

For Sale

Towne Park Corporate Center

A large scale condominium Project in Williamsburg (York County), Virginia



One building is finished and two units have been sold. The balance of the building is available for sale as well as 3 additional pad sites which have been improved with parking, water and sewer.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

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757.327.0333

Tom@CampanaWaltz.com

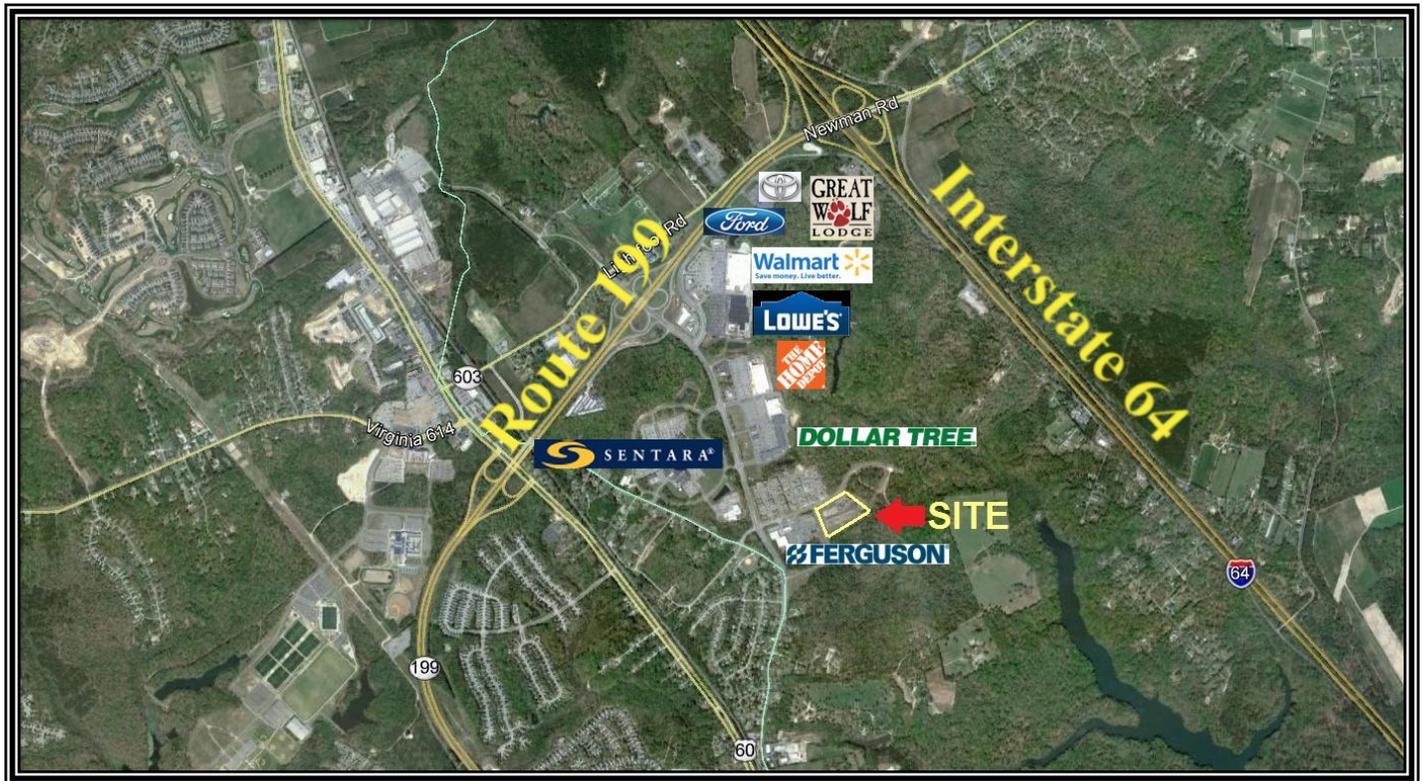
www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

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This offer subject to errors and omissions, or withdrawal, without notice.*

For Sale

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FOR SALE
300 Bulifants Boulevard
Williamsburg, Virginia

Legal Description:

300Z Bulifants Blvd - Towne Park Corporate Center Phase I Common Area
300ZZ Bulifants Blvd - International Center Williamsburg Phase II Parcel 9
400 Bulifants Blvd - International Center Williamsburg Phase II Parcel 10
302-102 Bulifants Blvd - Towne Park Corporate Center Phase, Bldg 302, Unit 102
302-201 Bulifants Blvd - Towne Park Corporate Center Phase, Bldg 302, Unit 201
300-101 Bulifants Blvd-Towne Park Corporate Center Phase, Bldg 300, Unit 101
300-201 Bulifants Blvd - Towne Park Corporate Center Phase, Bldg 300, Unit 201
304-101 Bulifants Blvd -- Towne Park Corporate Center Phase, Bldg 304, Unit 101

Address: Portions of Towne Park Corporate Center
300-400 Bulifants Boulevard
Williamsburg (York County), VA 23188

Location: Southeast corner of Bulifants Boulevard and Roscoe Crossing in Towne Park Corporate Center

Size (acres): +/-8.9264 acres for the entire development

Size (SF): +/-388,834 square feet for the entire development

Shape: Irregular

Topography: Generally level to gently rolling

Drainage: Adequate

Utilities: All utilities available

Easements: There are no known or apparent adverse easements or conditions encumbering the property that would significantly diminish the site's utility.

