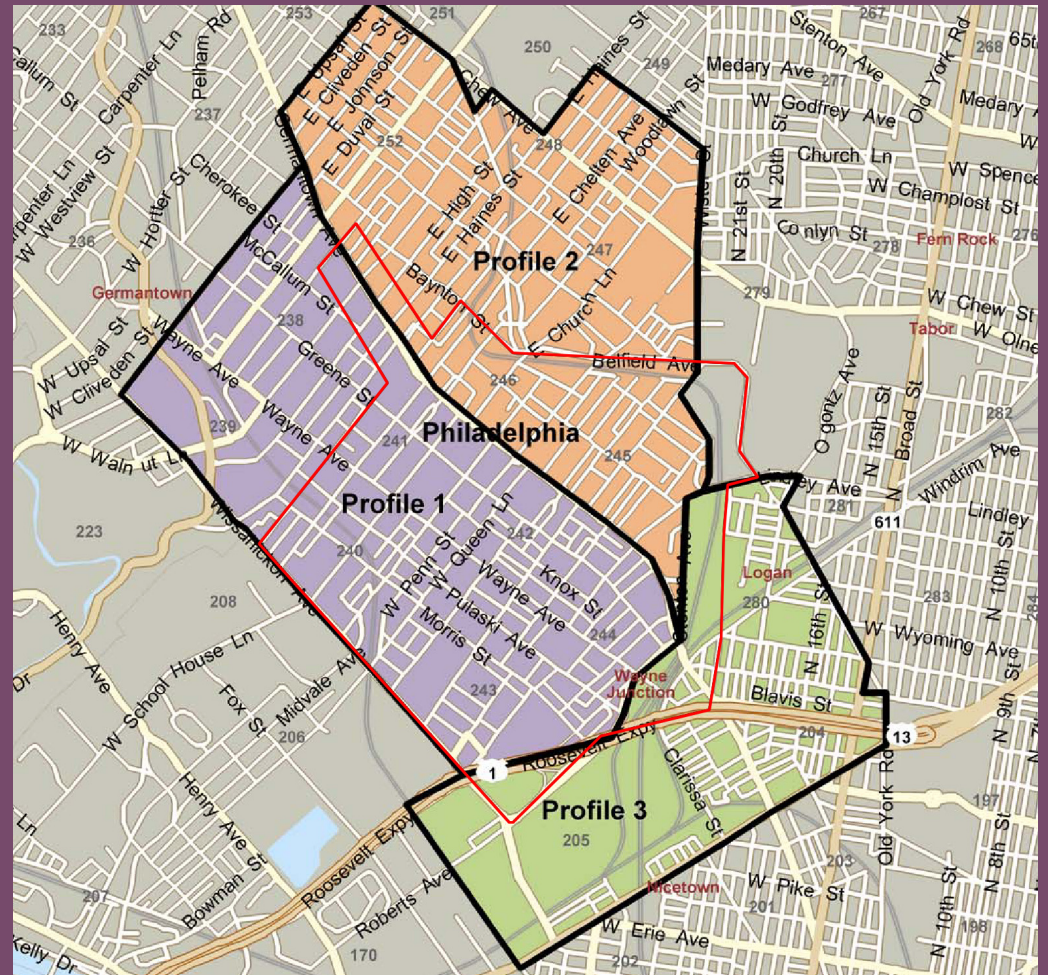




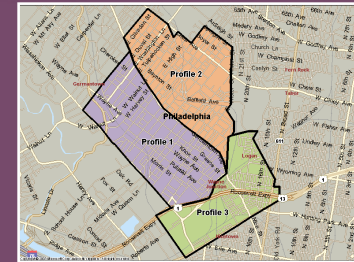
Neighborhood Profiles

Neighborhood Profile Areas

- Area 1: Census tracts 238-244
- Area 2: Census tracts 245-248, 252
- Area 3: Census tracts 204, 205, 280

