



**Kamms Corners Development Co...**  
 17407 Lorain Ave, Cleveland, OH, 44111, Market Demographics  
 Ring: 1, 3, 5 Miles

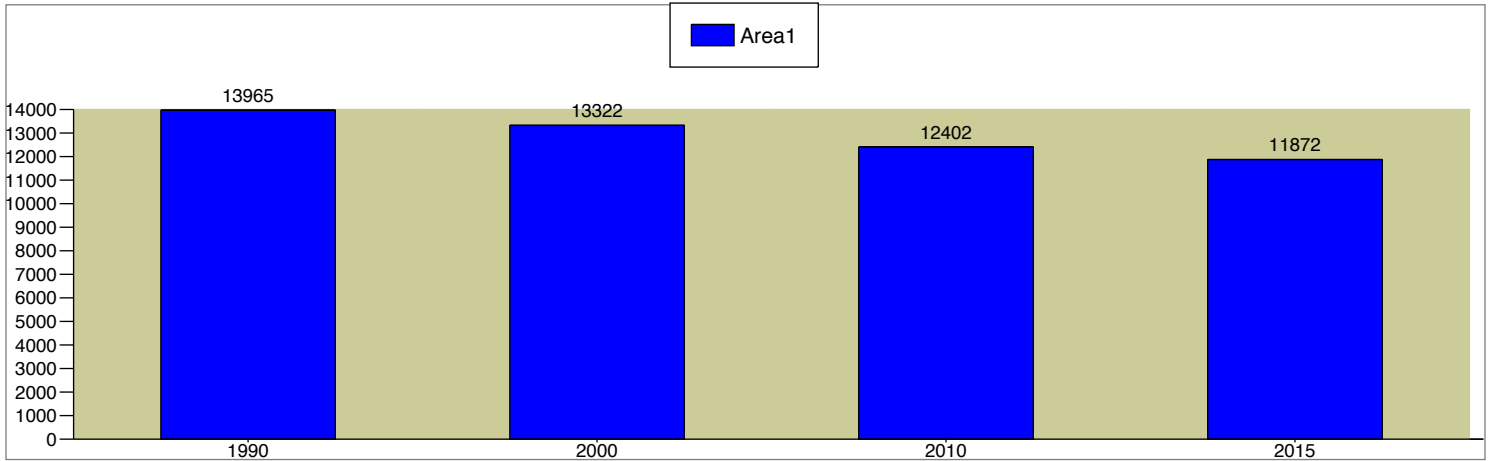
# Retail Express Pack

Prepared by George Pofok, CCIM, SIOR

Latitude: 41.450013  
 Longitude: -81.81823

	1 mile radius	3 miles radius	5 miles radius
2000 - 2010 Population: Annual Rate	-0.77%	-0.89%	-0.91%
2010 - 2015 Population: Annual Rate	-0.87%	-0.91%	-0.92%

