

**INVESTMENT OPPORTUNITIES**



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT  
YOUR TRIKE PROPERTY MANAGEMENT, LLC AGENT FOR MORE DETAILS.

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# RITE AID

CONNEAUT LAKE, PA



## PRICING AND FINANCIAL ANALYSIS

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**FINANCIAL OVERVIEW**

**ANNUALIZED**

285 Water Street  
CONNEAUT LAKE, PA 16316

Price	\$4,299,900.00
Rentable Square Feet	10,900
Price / SF	\$394.49
CAP Rate	7.56%
Year Built	2002
Lot Size	1.50 Acres (approx)
Type of Ownership	Fee Simple

<u>Rent Increase</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
1st Option	\$330,565	\$27,547.50
2nd Option	\$336,024	\$28,002.00
Base Rent (\$29.83 / SF)		\$325,116
Net Operating Income		\$325,116

Tenant Trade Name	Rite Aid
Ownership	Public
Tenant	Coporate Store
Lease Guarantor	Coporate Guarantee
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Lease Term	20 Years
Lease Commencement Date	10/29/2002
Rent Commencement Date	10/29/2002
Lease Expiration	12/31/2022
Term Remaining on Lease	12+ Years
Increases	Flat in base term
Options	Two 5-Year Options

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# RITE AID

CONNEAUT LAKE, PA

## TENANT OVERVIEW



Rite Aid Corporation is one of the nation's leading drug store chains. With the June 4, 2007 acquisition of Brooks Eckerd, the company has annual revenues of more than \$27 billion, more than 5,000 stores in 31 states and the District of Columbia, with a strong presence on both the East and West coasts, and approximately 116,000 associates. Rite Aid is the largest drug store chain on the East Coast and the third largest drug store chain in the U.S. The company is publicly traded on the New York Stock Exchange under the ticker RAD.

Property Name	Rite Aid
Property Address	285 Water Street CONNEAUT LAKE, PA 16316
Property Type	Net Lease Drug Store
Rentable Square Feet	10,900
Tenant Trade Name	Rite Aid
Ownership	Public
Sales Volume	\$26 Billion
Lease Guarantor	Corporate Guarantee
Credit Rating	Standard & Poors B / Stable
Stock Symbol	RAD
Board	NYSE
Lease Commencement Date	10/29/2002
Rent Commencement Date	10/29/2002
Lease Expiration Date	12/31/2022
Term Remaining on Lease	12+ Years
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Lease Term	20 Years
Increases	Flat in base term
Options to Renew	2 5-Year Options
Options to Terminate	None
Options to Purchase	None
First Right of Refusal	None
No. of Locations	5,000 +
Headquartered	Camp Hill, PA
Web Site	<a href="http://www.RiteAid.com">www.RiteAid.com</a>

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# RITE AID

CONNEAUT LAKE, PA



PROPERTY DESCRIPTION

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# RITE AID

CONNEAUT LAKE, PA

## INVESTMENT OVERVIEW

### Investment Highlights

*Absolute Net Leased Investment*

*12+ Years remaining on original 20-year term*

*S&P B Rated Corporate Guarantee*

*Ideal 1031 Exchange Opportunity*

*Approximately 14,000 VPD traffic count.*

*Located within a mile of Allegny College a Private Liberal Arts School.*

*Only pharmacy located in town.*

*Property can be sold individually or as part of a 3-store portfolio including Florence, NJ, Cortland NY and Conneaut Lake, PA.*



Trike Property Management, LLC is pleased to present a single tenant net leased Rite Aid Drug Store for your acquisition review. The subject property is located at the the intersection of Port Watson Street and Pomeroy Street in Cortland, NY. Cortland lies halfway between Syracuse and Binghamton along the I-81 corridor. Syracuse University, Cornell University, SUNY Binhamton and Ithaca College are all within a 35 minute drive of Cortland. In addition the State University College at Cortland and other local community colleges contribute to the cultural and economic fabric of central New York.

Rite Aid Corporation is one of the nation's leading drugstore chains and the largest drugstore chain on the East Coast. With the June 4, 2007 acquisition of Brooks and Eckerd, the company has annual revenues of more than \$27 billion, more than 5,000 stores in 31 states and the District of Columbia, with a strong presence on both the East and West coasts, and approximately 116,000 associates. The company is publicly traded on the New York Stock Exchange under the ticker RAD.

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**PROPERTY SUMMARY**



**THE OFFERING**

Property	Rite Aid
Property Address	285 Water Street CONNEAUT LAKE, PA 16316

**SITE DESCRIPTION**

Year Built	2002
Rentable Square Feet	10,900
Lot Size	1.50 Acres (approx)
Type of Ownership	Fee Simple

**LOCATION**

Conneaut Lake, known as Evansburg until 1892, lies at the southern end of Conneaut Lake in Sadsbury Township. The Seneca Indians called the lake Kon-ne-yat, meaning Snow-Place, because snow remained on its ice after disappearing elsewhere.

