58	2.58			
	2000	2.60	2.60	2.60			
2002 Group Qtrs Population		919	4,428	5,347			
Families:	2008 Total	24,621	84,390	109,011			
	2003 Total	23,151	82,662	105,813			
	2000 Total	22,573	82,284	104,857			
	% Change 2000-2003	2.6%	0.5%	0.9%			
Housing Units:	2008 Total	36,499*	134,994	171,493			
	2003 Total	33,719	130,592	164,311			
	2000 Total	32,656	128,945	161,601			
2003 Pop by Race:		83,046	314,549	397,595			
	White (not Hispanic)	78,567	94.6%	233,658	74.3%	312,225	78.5%
	Black (not Hispanic)	1,794	2.2%	67,063	21.3%	68,857	17.3%
	Asian (not Hispanic)	833	1.0%	2,869	0.9%	3,702	0.9%
	All Other (not Hispanic)	1,852	2.2%	10,959	3.5%	12,811	3.2%
	Hispanic Origin	1,403	1.7%	7,072	2.2%	8,475	2.1%
2003 Pop by Age:		83,045	314,559	397,604			
	Under 5 Years	5,485	6.6%	23,431	7.4%	28,916	7.3%
	5 to 9 Years	5,794	7.0%	25,550	8.1%	31,344	7.9%
	10 to 14 Years	6,397	7.7%	25,481	8.1%	31,878	8.0%
	15 to 19 Years	5,550	6.7%	22,600	7.2%	28,150	7.1%
	20 to 24 Years	4,109	4.9%	19,167	6.1%	23,276	5.9%
	25 to 34 Years	10,734	12.9%	42,352	13.5%	53,086	13.4%
	35 to 44 Years	14,383	17.3%	50,770	16.1%	65,153	16.4%
	45 to 54 Years	13,267	16.0%	45,203	14.4%	58,470	14.7%
	55 to 59 Years	5,112	6.2%	16,209	5.2%	21,321	5.4%
	60 to 64 Years	3,428	4.1%	11,761	3.7%	15,189	3.8%
	65 to 74 Years	4,866	5.9%	17,329	5.5%	22,195	5.6%
	75 to 84 Years	2,864	3.4%	10,867	3.5%	13,731	3.5%
	85 Years and Over	1,087	1.3%	3,733	1.2%	4,820	1.2%
	Median Age (in Years)	37.5		34.7		35.3	

**Demographic Comparison Report  
Fenton DDA; Fenton, Michigan**

	<u>Primary Trade Area Summary</u>		<u>Secondary Trade Area Summary</u>		<u>Total Trade Area Summary</u>	
2003 Households by Age:	31,848		119,958		151,806	
15 to 24 Years	1,193	3.7%	6,174	5.1%	7,367	4.9%
25 to 34 Years	5,029	15.8%	20,750	17.3%	25,779	17.0%
35 to 44 Years	7,716	24.2%	27,951	23.3%	35,667	23.5%
45 to 54 Years	7,519	23.6%	26,580	22.2%	34,099	22.5%
55 to 64 Years	5,006	15.7%	17,310	14.4%	22,316	14.7%
65 to 74 Years	3,070	9.6%	11,450	9.5%	14,520	9.6%
75 Years and Over	2,315	7.3%	9,743	8.1%	12,058	7.9%
Per Capita Inc.: 2003	\$31,754		\$24,624		\$26,113	
1989 (Census)	\$17,416		\$13,662		\$14,438	
% Change 89-02	82.3%		80.2%		80.9%	
Ave. Hhold Inc.: 2003	\$80,510		\$62,983		\$66,660	
1989 (Census)	\$48,450		\$36,489		\$38,961	
% Change 89-02	66.2%		72.6%		71.1%	
Med Hhold Inc.: 2003	\$67,956		\$52,670		\$55,877	
1989 (Census)	\$42,909		\$31,288		\$33,690	
% Change 89-02	58.4%		68.3%		65.9%	
Med. Fam. Hhold Inc.:						
2003	\$78,091		\$63,583		\$66,627	
1989 (Census)	\$48,208		\$38,317		\$40,361	
% Change 89-02	62.0%		65.9%		65.1%	
2003 Average Household Wealth	\$252,559		\$204,069		\$214,242	
2003 Median Household Wealth	\$166,706		\$116,049		\$126,519	
2003 Households by Hhold Income:	31,851		119,933		151,784	
Under \$15,000	2,145	6.7%	17,056	14.2%	19,201	12.7%
\$ 15,000 to \$ 24,999	2,592	8.1%	13,220	11.0%	15,812	10.4%
\$ 25,000 to \$ 34,999	2,601	8.2%	11,735	9.8%	14,336	9.4%
\$ 35,000 to \$ 49,999	3,488	11.0%	14,945	12.5%	18,433	12.1%
\$ 50,000 to \$ 74,999	7,169	22.5%	25,395	21.2%	32,564	21.5%
\$ 75,000 to \$ 99,999	5,588	17.5%	17,027	14.2%	22,615	14.9%
\$ 100,000 to \$ 149,999	5,200	16.3%	13,620	11.4%	18,820	12.4%
\$ 150,000 to \$ 249,999	2,655	8.3%	5,812	4.8%	8,467	5.6%
\$250,000 to \$499,999	283	0.9%	869	0.7%	1,152	0.8%
\$500,000 and Over	130	0.4%	254	0.2%	384	0.3%
2003 Fam. Hholds by Fam. Hhold Inc.:	23,151		82,662		105,813	
Under \$15,000	730	3.2%	8,003	9.7%	8,733	8.3%
\$ 15,000 to \$ 24,999	1,233	5.3%	6,838	8.3%	8,071	7.6%
\$ 25,000 to \$ 34,999	1,560	6.7%	7,052	8.5%	8,612	8.1%
\$ 35,000 to \$ 49,999	2,315	10.0%	9,828	11.9%	12,143	11.5%
\$ 50,000 to \$ 74,999	5,167	22.3%	18,302	22.1%	23,469	22.2%
\$ 75,000 to \$ 99,999	4,643	20.1%	14,023	17.0%	18,666	17.6%
\$ 100,000 to \$ 149,999	4,621	20.0%	12,237	14.8%	16,858	15.9%
\$ 150,000 to \$ 249,999	2,489	10.8%	5,325	6.4%	7,814	7.4%
\$250,000 to \$499,999	270	1.2%	793	1.0%	1,063	1.0%
\$500,000 and Over	130	0.6%	236	0.3%	366	0.3%