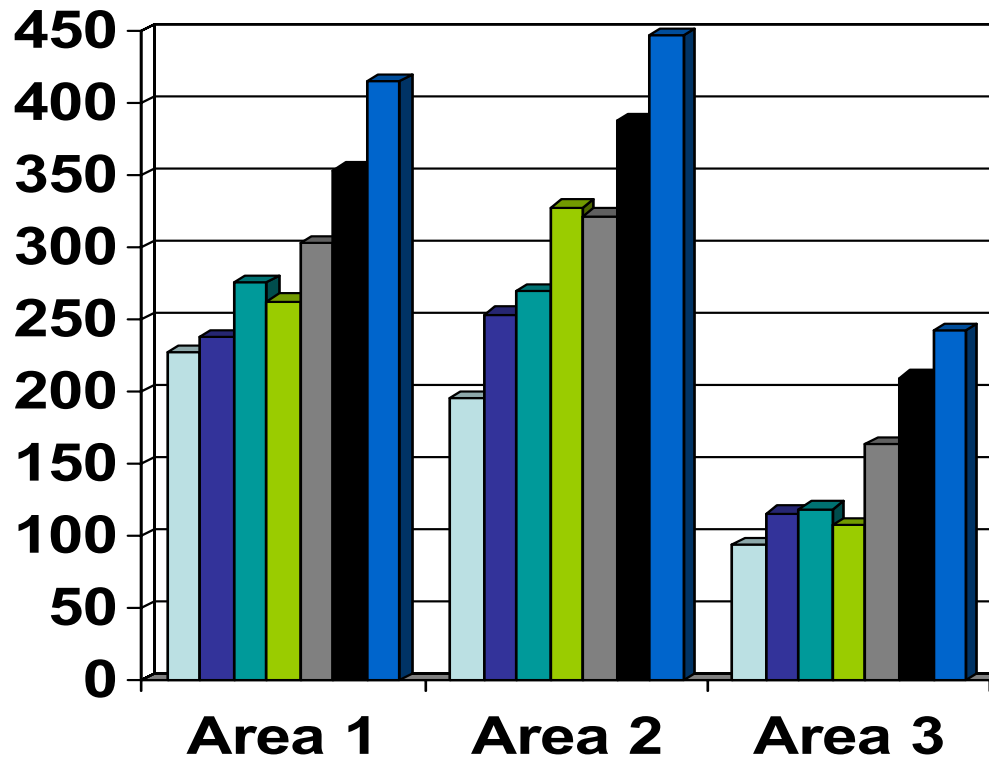


Demographic characteristics



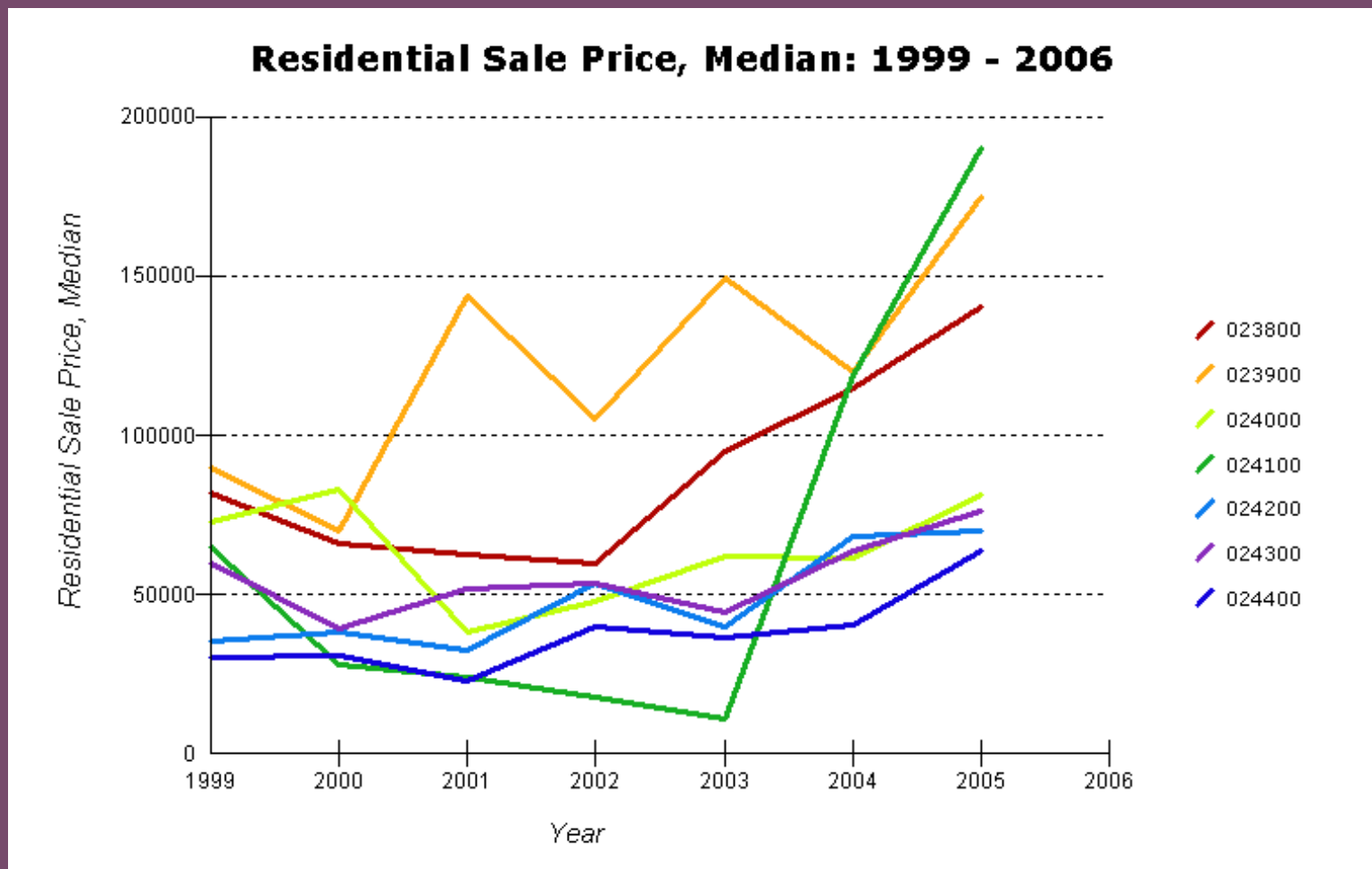
	Area 1	Area 2	Area 3	Total
Population (2007)	23,402	20,681	10,741	54,824
Annual % Change 2007-12	-0.4%	-0.5%	-0.6%	-0.5%
Households (2007)	10,259	7,526	4,037	21,822
Annual % Change 2007-12	-0.3%	-0.4%	-0.4%	-0.4%
Median Household Income (2007)	\$34,534	\$31,708	\$30,064	
Median Age (2007)	35.2	34.9	34.0	
Homeownership rate (2007)	32.3%	47.6%	55.2%	

