

COCCA DEVELOPMENT

RETAIL SPACE FOR LEASE

WARREN MALL—MARKET STREET

WARREN COUNTY, PA 16365



- Join Dunham's, Bon-Ton, Label Shopper, Napoli Pizza, Lee Nails, Ollie's, and Kinzua Country Auctions
- Ideally located along Route 62 with an average daily traffic count of approximately 12,000 cars
- Extensive renovations underway currently to de-mall and update building; parking lot and exterior lighting updated mid-2016

AVAILABLE SUITE AREA—\$8/square foot NNN:

Up to 82,755 available for lease—can be split to accommodate various suite size needs

AVAILABLE SUITE AREA—\$14/square foot NNN

430 square feet & 875 square feet spaces available

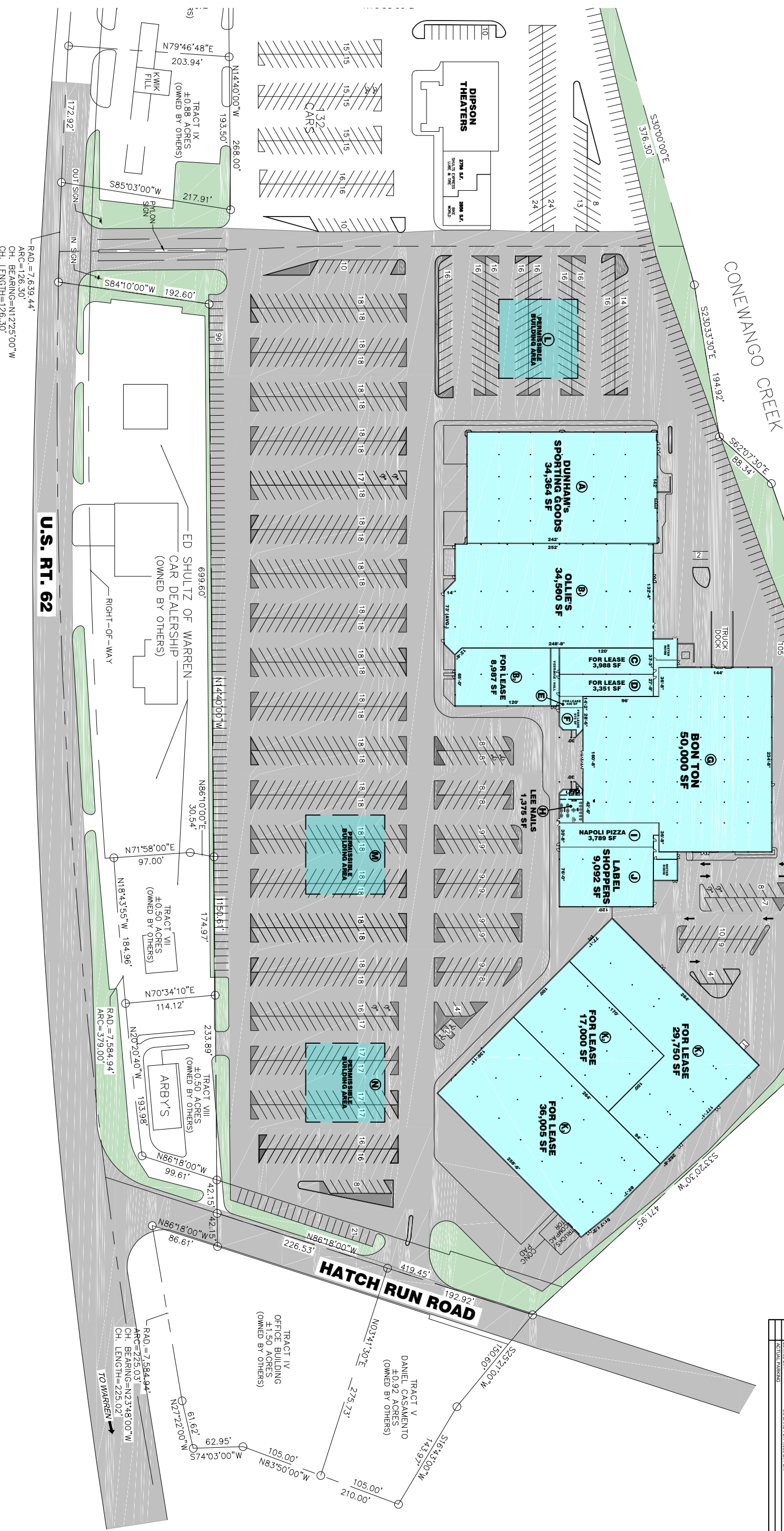
3 OUTPARCELS AVAILABLE—\$/square foot NNN