Encroachments: None noted

Frontage: Good

Visibility: Good

Accessibility: Good, close to Interstate 64 and Route 199

Site Improvements: Concrete curbing and sidewalks, outdoor lighting, signage, landscaping, and asphalt paved parking.

The following estimates the number of parking spaces according to plans provided.

Phase I- 110 spaces (30,544 SF)

Phase II- 117 spaces (45,816 SF)

Phase III - 164 spaces (45,816 SF)

Phase IV - 79 spaces (30,544 SF)

Total Parking - 470 spaces (152,720 SF or 3.51 Acres)

Flood Hazard Zone: FEMA Community Panel Map #51095C0110C, Zone X; areas determined to be outside the 0.2% annual chance floodplain, effective 9/28/07.

However; the flood maps are not site specific.

Soils: A soil report has not been provided. In the absence of such a report, the soil bearing capacity is assumed to be adequate.

Environmental Issues: A Phase I Environmental Report conducted in February 2005 by REMSA was provided. According to the report, it was concluded that no recognized environmental conditions (RECs) were observed on-site. Off-site RECs were not found to represent a source of impairment to the subject property.

Analysis of Site: The subject is of adequate shape and size for development. Reportedly, all infrastructure is in place for the three remaining pad sites (subject). There was a transformer installed for the rear pad site at a cost of approximately \$25,000.

Overview of Project: Towne Park Corporate Center is a developing multi-phased (four planned) project that will consist of three multi-story building clusters slated for division into condominium units, The entire development is situated on approximately +/- 8.93 acres. Plans indicate the total impervious area encompasses 5.85 acres or 65.5% of the site. The total gross building area (GBA) is +/- 152,720 square feet.

Number of Units: Each building in Phase 1 has vacant units available. Building 304 has units on the 1st floor only. Buildings 300 and 302 have units available on both the 1st and 2nd floor.
The unit sizes can vary to accommodate a user's specific needs. Users in the complex have purchased individual units or entire floors within the building.

Number of Building: Phase 1 consists of a cluster of three 2-story office buildings.

Stories/Floor level: Two-stories with units on both the 1st and 2nd floors (See Above)

Foundation: Concrete slab (1st Floor) or wood sub-floor (2nd floor)

Superstructure: Steel/wood frame

Exterior Walls: Brick and wood or composite siding

Building Height: 30 feet

Ceiling Height: 9 to 10 feet

Roof: Composition asphalt shingles over sheathing and frame truss joints

Interior Finish: The units are in a cold dark "shell" state. Finishes consists of unfinished floors, exposed walls and ceilings with insulation, some piping, insulated windows, and wood doors. The 1st floor units did not have slabs and dirt/gravel floors were in place whereas the 2nd floor units had plywood subflooring.

The common areas have ceramic tile floors, painted dry wall, insulated windows, and carpeted stairs.

Sprinklers: Fully sprinklered

HVAC: No HVAC, but most users in the building install package units to provide heat and air conditioning.

Elevators: Two

Actual Age: 1 year

Typical (Economic) Life: 50 years

Remaining Useful Life: 50 years

Deferred Maintenance: None since the units are new

Analysis of Property: All of the units in Phase I are in a "shell state" and are of good quality/condition. Overall, the property is functional and compatible with surrounding uses.

History / Comments: The property is a developing office park, identified as Towne Park Corporate Center, along Bulifants Boulevard. This park is geared towards both medical and traditional office users. This 8.92 acre park will be developed in four phases. Upon completion of the park, there will be a total of +/- 152,720 square feet of GBA. Overall, there will be a total of 12 buildings within four clusters of three structures each that will be two and three stories. Phase 1 of the park has been completed and the infrastructure had been installed for the remaining pad sites. Phase I consists of eight condominiums with a total of +/- 30,544 square feet. Recently, the bank foreclosed on the property and the remaining pad sites have yet to be developed.

Title to the subject property transferred from Cazmers International Center, LLC to Old Point National Bank of Phoebus on December II, 2009 and represented a foreclosure with a consideration of \$7,105,028. Initially the property transferred to P.P. Summers International Center, LLC, from Bulifants, LP in July 12, 2005 for a recorded consideration of \$1,174,976 and included the land for the larger development. Bulifants, LP reportedly acquired the property in a non arm's-length transaction on February 7, 2005.