Residential Sales Volume: 1999-2005

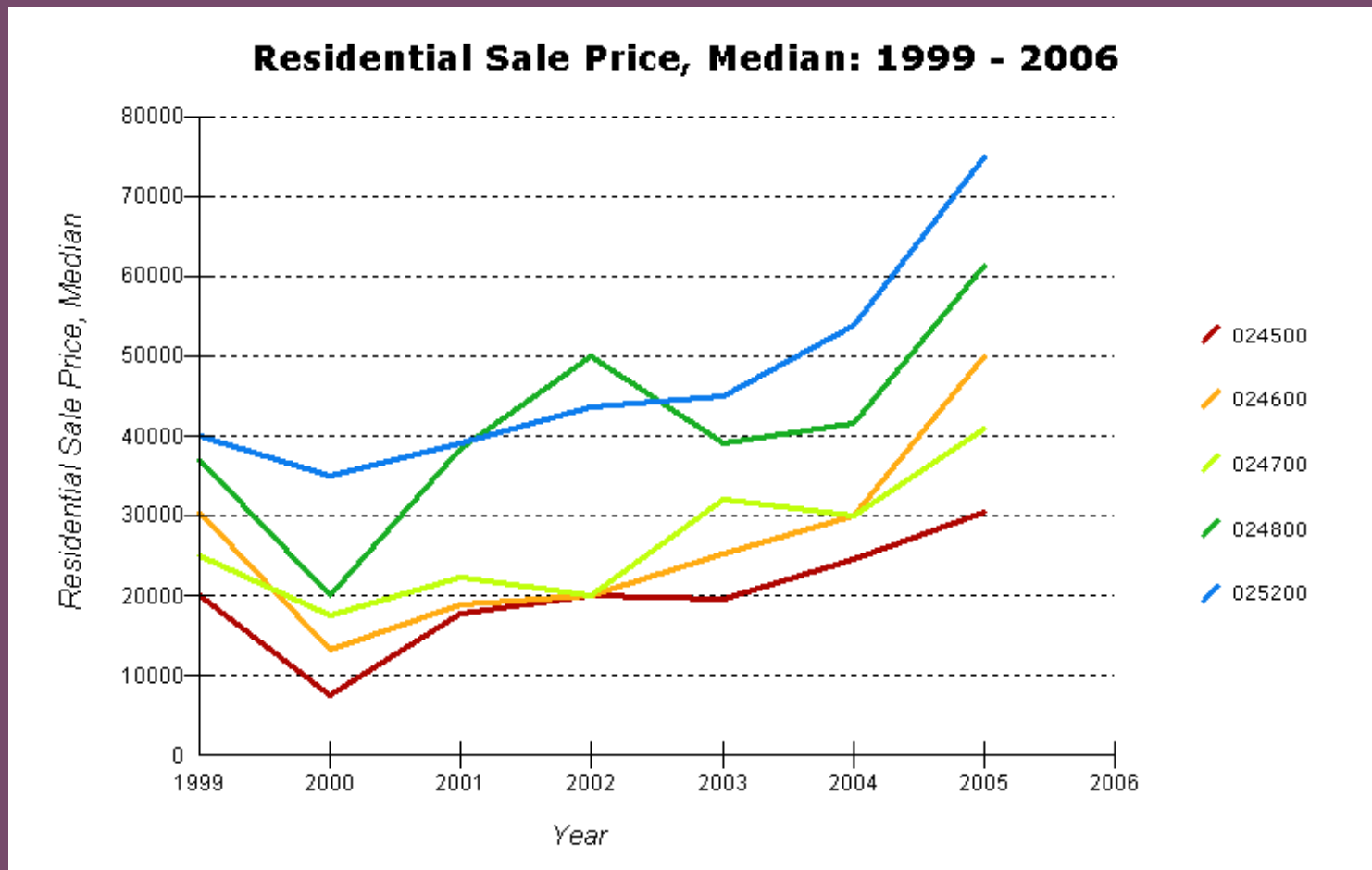


1999 2000 2001 2002
2003 2004 2005

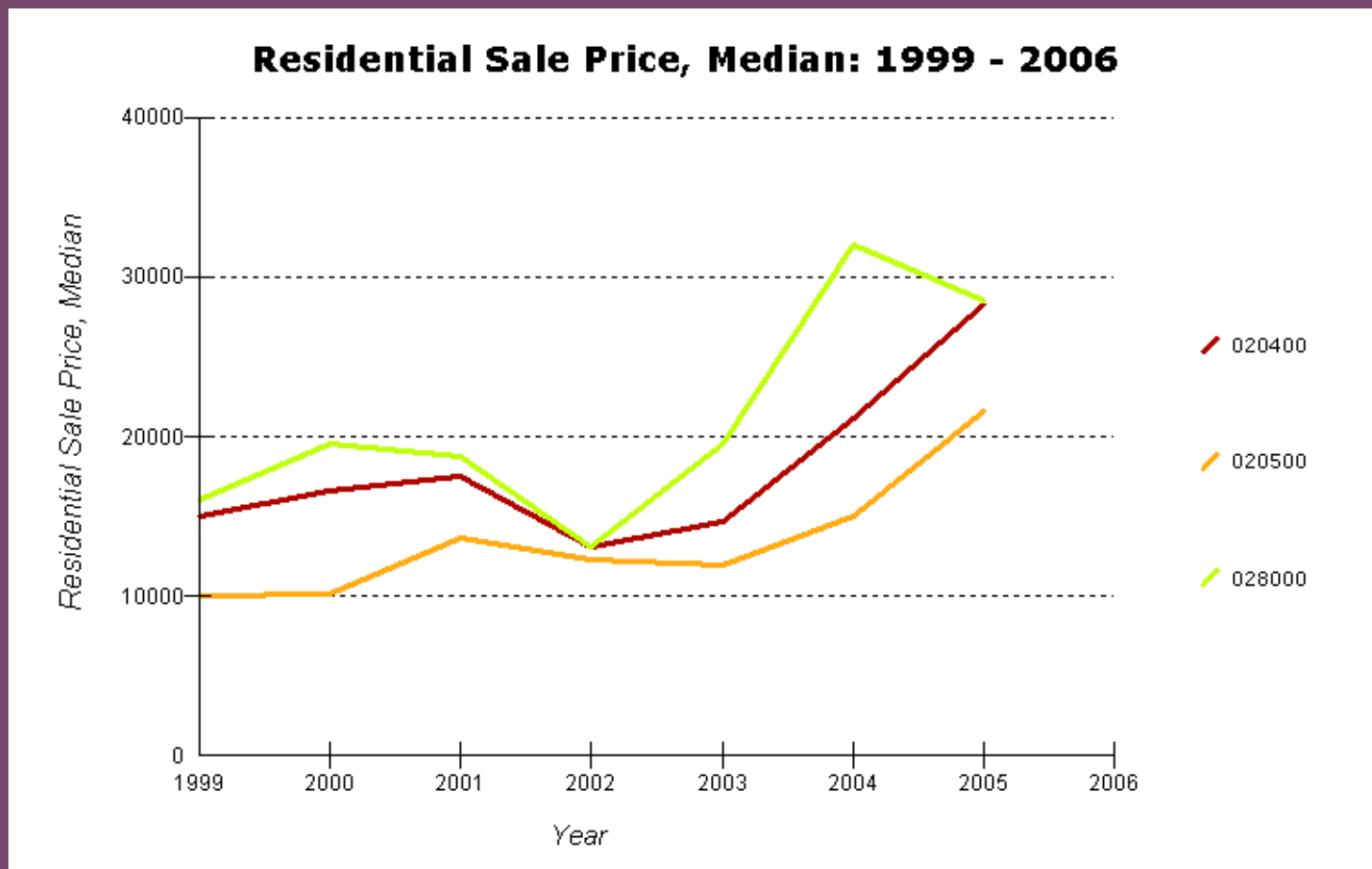
