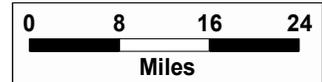
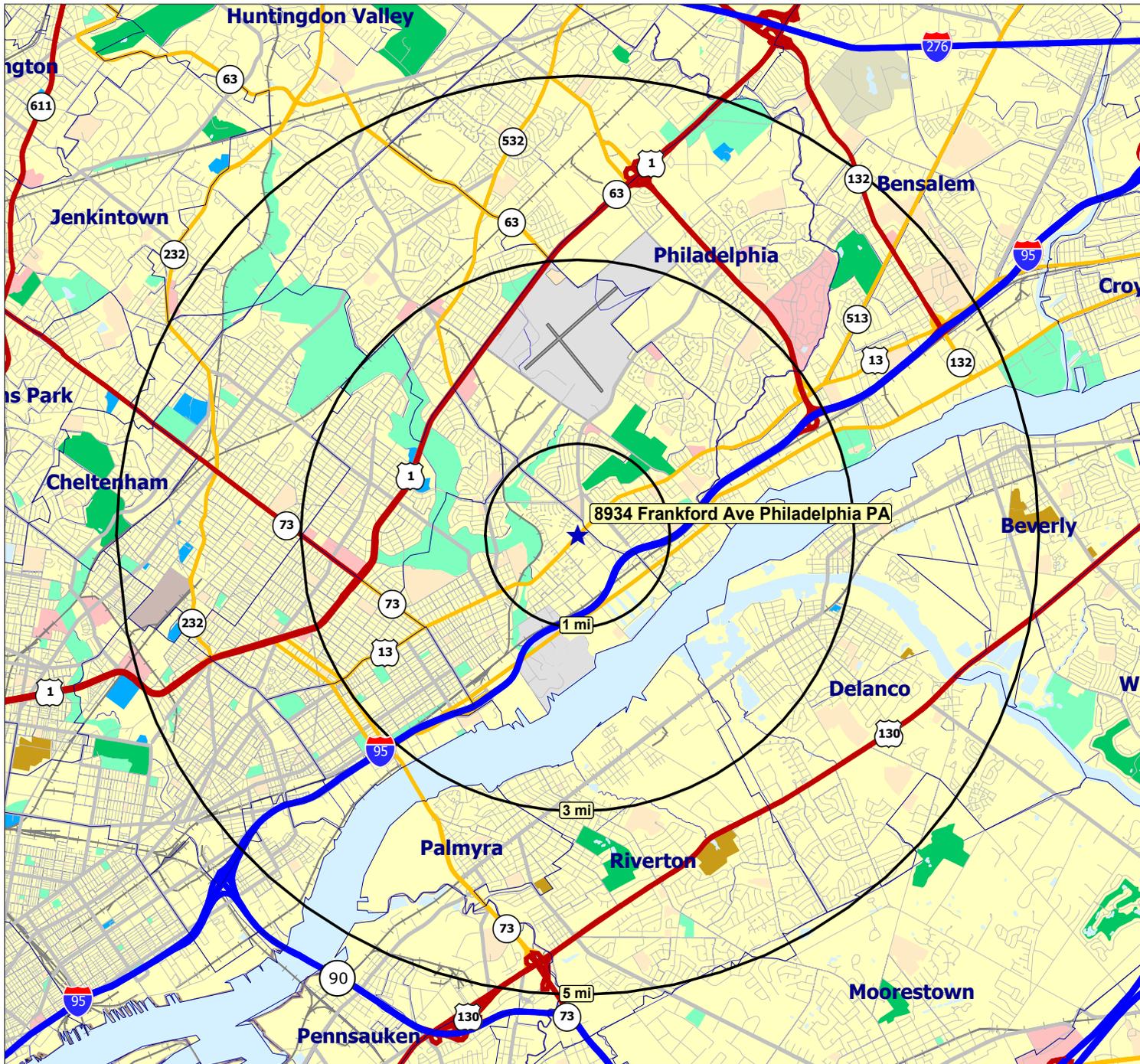


Capmark, Site Overview-8934 Frankford Ave Philadelphia PA



Map layers

- Parks
- ★ Selected Site
- Trade Areas

Landmark Areas

- Military
- Hospital
- Prison
- Educational
- Amusement/Shopping Center
- Government
- Stadium
- Golf Course
- Cemetery