Pricing:

Bulifants:

<u>Suite #</u>	<u>SF</u>	<u>Price / SF</u>	<u>Sales Price</u>
300 101	4,421	\$120.00	\$530,520.00
300 201	3,933	\$115.00	\$452,295.00
302 102	2,116	\$120.00	\$253,920.00
302 201	3,806	\$115.00	\$437,690.00
304 101	<u>4,421</u>	\$120.00	<u>\$530,520.00</u>
Totals:	18,697		\$2,204,945.00

Pad Sites:

300z	\$725,000.00
300zz	\$725,000.00
400	<u>\$515,000.00</u>
Total:	1,965,000.00

In the event a purchaser buys the property in its entirety, the listed sales price is Three Million Nine Hundred Ninety Nine Thousand and 00/100 Dollars (\$3,999,000.00).

Also included:

- Site Plan
- Aerial Maps
- Location Map



For Additional Information, Please Contact:

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Neighborhood Summary

This section will focus on the market area surrounding the subject and summarize its general characteristics. First, a discussion of the important factors affecting the general area will be presented. Second, the property's immediate neighborhood will be identified and a discussion presented including those specific land uses having an impact on the subject.

Williamsburg; Area

The subject property is located just west of the interchange of State Route 199 and Mooretown Road in York County. York County is part of the Norfolk-Virginia Beach-Newport News, VA Metropolitan Statistical Area. The subject is influenced by the Greater Williamsburg area or the counties of James City, York and the City of Williamsburg. The Charles City County/James City County dividing lines form the northern boundary while the York River is considered the eastern boundary. The Newport News City/James City County dividing line is the southern boundary, while the James and Chickahominy Rivers form the western boundary line.

Major travel and commuter routes within the Williamsburg area help define the character of its development. Major transportation routes include Richmond Road/Pocahontas Trail (Route 60), Merrimac Trail (Route 143), Jamestown Road (Route 31), Bypass Road, Ironbound Road (Route 615), Longhill Road (Route 612), Centreville and/or Greensprings Road (Route 614), State Route 199, Monticello Avenue (Route 321), and John Tyler Highway (Route 5). Routes 60, 5, 321, and 31 provide east to west access through the area while Routes 614 and 615 provide north to south access. Route 60 connects with Route 199 to the southeast which provides access to Interstate 64. There are seven 1-64 interchanges within the Williamsburg area.

Commercial development in the area has been extensive over the recent past. The new Sentara Hospital is less than ¼ mile from the subject property. New retailers include Target, TJ Maxx, Lowe's, Martin's, Steinmart, Marshall's, Belk, Kohl's Best Buy Dick's Sporting Goods, Pier One, Pet smart -IF and Wal-Mart. The most significant new development in the Williamsburg Area will occur on land that is locally referred to as the Casey Tract. The Casey Tract contains about 305 acres and is proposed to contain office, office, research & development industrial, retail and residential uses. This development is called New Town. Other recent development includes an approximate 60 acre parcel within the city limits that is a mixed-use development called High Street. High Street is located along Richmond Road and Ironbound Road.

There are several existing recreational amenities nearby. The most notable of these include: The Jamestown Settlement, Busch Gardens, Water Country USA, Great Wolf Lodge and Colonial Williamsburg (Restored Area). Additionally, numerous golf courses, parks and museums are also within close proximity. Tourism is one of the drivers of the economy but tourism is not the primary generator of retail sales in the Williamsburg trade area, according to H. Blount Hunter Retail Real Estate & Real Estate Research. Tourists do, however, generate a significant share of the region's restaurant sales.

Educational facilities are quite abundant. They include Matthew Whaley Elementary School, James Blair Middle School and Lafayette High School. Higher educational facilities include the College of William and Mary to the northeast and the soon to be established Thomas Nelson Community College.

In 1999, Lowe's Home Improvement opened a 163,000 square foot freestanding store at the northeast quadrant of State Route 199 and Mooretown Road along East Rochambeau Drive. This was the first development in the Cedar Valley Shopping Center. Wal-Mart then opened a 210,000 square foot super center in January 2003 adjacent to Lowe's. Soon thereafter, Sonic constructed a fast food restaurant directly in front of Wal-Mart. Burger King, IHOP and a small strip center with selected tenants like Starbucks, Subway and Game Stop followed. Additional development is planned for Cedar Valley Shopping Center.

Williamsburg Motors moved its Ford/Lincoln Mercury dealership from Second Street in Williamsburg to a 14 acre site to the north of Wal-Mart along East Rochambeau Drive. Construction on the facility was completed in 2004.

Great Wolf Lodge entered the Williamsburg market in spring 2005. It is located along East Rochambeau Drive approximately 1.5 miles northeast of the subject on 84 acres. This \$48 million resort features a log-cabin look and a massive indoor water park. Along with a 75,000 square foot four-story indoor water park, the lodge features 301 all-suite guest rooms, a 7,000 square foot arcade, an outdoor pool, a 2,300 square foot Aveda Concept spa, fitness center, a gift emporium and convenience store, a 250-seat family restaurant and bar, a gift shop and 6,500 square feet of meeting space. The indoor water park includes seven water slides, pools, hot tubs and a giant tree house waterfort. It is only for guests at the lodge, where rates will be \$259 to \$449 a night in peak season, except that large groups such as birthday parties can reserve times if occupancy allows. Eric Lund, a partner and senior vice president of sales and marketing for the company, estimates it will attract at least 400,000 families each year.