Residential Sales Price Trends: Area 1



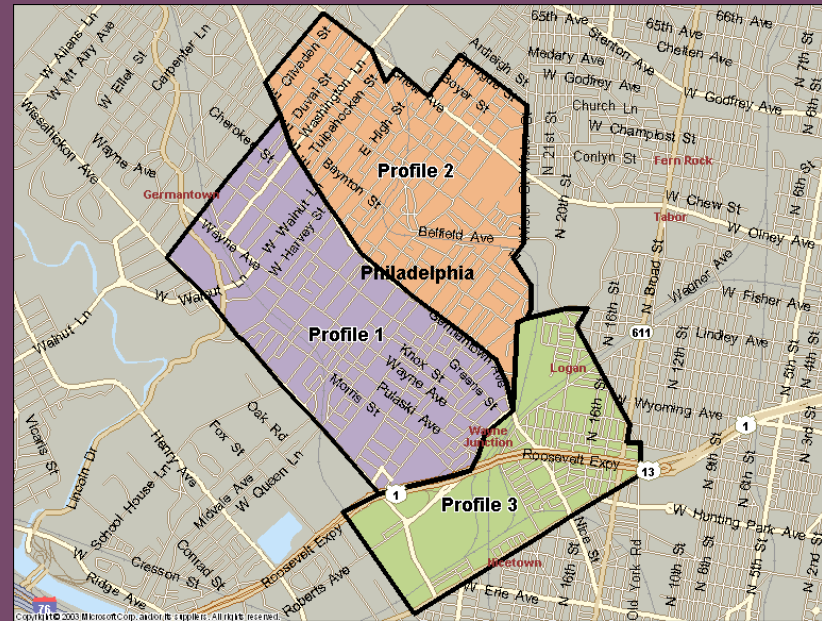
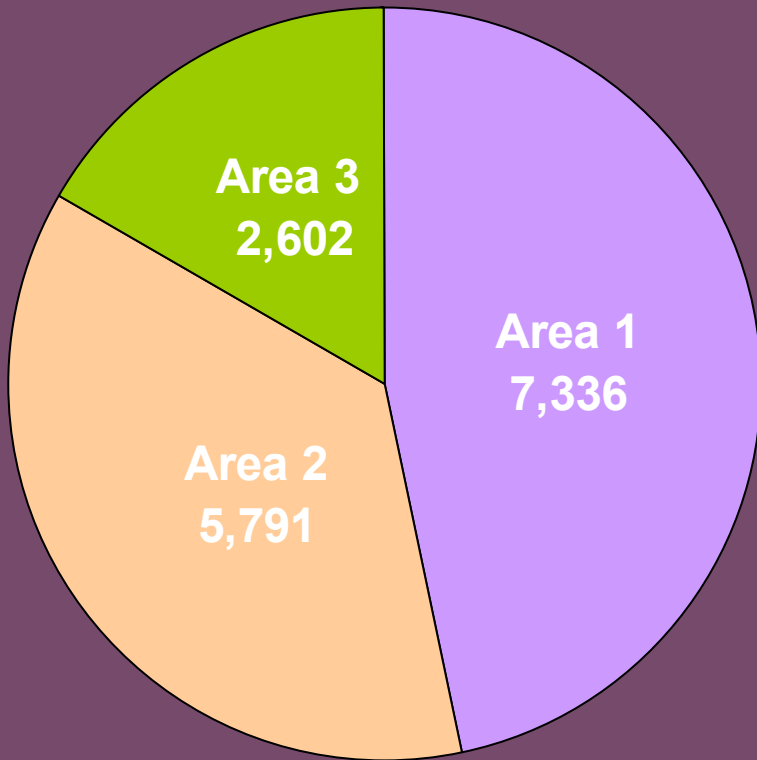
Residential Sales Price Trends: Area 2