**Demographic Comparison Report**  
**Fenton DDA; Fenton, Michigan**

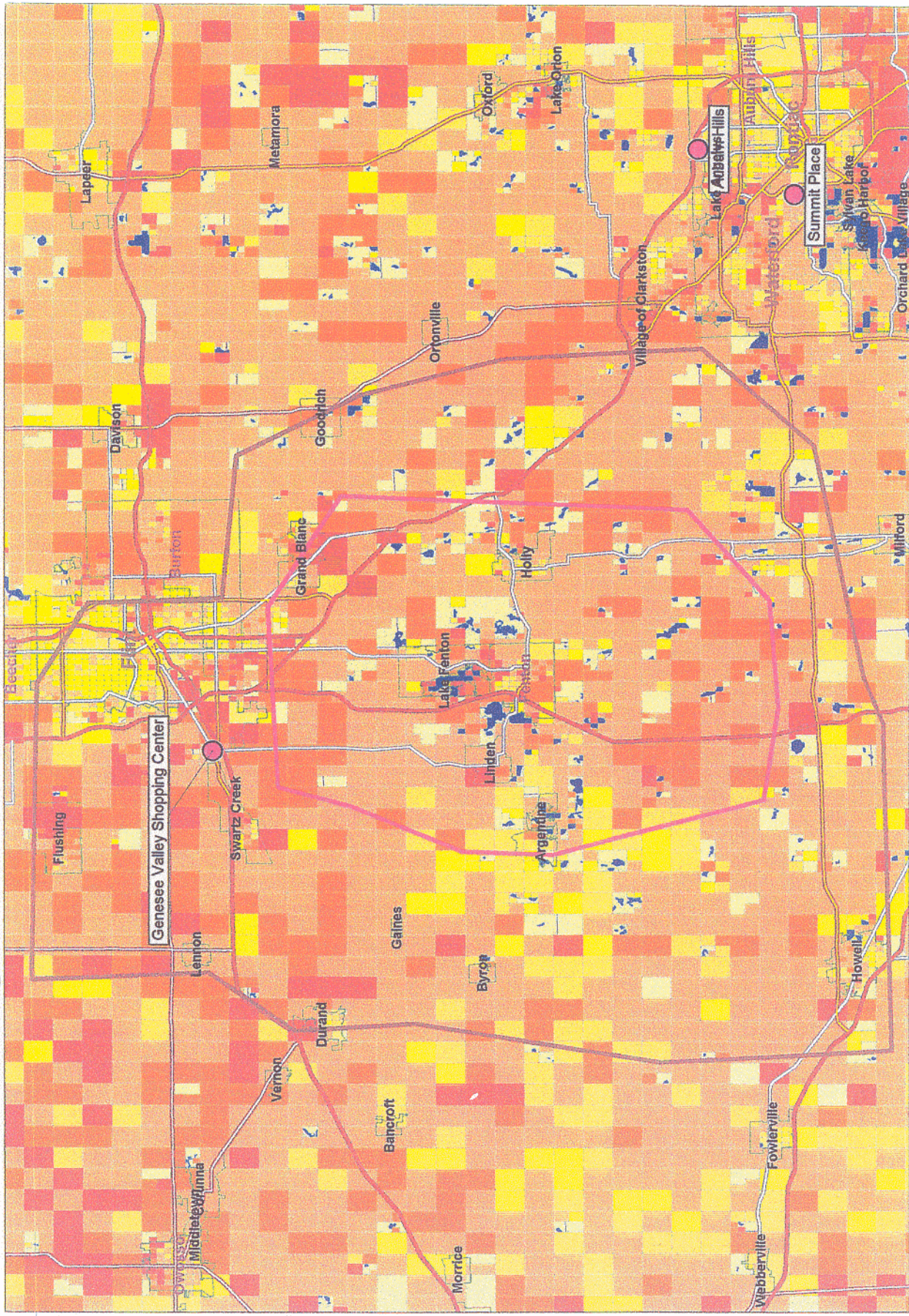
	<u>Primary Trade Area Summary</u>		<u>Secondary Trade Area Summary</u>		<u>Total Trade Area Summary</u>	
2003 Households by Hhold Wealth:	31,846		119,954		151,800	
Less than \$25,000	5,871	18.4%	31,584	26.3%	37,455	24.7%
\$ 25,000 to \$ 49,999	2,046	6.4%	8,897	7.4%	10,943	7.2%
\$ 50,000 to \$ 74,999	1,800	5.7%	7,212	6.0%	9,012	5.9%
\$75,000 to \$99,999	2,057	6.5%	8,244	6.9%	10,301	6.8%
\$100,000 to \$149,999	3,297	10.4%	12,140	10.1%	15,437	10.2%
\$150,000 to \$249,999	5,097	16.0%	17,293	14.4%	22,390	14.7%
2003 Households by Hhold Type:	31,851		119,953		151,804	
Male Householder	3,277	10.3%	13,940	11.6%	17,217	11.3%
Female Householder	3,923	12.3%	16,971	14.1%	20,894	13.8%
Married Couple Family	8,970	28.2%	27,081	22.6%	36,051	23.7%
Married Couple No Children	10,760	33.8%	31,176	26.0%	41,936	27.6%
Other Family HH Own Child	1,952	6.1%	15,198	12.7%	17,150	11.3%
Other Family HH No Children	1,474	4.6%	9,203	7.7%	10,677	7.0%
Non-Family	1,495	4.7%	6,384	5.3%	7,879	5.2%
2003 Marital Status:						
For Population 15+ Years:	65,391		240,044		305,435	
Never Married	14,357	22.0%	65,348	27.2%	79,705	26.1%
Now Married (Exc. Separated)	41,491	63.5%	128,840	53.7%	170,331	55.8%
Divorced or Separated or Widowed	9,543	14.6%	45,856	19.1%	55,399	18.1%
2003 Educational Attainment for						
Population 25+ Years:	55,740		198,244		253,984	
Less than 9th Grade	1,998	3.6%	11,723	5.9%	13,721	5.4%
9th to 12th, No Diploma	5,824	10.4%	29,914	15.1%	35,738	14.1%
High School Graduate	17,575	31.5%	66,025	33.3%	83,600	32.9%
Some College, No Degree	14,081	25.3%	46,477	23.4%	60,558	23.8%
Associate Degree	5,106	9.2%	14,965	7.5%	20,071	7.9%
Bachelor's Degree	6,900	12.4%	18,411	9.3%	25,311	10.0%
Graduate or Prof. Degree	4,256	7.6%	10,729	5.4%	14,985	5.9%
2003 Pop. Age 16+, In Labor Force:	44,026		152,168		196,194	
Civilian Employed Males	23,684	53.8%	75,070	49.3%	98,754	50.3%
Civilian Employed Females	17,740	40.3%	62,024	40.8%	79,764	40.7%
Persons in Armed Forces	108	0.2%	186	0.1%	294	0.1%
Persons Unemployed	2,494	5.7%	14,888	9.8%	17,382	8.9%
2003 Specified Owner-Occ Housing						
Units by Value:	21,219		70,401		91,620	
Under \$25,000	70	0.3%	2,492	3.5%	2,562	2.8%
\$ 25,000 to \$ 49,999	480	2.3%	13,329	18.9%	13,809	15.1%
\$ 50,000 to \$74,999	2,197	10.4%	12,900	18.3%	15,097	16.5%
\$ 75,000 to \$99,999	4,054	19.1%	11,615	16.5%	15,669	17.1%
\$100,000 to \$149,999	7,438	35.1%	15,974	22.7%	23,412	25.6%
\$150,000 to \$199,999	3,445	16.2%	6,839	9.7%	10,284	11.2%
\$200,000 to \$299,999	2,464	11.6%	5,471	7.8%	7,935	8.7%
\$300,000 to \$399,999	645	3.0%	1,199	1.7%	1,844	2.0%
\$400,000 to \$499,999	230	1.1%	368	0.5%	598	0.7%
\$500,000 and Over	196	0.9%	214	0.3%	410	0.4%
Median Housing Value	\$122,324		\$91,572		\$97,883	

Demographic Comparison Report  
Fenton DDA; Fenton, Michigan

	<u>Primary Trade Area Summary</u>		<u>Secondary Trade Area Summary</u>		<u>Total Trade Area Summary</u>	
2003 Housing Units by Number of Units in Structure:	33,715		130,602		164,317	
Single Detached Unit	26,142	77.5%	96,087	73.6%	122,229	74.4%
Single Attached Unit	1,028	3.0%	2,905	2.2%	3,933	2.4%
Structures w/ 2 Units	695	2.1%	4,459	3.4%	5,154	3.1%
Structures w/ 3-4 Units	697	2.1%	3,448	2.6%	4,145	2.5%
Structures w/ 5-9 Units	1,050	3.1%	3,799	2.9%	4,849	3.0%
Structures w/ 10-19 Units	1,437	4.3%	5,772	4.4%	7,209	4.4%
Structures w/ 20+ Units	979	2.9%	4,268	3.3%	5,247	3.2%
Mobile Homes or Trailers	1,432	4.2%	8,723	6.7%	10,155	6.2%
Other Structures	255	0.8%	1,141	0.9%	1,396	0.8%
2003 Housing Units by Year Built:	33,721		130,590		164,311	
Built 1989 to March 1990	9,541	28.3%	20,517	15.7%	30,058	18.3%
Built 1985 to 1988	2,151	6.4%	5,375	4.1%	7,526	4.6%
Built 1980 to 1984	1,524	4.5%	4,549	3.5%	6,073	3.7%
Built 1970 to 1979	6,878	20.4%	24,274	18.6%	31,152	19.0%
Built 1960 to 1969	4,965	14.7%	20,225	15.5%	25,190	15.3%
Built 1959 or Earlier	8,662	25.7%	55,650	42.6%	64,312	39.1%
2003 Households by Vehicles:	31,844		119,967		151,811	
0 Vehicles	885	2.8%	11,900	9.9%	12,785	8.4%
1 Vehicle Available	8,037	25.2%	38,480	32.1%	46,517	30.6%
2 Vehicles Available	14,513	45.6%	46,102	38.4%	60,615	39.9%
3 Vehicles Available	5,726	18.0%	16,183	13.5%	21,909	14.4%
4 Vehicles Available	1,982	6.2%	5,223	4.4%	7,205	4.7%
5+ Vehicles Available	701	2.2%	2,079	1.7%	2,780	1.8%
2003 Housing Units by Year Moved In:	31,845		119,951		151,796	
Moved 0-1 year ago	5,351	16.8%	21,283	17.7%	26,634	17.5%
Moved in 2-5 years ago	9,892	31.1%	34,132	28.5%	44,024	29.0%
Moved in 6-10 years ago	4,210	13.2%	15,807	13.2%	20,017	13.2%
Moved in 11-20 years ago	7,221	22.7%	26,714	22.3%	33,935	22.4%
Moved in 21-30 years ago	3,068	9.6%	12,148	10.1%	15,216	10.0%
Moved in 31 years ago or more	2,103	6.6%	9,867	8.2%	11,970	7.9%

# 2002 Median Age

Scan/US, Inc.