Demographic Ring Report

8934 Frankford Ave Philadelphia PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Population										
Population (1990)	22,155		182,254		457,627		5,435,454		248,710,012	
Population (2000)	21,171		181,517		460,617		5,687,144		281,421,906	
Population (2008)	19,670		173,935		446,614		5,884,485		305,316,813	
Population (2013)	19,653		173,812		448,967		6,030,370		319,924,911	
Population Family (2008)	16,040	81.5%	133,187	76.6%	360,198	80.7%	4,794,191	81.5%	250,367,743	82.0%
Population Group Quarters (2008)	260	1.3%	9,572	5.5%	13,507	3.0%	182,662	3.1%	8,240,628	2.7%
Population CAGR (1990-2008) *	-0.66		-0.26		-0.14		0.44		1.15	
Pct. Population Growth ('90-'00)	-4.44		-0.41		0.65		4.63		13.15	
Pct. Population Growth ('00-'08)	-7.09		-4.18		-3.04		3.47		8.49	
Pct. Population Growth ('08-'13)	-0.09		-0.07		0.53		2.48		4.78	
Geographic Area Size (sq.mi)	3.12		28.26		78.60		4,696.97		3,590,264.51	
Population Density (2008)	6,301.66		6,154.99		5,682.30		1,252.83		85.04	
Population: Urban/Rural Status (2000)										
Urban Population inside Urbanized Areas	21,188	100.1%	181,931	100.2%	460,962	100.1%	5,261,345	92.5%	192,338,121	68.3%
Urban Population inside Urban Clusters	0.0%		0.0%		0.0%		89,375	1.6%	30,020,188	10.7%
Rural Farm Population	0.0%		0.0%		0.0%		8,667	0.2%	2,987,531	1.1%
Rural NonFarm Population	0.0%		0.0%		0.0%		327,757	5.8%	56,076,066	19.9%
Gender (2008)										
2008 Male	9,245	47.0%	84,597	48.6%	215,064	48.2%	2,846,408	48.4%	150,510,358	49.3%
2008 Female	10,425	53.0%	89,337	51.4%	231,550	51.8%	3,038,077	51.6%	154,806,455	50.7%
Population by Race (2008)										
White	15,118	76.9%	133,559	76.8%	331,207	74.2%	4,102,143	69.7%	224,453,567	73.5%
Black	3,135	15.9%	25,250	14.5%	66,481	14.9%	1,212,869	20.6%	37,869,650	12.4%
Asian or Pacific Islander	537	2.7%	6,838	3.9%	22,591	5.1%	272,412	4.6%	14,600,763	4.8%
American Indian/AK National	37	0.2%	293	0.2%	767	0.2%	9,469	0.2%	2,340,063	0.8%
MultiRace	437	2.2%	3,629	2.1%	11,002	2.5%	127,082	2.2%	8,726,924	2.9%
Other Race	407	2.1%	4,366	2.5%	14,566	3.3%	160,510	2.7%	17,325,846	5.7%
Population by Hispanic Origin (2008)										
Hispanic	1,053	5.4%	9,562	5.5%	30,366	6.8%	379,513	6.4%	47,315,892	15.5%
NonHispanic	18,617	94.6%	164,373	94.5%	416,248	93.2%	5,504,972	93.6%	258,000,921	84.5%
Age Distribution (2008)										
0-4	1,262	6.4%	10,482	6.0%	28,181	6.3%	375,405	6.4%	20,632,508	6.8%
5-9	1,137	5.8%	9,224	5.3%	26,244	5.9%	373,658	6.3%	20,148,845	6.6%
10-13	931	4.7%	7,697	4.4%	22,162	5.0%	314,637	5.3%	16,385,125	5.4%
14-17	1,032	5.2%	8,763	5.0%	25,040	5.6%	333,843	5.7%	16,944,386	5.5%
18-24	1,575	8.0%	14,959	8.6%	38,335	8.6%	578,396	9.8%	29,965,645	9.8%
25-34	2,312	11.8%	22,213	12.8%	55,264	12.4%	704,898	12.0%	40,730,852	13.3%
35-44	2,681	13.6%	24,672	14.2%	63,554	14.2%	842,037	14.3%	42,882,647	14.0%

* CAGR: Compound Annual Growth Rate



Demographic Ring Report

8934 Frankford Ave Philadelphia PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Age Distribution (2008)										
45-54	2,927	14.9%	24,485	14.1%	64,463	14.4%	894,646	15.2%	44,226,357	14.5%
55-64	2,511	12.8%	19,972	11.5%	50,731	11.4%	680,247	11.6%	34,132,925	11.2%
65-74	1,707	8.7%	14,256	8.2%	33,998	7.6%	397,478	6.8%	20,363,608	6.7%
75-84	1,173	6.0%	11,748	6.8%	26,387	5.9%	265,186	4.5%	13,216,782	4.3%
85+	439	2.2%	5,597	3.2%	12,541	2.8%	123,455	2.1%	5,665,159	1.9%
Median Age										
Median Age (2000)	38.23		39.29		37.68		35.25		34.30	
Median Age (2008)	39.93		40.43		39.05		37.26		35.89	
Median Age (2013)	41.07		41.33		40.02		38.32		36.84	
Age by Sex (2008)										
Female, Age 0 - 13	1,655	15.9%	13,404	15.0%	37,526	16.2%	523,141	17.2%	27,944,117	18.1%
Female, Age 14 - 17	499	4.8%	4,161	4.7%	12,130	5.2%	163,115	5.4%	8,260,468	5.3%
Female, Age 18 - 24	797	7.6%	6,661	7.5%	18,124	7.8%	284,156	9.4%	14,550,960	9.4%
Female, Age 25 - 34	1,184	11.4%	10,487	11.7%	27,187	11.7%	353,241	11.6%	19,987,185	12.9%
Female, Age 35 - 44	1,341	12.9%	11,823	13.2%	31,647	13.7%	431,547	14.2%	21,391,925	13.8%
Female, Age 45 - 54	1,536	14.7%	12,406	13.9%	32,935	14.2%	463,051	15.2%	22,437,779	14.5%
Female, Age 55 - 64	1,393	13.4%	10,940	12.2%	27,541	11.9%	358,153	11.8%	17,662,021	11.4%
Female, Age 65 - 74	970	9.3%	8,168	9.1%	19,200	8.3%	217,074	7.1%	10,976,314	7.1%
Female, Age 75 - 84	740	7.1%	7,418	8.3%	16,576	7.2%	160,247	5.3%	7,778,968	5.0%
Female, Age 85+	311	3.0%	3,871	4.3%	8,682	3.7%	84,467	2.8%	3,820,513	2.5%
Female Median Age	41.96		43.14		41.19		38.79		37.24	
Male, Age 0-13	1,658	17.9%	13,874	16.4%	38,782	18.0%	541,353	19.0%	29,251,460	19.4%
Male, Age 14-17	533	5.8%	4,603	5.4%	12,910	6.0%	170,728	6.0%	8,683,918	5.8%
Male, Age 18-24	779	8.4%	8,298	9.8%	20,210	9.4%	294,240	10.3%	15,414,685	10.2%
Male, Age 25-34	1,128	12.2%	11,726	13.9%	28,076	13.1%	351,657	12.4%	20,743,667	13.8%
Male, Age 35-44	1,340	14.5%	12,849	15.2%	31,907	14.8%	410,490	14.4%	21,490,722	14.3%
Male, Age 45-54	1,391	15.0%	12,079	14.3%	31,528	14.7%	431,595	15.2%	21,788,578	14.5%
Male, Age 55-64	1,118	12.1%	9,031	10.7%	23,191	10.8%	322,094	11.3%	16,470,904	10.9%
Male, Age 65-74	737	8.0%	6,088	7.2%	14,798	6.9%	180,404	6.3%	9,387,294	6.2%
Male, Age 75-84	433	4.7%	4,330	5.1%	9,810	4.6%	104,939	3.7%	5,437,814	3.6%
Male, Age 85+	129	1.4%	1,726	2.0%	3,859	1.8%	38,988	1.4%	1,844,646	1.2%
Male, Median Age	37.73		37.69		36.79		35.67		34.56	
Marital Status (2008)										
Never Married	4,720	29.2%	43,022	29.7%	107,810	29.6%	1,415,074	29.9%	64,637,695	26.5%
Now Married	7,685	47.6%	65,989	45.6%	173,970	47.7%	2,337,271	49.3%	127,444,321	52.2%
Separated	770	4.8%	8,679	6.0%	19,362	5.3%	265,411	5.6%	12,786,810	5.2%
Widowed	1,538	9.5%	15,479	10.7%	34,863	9.6%	347,037	7.3%	15,653,044	6.4%
Divorced	1,438	8.9%	11,584	8.0%	28,638	7.9%	374,814	7.9%	23,462,677	9.6%