The French Creek Feeder Canal running between Meadville and Conneaut Lake was completed in 1834. The canal “fed” the lake, elevated by ten feet at that time to command its position as the summit between the Ohio and Lake Erie watersheds connected by the Beaver and Erie Canal, and enabled the transport of goods to and from the small community.

Conneaut Lake is an expanding community benefiting from an emergence of growth in the Vernon Township area which is approximately 3 miles down 322.

Nestled on Pennsylvania’s scenic RT. 6, between Pittsburgh and Erie, and only minutes from Ohio, the Conneaut Lake Resort Area surrounds beautiful Conneaut Lake, Pennsylvania’s largest natural lake.

Established as a Mecca for hunters and fishermen in the 1880’s, Conneaut Lake donned its resort area atmosphere with the establishment of Conneaut Lake Exposition Park in 1892.

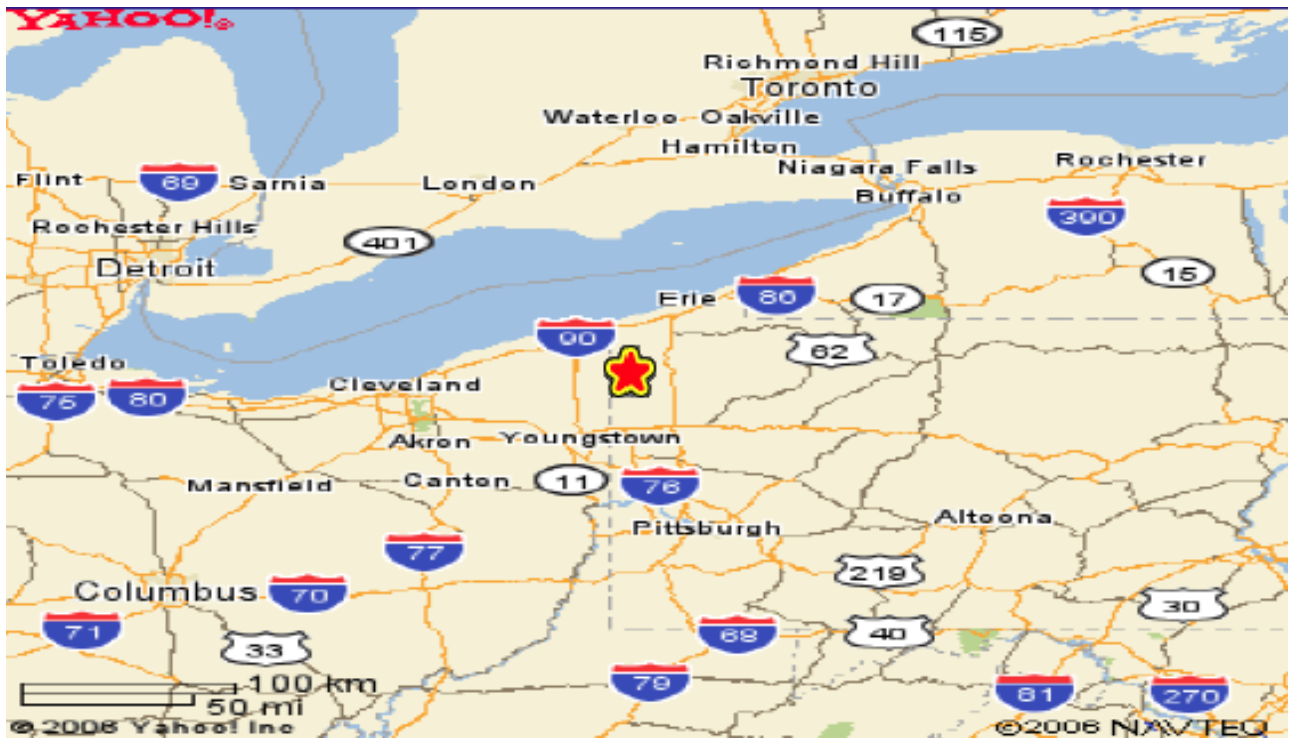
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# RITE AID