Will build to suit—rate TBD

NNN: Base rent plus prorata share of Real Estate Taxes, Insurance, and Common Area expenses, including but not limited to snow removal, lawn care, and parking lot maintenance. Tenant pays separately metered utilities for gas, electric, water, sewer, & trash removal.

CALL 330-729-1010 FOR MORE INFORMATION

www.coccadevelopment.com



WARREN PLAZA
MARKET STREET
WARREN PA, 16365
WARREN COUNTY

DEVELOPER INFORMATION
COCCA DEVELOPMENT LTD
100 DEBARTOLO PLACE - SUITE 400
BOARDMAN, OH 44512
PH: 330-729-1010
CONTACT: ANTHONY COCCA

DEVELOPMENT DATA	
A DUNHAM'S SPORTING GOODS	34,364 SF.
B OLLIE'S	34,500 SF.
C FOR LEASE	8,987 SF.
D FOR LEASE	3,988 SF.
E FOR LEASE	3,351 SF.
F FOR LEASE	430 SF.
G BON TON	50,000 SF.
H LEE NAILS	1,375 SF.
I NAPOLI PIZZA	3,789 SF.
J LABEL SHOPPERS	9,092 SF.
K FOR LEASE	29,750 SF.
L FOR LEASE	17,000 SF.
M FUTURE BUILDING	36,005 SF.
N FUTURE BUILDING	0 SF.
O FUTURE BUILDING	0 SF.
P FUTURE BUILDING	0 SF.
TOTAL LEASABLE AREA	233,506 SF.
324,136 SF. (TOTAL DEVELOPMENT AREA)	1,171 CARS
12,281 SF. (TOTAL PARKING AREA)	1,220 CARS