* CAGR: Compound Annual Growth Rate



Demographic Ring Report

8934 Frankford Ave Philadelphia PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Marital Status (2008)										
Population Age 15+	16,152	82.1%	144,753	83.2%	364,642	81.6%	4,739,607	80.5%	243,984,547	79.9%
Educational Attainment (2008)										
Less than 9th Grade	542	3.9%	6,171	5.0%	14,561	4.7%	154,393	4.0%	12,483,769	6.2%
Some High School	1,588	11.5%	14,110	11.5%	32,839	10.7%	319,079	8.2%	17,561,471	8.7%
High School Graduates	6,746	49.1%	54,740	44.5%	131,133	42.7%	1,283,140	32.8%	61,595,298	30.6%
Some College	1,986	14.4%	17,395	14.1%	46,503	15.2%	621,713	15.9%	38,173,701	19.0%
Associate's Degree	723	5.3%	7,058	5.7%	18,068	5.9%	264,972	6.8%	15,535,305	7.7%
Bachelor's Degree	1,522	11.1%	15,899	12.9%	42,268	13.8%	777,422	19.9%	35,327,843	17.6%
Graduate School	645	4.7%	7,570	6.2%	21,566	7.0%	487,228	12.5%	20,540,943	10.2%
Population Age 25+	13,751	69.9%	122,943	70.7%	306,937	68.7%	3,907,947	66.4%	201,218,330	65.9%
Educational Enrollment (2000)										
Public PreSchool	87	1.8%	890	2.2%	2,983	2.7%	47,926	3.0%	2,665,029	3.5%
Private PreSchool	211	4.4%	1,685	4.2%	4,561	4.1%	67,545	4.3%	2,291,171	3.0%
Public Elem/High	1,834	38.4%	15,412	38.5%	51,357	46.1%	879,604	56.0%	48,365,904	63.1%
Private Elem/High	1,724	36.1%	13,457	33.6%	29,993	26.9%	218,120	13.9%	5,814,881	7.6%
Enrolled in College	920	19.3%	8,550	21.4%	22,542	20.2%	358,691	22.8%	17,477,544	22.8%
Total Enrolled in School	4,775	22.6%	39,994	22.0%	111,436	24.2%	1,571,886	27.6%	76,614,529	27.2%
Population by Age by Poverty Level (2000)										
Above 1999 Poverty Level < 65 yrs old	14,874	70.3%	126,318	69.6%	334,220	72.6%	4,276,963	75.2%	209,923,646	74.6%
Above 1999 Poverty Level 65+ yrs old	3,402	16.1%	30,339	16.7%	68,464	14.9%	652,601	11.5%	30,058,774	10.7%
Below 1999 Poverty Level < 65 yrs old	2,349	11.1%	13,034	7.2%	37,969	8.2%	531,974	9.4%	30,612,038	10.9%
Below 1999 Poverty Level 65+ yrs old	463	2.2%	3,578	2.0%	7,970	1.7%	66,975	1.2%	3,287,774	1.2%
Households										
Households (1990)	8,487		71,424		176,779		1,990,035		91,947,641	
Households (2000)	8,640		72,705		179,360		2,134,403		105,480,101	
Households (2008)	7,876		68,211		170,797		2,177,327		113,634,428	
Households (2013)	7,885		68,312		171,977		2,221,268		118,653,088	
Households CAGR (1990-2008) *	-0.41		-0.26		-0.19		0.50		1.18	
Pct. Household Growth ('90-'00)	1.81		1.79		1.46		7.25		14.72	
Pct. Household Growth ('00-'08)	-8.85		-6.18		-4.77		2.01		7.73	
Pct. Household Growth ('08-'13)	0.11		0.15		0.69		2.02		4.42	
Median Household Income by Age (2008)										
Age < 25	26,100		32,615		31,992		28,822		28,988	
Age 25-34	45,891		48,059		48,704		54,956		47,682	
Age 35-44	51,234		52,806		54,987		67,780		60,306	
Age 45-54	58,298		60,748		64,622		80,095		69,357	
Age 55-64	53,886		55,065		59,259		69,744		61,074	
Age 65-74	40,679		41,788		44,473		48,329		43,336	