A new retail entrant in the area's retail inventory is Williamsburg Marketcenter. This community shopping center is located along Mooretown Road just east of Route 199. The center was anchored by Home Depot, Ukrop's, Petco and Ross. In late 2008, Ukrop's left the center with the intent of opening their store when demand dictates sometime in the future. Ukrop's was sold to Martin's Food but this store was not included. The state of this retail store is unknown.

Another major land use along Mooretown Road is the new Sentara Williamsburg Community Hospital. This \$96 million facility is opened in the summer of 2006 with 139 beds and 339,000 square feet. The hospital is adjacent to the new \$23.4 million Outpatient Care Center. There is also room on site for three separate buildings, possibly for medical offices near the two buildings. The main entrance to the hospital is located on Mooretown Road across the just east of Rochambeau Drive. Finally, Ferguson Enterprises purchased ten acres in July 2001 for construction of a new showroom and warehouse within the International Business Center at 6540 Mooretown Road. Adjacent to Ferguson are several smaller office suites in a park-like setting called Michael Commons and Town Park Corporate Center.

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PLAT AND PLANS OF
PHASE I
**TOWNE PARK CORPORATE CENTER
OFFICE CLUSTER, A CONDOMINIUM**
BUILDING #300

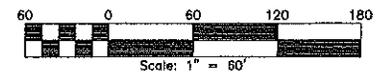
UNITS: 300-101, 302-101, 302-102, 304-101,
300-201, 302-201, 304-201
Brunton District, York County, Virginia

DATE: 11/12/08 SCALE: AS NOTED JOB# 07-359
REVISED: 1/22/09



205-E Bullfants Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 3



INDICATES BUILDING FOOTPRINT
14,850 S.F. / 0.3409 AC.

LEGEND

- Light Pole
- Transformer
- Fire Hydrant
- Denotes Iron Rod Found

LINE TABLE		
L1	S 30°42'44" W	45.72'
L2	S 12°48'54" E	45.80'
L3	S 78°25'06" E	49.95'
L4	N 60°16'45" E	54.88'
L5	S 44°22'42" E	4.82'
L6	N 24°50'00" E	43.85'
L7	N 67°59'09" E	26.16'
L8	N 56°40'33" E	50.99'
L9	N 67°59'09" E	100.24'
L10	N 37°32'55" W	59.70'

ROSCOE CROSSING
(60' R/W)
INSTR. #050025774

BULIFANTS BOULEVARD
(80' R/W)
INSTR. #050002172

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: _____ DATE: _____
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF YORK-ROQUOSSON THIS _____ DAY OF _____ 2009,
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS AS INSTRUMENT NO. _____

TESTE: _____
CLERK

BY: _____

RECORD MERIDIAN
INSTR. #050002172

N/F
BULIFANTS, LP
STORMWATER MANAGEMENT PARCEL
PHASE II
TAX PARCEL 02-19-00-000A
INSTR. # 050002172 (PLAT)

N/F
MOORETOWN COMMONS, LLC
INSTR. # 070001225
PARCEL B
PHASE III
TAX PARCEL 02-19-03-00B
INSTR. # 050025774 (PLAT)

N/F
WLJR, LLC
INSTR. # 050028328
PARCEL 24
PHASE II
TAX PARCEL 02-19-00-024
INSTR. # 050002172 (PLAT)
INSTR. # 050020212 (PLAT)