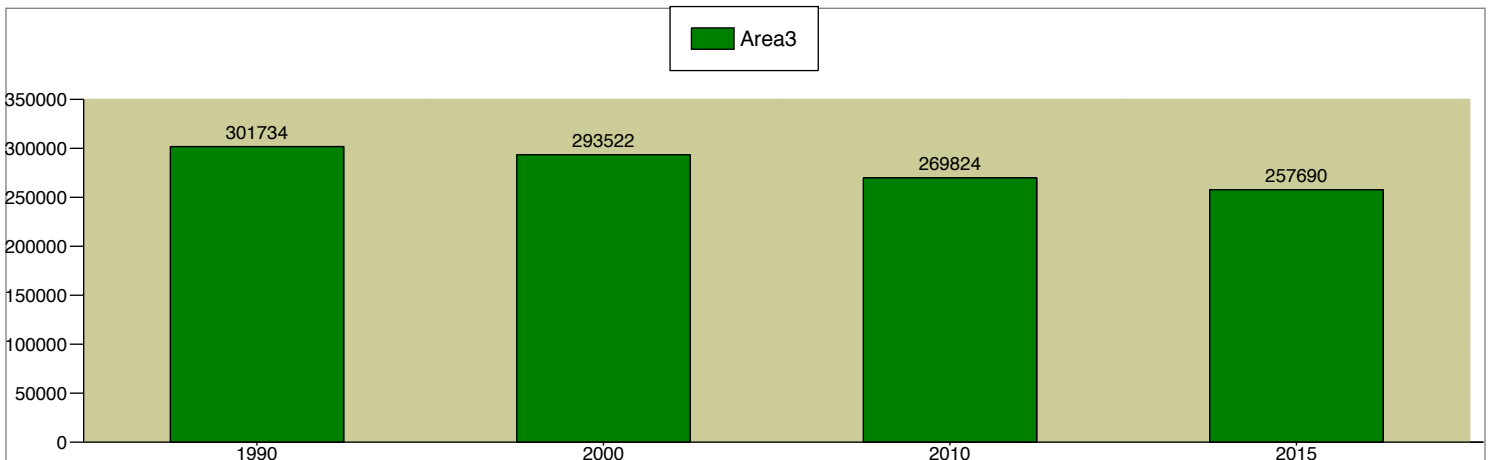
**Total Population**



**Total Population**



**Total Population**



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri converted 1990 Census data into 2000 geography. Esri forecasts for 2010 and 2015.