* CAGR: Compound Annual Growth Rate



Demographic Ring Report

8934 Frankford Ave Philadelphia PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Median Household Income by Age (2008)										
Age 75+	35,766		34,337		36,140		37,126		33,046	
Median Household Income										
Median Household Income (1990)	30,225		31,483		32,775		35,731		30,098	
Median Household Income (2000)	39,329		39,818		41,709		48,308		42,306	
Median Household Income (2008)	48,711		48,820		51,765		60,662		52,683	
Median Household Income (2013)	54,139		54,039		57,490		67,512		58,409	
Median Household Income CAGR (1990-2008) *	2.69		2.47		2.57		2.98		3.16	
Per Capita Income										
Per Capita Income (2000)	18,147		18,780		19,111		23,578		21,231	
Per Capita Income (2008)	21,521		22,070		22,357		29,682		26,464	
Per Capita Income (2013)	23,242		24,023		24,439		33,198		29,566	
Average Household Income										
Average Household Income (2000)	44,650		47,086		49,293		62,795		56,612	
Average Household Income (2008)	52,066		52,442		56,044		77,546		68,953	
Average Household Income (2013)	56,052		56,842		61,122		87,165		77,416	
Median Disposable Income										
Median Disposable Income (2008)	41,143		41,445		43,538		50,205		44,384	
Median Disposable Income (2013)	45,189		45,282		47,725		55,645		48,616	
Aggregate Income (\$MM)										
Aggregate Income (2008)	423.32		3,838.72		9,984.76		174,660.41		8,079,971.24	
Aggregate Income (2013)	456.79		4,175.51		10,972.19		200,197.14		9,458,867.34	
HH Income Distribution (2008)										
< \$10K	683	8.7%	5,260	7.7%	13,866	8.1%	161,632	7.4%	8,625,364	7.6%
\$10-\$14,999	386	4.9%	3,221	4.7%	7,388	4.3%	74,843	3.4%	4,710,098	4.1%
\$15 - \$ 24,999	1,010	12.8%	8,374	12.3%	18,691	10.9%	188,293	8.6%	11,660,979	10.3%
\$25 - \$ 34,999	908	11.5%	7,819	11.5%	19,093	11.2%	193,715	8.9%	11,923,334	10.5%
\$35 - \$ 49,999	1,190	15.1%	10,902	16.0%	26,268	15.4%	287,033	13.2%	16,836,014	14.8%
\$50 - \$ 74,999	1,645	20.9%	14,050	20.6%	34,702	20.3%	399,669	18.4%	21,903,087	19.3%
\$75 - \$99,999	1,012	12.8%	8,676	12.7%	22,212	13.0%	293,973	13.5%	14,094,229	12.4%
\$100 - \$149,999	783	9.9%	7,392	10.8%	20,364	11.9%	335,315	15.4%	14,167,475	12.5%
\$150 - \$199,999	139	1.8%	1,556	2.3%	4,867	2.8%	117,855	5.4%	4,617,956	4.1%
\$200K+	119	1.5%	961	1.4%	3,347	2.0%	124,999	5.7%	5,095,892	4.5%
Size of Household (2000)										
1 Person Household (2000)	2,614	30.3%	23,675	32.6%	52,885	29.5%	574,377	26.9%	27,230,075	25.8%
2 Person Household (2000)	2,757	31.9%	22,593	31.1%	54,628	30.5%	654,569	30.7%	34,418,046	32.6%
3 Person Household (2000)	1,460	16.9%	11,483	15.8%	29,577	16.5%	359,205	16.8%	17,439,027	16.5%
4 Person Household (2000)	1,033	12.0%	8,730	12.0%	24,314	13.6%	315,361	14.8%	14,973,089	14.2%