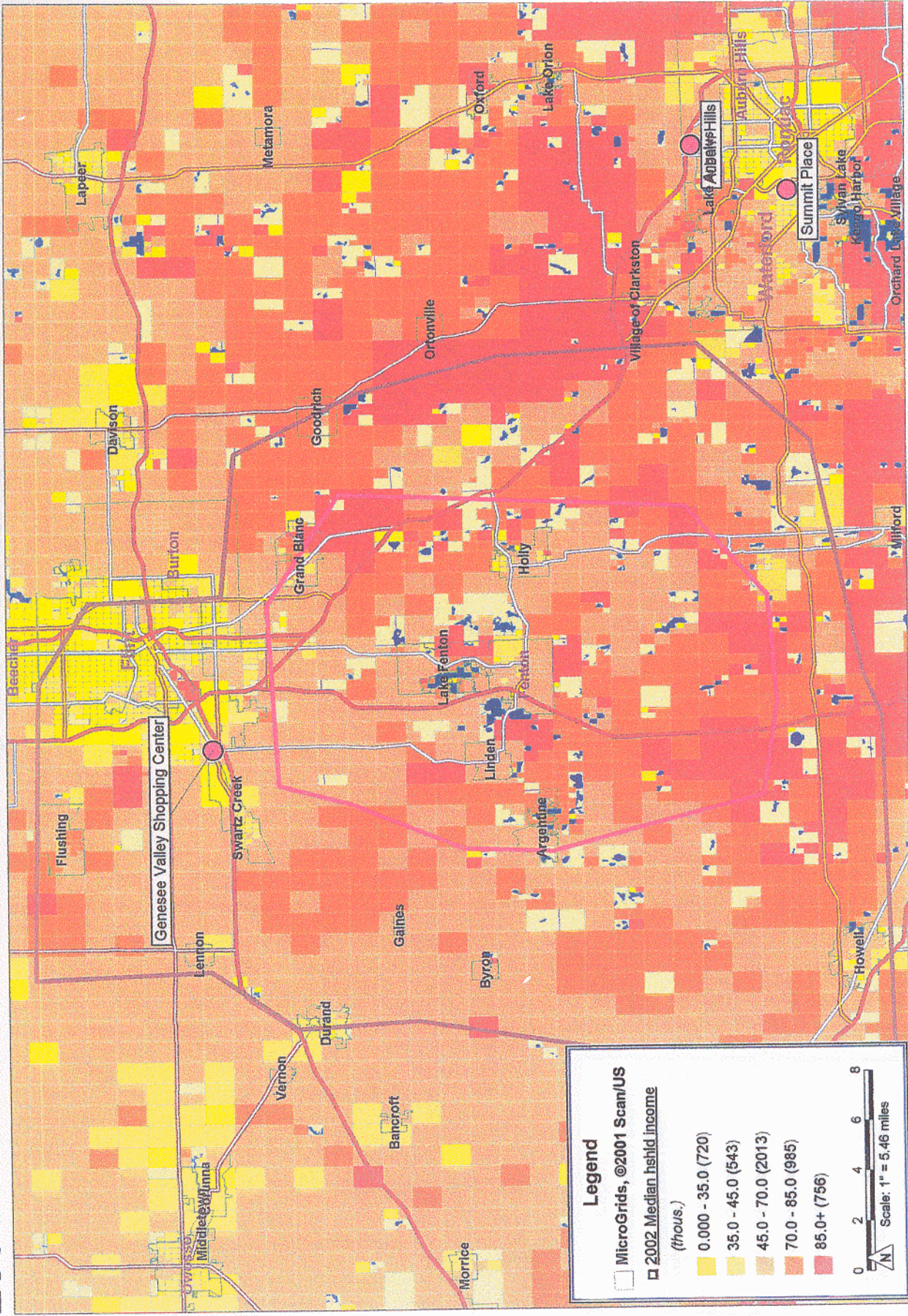
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07/25/03

Demographic data based on ScanUS Microgrids. Where there is no population, there is no data.

# 2002 Median Household Income

Scan/US, Inc.