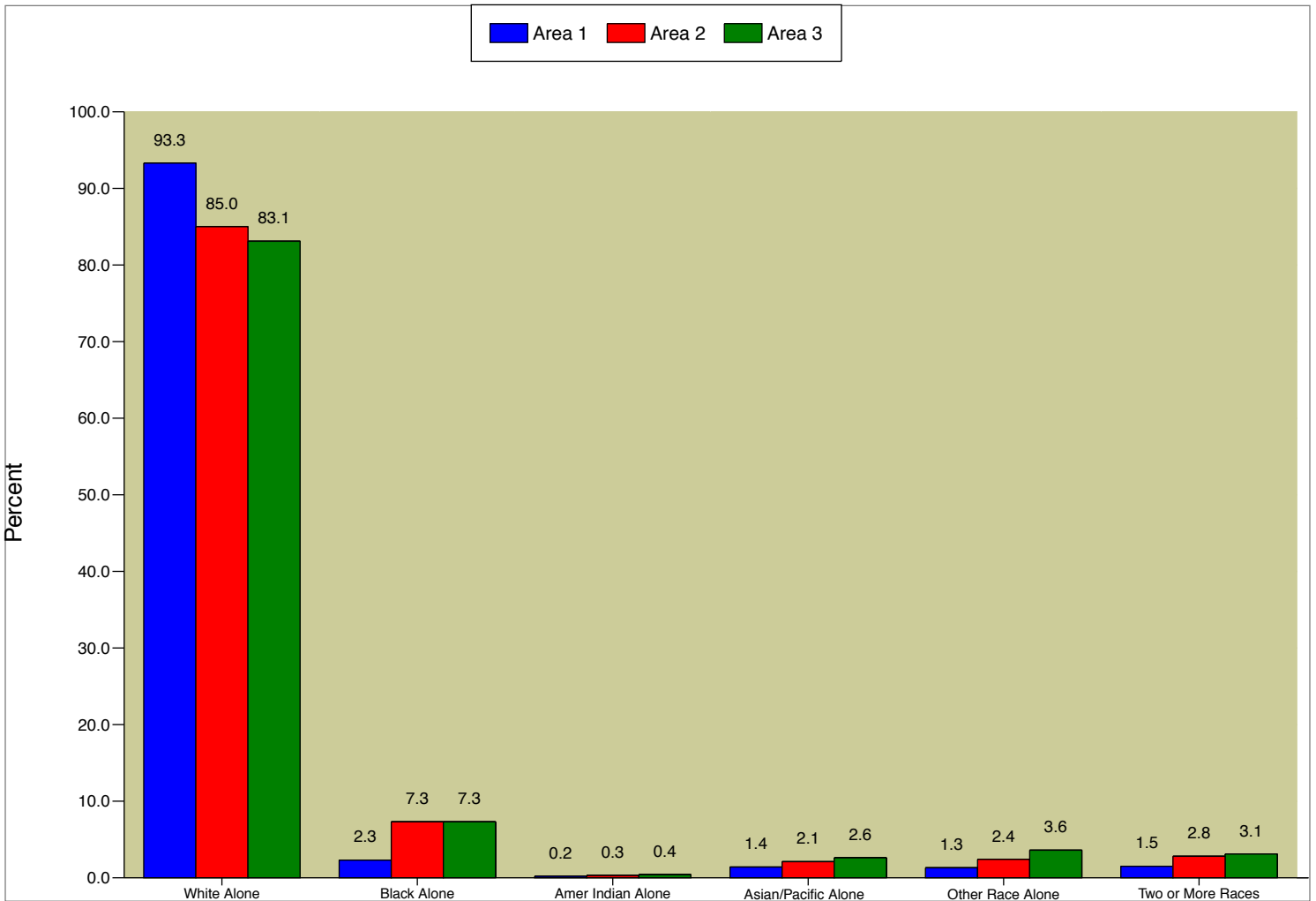


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<b>2000 Population by Sex</b>			
Males	47.4%	47.7%	48.2%
Females	52.6%	52.3%	51.8%
<b>2010 Population by Sex</b>			
Males	47.7%	48.1%	48.5%
Females	52.3%	51.9%	51.5%
<b>2015 Population by Sex</b>			
Males	47.8%	48.3%	48.7%
Females	52.2%	51.7%	51.3%

**2010 Population by Race**



2010 Hispanic Origin	4.5%	6.2%	8.1%
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Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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<b>2000 Population by Age</b>			
Total	13,322	143,114	293,523
0 - 4	7.1%	6.8%	6.5%
5 - 9	6.3%	6.6%	6.6%
10 - 14	5.5%	6.3%	6.4%
15 - 19	4.8%	5.5%	5.8%
20 - 24	3.9%	5.3%	5.6%
25 - 34	16.0%	16.7%	16.0%
35 - 44	17.8%	16.8%	16.4%
45 - 54	13.4%	13.1%	13.0%
55 - 64	8.9%	8.0%	8.5%
65 - 74	8.0%	7.2%	7.5%
75 - 84	6.4%	5.7%	5.7%
85+	1.9%	1.9%	1.9%
<b>2010 Population by Age</b>			
Total	12,401	131,744	269,825
0 - 4	6.6%	6.6%	6.4%
5 - 9	6.8%	6.3%	6.1%
10 - 14	6.9%	6.2%	6.0%
15 - 19	5.8%	5.9%	6.0%
20 - 24	4.5%	6.2%	6.4%
25 - 34	9.5%	12.4%	12.9%
35 - 44	15.5%	14.7%	14.1%
45 - 54	16.5%	15.5%	15.0%
55 - 64	12.1%	11.6%	11.7%
65 - 74	7.2%	6.7%	7.1%
75 - 84	5.7%	5.2%	5.4%
85+	2.8%	2.7%	2.7%
<b>2015 Population by Age</b>			
Total	11,872	125,865	257,690
0 - 4	6.3%	6.4%	6.3%
5 - 9	6.5%	6.2%	6.1%
10 - 14	6.9%	6.2%	6.1%
15 - 19	6.4%	5.8%	5.7%
20 - 24	5.3%	6.1%	6.2%
25 - 34	10.3%	13.6%	14.0%
35 - 44	11.8%	12.2%	12.1%
45 - 54	16.0%	14.5%	13.9%
55 - 64	13.8%	13.0%	13.0%
65 - 74	8.6%	8.4%	8.8%
75 - 84	5.4%	4.8%	5.1%
85+	2.7%	2.7%	2.8%
<b>Median Age</b>			
2000	38.5	36.6	36.8
2010	41.6	39.5	39.5
2015	42.5	40.2	40.1