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Demographic Ring Report

8934 Frankford Ave Philadelphia PA

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Variable	1 mi		3 mi		5 mi		CBSA		USA	
Size of Household (2000)										
5 Person Household (2000)	520	6.0%	4,225	5.8%	11,805	6.6%	148,450	7.0%	6,936,886	6.6%
6 Person Household (2000)	171	2.0%	1,378	1.9%	4,098	2.3%	52,800	2.5%	2,636,134	2.5%
7+ Person Household (2000)	85	1.0%	621	0.9%	2,053	1.1%	29,642	1.4%	1,846,844	1.8%
Size of Household (2008)										
1 Person Household (2008)	3,012	38.2%	27,278	40.0%	61,909	36.2%	660,257	30.3%	31,592,056	27.8%
2 Person Household (2008)	1,669	21.2%	14,458	21.2%	37,291	21.8%	570,315	26.2%	34,180,273	30.1%
3 Person Household (2008)	902	11.5%	7,605	11.1%	20,593	12.1%	313,943	14.4%	17,235,325	15.2%
4 Person Household (2008)	1,290	16.4%	10,785	15.8%	28,973	17.0%	365,949	16.8%	17,323,330	15.2%
5 Person Household (2008)	649	8.2%	5,285	7.7%	14,176	8.3%	171,743	7.9%	8,048,333	7.1%
6 Person Household (2008)	228	2.9%	1,825	2.7%	5,076	3.0%	60,917	2.8%	3,078,462	2.7%
7+ Person Household (2008)	126	1.6%	975	1.4%	2,780	1.6%	34,203	1.6%	2,176,648	1.9%
Age of Householder (2008)										
Age of Householder <25	305	3.9%	2,372	3.5%	6,134	3.6%	88,712	4.1%	5,850,843	5.1%
Age of Householder 25-34	1,004	12.7%	9,069	13.3%	23,331	13.7%	307,874	14.1%	18,113,056	15.9%
Age of Householder 35-44	1,392	17.7%	12,096	17.7%	31,933	18.7%	429,052	19.7%	22,034,540	19.4%
Age of Householder 45-54	1,654	21.0%	13,441	19.7%	35,360	20.7%	489,001	22.5%	24,212,294	21.3%
Age of Householder 55-64	1,437	18.2%	11,408	16.7%	28,824	16.9%	389,214	17.9%	19,414,926	17.1%
Age of Householder 65-74	1,065	13.5%	8,795	12.9%	20,757	12.2%	240,732	11.1%	12,354,271	10.9%
Age of Householder 75+	1,020	13.0%	11,031	16.2%	24,459	14.3%	232,742	10.7%	11,654,498	10.3%
Age of Householder, Median	51.59		52.28		51.02		49.38		48.47	
Vehicles Available (2008)										
Total Vehicles Available	10,612		91,868		242,308		3,643,186		210,409,627	
Household: 0 Vehicles Available	1,521	19.3%	12,914	18.9%	30,636	17.9%	292,054	13.4%	9,503,267	8.4%
Household: 1 Vehicles Available	3,324	42.2%	29,324	43.0%	69,911	40.9%	735,227	33.8%	37,350,322	32.9%
Household: 2+ Vehicles Available	3,031	38.5%	25,974	38.1%	70,250	41.1%	1,150,046	52.8%	66,780,839	58.8%
Households by Type (2000)										
Family Households	5,649	65.4%	45,609	62.7%	118,310	66.0%	1,440,061	67.5%	71,787,347	68.1%
Married Couple Family	3,891	45.0%	33,120	45.6%	85,342	47.6%	1,046,976	49.1%	54,493,232	51.7%
Married Couple Family With Children	1,447	16.7%	13,308	18.3%	36,560	20.4%	481,668	22.6%	24,835,505	23.5%
Married Couple Family No Children	2,444	28.3%	19,812	27.2%	48,782	27.2%	565,309	26.5%	29,657,727	28.1%
Male Householder, no wife present	377	4.4%	3,195	4.4%	8,248	4.6%	89,829	4.2%	4,394,012	4.2%
Male Householder, no wife present With Children	151	1.7%	1,289	1.8%	3,536	2.0%	40,883	1.9%	2,190,989	2.1%
Male Householder, no wife present No Children	227	2.6%	1,906	2.6%	4,711	2.6%	48,946	2.3%	2,203,023	2.1%
Female Householder, no wife present	1,381	16.0%	9,295	12.8%	24,721	13.8%	303,256	14.2%	12,900,103	12.2%
Female Householder, no wife present With Children	710	8.2%	4,229	5.8%	12,325	6.9%	161,097	7.5%	7,561,874	7.2%
Female Householder, no wife present No Children	670	7.8%	5,066	7.0%	12,396	6.9%	142,159	6.7%	5,338,229	5.1%
Male Householder	219	2.5%	1,947	2.7%	4,723	2.6%	67,380	3.2%	3,776,997	3.6%
Female Householder	158	1.8%	1,474	2.0%	3,441	1.9%	52,585	2.5%	2,685,682	2.5%