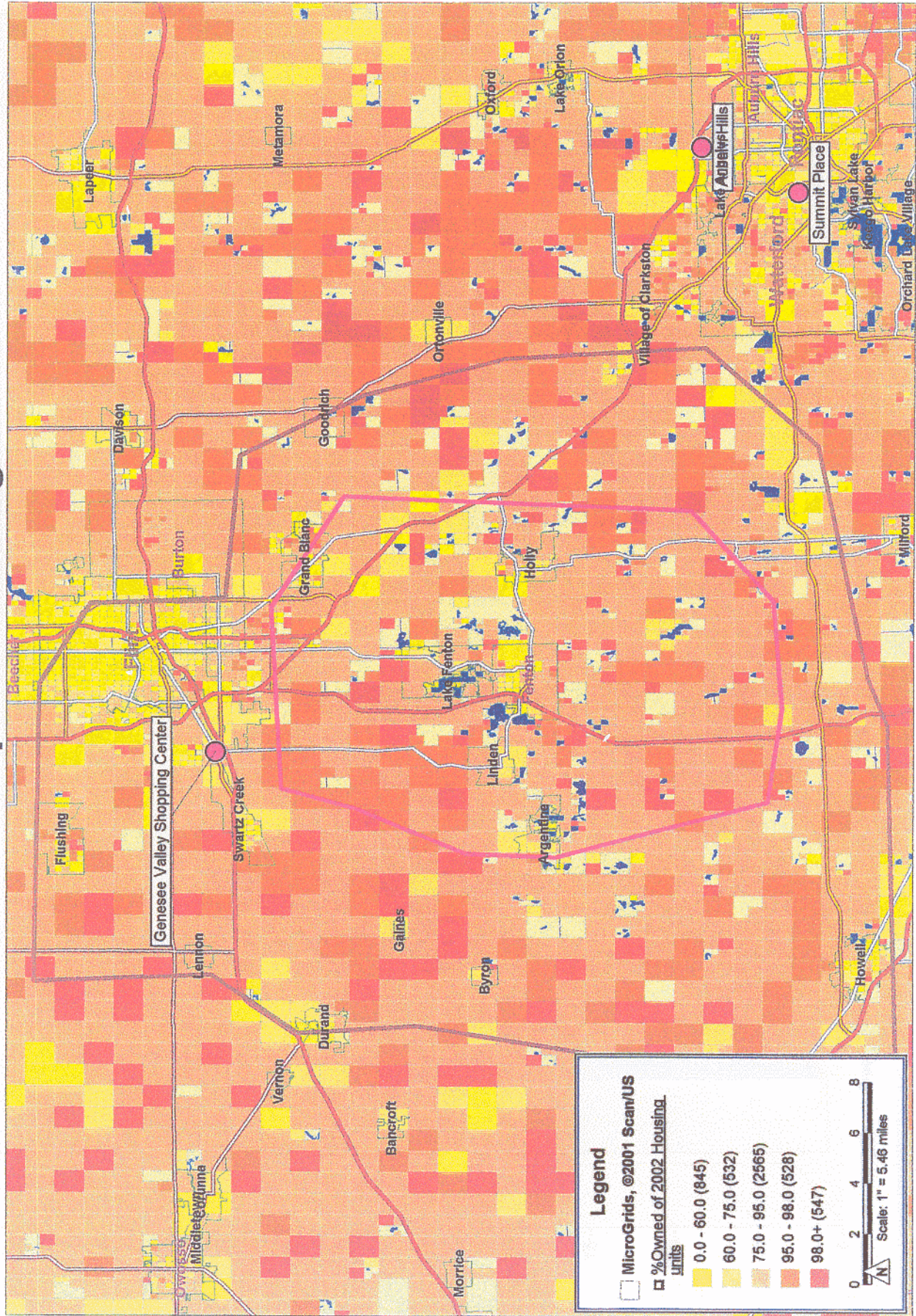


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07/25/03

# 2002 Percent Owner occupied Housing

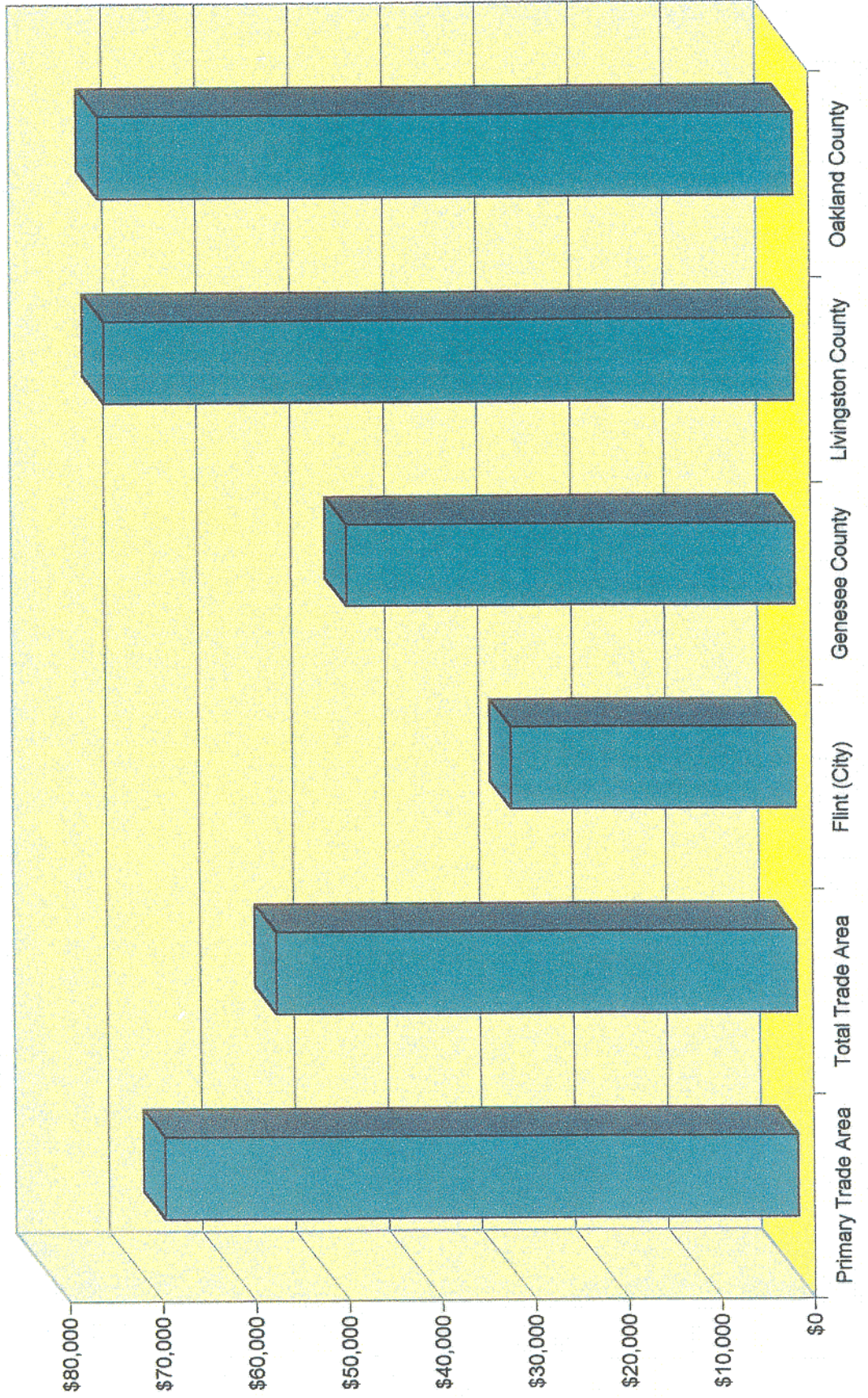
Scan/US, Inc.