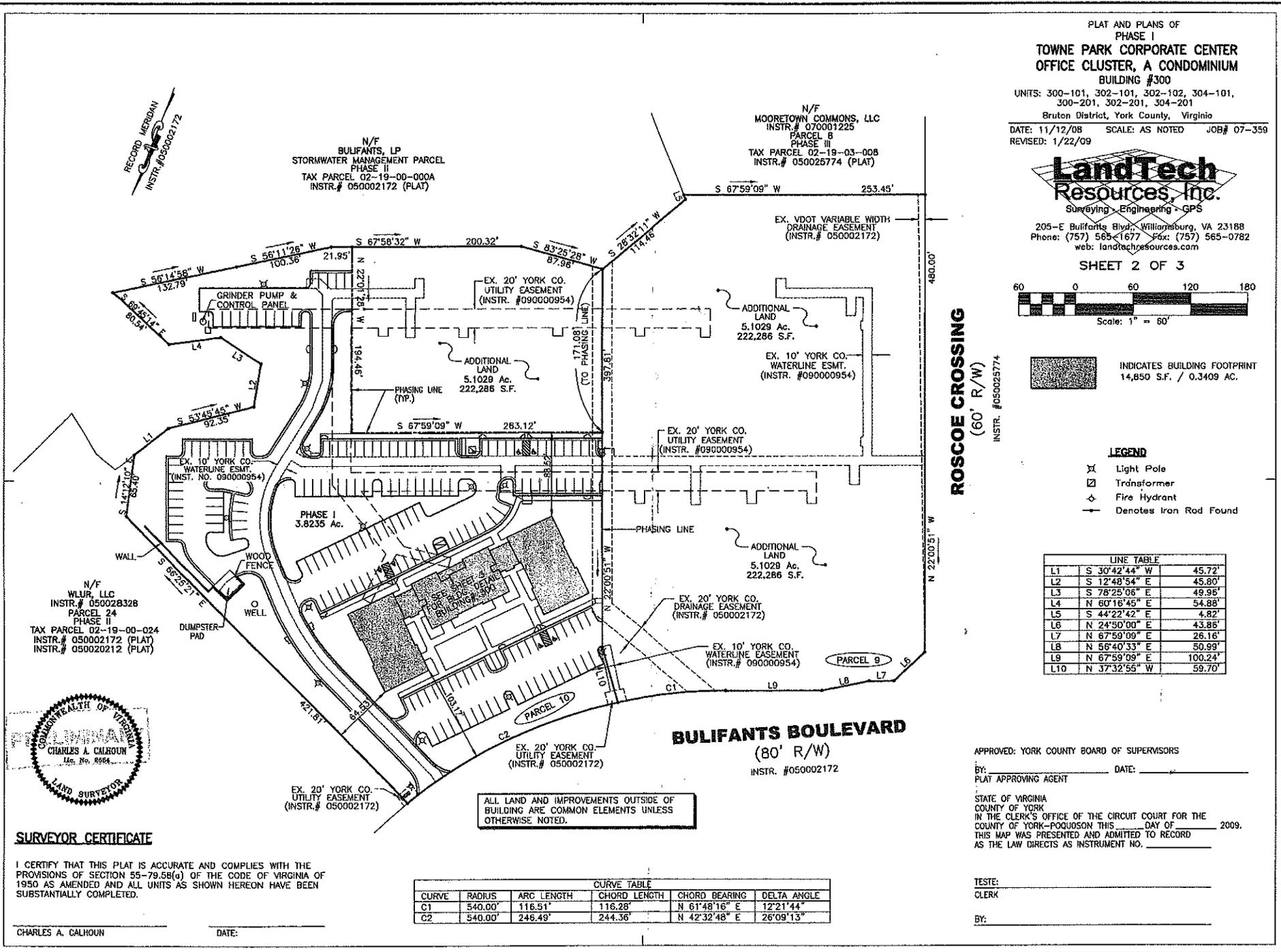
SURVEYOR CERTIFICATE

I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.5B(4) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS AS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