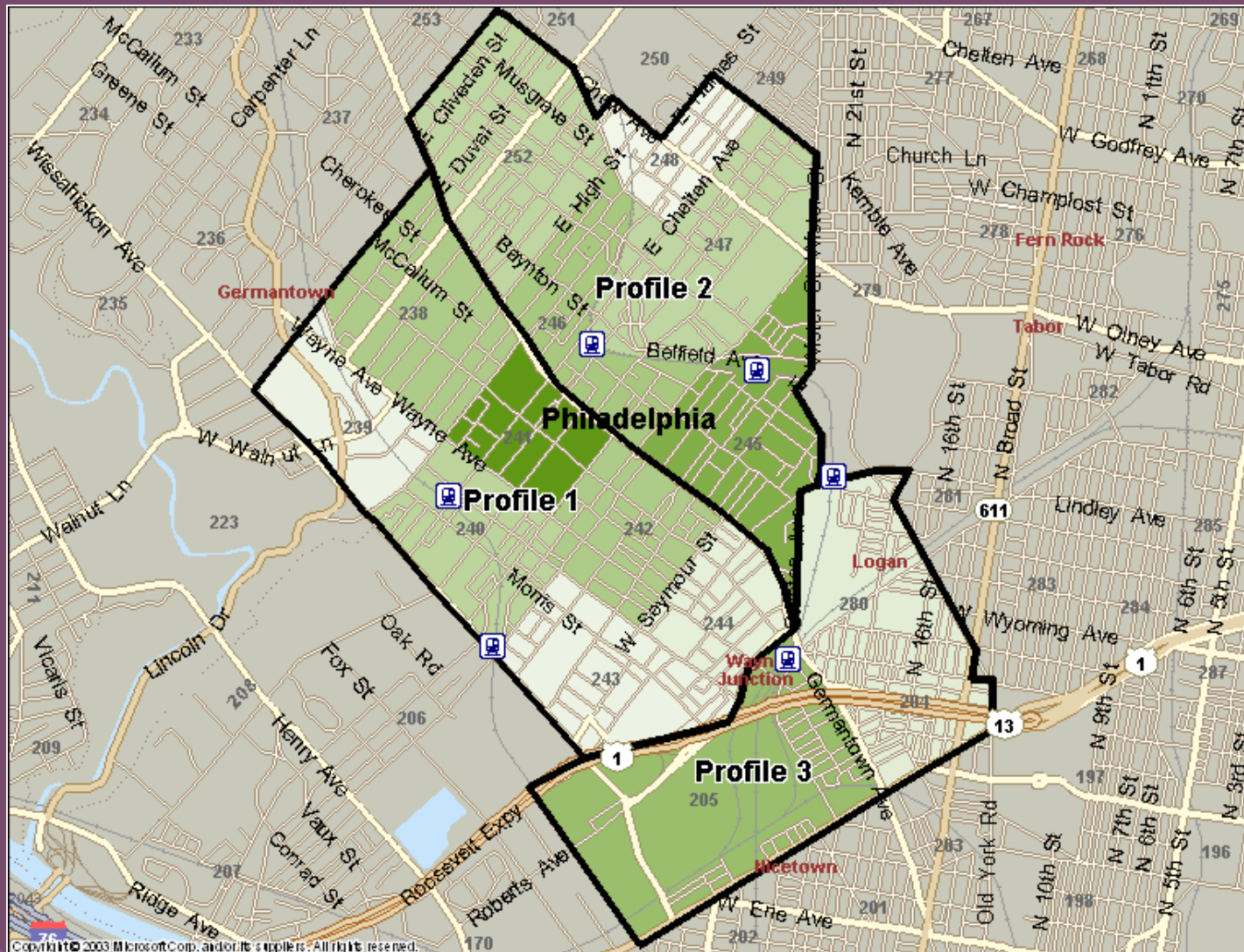
Residential Sales Price Trends: Area 3



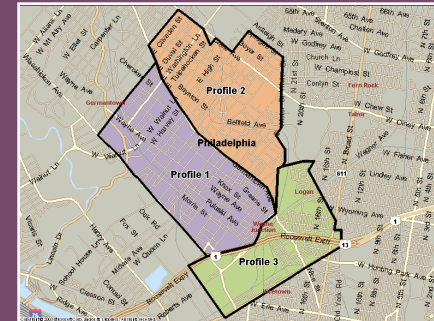
Total Employment: 15,729
Total Establishments: 1,510



Employment Density



Preliminary Retail Demand Analysis



(\$ millions)