CONNEAUT LAKE, PA

PROPERTY DESCRIPTION

## AREA MAPS



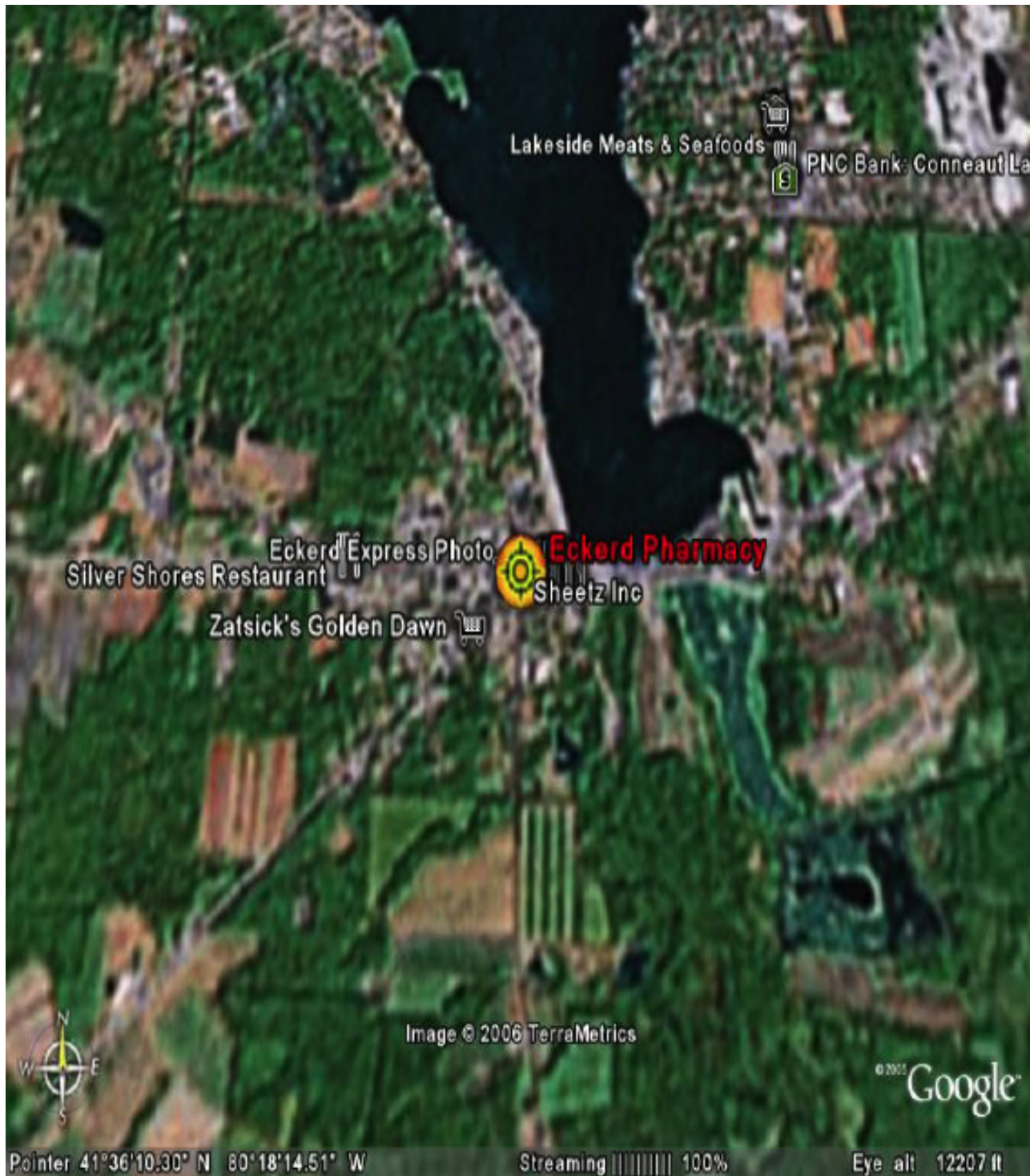
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# RITE AID

CONNEAUT LAKE, PA

PROPERTY DESCRIPTION

## AERIAL PHOTO



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# RITE AID

CONNEAUT LAKE, PA



## DEMOGRAPHIC ANALYSIS

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**DEMOGRAPHIC REPORT**

Latitude: 41.603163

Longitude: -80.303955

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2000 Total Population	1,114	4,500	8,525
2000 Group Quarters	0	0	0
2006 Total Population	1,142	4,577	8,624
2011 Total Population	1,141	4,578	8,631
2006 - 2011 Annual Rate	-0.02%	0%	0.02%
	516	1,981	3,578
2000 Households			
2000 Average Household Size	2.16	2.27	2.38
2006 Households	540	2,057	3,692
2006 Average Household Size	2.11	2.23	2.34
2011 Households	544	2,075	3,724
2011 Average Household Size	2.1	2.2	2.32
2006 - 2011 Annual Rate	0.15%	0.17%	0.17%
2000 Families	327	1,306	2,446
2000 Average Family Size	2.67	2.76	2.86
2006 Families	332	1,323	2,468
2006 Average Family Size	2.64	2.72	2.82
2011 Families	327	1,305	2,440
2011 Average Family Size	2.62	2.71	2.81
2006 - 2011 Annual Rate	-0.3%	-0.27%	-0.23%
	725	3,262	5,012
<b>2000 Housing Units</b>			
Owner Occupied Housing Units	48.0%	48.8%	58.6%
Renter Occupied Housing Units	15.5%	13.3%	13.0%
Vacant Housing Units	36.5%	37.9%	28.4%
<b>2006 Housing Units</b>	733	3,310	5,093
Owner Occupied Housing Units	56.1%	49.2%	59.8%
Renter Occupied Housing Units	17.6% <sup>1</sup>	3.0%	12.7%
Vacant Housing Units	26.3%	37.9%	27.5%
<b>2011 Housing Units</b>	741	3,347	5,145
Owner Occupied Housing Units	55.7%	48.9%	59.6%
Renter Occupied Housing Units	17.7%	13.1%	12.8%
Vacant Housing Units	26.6%	38.0%	27.6%