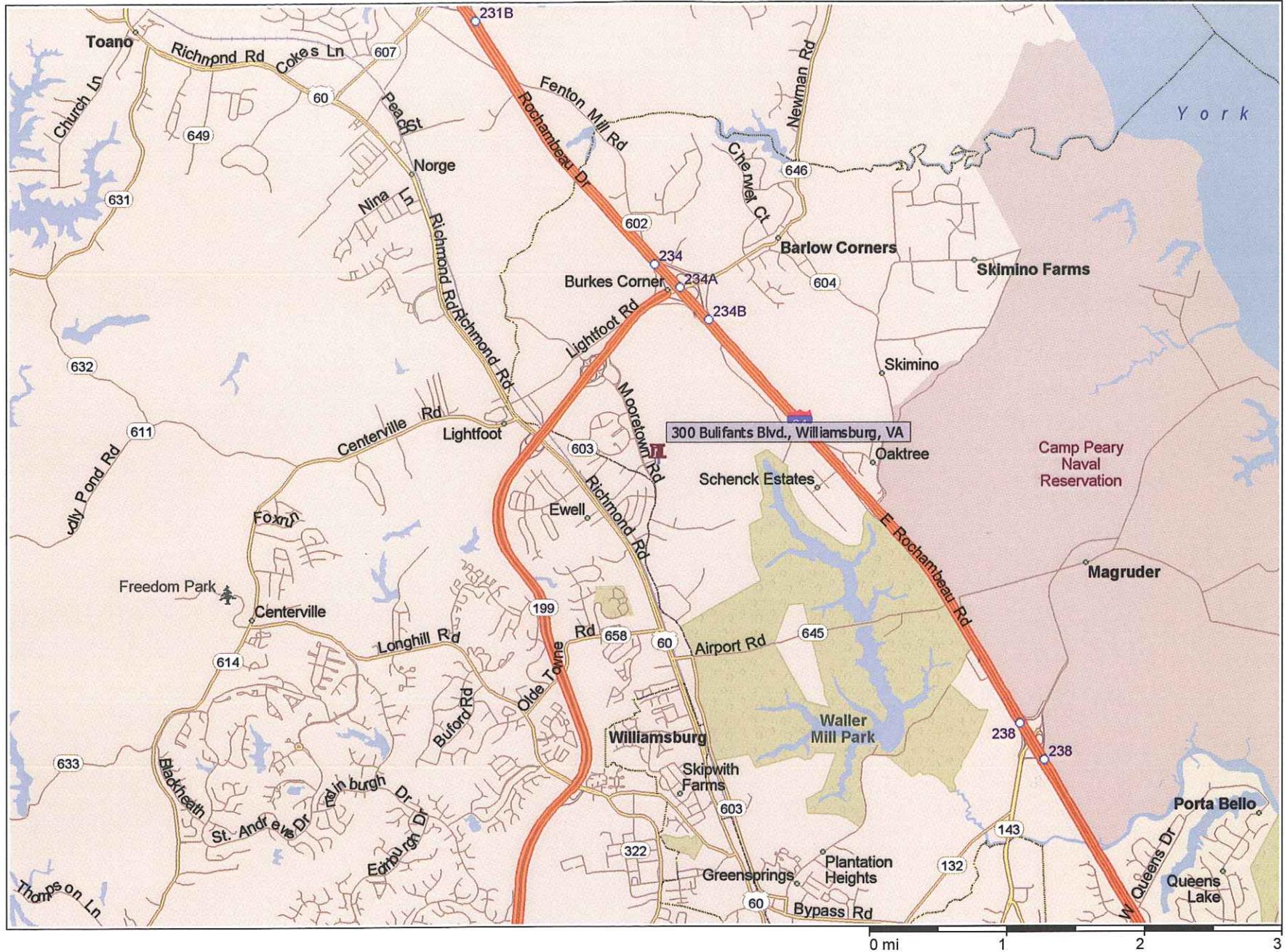
CHARLES A. CALHOUN _____ DATE: _____

ALL LAND AND IMPROVEMENTS OUTSIDE OF BUILDING ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	540.00'	116.51'	116.28'	N 61°48'16" E	12°21'44"
C2	540.00'	246.49'	244.36'	N 42°32'48" E	26°09'13"



Towne Park Corporate Center



AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC



For Sale	For Lease	Sales Comps	Property Records	Market Trends	Community	Add Property
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Select a Property Type



Demographics for 300 Bulifants Blvd., Williamsburg, VA

23188

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	632	8,669	21,827
2011 Female Population	712	9,411	24,622
% 2011 Male Population	47.02%	47.95%	46.99%
% 2011 Female Population	52.98%	52.05%	53.01%
2011 Total Adult Population	1,056	13,600	36,537
2011 Total Daytime Population	4,099	20,910	63,707
2011 Total Daytime Work Population	3,613	11,655	38,692
2011 Median Age Total Population	32	33	36
2011 Median Age Adult Population	40	41	44
2011 Age 0-5	112	1,604	3,580
2011 Age 6-13	115	1,932	4,210
2011 Age 14-17	61	943	2,122
2011 Age 18-20	55	668	2,801
2011 Age 21-24	119	1,201	3,114
2011 Age 25-29	157	1,679	3,459
2011 Age 30-34	94	1,318	2,977
2011 Age 35-39	87	1,307	3,041
2011 Age 40-44	81	1,264	3,058
2011 Age 45-49	92	1,423	3,231
2011 Age 50-54	78	1,243	3,022
2011 Age 55-59	64	1,000	2,808
2011 Age 60-64	64	807	2,507
2011 Age 65-69	57	602	2,064
2011 Age 70-74	43	463	1,596
2011 Age 75-79	26	306	1,155
2011 Age 80-84	21	192	828
2011 Age 85+	17	128	875
% 2011 Age 0-5	8.34%	8.87%	7.71%
% 2011 Age 6-13	8.56%	10.69%	9.06%
% 2011 Age 14-17	4.54%	5.22%	4.57%
% 2011 Age 18-20	4.10%	3.69%	6.03%
% 2011 Age 21-24	8.86%	6.64%	6.70%
% 2011 Age 25-29	11.69%	9.29%	7.45%
% 2011 Age 30-34	7.00%	7.29%	6.41%
% 2011 Age 35-39	6.48%	7.23%	6.55%
% 2011 Age 40-44	6.03%	6.99%	6.58%
% 2011 Age 45-49	6.85%	7.87%	6.96%
% 2011 Age 50-54	5.81%	6.88%	6.51%
% 2011 Age 55-59	4.77%	5.53%	6.05%
% 2011 Age 60-64	4.77%	4.46%	5.40%
% 2011 Age 65-69	4.24%	3.33%	4.44%
% 2011 Age 70-74	3.20%	2.56%	3.44%
% 2011 Age 75-79	1.94%	1.69%	2.49%
% 2011 Age 80-84	1.56%	1.06%	1.78%
% 2011 Age 85+	1.27%	0.71%	1.88%
2011 White Population	932	13,756	35,581
2011 Black Population	286	2,956	6,927
2011 Asian/Hawaiian/Pacific Islander	43	412	1,584
2011 American Indian/Alaska Native	5	66	138
2011 Other Population (Incl 2+ Races)	79	890	2,218
2011 Hispanic Population	85	991	2,505
2011 Non-Hispanic Population	1,259	17,089	43,944
% 2011 White Population	69.29%	76.08%	76.60%
% 2011 Black Population	21.26%	16.35%	14.91%
% 2011 Asian/Hawaiian/Pacific Islander	3.20%	2.28%	3.41%
% 2011 American Indian/Alaska Native	0.37%	0.37%	0.30%
% 2011 Other Population (Incl 2+ Races)	5.87%	4.92%	4.78%
% 2011 Hispanic Population	6.32%	5.48%	5.39%