Retail Expenditure Potential
Retail Sales
Retail Gap

Area 1

Area 2

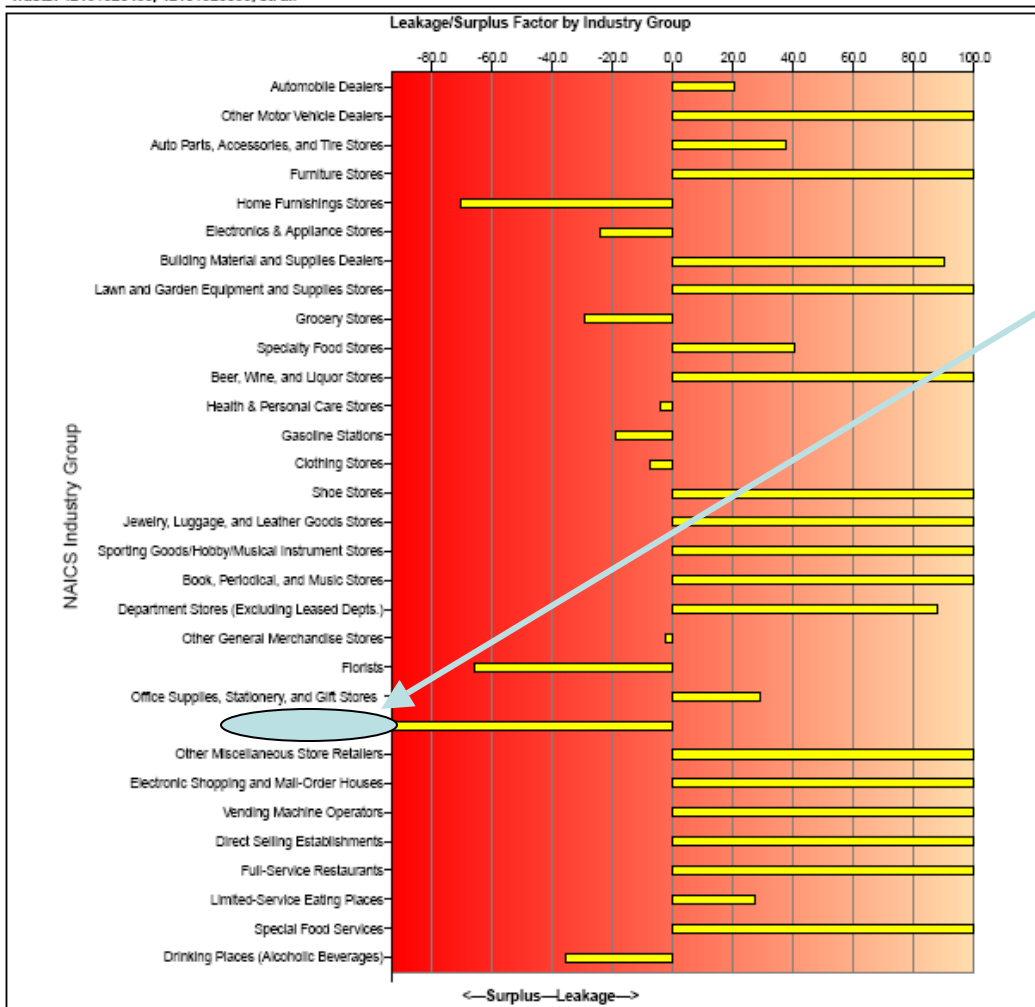
Area 3

Total

	\$145.5	\$99.3	\$48.5	\$293.3
	\$110.3	\$56.7	\$44.4	\$211.4
	\$35.2	\$42.6	\$4.1	\$81.9

Sample Leakage/Surplus Analysis: Area 3


Tracts: 42101020400, 42101020500, et. al.