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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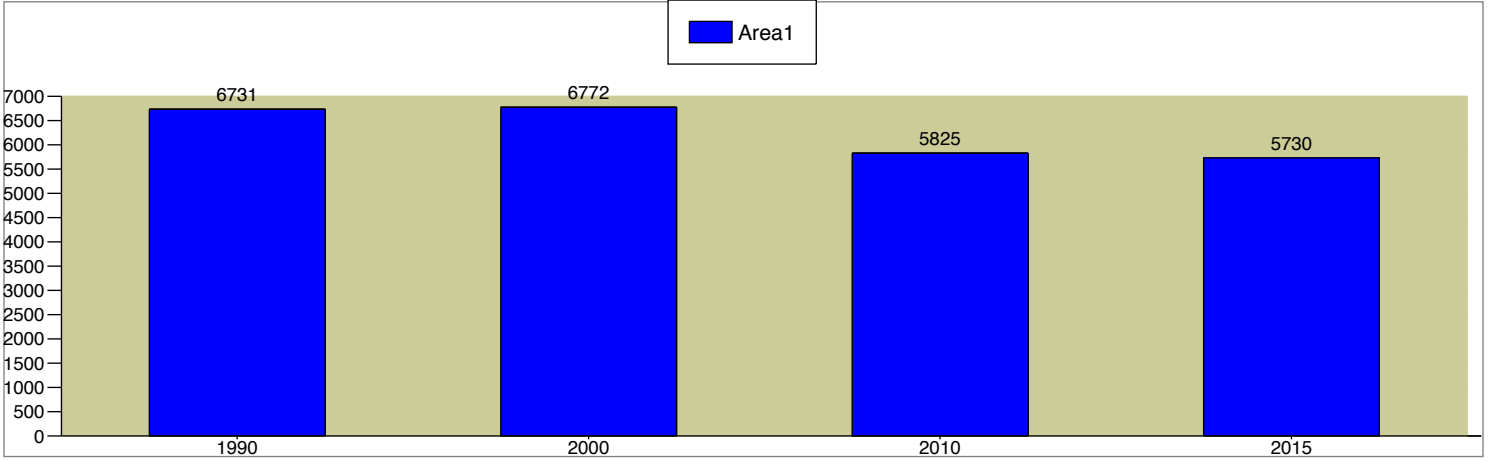
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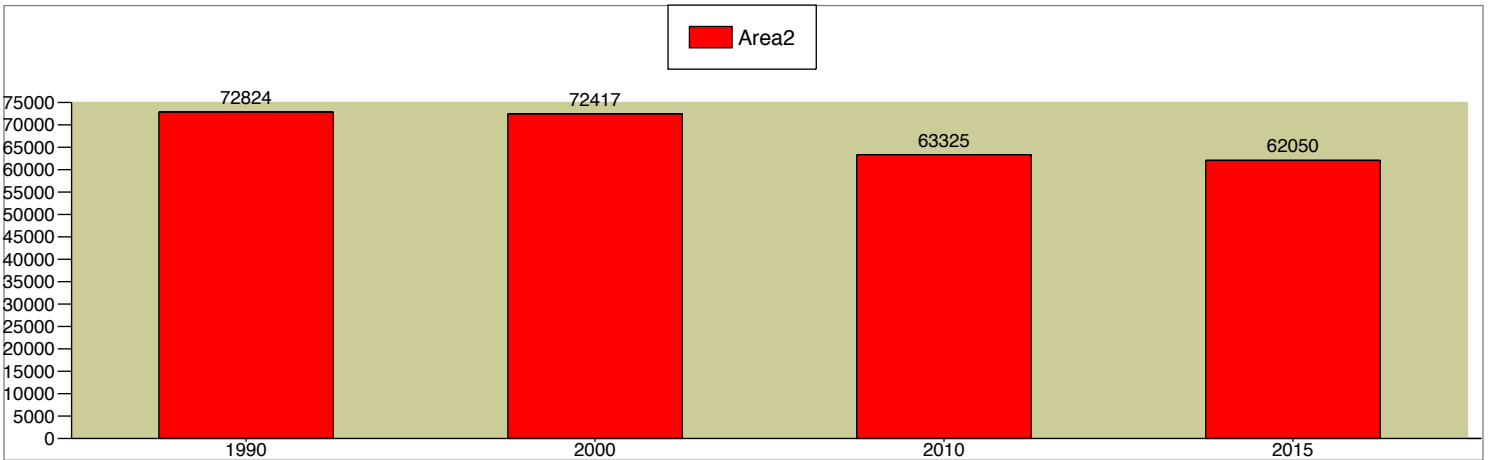
Latitude: 41.450013  
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	1 mile radius	3 miles radius	5 miles radius
2000 - 2010 Civilian Employed Population 16+ Annual Rate	-1.62%	-1.44%	-1.41%
2010 - 2015 Civilian Employed Population 16+ Annual Rate	-0.33%	-0.41%	-0.44%