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**DEMOGRAPHIC REPORT**

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Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

**Median Household Income**

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2000	\$37,390	\$36,881	\$37,724
2006	\$45,837	\$43,928	\$44,497
2011	\$53,012	\$50,236	\$50,523

**Median Home Value**

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2000	\$86,833	\$86,407	\$79,714
2006	\$150,852	\$150,712	\$141,676
2011	\$191,304	\$189,629	\$177,252

**Per Capita Income**

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2000	\$21,140	\$19,756	\$19,338
2006	\$26,933	\$24,442	\$23,341
2011	\$32,418	\$28,841	\$27,286

**Median Age**

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2000	43.7	42.2	41.0
2006	46.6	45.2	43.6
2011	48.7	47.2	45.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. 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 2006 and 2011.

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**DEMOGRAPHIC REPORT**

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Radius: 1.0 miles

Radius: 3.0 miles

Radius: 5.0 miles

**2000 Households by Income**

	Radius: 1.0 miles	Radius: 3.0 miles	Radius: 5.0 miles
Household Income Base	513	1,980	3,571
< \$15,000	15.8%	15.0%	14.3%
\$15,000 - \$24,999	15.2%	15.9%	15.7%
\$25,000 - \$34,999	15.2%	16.1%	5.7%
\$35,000 - \$49,999	21.6%	20.9%	21.4%
\$50,000 - \$74,999	17.3%	18.6%	19.8%
\$75,000 - \$99,999	8.0%	7.1%	6.9%
\$100,000 - \$149,999	4.1%	4.5%	4.3%
\$150,000 - \$199,999	1.2%	0.9%	0.9%
\$200,000+	1.6%	1.0%	1.0%
Average Household Income	\$46,236	\$45,067	\$45,783

**2006 Households by Income**

	Radius: 1.0 miles	Radius: 3.0 miles	Radius: 5.0 miles
Household Income Base	539	2,056	3,693
< \$15,000	11.5%	11.3%	11.1%
\$15,000 - \$24,999	12.6%	13.7%	13.4%
\$25,000 - \$34,999	13.4%	13.3%	13.1%
\$35,000 - \$49,999	17.1%	18.5%	18.8%
\$50,000 - \$74,999	22.8%	21.6%	22.5%
\$75,000 - \$99,999	10.8%	11.1%	11.2%
\$100,000 - \$149,999	7.6%	7.4%	7.1%
\$150,000 - \$199,999	1.9%	1.5%	1.4%
\$200,000+	2.4%	1.6%	1.4%
Average Household Income	\$58,190	\$55,076	\$54,459

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Radius: 1.0 miles

Radius: 3.0 miles

Radius: 5.0 miles

**2011 Households by Income**

	Radius: 1.0 miles	Radius: 3.0 miles	Radius: 5.0 miles
<b>Household Income Base</b>	544	2,075	3,724
< \$15,000	9.0%	9.0%	9.0%
\$15,000 - \$24,999	11.4%	12.2%	12.0%
\$25,000 - \$34,999	10.8%	11.7%	11.7%
\$35,000 - \$49,999	15.8%	16.9%	16.7%
\$50,000 - \$74,999	22.8%	22.6%	23.7%
\$75,000 - \$99,999	11.8%	11.2% <sup>1</sup>	1.3%
\$100,000 - \$149,999	12.3%	11.4%	11.0%
\$150,000 - \$199,999	2.6%	2.8%	2.6%
\$200,000+	3.5%	2.4%	2.0%
<b>Average Household Income</b>	<b>\$69,264</b>	<b>\$64,392</b>	<b>\$63,176</b>
	389	1,555	2,934

**2000 Owner Occupied HUs by Value Total**

	Radius: 1.0 miles	Radius: 3.0 miles	Radius: 5.0 miles
<\$50,000	13.4%	15.9%	23.6%
\$50,000 - 99,999	45.8%	44.5%	42.6%
\$100,000 - 149,999	22.9%	22.7%	20.3%
\$150,000 - 199,999	7.5%	7.3%	6.2%
\$200,000 - \$299,999	6.2%	5.7%	4.8%
\$300,000 - 499,999	2.8%	2.9%	2.0%
\$500,000 - 999,999	1.0%	0.7%	0.4%
\$1,000,000+	0.5%	0.3%	0.2%
<b>Average Home Value</b>	<b>\$118,693</b>	<b>\$111,883</b>	<b>\$97,445</b>

**2000 Specified Renter Occupied HUs by Contract Rent Total**

	Radius: 1.0 miles	Radius: 3.0 miles	Radius: 5.0 miles
With Cash Rent	91.1%	91.4%	90.3%
No Cash Rent	8.9%	8.6%	9.7%
Median Rent	\$364	\$364	\$364
Average Rent	\$369	\$361	\$361

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. 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 2006 and 2011.