* CAGR: Compound Annual Growth Rate



Demographic Ring Report

8934 Frankford Ave Philadelphia PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Households by Type (2000)										
Non-Family Households	2,992	34.6%	27,096	37.3%	61,049	34.0%	694,342	32.5%	33,692,754	31.9%
Households by Type (2008)										
Married Couple Family w/ Children	1,037	13.2%	9,718	14.2%	28,138	16.5%	462,208	21.2%	25,458,184	22.4%
Lone Parent Male w/ Children	175	2.2%	1,538	2.3%	4,315	2.5%	54,300	2.5%	3,087,484	2.7%
Lone Parent Female w/ Children	756	9.6%	5,296	7.8%	15,184	8.9%	202,545	9.3%	9,901,570	8.7%
Married Couple Family wo/ Children	1,985	25.2%	16,524	24.2%	41,600	24.4%	538,546	24.7%	30,379,785	26.7%
Lone Parent Male wo/ Children	200	2.5%	1,762	2.6%	4,384	2.6%	47,561	2.2%	2,274,968	2.0%
Lone Parent Female wo/ Children	443	5.6%	3,541	5.2%	8,709	5.1%	101,877	4.7%	4,355,303	3.8%
Non-family Male Head w/ Children	22	0.3%	128	0.2%	351	0.2%	4,216	0.2%	291,246	0.3%
Non-family Female Head w/ Children	1	0.0%	9	0.0%	31	0.0%	709	0.0%	89,796	0.1%
Lone Male Householder	1,210	15.4%	10,409	15.3%	24,133	14.1%	276,656	12.7%	14,016,381	12.3%
Lone Female Householder	1,802	22.9%	16,868	24.7%	37,776	22.1%	383,601	17.6%	17,575,715	15.5%
Non Family Households	3,280	41.6%	29,832	43.7%	68,468	40.1%	770,290	35.4%	38,177,134	33.6%
Housing Units by Occupancy Status (2000)										
Total	9,069		75,960		188,311		2,281,824		115,904,641	
Occupied	8,640	95.3%	72,705	95.7%	179,360	95.2%	2,134,403	93.5%	105,480,101	91.0%
Vacant	428	4.7%	3,255	4.3%	8,951	4.8%	147,421	6.5%	10,424,540	9.0%
Owner-Occupied	5,576	64.5%	48,526	66.7%	123,111	68.6%	1,493,584	70.0%	69,815,753	66.2%
Renter-Occupied	3,065	35.5%	24,180	33.3%	56,248	31.4%	640,819	30.0%	35,664,348	33.8%
Gross Median Rent	328		491		488		562		517	
Housing Units by Occupancy Status (2008)										
Total Housing Units	8,691		74,845		187,779		2,405,476		129,657,009	
Vacant Units	815	9.4%	6,633	8.9%	16,982	9.0%	228,149	9.5%	16,022,581	12.4%
Occupied Units	7,876	90.6%	68,211	91.1%	170,797	91.0%	2,177,327	90.5%	113,634,428	87.6%
Renter Occupied Units	2,745	34.9%	23,085	33.8%	54,441	31.9%	625,281	28.7%	36,833,603	32.4%
Owner Occupied Units	5,131	65.1%	45,126	66.2%	116,356	68.1%	1,552,046	71.3%	76,800,825	67.6%
Vacant Units (2000)										
For Rent	232	54.2%	1,269	39.0%	3,249	36.3%	43,191	29.3%	2,614,652	25.1%
For Sale	59	13.8%	639	19.6%	1,673	18.7%	20,895	14.2%	1,204,318	11.6%
Rented or Sold, Not Occupied	32	7.5%	292	9.0%	901	10.1%	14,927	10.1%	702,435	6.7%
Seasonal	16	3.7%	172	5.3%	400	4.5%	8,212	5.6%	3,578,718	34.3%
Migrant Workers		0.0%		0.0%	3	0.0%	195	0.1%	25,498	0.2%
Other	90	21.0%	883	27.1%	2,726	30.5%	60,001	40.7%	2,298,919	22.1%
Owner Occupied Housing Values (2000)										
Under \$25,000	292	5.2%	442	0.9%	1,536	1.2%	55,940	3.7%	3,953,640	5.7%
\$25,000-\$49,999	228	4.1%	2,613	5.4%	11,151	9.1%	122,335	8.2%	6,475,801	9.3%
\$50,000-\$79,999	1,790	32.1%	18,271	37.7%	40,407	32.8%	197,465	13.2%	11,448,814	16.4%
\$80,000-\$99,999	1,681	30.1%	16,331	33.7%	31,610	25.7%	199,477	13.4%	9,240,544	13.2%

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Demographic Ring Report

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Owner Occupied Housing Values (2000)										
\$100,000-\$149,999	1,309	23.5%	8,626	17.8%	26,161	21.2%	392,631	26.3%	15,196,562	21.8%
\$150,000-\$199,999	218	3.9%	1,595	3.3%	9,103	7.4%	246,322	16.5%	9,367,504	13.4%
\$200,000-\$299,999	25	0.4%	446	0.9%	2,328	1.9%	175,122	11.7%	7,800,967	11.2%
\$300,000-\$399,999	7	0.1%	102	0.2%	375	0.3%	54,103	3.6%	2,909,852	4.2%
\$400,000-\$499,999		0.0%	9	0.0%	164	0.1%	21,368	1.4%	1,363,814	2.0%
\$500,000+	25	0.4%	91	0.2%	275	0.2%	28,822	1.9%	2,058,255	2.9%
Median Housing Value	80,885		84,784		90,341		121,114		111,832	
Owner Occupied Units in Structure (2000)										
Single Units Detached	1,327	23.8%	8,830	18.2%	34,116	27.7%	905,466	60.6%	56,278,427	80.6%
Single Units Attached	3,968	71.2%	35,834	73.8%	81,211	65.9%	499,283	33.4%	3,820,475	5.5%
Double Units	194	3.5%	1,948	4.0%	4,193	3.4%	18,982	1.3%	1,164,748	1.7%
3-9 Units	74	1.3%	682	1.4%	1,480	1.2%	18,211	1.2%	1,139,305	1.6%
10-19 Units		0.0%	575	1.2%	999	0.8%	7,379	0.5%	368,227	0.5%
20-49 Units	9	0.2%	313	0.6%	390	0.3%	5,094	0.3%	407,561	0.6%
50+ Units	2	0.0%	329	0.7%	594	0.5%	13,707	0.9%	725,672	1.0%
Mobile Home or Trailer		0.0%	17	0.0%	149	0.1%	24,698	1.7%	5,853,314	8.4%
All Other		0.0%	20	0.0%	28	0.0%	191	0.0%	85,625	0.1%
Single/Multiple Unit Ratio	12.90		15.92		15.35		22.17		15.79	
Total Units (Calculated Base)	5,574		48,548		123,158		1,493,011		69,843,354	
Total Housing Units by Year Built (2000)										
Built 1999-March 2000		0.0%	143	0.2%	656	0.3%	30,627	1.3%	2,754,854	2.4%
1995-1998	77	0.8%	379	0.5%	1,449	0.8%	91,998	4.0%	8,478,685	7.3%
1990-1994	97	1.1%	944	1.2%	2,492	1.3%	111,861	4.9%	8,466,808	7.3%
1980-1989	310	3.4%	4,265	5.6%	9,555	5.1%	241,283	10.6%	18,326,549	15.8%
1970-1979	932	10.3%	10,094	13.3%	23,447	12.5%	301,240	13.2%	21,438,951	18.5%
1960-1969	2,652	29.2%	16,643	21.9%	40,476	21.5%	322,383	14.1%	15,912,148	13.7%
1950-1959	2,703	29.8%	19,184	25.3%	45,010	23.9%	390,319	17.1%	14,710,931	12.7%
1940-1949	1,623	17.9%	12,898	17.0%	29,590	15.7%	245,317	10.8%	8,435,761	7.3%
1939-earlier	676	7.5%	11,409	15.0%	35,636	18.9%	546,797	24.0%	17,379,954	15.0%
Employment (Age 16+) (2008)										
In Armed Forces	6	0.1%	58	0.1%	240	0.1%	7,921	0.3%	1,016,730	0.7%
Employed	8,653	91.4%	76,308	92.4%	201,726	92.4%	2,815,075	92.9%	144,840,135	93.0%
Unemployed	812	8.6%	6,189	7.5%	16,326	7.5%	207,068	6.8%	9,926,657	6.4%
Not in Labor Force	6,394	67.5%	59,899	72.6%	139,939	64.1%	1,626,259	53.7%	83,967,658	53.9%
Unemployment Rate	8.57		7.50		7.48		6.83		6.37	
Population Age 16+	9,471	48.1%	82,556	47.5%	218,292	48.9%	3,030,064	51.5%	155,783,522	51.0%
Labor Force by Occupation (2000)										
Executive	491	5.4%	4,768	6.1%	13,066	6.4%	249,883	9.4%	11,893,732	9.2%