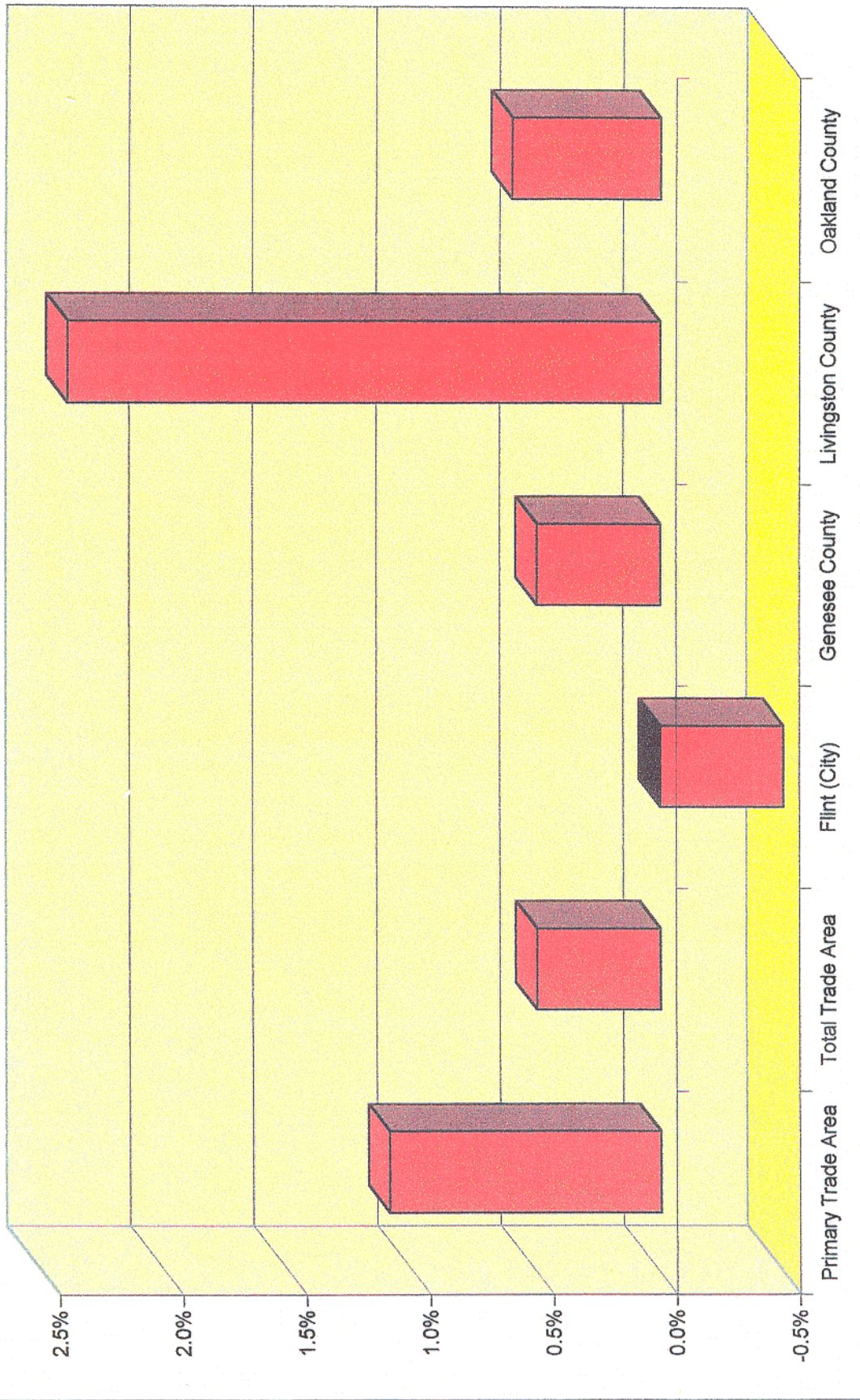
# Median Age



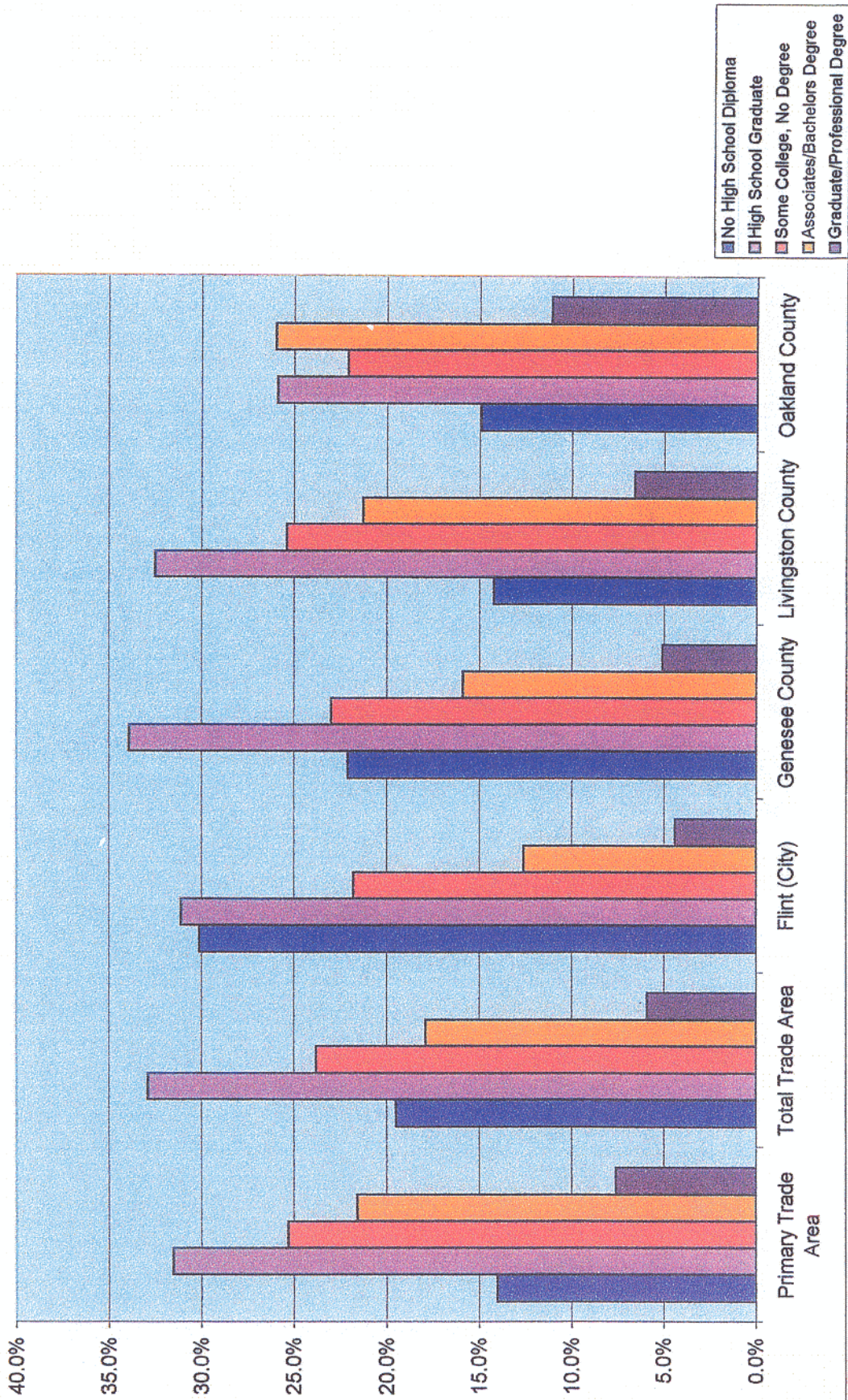
# Median Household Income



# Population Growth, 2003-2008

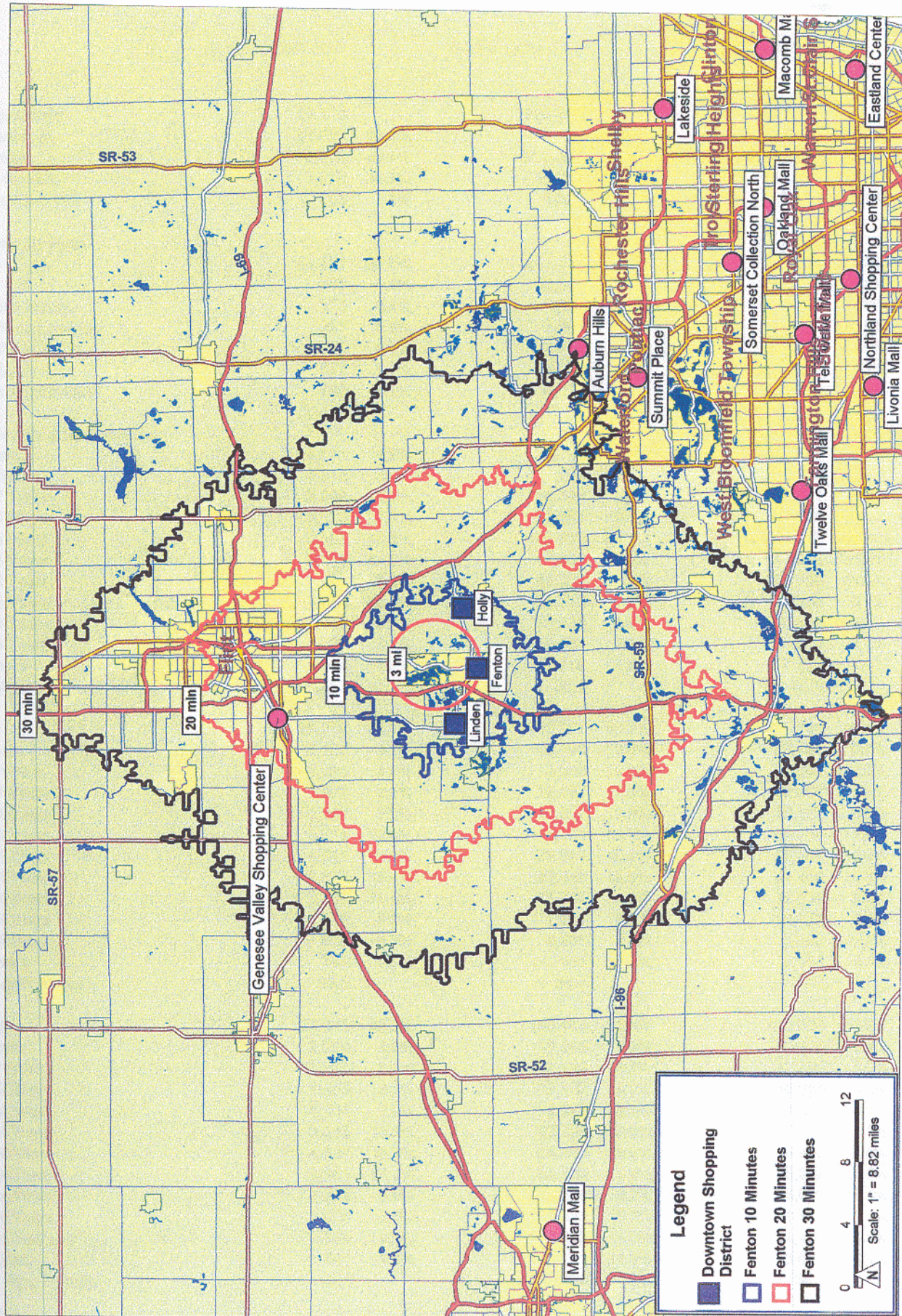


# Population Age 25+, Educational Attainment



# Fenton Drive Times

Scan/US, Inc.



**Demographic Comparison: 2002**

Fenton Drive Times

Scan/US, Inc.

07/23/2003

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	10-MIN CONTOUR		20-MIN CONTOUR		30-MIN CONTOUR	
<b>Total Population</b>	47,274		293,649		705,937	
In Households	46,822	99.0%	289,320	98.5%	698,349	98.9%
In Families	39,283	83.1%	236,307	80.5%	584,484	82.8%
In Non-families	7,539	15.9%	53,013	18.1%	113,865	16.1%
In Group Quarters	453	1.0%	4,329	1.5%	7,587	1.1%
<b>Population By Race</b>						
White	45,481	96.2%	241,430	82.2%	587,922	83.3%
Black	488	1.0%	39,565	13.5%	92,477	13.1%
American Indian	173	0.4%	1,541	0.5%	3,253	0.5%
Asian/Pacific Islander	377	0.8%	2,881	1.0%	5,420	0.8%
Other Race	228	0.5%	2,182	0.7%	4,376	0.6%
Multi-Racial	527	1.1%	6,050	2.1%	12,487	1.8%
Hispanic Population	780	1.7%	6,912	2.4%	14,718	2.1%
<b>Population By Age &amp; Gender</b>						
< 6 Years	4,131	8.7%	26,735	9.1%	63,659	9.0%
6 - 11 Years	4,010	8.5%	26,793	9.1%	66,238	9.4%
12 - 17 Years	3,936	8.3%	25,349	8.6%	63,301	9.0%
18 - 24 Years	3,576	7.6%	25,594	8.7%	59,911	8.5%
25 - 34 Years	6,567	13.9%	40,330	13.7%	92,002	13.0%
35 - 44 Years	8,019	17.0%	47,937	16.3%	117,310	16.6%
45 - 54 Years	7,241	15.3%	42,552	14.5%	104,750	14.8%
55 - 64 Years	4,716	10.0%	26,973	9.2%	66,538	9.4%
65 - 74 Years	2,854	6.0%	16,936	5.8%	40,355	5.7%
75 - 84 Years	1,623	3.4%	10,484	3.6%	23,669	3.4%
85+ Years	584	1.2%	3,712	1.3%	7,726	1.1%
Median Age	37.3		35.7		35.8	
<b>Males</b>	23,234	49.1%	143,008	48.7%	345,048	48.9%
< 6 Years	2,107	9.1%	13,766	9.6%	32,761	9.5%
6 - 11 Years	2,036	8.8%	13,668	9.6%	33,844	9.8%
12 - 17 Years	1,979	8.5%	12,897	9.0%	32,488	9.4%
18 - 24 Years	1,842	7.9%	12,907	9.0%	30,382	8.8%
25 - 34 Years	3,219	13.9%	19,624	13.7%	44,554	12.9%
35 - 44 Years	4,011	17.3%	23,517	16.4%	57,361	16.6%
45 - 54 Years	3,577	15.4%	20,843	14.6%	51,249	14.9%
55 - 64 Years	2,338	10.1%	13,145	9.2%	32,639	9.5%
65 - 74 Years	1,330	5.7%	7,620	5.3%	18,422	5.3%
75 - 84 Years	639	2.7%	4,006	2.8%	9,202	2.7%
85+ Years	144	0.6%	981	0.7%	2,091	0.6%
Median Age, Males	36.5		34.5		34.7	
<b>Females</b>	24,041	50.9%	150,443	51.2%	360,522	51.1%
< 6 Years	2,024	8.4%	12,969	8.6%	30,898	8.6%
6 - 11 Years	1,975	8.2%	13,125	8.7%	32,394	9.0%
12 - 17 Years	1,957	8.1%	12,452	8.3%	30,813	8.5%
18 - 24 Years	1,734	7.2%	12,687	8.4%	29,529	8.2%
25 - 34 Years	3,348	13.9%	20,705	13.8%	47,448	13.2%
35 - 44 Years	4,008	16.7%	24,420	16.2%	59,949	16.6%
45 - 54 Years	3,665	15.2%	21,709	14.4%	53,502	14.8%
55 - 64 Years	2,378	9.9%	13,829	9.2%	33,899	9.4%
65 - 74 Years	1,524	6.3%	9,315	6.2%	21,933	6.1%
75 - 84 Years	984	4.1%	6,478	4.3%	14,467	4.0%
85+ Years	441	1.8%	2,731	1.8%	5,634	1.6%
Median Age, Female	38.1		36.8		36.9	