	1-mi.	3-mi.	5-mi.
Population			
% 2011 Non-Hispanic Population	93.68%	94.52%	94.61%
2000 Non-Hispanic White	676	9,494	24,162
2000 Non-Hispanic Black	207	2,175	5,089
2000 Non-Hispanic Amer Indian/Alaska Native	4	135	178
2000 Non-Hispanic Asian	13	323	821
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	7	11
2000 Non-Hispanic Some Other Race	n/a	5	28
2000 Non-Hispanic Two or More Races	14	195	381
% 2000 Non-Hispanic White	73.96%	76.97%	78.78%
% 2000 Non-Hispanic Black	22.65%	17.63%	16.59%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.44%	1.09%	0.58%
% 2000 Non-Hispanic Asian	1.42%	2.62%	2.68%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.06%	0.04%
% 2000 Non-Hispanic Some Other Race	0.00%	0.04%	0.09%
% 2000 Non-Hispanic Two or More Races	1.53%	1.58%	1.24%
Population Change			
Total Employees	1-mi. n/a	3-mi. n/a	5-mi. n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	1,344	18,080	46,449
2011 Total Households	503	7,312	17,396
Population Change 1990-2011	642	8,006	20,418
Household Change 1990-2011	256	3,647	9,038
% Population Change 1990-2011	91.45%	79.47%	78.44%
% Household Change 1990-2011	103.64%	99.51%	108.14%
Population Change 2000-2011	407	5,494	15,240
Household Change 2000-2011	156	2,317	6,232
% Population Change 2000-2011	43.44%	43.65%	48.83%
% Households Change 2000-2011	44.96%	46.39%	55.82%
Housing			
2000 Total Housing Units	1-mi. 370	3-mi. 5,266	5-mi. 11,823
2000 Occupied Housing Units	352	5,013	11,133
2000 Owner Occupied Housing Units	229	3,599	7,240
2000 Renter Occupied Housing Units	122	1,414	3,893
2000 Vacant Housing Units	18	253	690
% 2000 Occupied Housing Units	95.14%	95.20%	94.16%
% 2000 Owner Occupied Housing Units	62.06%	68.34%	61.24%
% 2000 Renter Occupied Housing Units	33.06%	26.85%	32.93%
% 2000 Vacant Housing Units	4.88%	4.80%	5.84%
Income			
2011 Median Household Income	1-mi. \$51,749	3-mi. \$55,737	5-mi. \$55,432
2011 Per Capita Income	\$23,640	\$29,346	\$29,622
2011 Average Household Income	\$63,164	\$72,563	\$79,093
2011 Household Income < \$10,000	37	417	1,039
2011 Household Income \$10,000-\$14,999	30	257	604
2011 Household Income \$15,000-\$19,999	34	415	772
2011 Household Income \$20,000-\$24,999	14	238	699
2011 Household Income \$25,000-\$29,999	21	262	757
2011 Household Income \$30,000-\$34,999	30	437	1,094
2011 Household Income \$35,000-\$39,999	25	396	930
2011 Household Income \$40,000-\$44,999	22	291	861
2011 Household Income \$45,000-\$49,999	29	379	907
2011 Household Income \$50,000-\$59,999	60	983	1,905
2011 Household Income \$60,000-\$74,999	69	1,201	2,361
2011 Household Income \$75,000-\$99,999	56	889	2,120
2011 Household Income \$100,000-\$124,999	44	531	1,499
2011 Household Income \$125,000-\$149,999	2	163	463
2011 Household Income \$150,000-\$199,999	29	364	862
2011 Household Income \$200,000-\$249,999	1	29	239
2011 Household Income \$250,000-\$499,999	2	60	240
2011 Household Income \$500,000+	n/a	n/a	44
2011 Household Income \$200,000+	2	89	522
% 2011 Household Income < \$10,000	7.33%	5.70%	5.97%
% 2011 Household Income \$10,000-\$14,999	5.94%	3.51%	3.47%
% 2011 Household Income \$15,000-\$19,999	6.73%	5.68%	4.44%
% 2011 Household Income \$20,000-\$24,999	2.77%	3.25%	4.02%
% 2011 Household Income \$25,000-\$29,999	4.16%	3.58%	4.35%
% 2011 Household Income \$30,000-\$34,999	5.94%	5.98%	6.29%
% 2011 Household Income \$35,000-\$39,999	4.95%	5.42%	5.35%
% 2011 Household Income \$40,000-\$44,999	4.36%	3.98%	4.95%