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**DEMOGRAPHIC REPORT**

Latitude: 41.603163

Longitude: -80.303955

Radius: 1.0 miles

Radius: 3.0 miles

Radius: 5.0 miles

**2000 Population by Age**

	1.0 miles	3.0 miles	5.0 miles
Total	1,115	4,499	8,525
0 - 4	3.8%	4.5%	5.1%
5 - 9	6.1%	6.2%	6.6%
10 - 14	6.5%	6.7%	7.0%
15 - 19	5.4%	6.0%	6.3%
20 - 24	4.0%	4.0%	4.0%
25 - 34	11.3%	11.4%	11.6%
35 - 44	15.0%	15.7%	16.1%
45 - 54	15.9%	15.9%	15.7%
55 - 64	13.3%	12.7%	12.1%
65 - 74	11.6%	10.1%	9.0%
75 - 84	6.1%	5.6%	5.5%
85+	1.2%	1.1%	1.1%
18+	80.3%	78.7%	77.3%

**2006 Population by Age**

	1.0 miles	3.0 miles	5.0 miles
Total	1,141	4,576	8,626
0 - 4	3.7%	4.5%	5.1%
5 - 9	3.5%	4.5%	5.0%
10 - 14	6.0%	6.1%	6.4%
15 - 19	5.9%	5.8%	5.9%
20 - 24	4.6%	4.9%	5.2%
25 - 34	9.6%	9.6%	9.8%
35 - 44	14.2%	14.3%	14.9%
45 - 54	16.0%	16.9%	16.5%
55 - 64	16.5%	15.7%	15.1%
65 - 74	10.3%	9.8%	9.0%
75 - 84	7.8%	6.1%	5.5%
85+	2.1%	1.7%	1.7%
18+	83.2%	81.3%	79.8%

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Latitude: 41.603163

Longitude: -80.303955

Radius: 1.0 miles

Radius: 3.0 miles

Radius: 5.0 miles

**2011 Population by Age**

	1.0 miles	3.0 miles	5.0 miles
Total	1,139	4,577	8,630
0 - 4	3.8%	4.4%	4.9%
5 - 9	3.5%	4.4%	4.9%
10 - 14	4.0%	4.9%	5.5%
15 - 19	5.7%	5.7%	6.0%
20 - 24	5.1%	4.6%	4.8%
25 - 34	9.1%	9.4%	9.7%
35 - 44	12.7%	13.1%	13.2%
45 - 54	16.3%	16.9%	17.2%
55 - 64	17.5%	17.3%	16.3%
65 - 74	11.9%	10.9%	10.0%
75 - 84	8.0%	6.3%	5.5%
85+	2.4%	2.1%	2.0%
18+	85.1%	82.7%	80.9%

**2000 Population by Sex**

	1.0 miles	3.0 miles	5.0 miles
Males	48.7%	49.4%	49.3%
Females	51.3%	50.6%	50.7%

**2006 Population by Sex**

	1.0 miles	3.0 miles	5.0 miles
Males	48.9%	49.5%	49.6%
Females	51.1%	50.5%	50.4%

**2011 Population by Sex**

	1.0 miles	3.0 miles	5.0 miles
Males	49.2%	49.7%	49.9%
Females	50.8%	50.3%	50.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

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**DEMOGRAPHIC REPORT**

Latitude: 41.603163

Longitude: -80.303955

Radius: 1.0 miles

Radius: 3.0 miles

Radius: 5.0 miles

**2000 Population by Race/Ethnicity**

	Radius: 1.0 miles	Radius: 3.0 miles	Radius: 5.0 miles
Total	1,115	4,500	8,525
White Alone	99.0%	98.9%	98.7%
Black Alone	0.1%	0.1%	0.2%
American Indian Alone	0.1%	0.1%	0.2%
Asian or Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	0.0%	0.0%	0.1%
Two or More Races	0.4%	0.4%	0.5%
Hispanic Origin	0.3%	0.3%	0.4%
Diversity Index	2.3	2.8	3.5

**2006 Population by Race/Ethnicity**

	Radius: 1.0 miles	Radius: 3.0 miles	Radius: 5.0 miles
Total	1,141	4,577	8,623
White Alone	98.9%	98.8%	98.5%
Black Alone	0.1%	0.1%	0.3%
American Indian Alone	0.1%	0.1%	0.2%
Asian or Pacific Islander Alone	0.5%	0.5%	0.4%
Some Other Race Alone	0.0%	0.0%	0.1%
Two or More Races	0.4%	0.5%	0.6%
Hispanic Origin	0.3%	0.4%	0.5%
Diversity Index	2.8	3.2	4.0