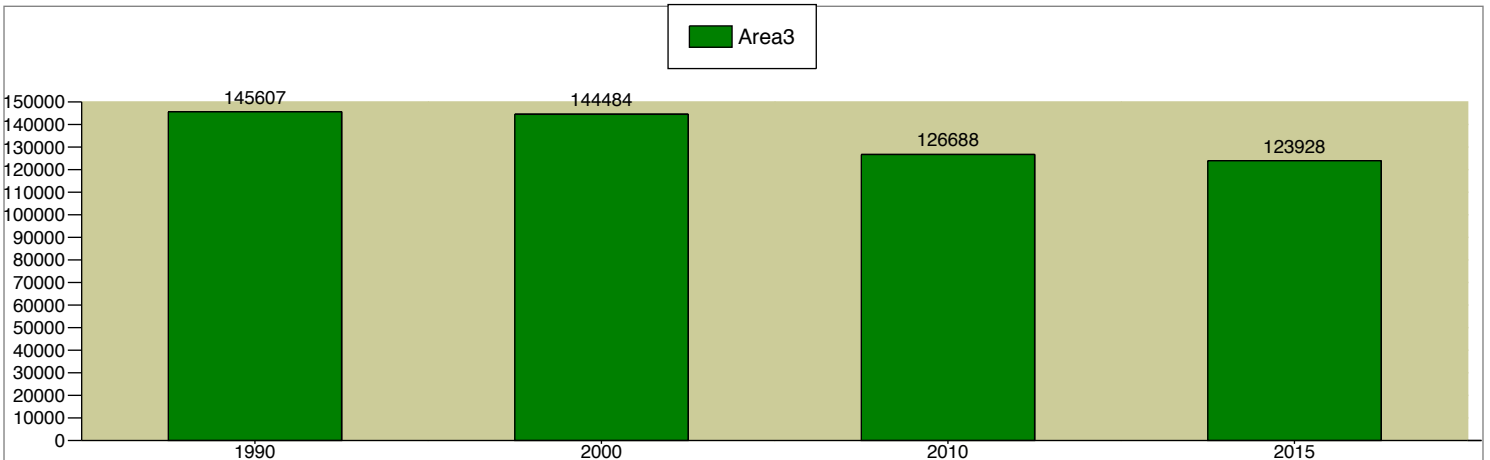
**Total Civilian Employed Population 16+**



**Total Civilian Employed Population 16+**



**Total Civilian Employed Population 16+**



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri converted 1990 Census data into 2000 geography. Esri forecasts for 2010 and 2015.