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Labor Force by Occupation (2000)										
Professional	1,469	16.1%	12,652	16.1%	32,932	16.1%	529,157	20.0%	22,130,198	17.1%
Technicians	394	4.3%	4,166	5.3%	11,579	5.7%	172,668	6.5%	7,665,407	5.9%
Sales	783	8.6%	8,860	11.3%	22,356	10.9%	297,529	11.2%	14,594,094	11.2%
Clerical	1,841	20.2%	16,315	20.8%	42,377	20.7%	464,755	17.6%	20,014,183	15.4%
Protective Services	591	6.5%	3,894	5.0%	8,347	4.1%	57,316	2.2%	2,551,664	2.0%
Services	1,048	11.5%	8,175	10.4%	21,317	10.4%	281,393	10.6%	14,416,145	11.1%
Primary		0.0%	68	0.1%	156	0.1%	6,295	0.2%	952,467	0.7%
Production	794	8.7%	5,992	7.6%	16,047	7.8%	162,288	6.1%	11,014,661	8.5%
Operators	318	3.5%	2,505	3.2%	6,772	3.3%	77,906	2.9%	4,254,033	3.3%
Materials	214	2.3%	1,961	2.5%	5,029	2.5%	56,004	2.1%	3,312,563	2.6%
Laborers	1,194	13.1%	9,167	11.7%	24,569	12.0%	290,015	11.0%	16,930,154	13.1%
Pct. White Collar	54.48		59.55		59.80		64.80		58.81	
Pct. Blue Collar	45.52		40.45		40.20		35.20		41.19	
Employment Status: Employed	9,134		78,524		204,548		2,645,207		129,729,301	
Means of Transportation to Work (2000)										
Drove alone	6,324	69.2%	54,369	69.2%	140,545	68.6%	1,939,156	73.1%	99,076,117	75.7%
Carpooled	1,340	14.7%	10,591	13.5%	27,150	13.3%	270,319	10.2%	15,954,580	12.2%
Bus or Trolley Bus	575	6.3%	5,169	6.6%	14,096	6.9%	137,838	5.2%	3,271,283	2.5%
StreetCar or Trolley Car	5	0.1%	44	0.1%	157	0.1%	4,855	0.2%	73,803	0.1%
Subway or Elevated	246	2.7%	2,301	2.9%	6,347	3.1%	42,599	1.6%	1,924,107	1.5%
Railroad	221	2.4%	1,788	2.3%	4,600	2.2%	51,829	2.0%	671,152	0.5%
Ferryboat		0.0%		0.0%		0.0%	198	0.0%	44,833	0.0%
Taxi Cab	5	0.1%	36	0.0%	97	0.0%	2,467	0.1%	203,324	0.2%
Motorcycle		0.0%	46	0.1%	130	0.1%	1,832	0.1%	144,182	0.1%
Bicycle	17	0.2%	153	0.2%	475	0.2%	8,536	0.3%	496,970	0.4%
Walked	312	3.4%	2,711	3.4%	6,994	3.4%	103,416	3.9%	3,836,066	2.9%
Other Means	31	0.3%	475	0.6%	1,196	0.6%	14,407	0.5%	917,533	0.7%
Worked at Home	64	0.7%	902	1.1%	2,963	1.4%	76,581	2.9%	4,268,328	3.3%
Workers Age 16+	9,139		78,585		204,750		2,654,032		130,882,278	
By Commute Time (2000)										
At Home	64	0.7%	902	1.1%	2,963	1.4%	76,581	2.9%	4,268,328	3.3%
Under 10 Minutes	791	8.7%	6,890	8.8%	17,948	8.8%	289,301	10.9%	18,230,881	13.9%
10-29 Minutes	3,636	39.8%	33,984	43.2%	88,694	43.3%	1,210,598	45.6%	64,714,739	49.4%
30-59 Minutes	3,448	37.7%	28,298	36.0%	73,608	36.0%	828,867	31.2%	33,571,218	25.6%
60 - 89 minutes	902	9.9%	6,566	8.4%	15,988	7.8%	173,511	6.5%	6,592,671	5.0%
90+ minutes	298	3.3%	1,945	2.5%	5,548	2.7%	75,176	2.8%	3,504,441	2.7%
Avg Commute Time	30.96		29.01		28.87		26.88		24.21	
Labor Force by Industry (2000)										