Demographic Comparison: 2002  
Fenton Drive Times

Scan/US, Inc.  
07/23/2003  
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	10-MIN CONTOUR		20-MIN CONTOUR		30-MIN CONTOUR	
<b>Total Households</b>	18,636		114,960		269,559	
<b>Total Aggregate Income (\$Mil)</b>	\$1,322.76		\$7,178.85		\$17,999.46	
<b>Total Per Capita Income</b>	\$27,981		\$24,447		\$25,497	
<b>Households By Income Level</b>						
< \$10,000	832	4.5%	8,442	7.3%	17,383	6.4%
\$10,000 - \$14,999	600	3.2%	5,448	4.7%	11,500	4.3%
\$15,000 - \$19,999	728	3.9%	6,552	5.7%	14,195	5.3%
\$20,000 - \$24,999	761	4.1%	6,443	5.6%	14,105	5.2%
\$25,000 - \$29,999	820	4.4%	6,472	5.6%	14,444	5.4%
\$30,000 - \$34,999	882	4.7%	6,350	5.5%	13,976	5.2%
\$35,000 - \$39,999	887	4.8%	5,959	5.2%	13,371	5.0%
\$40,000 - \$49,999	1,790	9.6%	11,844	10.3%	26,658	9.9%
\$50,000 - \$59,999	1,952	10.5%	10,445	9.1%	23,875	8.9%
\$60,000 - \$74,999	2,426	13.0%	13,350	11.6%	32,004	11.9%
\$75,000 - \$99,999	2,974	16.0%	15,313	13.3%	38,714	14.4%
\$100,000 - \$124,999	1,977	10.6%	8,709	7.6%	22,835	8.5%
\$125,000 - \$149,999	949	5.1%	4,232	3.7%	11,217	4.2%
\$150,000 - \$199,999	596	3.2%	2,806	2.4%	7,715	2.9%
\$200,000 - \$249,999	179	1.0%	870	0.8%	2,474	0.9%
\$250,000+	263	1.4%	1,639	1.4%	4,924	1.8%
<b>Aggregate HH Income (\$Mil)</b>	\$1,312.53		\$7,076.30		\$17,790.13	
<b>Average HH Income</b>	\$70,431		\$61,554		\$65,997	
<b>Median HH Income</b>	\$62,295		\$52,678		\$56,335	
<b>Households By Disposable Income Level</b>						
< \$10,000	933	5.0%	9,464	8.2%	19,566	7.3%
\$10,000 - \$14,999	587	3.1%	5,398	4.7%	11,435	4.2%
\$15,000 - \$19,999	840	4.5%	7,400	6.4%	16,096	6.0%
\$20,000 - \$24,999	963	5.2%	8,005	7.0%	17,604	6.5%
\$25,000 - \$29,999	1,082	5.8%	8,174	7.1%	18,131	6.7%
\$30,000 - \$34,999	1,121	6.0%	7,507	6.5%	16,856	6.3%
\$35,000 - \$39,999	1,155	6.2%	7,758	6.7%	17,478	6.5%
\$40,000 - \$49,999	2,635	14.1%	14,730	12.8%	33,523	12.4%
\$50,000 - \$59,999	2,238	12.0%	12,336	10.7%	29,635	11.0%
\$60,000 - \$74,999	2,830	15.2%	14,646	12.7%	37,043	13.7%
\$75,000 - \$99,999	2,495	13.4%	11,111	9.7%	28,824	10.7%
\$100,000 - \$124,999	940	5.0%	4,230	3.7%	11,321	4.2%
\$125,000 - \$149,999	376	2.0%	1,738	1.5%	4,819	1.8%
\$150,000 - \$199,999	248	1.3%	1,228	1.1%	3,497	1.3%
\$200,000 - \$249,999	52	0.3%	277	0.2%	893	0.3%
\$250,000+	123	0.7%	876	0.8%	2,673	1.0%
<b>Aggr Disposable Income (\$Mil)</b>	\$1,080.82		\$5,911.43		\$14,755.36	
<b>Average Disposable Income</b>	\$57,997		\$51,422		\$54,739	
<b>Median Disposable Income</b>	\$51,191		\$43,791		\$46,465	
<b>Aggr Family Income (\$Mil)</b>	\$1,072.15		\$5,584.51		\$14,456.07	
<b>Average Family Income</b>	\$81,745		\$71,928		\$75,966	
<b>Median Family Income</b>	\$74,011		\$63,182		\$66,262	
<b>Aggr Non-family Income (\$Mil)</b>	\$240.21		\$1,491.66		\$3,334.07	
<b>Average Non-family Income</b>	\$43,516		\$39,970		\$42,063	
<b>Median Non-family Income</b>	\$34,288		\$30,665		\$32,144	

	10-MIN CONTOUR		20-MIN CONTOUR		30-MIN CONTOUR	
<b>Total Households</b>	18,636		114,960		269,559	
Average Household Size	2.5		2.5		2.6	
<b>Total Family Households</b>	13,116	70.4%	77,640	67.5%	190,296	70.6%
Families With Children	6,579	50.2%	41,616	53.6%	101,957	53.6%
Average Family Size	3.0		3.0		3.1	
<b>Total Non-family Households</b>	5,520	29.6%	37,320	32.5%	79,263	29.4%
Non-families With Children	70	0.5%	534	0.7%	1,157	0.6%
Average Non-family Size	1.4		1.4		1.4	
<b>Households By Count of Persons</b>						
1 Person	4,477	24.0%	30,828	26.8%	65,076	24.1%
2 Persons	6,526	35.0%	37,108	32.3%	87,900	32.6%
3-4 Persons	6,020	32.3%	36,253	31.5%	89,309	33.1%
5+ Persons	1,612	8.6%	10,769	9.4%	27,268	10.1%
<b>Total Vehicles Available</b>	36,677		205,320		499,381	
<b>Households By Count of Vehicles Available</b>						
0 Vehicles	613	3.3%	7,764	6.8%	16,083	6.0%
1 Vehicle	5,069	27.2%	38,436	33.4%	83,225	30.9%
2 Vehicles	8,697	46.7%	47,364	41.2%	115,444	42.8%
3+ Vehicles	4,255	22.8%	21,390	18.6%	54,794	20.3%
<b>Average Vehicles Per HH</b>	2.0		1.8		1.9	
<b>Total Housing Units</b>	19,651		124,119		289,929	
Owner-Occupied	15,159	77.1%	85,578	68.9%	211,255	72.9%
Renter-Occupied	3,477	17.7%	29,382	23.7%	58,304	20.1%
Vacant	1,015	5.2%	9,159	7.4%	20,370	7.0%