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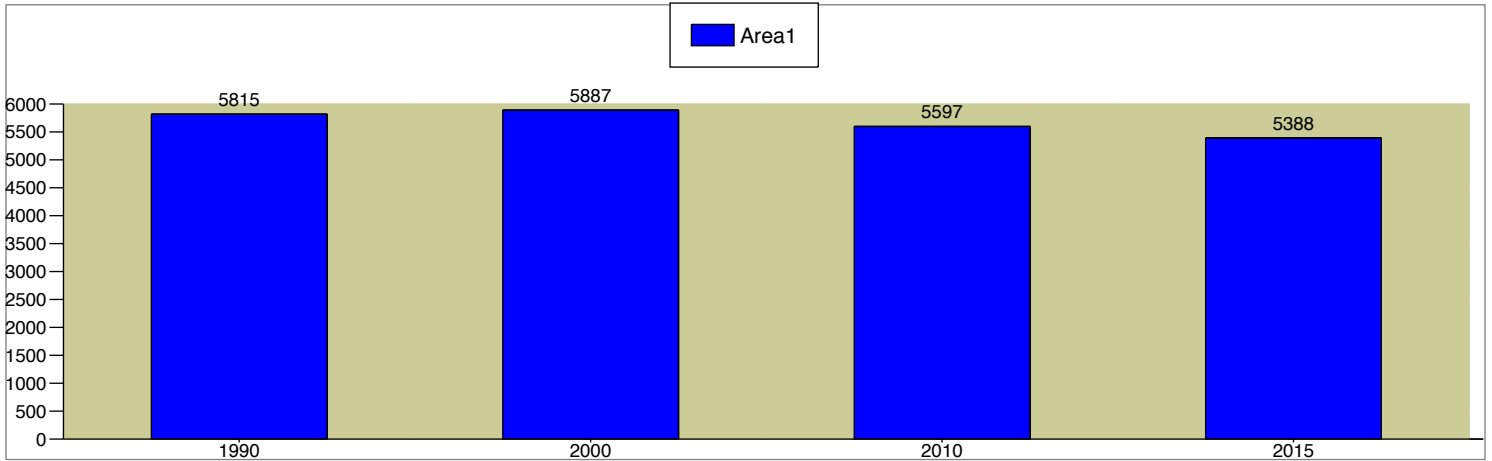
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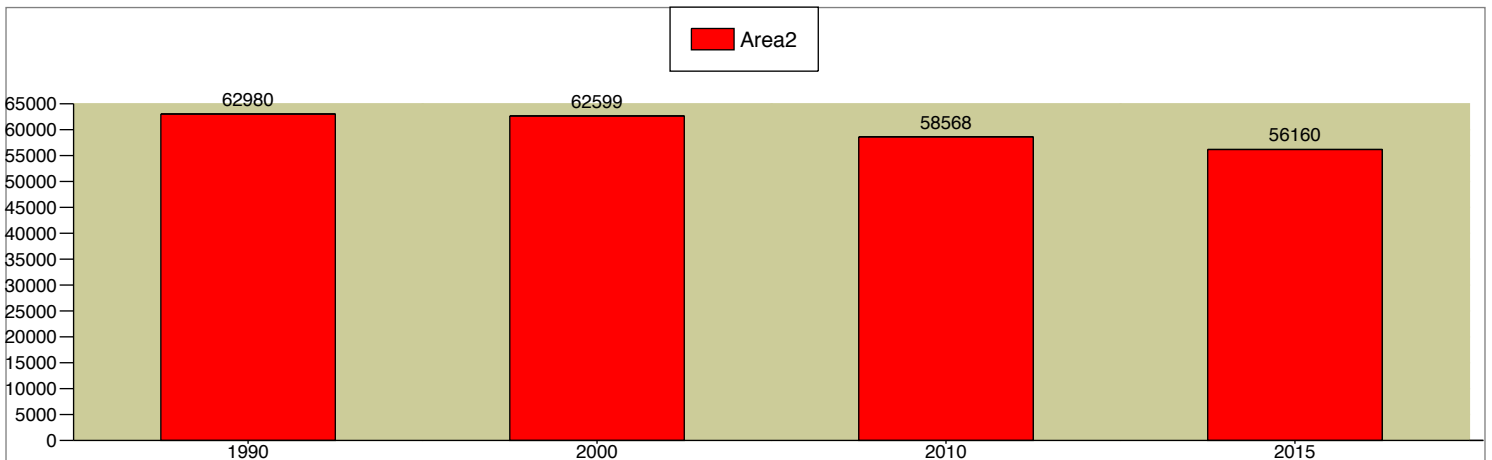
Latitude: 41.450013  
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	1 mile radius	3 miles radius	5 miles radius
2000 - 2010 Households Annual Rate	-0.54%	-0.72%	-0.74%
2010 - 2015 Households Annual Rate	-0.76%	-0.84%	-0.85%