“Used Merchandise Stores”: Material Culture, Urban Artifacts

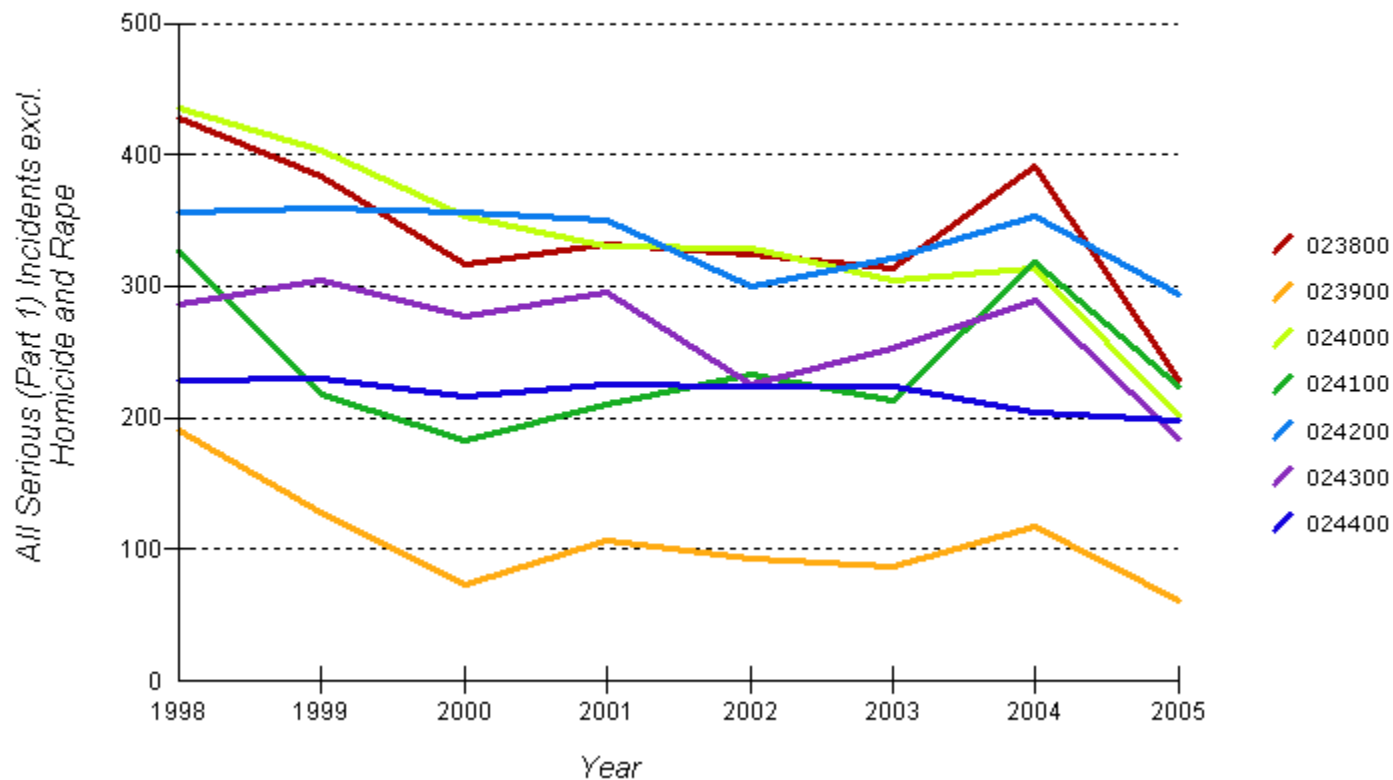


What does profile data suggest?

- Preliminary analysis indicates relatively low neighborhood-based demand for additional retail.
 - People willing to live and work in area.
 - Need to strengthen residential/employment base.