**Demographic Comparison: 2007**  
**Fenton Drive Times**

**Scan/US, Inc.**  
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	10-MIN CONTOUR		20-MIN CONTOUR		30-MIN CONTOUR	
<b>Total Population</b>	50,935		310,133		743,846	
In Households	50,483	99.1%	305,804	98.6%	736,259	99.0%
In Families	42,178	82.8%	249,262	80.4%	615,143	82.7%
In Non-families	8,304	16.3%	56,542	18.2%	121,116	16.3%
In Group Quarters	453	0.9%	4,329	1.4%	7,587	1.0%
<b>Population By Race</b>						
White	48,379	95.0%	253,553	81.8%	618,601	83.2%
Black	1,069	2.1%	43,382	14.0%	98,235	13.2%
American Indian	201	0.4%	1,621	0.5%	3,419	0.5%
Asian/Pacific Islander	424	0.8%	3,001	1.0%	5,977	0.8%
Other Race	258	0.5%	2,253	0.7%	4,517	0.6%
Multi-Racial	604	1.2%	6,323	2.0%	13,098	1.8%
Hispanic Population	848	1.7%	7,242	2.3%	15,346	2.1%
<b>Population By Age &amp; Gender</b>						
< 6 Years	4,187	8.2%	26,365	8.5%	62,742	8.4%
6 - 11 Years	3,976	7.8%	25,921	8.4%	63,772	8.6%
12 - 17 Years	4,106	8.1%	26,102	8.4%	64,517	8.7%
18 - 24 Years	4,016	7.9%	28,275	9.1%	65,870	8.9%
25 - 34 Years	6,765	13.3%	41,062	13.2%	93,881	12.6%
35 - 44 Years	7,759	15.2%	45,460	14.7%	111,207	15.0%
45 - 54 Years	8,275	16.2%	47,901	15.4%	117,444	15.8%
55 - 64 Years	6,218	12.2%	35,104	11.3%	85,892	11.5%
65 - 74 Years	3,250	6.4%	18,628	6.1%	44,829	6.0%
75 - 84 Years	1,732	3.4%	11,085	3.6%	25,154	3.4%
85+ Years	635	1.2%	3,981	1.3%	8,444	1.1%
Median Age	38.6		37.0		37.2	
<b>Males</b>	25,112	49.3%	151,550	48.9%	364,826	49.0%
< 6 Years	2,104	8.4%	13,397	8.8%	32,073	8.8%
6 - 11 Years	2,001	8.0%	13,155	8.7%	32,504	8.9%
12 - 17 Years	2,063	8.2%	13,251	8.7%	33,020	9.1%
18 - 24 Years	2,100	8.4%	14,397	9.5%	33,696	9.2%
25 - 34 Years	3,315	13.2%	20,023	13.2%	45,630	12.5%
35 - 44 Years	3,895	15.5%	22,360	14.8%	54,519	14.9%
45 - 54 Years	4,099	16.3%	23,533	15.5%	57,585	15.8%
55 - 64 Years	3,089	12.3%	17,107	11.3%	42,140	11.6%
65 - 74 Years	1,555	6.2%	8,731	5.8%	20,969	5.7%
75 - 84 Years	713	2.8%	4,450	2.9%	10,209	2.8%
85+ Years	166	0.7%	1,115	0.7%	2,432	0.7%
Median Age, Males	37.9		36.0		36.2	
<b>Females</b>	25,824	50.7%	158,583	51.1%	379,020	51.0%
< 6 Years	2,083	8.1%	12,968	8.2%	30,669	8.1%
6 - 11 Years	1,974	7.6%	12,766	8.1%	31,268	8.2%
12 - 17 Years	2,044	7.9%	12,852	8.1%	31,497	8.3%
18 - 24 Years	1,916	7.4%	13,878	8.8%	32,174	8.5%
25 - 34 Years	3,449	13.4%	21,039	13.3%	48,251	12.7%
35 - 44 Years	3,864	15.0%	23,100	14.6%	56,688	15.0%
45 - 54 Years	4,177	16.2%	24,367	15.4%	59,860	15.8%
55 - 64 Years	3,129	12.1%	17,997	11.3%	43,752	11.5%
65 - 74 Years	1,696	6.6%	10,097	6.4%	23,859	6.3%
75 - 84 Years	1,019	3.9%	6,635	4.2%	14,945	3.9%
85+ Years	469	1.8%	2,866	1.8%	6,012	1.6%
Median Age, Female	39.2		38.0		38.1	

**Demographic Comparison: 2007**  
**Fenton Drive Times**

**Scan/US, Inc.**  
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	10-MIN CONTOUR		20-MIN CONTOUR		30-MIN CONTOUR	
<b>Total Households</b>	20,681		123,268		289,970	
<b>Total Aggregate Income (\$Mil)</b>	\$1,621.85		\$8,632.04		\$21,606.95	
<b>Total Per Capita Income</b>	\$31,841		\$27,833		\$29,048	
<b>Households By Income Level</b>						
< \$10,000	731	3.5%	7,441	6.0%	15,029	5.2%
\$10,000 - \$14,999	324	1.6%	3,056	2.5%	6,377	2.2%
\$15,000 - \$19,999	830	4.0%	7,073	5.7%	15,240	5.3%
\$20,000 - \$24,999	690	3.3%	6,184	5.0%	13,325	4.6%
\$25,000 - \$29,999	721	3.5%	5,748	4.7%	12,826	4.4%
\$30,000 - \$34,999	825	4.0%	6,294	5.1%	14,118	4.9%
\$35,000 - \$39,999	856	4.1%	5,931	4.8%	13,149	4.5%
\$40,000 - \$49,999	1,843	8.9%	11,790	9.6%	26,746	9.2%
\$50,000 - \$59,999	2,052	9.9%	12,389	10.1%	28,047	9.7%
\$60,000 - \$74,999	2,401	11.6%	12,079	9.8%	28,325	9.8%
\$75,000 - \$99,999	3,725	18.0%	19,604	15.9%	48,561	16.7%
\$100,000 - \$124,999	2,240	10.8%	10,218	8.3%	26,302	9.1%
\$125,000 - \$149,999	1,335	6.5%	5,690	4.6%	15,122	5.2%
\$150,000 - \$199,999	1,294	6.3%	5,628	4.6%	14,887	5.1%
\$200,000 - \$249,999	348	1.7%	1,571	1.3%	4,410	1.5%
\$250,000+	448	2.2%	2,503	2.0%	7,369	2.5%
<b>Aggregate HH Income (\$Mil)</b>	\$1,613.68		\$8,512.45		\$21,400.18	
<b>Average HH Income</b>	\$78,028		\$69,057		\$73,801	
<b>Median HH Income</b>	\$70,702		\$60,035		\$64,066	
<b>Households By Disposable Income Level</b>						
< \$10,000	772	3.7%	7,850	6.4%	16,214	5.6%
\$10,000 - \$14,999	343	1.7%	3,342	2.7%	6,993	2.4%
\$15,000 - \$19,999	929	4.5%	7,903	6.4%	16,967	5.9%
\$20,000 - \$24,999	852	4.1%	7,442	6.0%	16,217	5.6%
\$25,000 - \$29,999	1,018	4.9%	7,826	6.3%	17,439	6.0%
\$30,000 - \$34,999	1,088	5.3%	7,532	6.1%	16,784	5.8%
\$35,000 - \$39,999	1,079	5.2%	7,136	5.8%	15,983	5.5%
\$40,000 - \$49,999	2,870	13.9%	17,319	14.1%	39,238	13.5%
\$50,000 - \$59,999	2,215	10.7%	11,100	9.0%	26,039	9.0%
\$60,000 - \$74,999	3,555	17.2%	18,765	15.2%	46,448	16.0%
\$75,000 - \$99,999	2,857	13.8%	13,005	10.6%	33,442	11.5%
\$100,000 - \$124,999	1,537	7.4%	6,624	5.4%	17,402	6.0%
\$125,000 - \$149,999	771	3.7%	3,394	2.8%	9,124	3.1%
\$150,000 - \$199,999	474	2.3%	2,204	1.8%	6,174	2.1%
\$200,000 - \$249,999	109	0.5%	544	0.4%	1,615	0.6%
\$250,000+	193	0.9%	1,218	1.0%	3,763	1.3%
<b>Aggr Disposable Income (\$Mil)</b>	\$1,304.10		\$6,999.69		\$17,474.83	
<b>Average Disposable Income</b>	\$63,059		\$56,784		\$60,264	
<b>Median Disposable Income</b>	\$57,081		\$49,149		\$52,065	
<b>Aggr Family Income (\$Mil)</b>	\$1,289.58		\$6,570.67		\$17,018.70	
<b>Average Family Income</b>	\$91,050		\$80,562		\$84,891	
<b>Median Family Income</b>	\$84,184		\$71,949		\$75,304	
<b>Aggr Non-family Income (\$Mil)</b>	\$323.92		\$1,940.84		\$4,380.43	
<b>Average Non-family Income</b>	\$49,701		\$46,535		\$48,948	
<b>Median Non-family Income</b>	\$44,482		\$38,724		\$40,721	