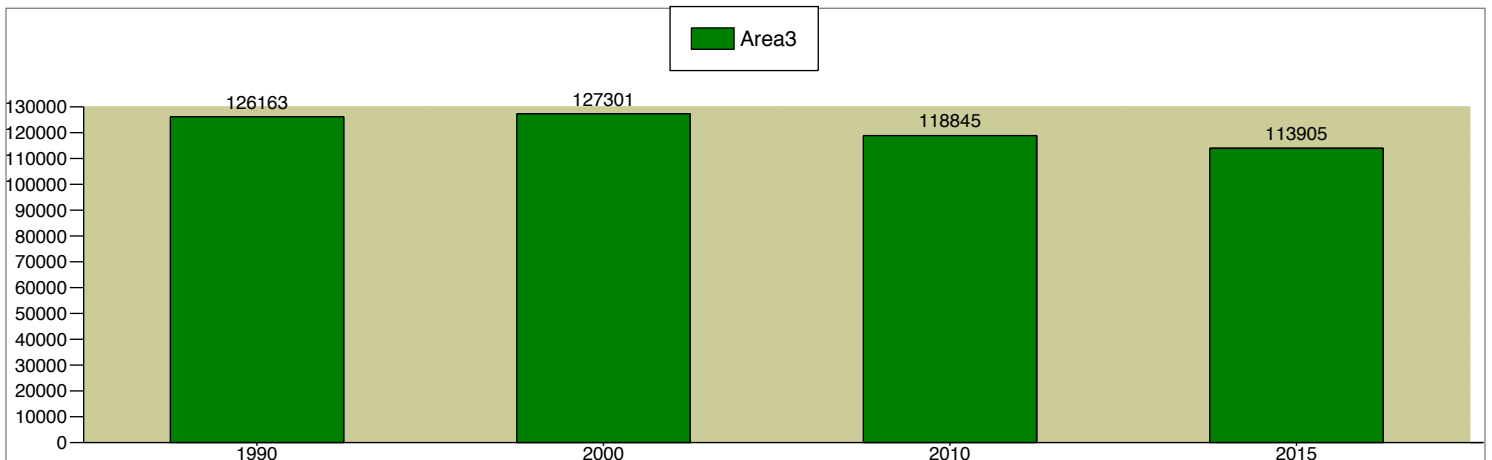
**Total Households**



**Total Households**



**Total Households**



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri converted 1990 Census data into 2000 geography. Esri forecasts for 2010 and 2015.



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<b>1990 Households by Income</b>			
Household Income Base	5,870	63,146	126,181
< \$15,000	19.6%	21.4%	22.7%
\$15,000 - \$24,999	18.0%	19.7%	19.5%
\$25,000 - \$34,999	16.9%	17.3%	17.4%
\$35,000 - \$49,999	22.0%	20.2%	19.5%
\$50,000 - \$74,999	16.3%	14.6%	14.3%
\$75,000 - \$99,999	4.4%	3.7%	3.7%
\$100,000 - \$149,999	1.7%	2.1%	1.9%
\$150,000+	1.1%	1.0%	1.1%
Median Household Income	\$32,262	\$30,175	\$29,640
<b>2000 Households by Income</b>			
Household Income Base	5,860	62,596	127,371
< \$15,000	14.2%	13.8%	14.8%
\$15,000 - \$24,999	11.3%	13.1%	13.9%
\$25,000 - \$34,999	10.4%	14.1%	14.6%
\$35,000 - \$49,999	18.8%	18.6%	18.1%
\$50,000 - \$74,999	21.2%	21.5%	20.3%
\$75,000 - \$99,999	13.4%	9.9%	9.7%
\$100,000 - \$149,999	8.0%	6.3%	5.8%
\$150,000 - \$199,999	1.3%	1.3%	1.3%
\$200,000+	1.5%	1.4%	1.6%
Median Household Income	\$45,721	\$41,801	\$40,308
<b>2010 Households by Income</b>			
Household Income Base	5,597	58,567	118,845
< \$15,000	10.0%	9.6%	10.7%
\$15,000 - \$24,999	8.6%	9.5%	10.3%
\$25,000 - \$34,999	8.6%	10.9%	11.5%
\$35,000 - \$49,999	16.2%	17.3%	17.7%
\$50,000 - \$74,999	24.6%	24.7%	23.6%
\$75,000 - \$99,999	17.8%	14.9%	13.8%
\$100,000 - \$149,999	10.4%	9.4%	8.7%
\$150,000 - \$199,999	2.1%	2.0%	1.8%
\$200,000+	1.8%	1.7%	1.8%
Median Household Income	\$55,881	\$52,151	\$49,815
<b>2015 Households by Income</b>			
Household Income Base	5,389	56,161	113,904
< \$15,000	8.1%	8.4%	9.5%
\$15,000 - \$24,999	6.5%	7.6%	8.3%
\$25,000 - \$34,999	6.1%	8.0%	8.5%
\$35,000 - \$49,999	12.6%	13.5%	13.8%
\$50,000 - \$74,999	27.9%	28.7%	27.8%
\$75,000 - \$99,999	19.1%	16.0%	15.0%
\$100,000 - \$149,999	14.5%	13.0%	12.2%
\$150,000 - \$199,999	2.9%	2.7%	2.5%
\$200,000+	2.2%	2.1%	2.3%
Median Household Income	\$62,277	\$58,401	\$56,491
2000 - 2010 Median Household Income Annual Rate	2.19%	2.42%	2.32%
2010 - 2015 Median Household Income Annual Rate	2.19%	2.29%	2.55%