Income

	1-mi.	3-mi.	5-mi.
% 2011 Household Income \$45,000-\$49,999	5.74%	5.18%	5.21%
% 2011 Household Income \$50,000-\$59,999	11.88%	13.44%	10.95%
% 2011 Household Income \$60,000-\$74,999	13.66%	16.43%	13.57%
% 2011 Household Income \$75,000-\$99,999	11.09%	12.16%	12.19%
% 2011 Household Income \$100,000-\$124,999	8.71%	7.26%	8.62%
% 2011 Household Income \$125,000-\$149,999	0.40%	2.23%	2.66%
% 2011 Household Income \$150,000-\$199,999	5.74%	4.98%	4.96%
% 2011 Household Income \$200,000-\$249,999	0.20%	0.40%	1.37%
% 2011 Household Income \$250,000-\$499,999	0.40%	0.82%	1.38%
% 2011 Household Income \$500,000+	0.00%	0.00%	0.25%
% 2011 Household Income \$200,000+	0.40%	1.22%	3.00%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$173,119	\$2,839,383	\$7,451,546
2011 Jewelry Stores	\$130,005	\$2,092,490	\$5,535,593
2011 Mens Clothing Stores	\$256,453	\$4,129,700	\$10,856,559
2011 Shoe Stores	\$242,134	\$3,911,026	\$10,121,328
2011 Womens Clothing Stores	\$471,184	\$7,297,964	\$18,850,877
2011 Automobile Dealers	\$3,652,389	\$53,457,217	\$130,438,761
2011 Automotive Parts/Acc/Repair Stores	\$411,667	\$6,342,973	\$16,131,358
2011 Other Motor Vehicle Dealers	\$118,108	\$1,903,141	\$4,938,961
2011 Tire Dealers	\$110,374	\$1,699,360	\$4,364,567
2011 Hardware Stores	\$51,618	\$1,051,092	\$2,555,080
2011 Home Centers	\$383,482	\$5,643,317	\$13,173,852
2011 Nursery/Garden Centers	\$117,168	\$1,801,386	\$4,607,596
2011 Outdoor Power Equipment Stores	\$55,212	\$709,810	\$1,538,241
2011 Paint/Wallpaper Stores	\$15,615	\$215,201	\$492,375
2011 Appliance/TV/Other Electronics Stores	\$290,332	\$4,724,250	\$12,525,469
2011 Camera/Photographic Supplies Stores	\$52,242	\$810,700	\$2,046,808
2011 Computer/Software Stores	\$164,233	\$2,455,011	\$6,100,000
2011 Beer/Wine/Liquor Stores	\$186,547	\$3,067,303	\$8,032,291
2011 Convenience/Specialty Food Stores	\$259,239	\$6,454,874	\$17,382,846
2011 Restaurant Expenditures	\$1,394,753	\$32,722,341	\$88,886,654
2011 Supermarkets/Other Grocery excl Conv	\$2,303,240	\$35,431,155	\$88,913,767
2011 Furniture Stores	\$323,757	\$5,005,481	\$12,748,791
2011 Home Furnishings Stores	\$184,357	\$3,126,528	\$8,335,059
2011 Gen Merch/Appliance/Furniture Stores	\$2,826,070	\$44,193,154	\$113,240,818
2011 Gasoline Stations w/ Convenience Stores	\$1,556,516	\$27,729,969	\$73,682,304
2011 Other Gasoline Stations	\$1,297,277	\$21,275,094	\$56,299,461
2011 Department Stores excl Leased Depts	\$3,116,402	\$48,917,405	\$125,766,290
2011 General Merchandise Stores	\$2,502,314	\$39,187,672	\$100,492,027
2011 Other Health/Personal Care Stores	\$231,774	\$3,405,359	\$8,330,617
2011 Pharmacies/Drug Stores	\$1,115,511	\$17,027,288	\$42,661,565
2011 Pet/Pet Supplies Stores	\$161,556	\$2,450,077	\$6,085,283
2011 Book/Periodical/Music Stores	\$36,146	\$621,383	\$1,908,610
2011 Hobby/Toy/Game Stores	\$107,009	\$1,194,868	\$2,138,330
2011 Musical Instrument/Supplies Stores	\$30,749	\$464,169	\$1,162,652
2011 Sewing/Needlework/Piece Goods Stores	\$8,236	\$138,074	\$375,256
2011 Sporting Goods Stores	\$97,098	\$2,418,834	\$7,600,289
2011 Video Tape Stores - Retail	\$25,805	\$402,772	\$1,032,278