**2011 Population by Race/Ethnicity**

	Radius: 1.0 miles	Radius: 3.0 miles	Radius: 5.0 miles
Total	1,141	4,578	8,631
White Alone	98.9%	98.8%	98.5%
Black Alone	0.1%	0.1%	0.3%
American Indian Alone	0.1%	0.1%	0.2%
Asian or Pacific Islander Alone	0.5%	0.5%	0.4%
Some Other Race Alone	0.0%	0.0%	0.1%
Two or More Races	0.4%	0.5%	0.6%
Hispanic Origin	0.3%	0.4%	0.5%
Diversity Index	2.6	3.2	4.0

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**DEMOGRAPHIC REPORT**

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Radius: 1.0 miles

Radius: 3.0 miles

Radius: 5.0 miles

**2000 Population 3+ by School Enrollment**

	1.0 miles	3.0 miles	5.0 miles
Total	1,078	4,350	8,228
Enrolled in Nursery/Preschool	11.2%	1.2%	1.4%
Enrolled in Kindergarten	1.5%	1.4%	1.1%
Enrolled in Grade 1-8	10.0%	10.4%	11.1%
Enrolled in Grade 9-12	5.9%	6.1%	6.3%
Enrolled in College	1.9%	1.8%	1.9%
Enrolled in Grad/Prof School	0.5%	0.4%	0.5%
Not Enrolled in School	78.9%	78.7%	77.7%

**2000 Population 25+ by Educational Attainment**

	1.0 miles	3.0 miles	5.0 miles
Total	822	3,259	6,043
Less than 9th Grade	2.2%	3.3%	3.7%
9th - 12th Grade, No Diploma	9.7%	9.5%	10.6%
High School Graduate	41.6%	44.3%	47.4%
Some College, No Degree	20.6%	17.7%	16.1%
Associate Degree	5.4%	5.5%	4.9%
Bachelor's Degree	13.0%	13.0%	11.4%
Master's/Prof/Doctorate Degree	7.5%	6.8%	5.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race / ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

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Radius: 1.0 miles

Radius: 3.0 miles

Radius: 5.0 miles

**2000 Population 15+ by Sex and Marital Status**

	1.0 miles	3.0 miles	5.0 miles
<b>Total</b>	935	3,718	6,943
<b>Females</b>	51.9%	51.0%	51.2%
Never Married	10.4%	9.3%	9.2%
Married, not Separated	28.2%	29.1%	29.8%
Married, Separated	0.7%	1.0%	1.1%
Widowed	6.7%	6.4%	6.2%
Divorced	5.8%	5.4%	5.0%
<b>Males</b>	48.1%	49.0%	48.8%
Never Married	12.9%	11.9%	11.1%
Married, not Separated	28.1%	29.2%	29.5%
Married, Separated	1.0%	1.2%	1.4%
Widowed	1.6%	1.6%	1.4%
Divorced	4.5%	5.0%	5.4%

**2000 Population 16+ by Employment Status**

	1.0 miles	3.0 miles	5.0 miles
<b>Total</b>	916	3,649	6,809
<b>In Labor Force</b>	63.2%	62.7%	63.3%
Civilian Employed	59.8%	59.7%	60.3%
Civilian Unemployed	3.4%	3.0%	3.0%
<b>In Armed Forces</b>	0.0%	0.0%	0.0%
<b>Not in Labor Force</b>	36.8%	37.3%	36.7%

**2006 Civilian Population 16+ in Labor Force**

	1.0 miles	3.0 miles	5.0 miles
<b>Civilian Employed</b>	94.6%	95.0%	94.6%
<b>Civilian Unemployed</b>	5.4%	5.0%	5.4%

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# RITE AID

CONNEAUT LAKE, PA

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### 2011 Civilian Population 16+ in Labor Force

	1.0 miles	3.0 miles	5.0 miles
Civilian Employed	94.8%	95.3%	94.9%
Civilian Unemployed	5.2%	4.7%	5.1%

### 2000 Females 16+ by Employment Status and Age of Children

	1.0 miles	3.0 miles	5.0 miles
Total	479	1,865	3,488
Own Children < 6 Only	5.4%	6.1%	6.7%
Employed/in Armed Forces	3.1%	3.6%	4.1%
Unemployed	0.2%	0.2%	0.3%
Not in Labor Force	2.1%	2.2%	2.4%
Own Children < 6 and 6-17 Only	2.9%	3.4%	3.9%
Employed/in Armed Forces	1.9%	2.3%	2.3%
Unemployed	0.0%	0.1%	0.1%
Not in Labor Force	1.0%	1.1%	1.5%
Own Children 6-17 Only	14.0%	15.5%	16.4%
Employed/in Armed Forces	10.6%	12.0%	12.4%
Unemployed	0.4%	0.4%	0.4%
Not in Labor Force	2.9%	3.1%	3.6%
No Own Children < 18	77.7%	75.1%	73.0%
Employed/in Armed Forces	38.8%	35.7%	35.0%
Unemployed	2.1%	2.1%	1.9%
Not in Labor Force	36.7%	37.2%	36.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

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### 2006 Employed Population 16+ by Industry