**Demographic Comparison: 2007**  
**Fenton Drive Times**

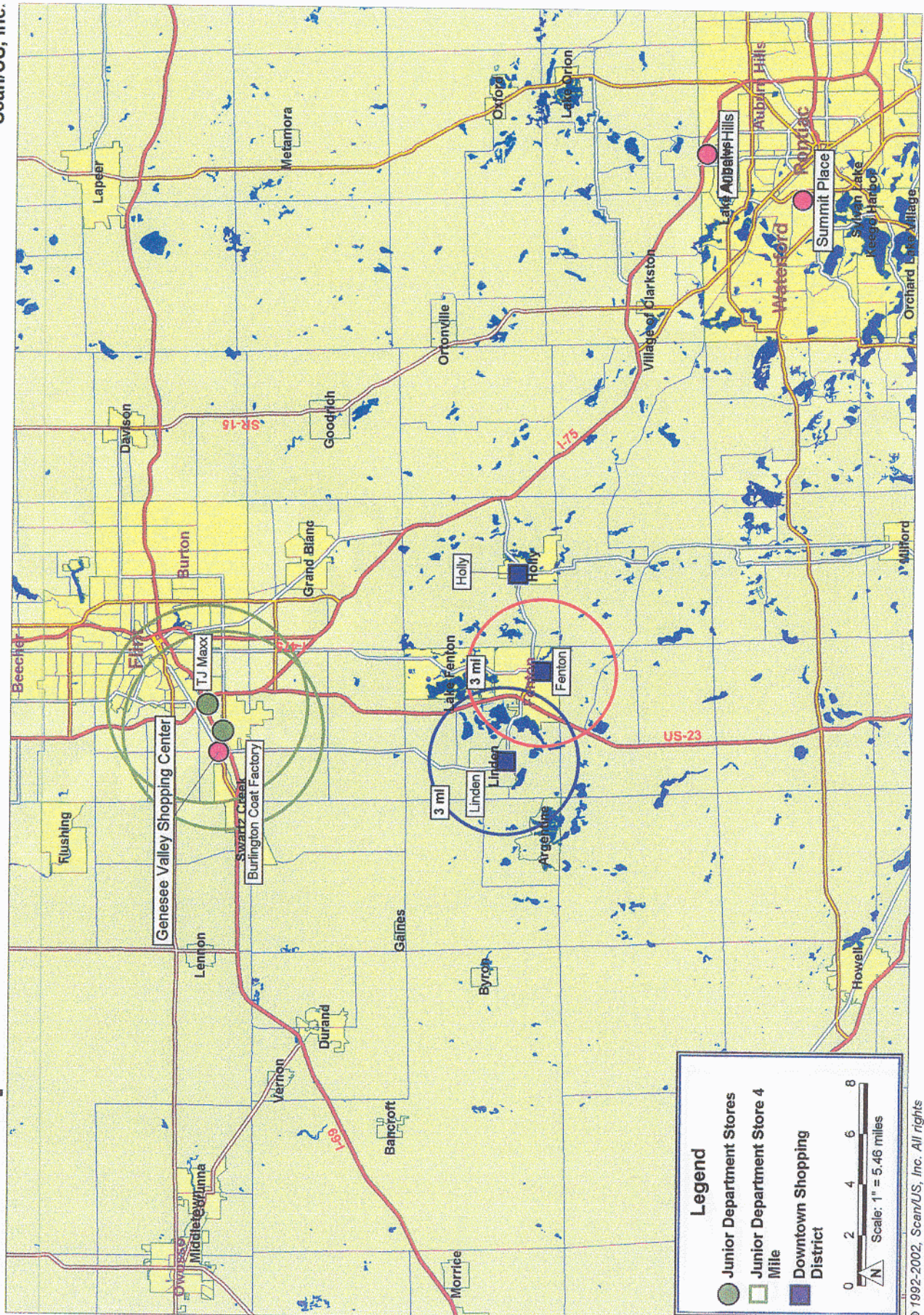
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**07/23/2003**

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	10-MIN CONTOUR		20-MIN CONTOUR		30-MIN CONTOUR	
<b>Total Households</b>	20,681		123,268		289,970	
Average Household Size	2.4		2.5		2.5	
<b>Total Family Households</b>	14,163	68.5%	81,561	66.2%	200,477	69.1%
Families With Children	7,085	50.0%	43,703	53.6%	107,285	53.5%
Average Family Size	3.0		3.1		3.1	
<b>Total Non-family Households</b>	6,517	31.5%	41,707	33.8%	89,492	30.9%
Non-families With Children	91	0.6%	623	0.8%	1,366	0.7%
Average Non-family Size	1.3		1.4		1.4	
<b>Households By Count of Persons</b>						
1 Person	5,265	25.5%	34,214	27.8%	72,959	25.2%
2 Persons	7,065	34.2%	39,098	31.7%	93,183	32.1%
3-4 Persons	6,550	31.7%	38,409	31.2%	94,626	32.6%
5+ Persons	1,800	8.7%	11,547	9.4%	29,197	10.1%
<b>Total Vehicles Available</b>	41,076		222,514		541,821	
<b>Households By Count of Vehicles Available</b>						
0 Vehicles	652	3.2%	8,100	6.6%	16,724	5.8%
1 Vehicle	5,498	26.6%	40,521	32.9%	88,096	30.4%
2 Vehicles	9,690	46.9%	51,141	41.5%	125,131	43.2%
3+ Vehicles	4,839	23.4%	23,502	19.1%	60,009	20.7%
<b>Average Vehicles Per HH</b>	2.0		1.8		1.9	
<b>Total Housing Units</b>	21,814		133,206		312,371	
Owner-Occupied	17,103	78.4%	93,321	70.1%	230,527	73.8%
Renter-Occupied	3,578	16.4%	29,947	22.5%	59,443	19.0%
Vacant	1,134	5.2%	9,938	7.5%	22,402	7.2%

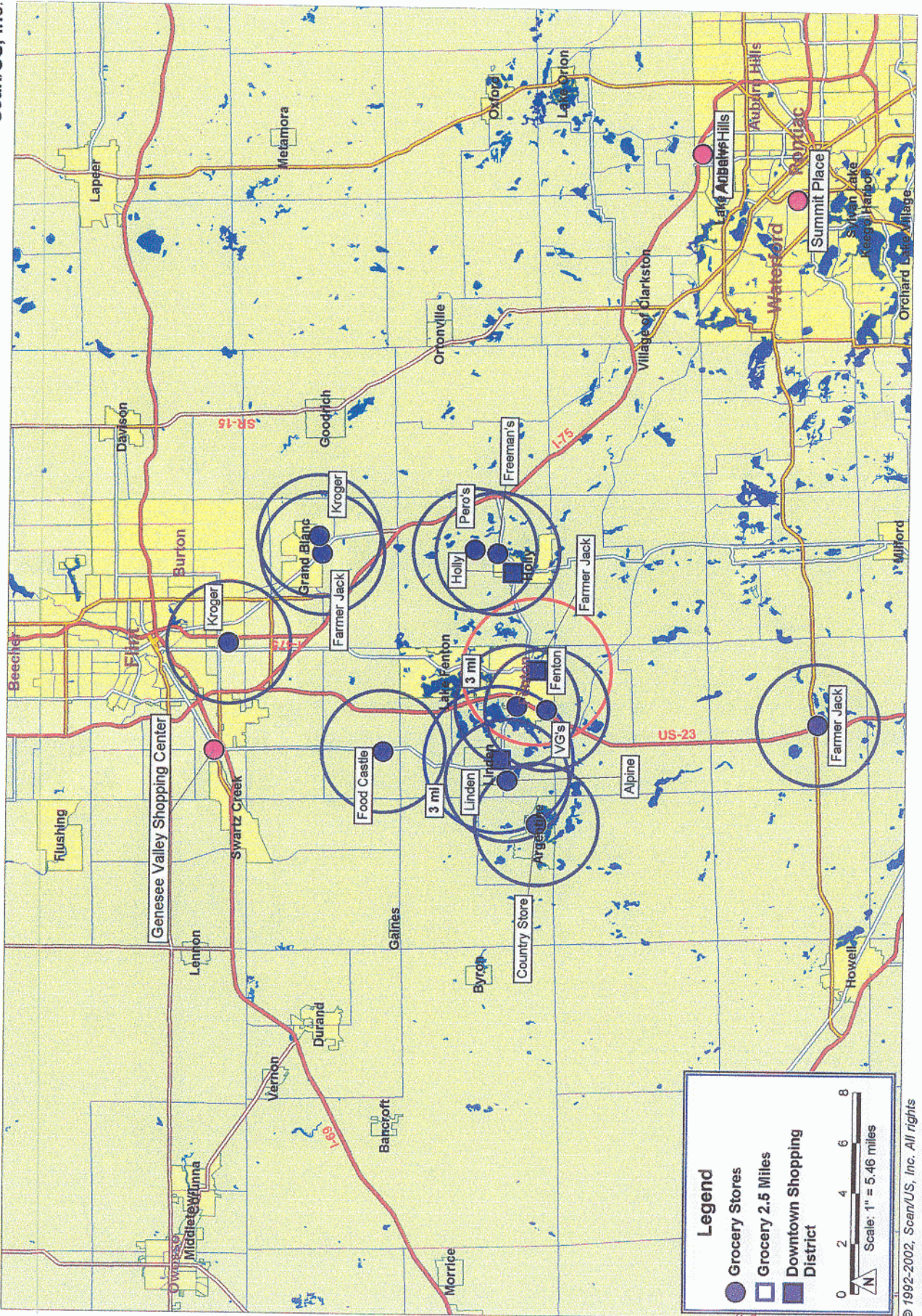
# Junior Department Stores

Scan/US, Inc.



# Grocery Stores

Scan/US, Inc.



**Legend**

- Grocery Stores
- Grocery 2.5 Miles
- Downtown Shopping District

0 2 4 6 8  
Scale: 1" = 5.46 miles

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11/20/03

# Dollar/Variety Stores

Scan/US, Inc.