 - Additional retail can be supported if base grows or outside demand is drawn in.
- 

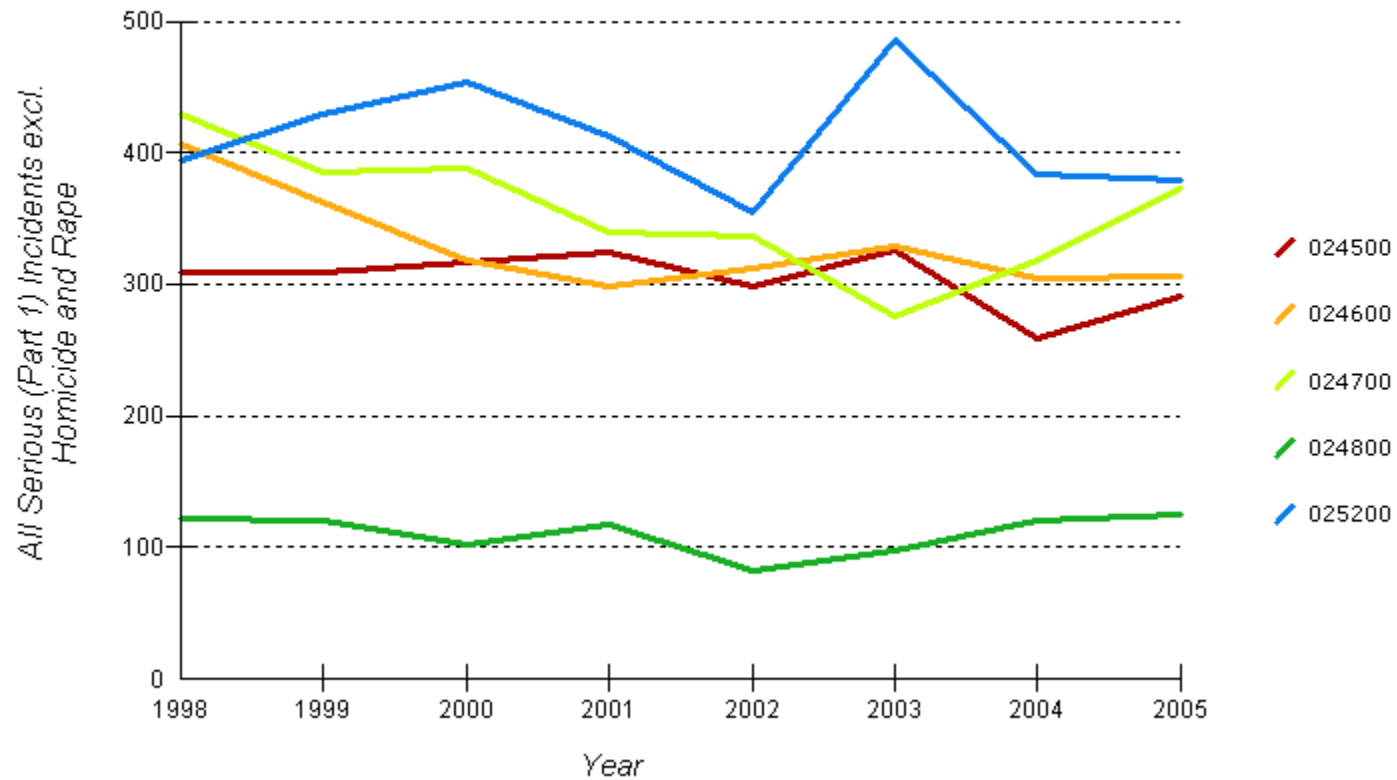
Crime Trends: Area 1

All Serious (Part 1) Incidents excl. Homicide and Rape: 1998 - 2005



Crime Trends: Area 2

All Serious (Part 1) Incidents excl. Homicide and Rape: 1998 - 2005



Crime Trends: Area 3

All Serious (Part 1) Incidents excl. Homicide and Rape: 1998 - 2005