Industry	Radius: 1.0 miles	Radius: 3.0 miles	Radius: 5.0 miles
Total	580	2,206	4,185
Agriculture/Mining	1.0%	2.1%	2.6%
Construction	8.3%	8.5%	7.7%
Manufacturing	17.2%	18.0%	20.2%
Wholesale Trade	1.6%	1.7%	1.9%
Retail Trade	14.1%	15.2% 14.3%	
Transportation/Utilities	4.5%	4.6%	4.5%
Information	1.9%	1.7%	1.5%
Finance/Insurance/Real Estate	2.8%	3.6%	3.4%
Services	44.7%	40.8%	40.3%
Public Administration	4.0%	3.7%	3.6%

### 2006 Employed Population 16+ by Occupation

Occupation	Radius: 1.0 miles	Radius: 3.0 miles	Radius: 5.0 miles
Total	580	2,204	4,185
White Collar	58.6%	58.1%	55.1%
Management/Business/Financial	14.7%	12.8%	11.7%
Professional	21.0%	19.8%	17.8%
Sales	12.9%	14.5%	13.8%
Administrative Support	10.0%	11.0%	11.8%
Services	18.4%	16.0%	15.9%
Blue Collar	22.9%	25.9%	29.0%
Farming/Forestry/Fishing	0.2%	0.4%	0.6%
Construction/Extraction	5.0%	5.9%	5.9%
Installation/Maintenance/Repair	3.6%	3.7%	4.2%
Production	8.8%	9.8%	11.4%
Transportation/Material Moving	5.3%	6.0%	6.9%

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**2000 Workers 16+ by Means of Transportation to Work**

	1.0 miles	3.0 miles	5.0 miles
Total	539	2,144	4,038
Drove Alone - Car, Truck, or Van	79.6%	82.3%	83.1%
Carpooled - Car, Truck, or Van	11.3%	10.4%	10.7%
Public Transportation	0.9%	0.6%	0.3%
Walked	5.2%	3.3%	2.5%
Other Means	0.2%	0.5%	0.4%
Worked at Home	2.8%	3.0%	2.9%

**2000 Workers 16+ by Travel Time to Work**

	1.0 miles	3.0 miles	5.0 miles
Total	541	2,145	4,039
Did Not Work at Home	97.2%	97.0%	97.1%
Less than 5 minutes	6.1%	5.4%	5.0%
5 to 9 minutes	14.6%	13.1%	13.2%
10 to 19 minutes	33.1%	34.5%	34.9%
20 to 24 minutes	16.6%	17.3%	17.6%
25 to 34 minutes	12.2%	12.0%	12.2%
35 to 44 minutes	2.2%	2.6%	2.9%
45 to 59 minutes	5.0%	4.9%	4.7%
60 to 89 minutes	2.6%	2.9%	3.0%
90 or more minutes	4.8%	4.1%	3.8%
Worked at Home	2.8%	3.0%	2.9%
Average Travel Time to Work (in min)	23.9	23.7	23.1

**2000 Households by Vehicles Available**

	1.0 miles	3.0 miles	5.0 miles
Total	515	1,980	3,577
None	4.5%	4.0%	4.3%
1	37.5%	35.9%	34.1%
2	41.9%	43.7%	43.9%
3	11.3%	11.8%	13.1%
4	3.5%	3.5%	3.6%
5	+1.4%	1.1%	1.0%

Average Number of Vehicles Available      1.8                      1.8                      1.8

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

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Radius: 5.0 miles

**2000 Households by Type**

	1.0 miles	3.0 miles	5.0 miles
Total	515	1,981	3,578
Family Households	63.5%	65.9%	68.3%
Married-couple Family	51.8%	54.4%	56.4%
With Related Children	17.7%	19.9%	21.9%
Other Family (No Spouse)	11.7%	11.5%	12.0%
With Related Children	6.4%	6.8%	7.2%
Nonfamily Households	36.5%	34.1%	31.7%
Householder Living Alone	30.9%	28.3%	26.4%
Householder Not Living Alone	5.6%	5.8%	5.2%
			29.2%
Households with Related Children	24.0%	26.8%	
Households with Persons 65+	31.0%	28.7%	27.7%

**2000 Households by Size**

	1.0 miles	3.0 miles	5.0 miles
Total	516	1,981	3,578
1 Person Household	30.8%	28.3%	26.4%
2 Person Household	39.7%	39.5%	38.7%
3 Person Household	12.8%	14.0%	15.3%
4 Person Household	11.6%	12.1%	12.5%
5 Person Household	3.7%	4.4%	5.2%
6 Person Household	1.0%	1.1%	1.3%
7+ Person Household	0.4%	0.5%	0.6%

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**2000 Households by Year Householder**