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Variable	1 mi		3 mi		5 mi		CBSA		USA	
Labor Force by Industry (2000)										
Agriculture forestry fishing and hunting		0.0%	41	0.1%	131	0.1%	11,381	0.4%	1,931,159	1.5%
Mining		0.0%	13	0.0%	26	0.0%	1,439	0.1%	496,771	0.4%
Construction	534	5.8%	4,769	6.1%	12,390	6.1%	149,887	5.7%	8,812,011	6.8%
Manufacturing	1,084	11.9%	8,656	11.0%	23,596	11.5%	322,285	12.2%	18,295,713	14.1%
Wholesale trade	408	4.5%	3,285	4.2%	8,607	4.2%	98,452	3.7%	4,669,204	3.6%
Retail trade	1,033	11.3%	10,023	12.8%	26,018	12.7%	303,865	11.5%	15,222,298	11.7%
Transportation and warehousing	493	5.4%	4,041	5.1%	10,281	5.0%	111,309	4.2%	5,569,642	4.3%
Industry Utilities	90	1.0%	766	1.0%	1,898	0.9%	22,280	0.8%	1,174,878	0.9%
Information	161	1.8%	1,899	2.4%	5,618	2.7%	79,999	3.0%	3,996,607	3.1%
Finance and insurance	561	6.1%	4,649	5.9%	11,746	5.7%	193,741	7.3%	6,483,773	5.0%
Real estate and rental and leasing	163	1.8%	1,361	1.7%	3,522	1.7%	45,973	1.7%	2,448,208	1.9%
Professional scientific and technical services	482	5.3%	4,432	5.6%	12,067	5.9%	203,924	7.7%	7,597,641	5.9%
Management of companies and enterprises		0.0%	35	0.0%	76	0.0%	1,772	0.1%	70,434	0.1%
Administrative and support and waste management	217	2.4%	2,191	2.8%	6,382	3.1%	91,501	3.5%	4,395,126	3.4%
Educational services	618	6.8%	5,717	7.3%	14,978	7.3%	245,347	9.3%	11,364,657	8.8%
Health care and social assistance	1,267	13.9%	10,872	13.8%	28,486	13.9%	345,860	13.1%	14,459,119	11.1%
Arts entertainment and recreation	156	1.7%	851	1.1%	2,367	1.2%	39,705	1.5%	2,306,263	1.8%
Accommodation and food services	463	5.1%	4,049	5.2%	10,398	5.1%	131,669	5.0%	7,902,853	6.1%
Other services (except public administration)	406	4.4%	3,753	4.8%	9,829	4.8%	121,264	4.6%	6,320,491	4.9%
Public administration	999	10.9%	7,121	9.1%	16,132	7.9%	123,556	4.7%	6,212,453	4.8%
Consumer Expenditures (2008, Avg \$HH)										
Total Consumer Expenditures	44,892.75		45,069.16		47,032.10		58,276.21		53,788.01	
Apparel	2,157.85		2,161.95		2,260.30		2,814.08		2,589.03	
Contributions	1,554.63		1,575.22		1,677.04		2,308.92		2,056.17	
Education	1,028.71		1,038.88		1,109.39		1,510.86		1,332.16	
Entertainment	2,487.13		2,499.89		2,616.53		3,274.64		3,009.76	
Food And Beverages	7,019.03		7,022.65		7,289.34		8,795.17		8,205.72	
Health Care	2,823.01		2,825.72		2,910.89		3,444.70		3,249.18	
Household Furnishings And Equipment	1,922.96		1,938.43		2,039.17		2,602.93		2,366.11	
Shelter	8,651.75		8,695.44		9,086.12		11,341.36		10,416.68	
Household Operations	1,543.23		1,557.64		1,651.45		2,180.17		1,957.98	
Miscellaneous Expenses	766.62		769.92		796.73		957.36		892.70	
Personal Care	654.70		656.41		683.67		839.53		777.31	
Personal Insurance	435.44		439.74		467.04		624.85		561.22	
Reading	147.25		148.08		154.23		191.55		176.44	
Tobacco	312.86		310.90		316.61		352.34		342.42	
Transportation	9,014.13		9,044.82		9,419.70		11,470.19		10,680.03	
Utilities	3,242.57		3,238.32		3,341.89		3,949.08		3,723.07	
Gifts	1,130.88		1,145.15		1,212		1,618.48		1,452.03	

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Variable	1 mi	3 mi	5 mi	CBSA	USA
Consumer Expenditures (2008, Avg \$HH)					
Total Retail Expenditures	19,171.62	19,244.85	20,038.15	24,680.38	22,824.56
Total Non-Retail Expenditures	25,721.14	25,824.31	26,993.94	33,595.83	30,963.45

* CAGR: Compound Annual Growth Rate