**Data Note:** Detail may not sum to totals due to rounding. Income represents annual income for the preceding year. Income for 2010 and 2015 is expressed in current dollars, including an adjustment for inflation.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri converted 1990 Census data into 2000 Geography. Esri forecasts for 2010 and 2015.



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<b>2010 Households by Net Worth</b>			
Total	5,598	58,568	118,846
< \$15,000	19.5%	24.2%	26.7%
\$15,000 - \$34,999	7.1%	8.5%	8.8%
\$35,000 - \$49,999	4.9%	5.3%	5.1%
\$50,000 - \$74,999	8.0%	8.0%	7.4%
\$75,000 - \$99,999	7.8%	7.0%	6.5%
\$100,000 - \$149,999	11.1%	9.9%	9.3%
\$150,000 - \$249,999	13.0%	12.3%	11.7%
\$250,000 - \$499,999	13.8%	12.4%	11.9%
\$500,000 - \$999,999	7.2%	7.0%	6.9%
\$1,000,000+	7.6%	5.4%	5.7%
Median Net Worth	\$109,513	\$87,827	\$81,499
Average Net Worth	\$419,198	\$336,348	\$341,117
<b>2010 Households by Disposable Income</b>			
Total	5,596	58,569	118,847
< \$15,000	11.9%	11.8%	13.0%
\$15,000 - \$24,999	10.8%	12.3%	13.1%
\$25,000 - \$34,999	13.1%	15.0%	15.6%
\$35,000 - \$49,999	21.0%	21.9%	21.5%
\$50,000 - \$74,999	27.3%	24.6%	23.1%
\$75,000 - \$99,999	8.4%	7.5%	7.0%
\$100,000 - \$149,999	5.7%	5.2%	4.8%
\$150,000 - \$199,999	0.7%	0.7%	0.8%
\$200,000+	1.0%	1.0%	1.1%
Median Disposable Income	\$43,870	\$40,987	\$39,387
Average Disposable Income	\$52,463	\$50,428	\$49,241
<b>2000 Housing Units</b>			
Total	6,107	65,779	134,616
Owner Occupied Housing Units	69.8%	61.5%	58.8%
Renter Occupied Housing Units	26.5%	33.7%	35.7%
Vacant Housing Units	3.6%	4.8%	5.5%
<b>2010 Housing Units</b>			
Total	6,163	65,757	134,365
Owner Occupied Housing Units	64.3%	56.2%	53.9%
Renter Occupied Housing Units	26.5%	32.9%	34.5%
Vacant Housing Units	9.2%	10.9%	11.6%
<b>2015 Housing Units</b>			
Total	6,125	65,471	133,802
Owner Occupied Housing Units	62.3%	53.9%	51.8%
Renter Occupied Housing Units	25.6%	31.9%	33.3%
Vacant Housing Units	12.0%	14.2%	14.9%

**Data Note:** Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Net Worth is total household wealth minus debt, secured and unsecured. Net Worth includes the home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.