**Moved In**

	1.0 miles	3.0 miles	5.0 miles
Total	514	1,979	3,576
Moved in 1999 to March 2000	13.2%	13.9%	13.6%
Moved in 1995 to 1998	25.3%	25.1%	24.0%
Moved in 1990 to 1994	16.0%	16.6%	15.5%
Moved in 1980 to 1989	18.7%	17.5%	17.0%
Moved in 1970 to 1979	12.1%	12.7%	14.4%
Moved in 1969 or Earlier	14.8%	14.2%	15.4%
Median Year Householder Moved In	1991	1992	1991

**2000 Housing Units by Units in Structure**

	1.0 miles	3.0 miles	5.0 miles
Total	809	3,185	4,991
1, Detached	84.2%	81.4%	76.8%
1, Attached	1.7%	1.4%	1.0%
2	2.8%	2.4%	2.1%
3 or 4	4.3%	2.8%	2.2%
5 to 9	1.2%	1.5%	1.3%
10 to 19	1.0%	1.5%	1.3%
20+	0.0%	0.1%	0.1%
Mobile Home	4.6%	8.9%	15.1%
Other	0.1%	0.1%	0.1%

**2000 Housing Units by Year Structure Built**

	1.0 miles	3.0 miles	5.0 miles
Total	724	3,256	5,007
1999 to March 2000	1.4%	1.4%	1.3%
1995 to 1998	4.6%	5.6%	6.6%
1990 to 1994	3.9%	5.2%	5.7%
1980 to 1989	9.5%	10.8%	10.6%
1970 to 1979	13.3%	16.0%	19.2%
1969 or Earlier	67.4%	61.0%	56.6%
Median Year Structure Built	1958	1962	1965

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

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**Top 3 Tapestry Segments**

	Radius: 1.0 miles	Radius: 3.0 miles	Radius: 5.0 miles
1.	Midlife Junction	Rural Resort Dwellers	Southern Satellites
2.	Salt of the Earth	Salt of the Earth	Salt of the Earth
3.	Rural Resort Dwellers	Midlife Junction	Rural Resort Dwellers

**2006 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$847,196	\$2,972,638	\$5,252,750
Average Spent	\$1,568.88	\$1,445.13	\$1,422.74
Spending Potential Index	58	53	52
Computers & Accessories: Total \$	\$110,688	\$383,656	\$671,523
Average Spent	\$204.98	\$186.51	\$181.89
Spending Potential Index	80	73	71
Education: Total \$	\$492,024	\$1,562,714	\$2,648,843
Average Spent	\$911.16	\$759.71	\$717.45
Spending Potential Index	81	67	63
Entertainment/Recreation: Total \$	\$1,521,249	\$5,545,441	\$9,854,719
Average Spent	\$2,817.13	\$2,695.89	\$2,669.21
Spending Potential Index	85	82	81
Food at Home: Total \$	\$2,279,227	\$8,336,017	\$14,860,358
Average Spent	\$4,220.79	\$4,052.51	\$4,025.02
Spending Potential Index	86	82	82
Food Away from Home: Total \$	\$1,466,756	\$5,231,741	\$9,282,635
Average Spent	\$2,716.21	\$2,543.38	\$2,514.26
Spending Potential Index	81	76	75
Health Care: Total \$	\$1,906,302	\$7,009,936	\$12,440,935
Average Spent	\$3,530.19	\$3,407.84	\$3,369.70
Spending Potential Index	96	93	92

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2.	Salt of the Earth	Salt of the Earth	Salt of the Earth
3.	Rural Resort Dwellers	Midlife Junction	Rural Resort Dwellers

**2006 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

HH Furnishings & Equipment: Total \$	\$852,237	\$3,069,611	\$5,436,954
Average Spent	\$1,578.22	\$1,492.28	\$1,472.63
Spending Potential Index	72	68	67
Investments: Total \$	\$1,528,351	\$4,645,238	\$7,585,447
Average Spent	\$2,830.28	\$2,258.26	\$2,054.56
Spending Potential Index	61	48	44
Retail Goods: Total \$	\$11,936,116	\$44,235,346	\$79,082,516
Average Spent	\$22,103.92	\$21,504.79	\$21,419.97
Spending Potential Index 85	82	82	
Shelter: Total \$	\$5,832,900	\$20,477,752	\$36,034,783
Average Spent	\$10,801.67	\$9,955.15	\$9,760.23
Spending Potential Index	76	70	68
TV/Video/Sound Equipment: Total \$	\$490,509	\$1,739,394	\$3,076,543
Average Spent	\$908.35	\$845.60	\$833.30
Spending Potential Index	83	77	76
Travel: Total \$	\$800,876	\$2,802,481	\$4,894,162
Average Spent	\$1,483.10	\$1,362.41	\$1,325.61
Spending Potential Index	83	76	74
Vehicle Maintenance & Repairs: Total \$	\$490,321	\$1,776,115	\$3,144,007
Average Spent	\$908.00	\$863.45	\$851.57
Spending Potential Index	85	81	79

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Expenditure data are derived from the 2001, 2002 and 2003 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2006 and 2011.

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**OFFERING MEMORANDUM**

**Exclusively Listed By:**

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