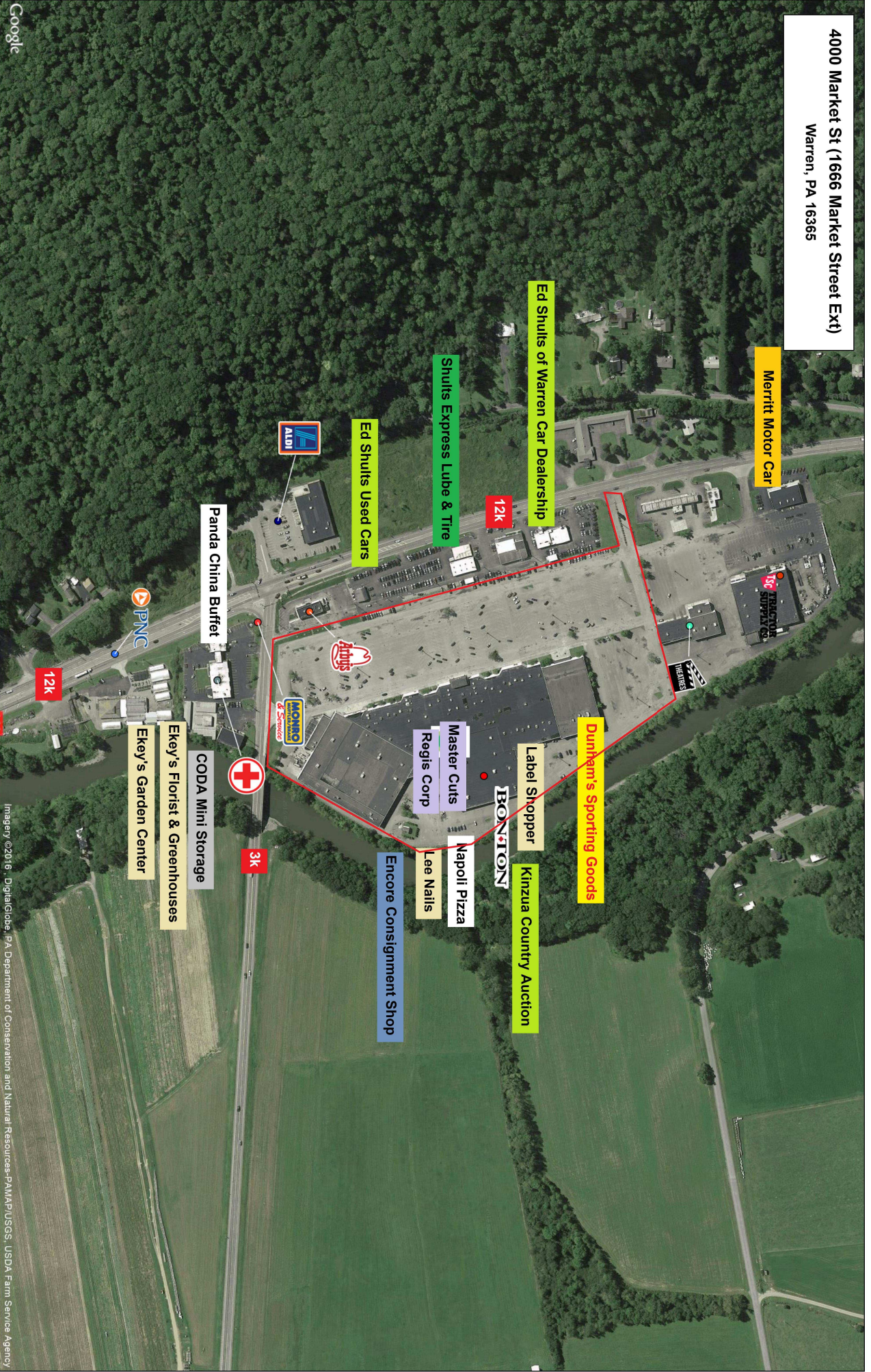
U.S. RT. 62
 RAD = 7,639.44'
 ARC = 126.30'
 CH. BEARING = N12°25'00"W
 CH. LENGTH = 126.30'

HATCH RUN ROAD
 RAD = 7,584.94'
 ARC = 225.03'
 CH. BEARING = N23°48'00"W
 CH. LENGTH = 225.02'



WARREN MALL
WARREN COUNTY, PENNSYLVANIA
ON LR. 94 & 61049 CONEWANGO TWP.
DEVELOPED & MANAGED BY
Cocca Development, LTD
100 DEBARTOLO PLACE; SUITE 400
BOARDMAN, OH 44512
PHONE: 330-729-1010
FAX: 330-729-1008

4000 Market St (1666 Market Street Ext)
Warren, PA 16365



Merritt Motor Car

Ed Shults of Warren Car Dealership

Shults Express Lube & Tire

Ed Shults Used Cars

Panda China Buffet

Ekey's Garden Center

Ekey's Florist & Greenhouses

CODA Mini Storage

Dunham's Sporting Goods

Label Shopper

Kinzua Country Auction

Master Cuts

Regis Corp

Napoli Pizza

Lee Nails

Encore Consignment Shop



BONNITON

12k

12k

3k



Google

The map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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Lat: 41.8982 Long: -79.1479 Zoom: 17

4000 Market Street

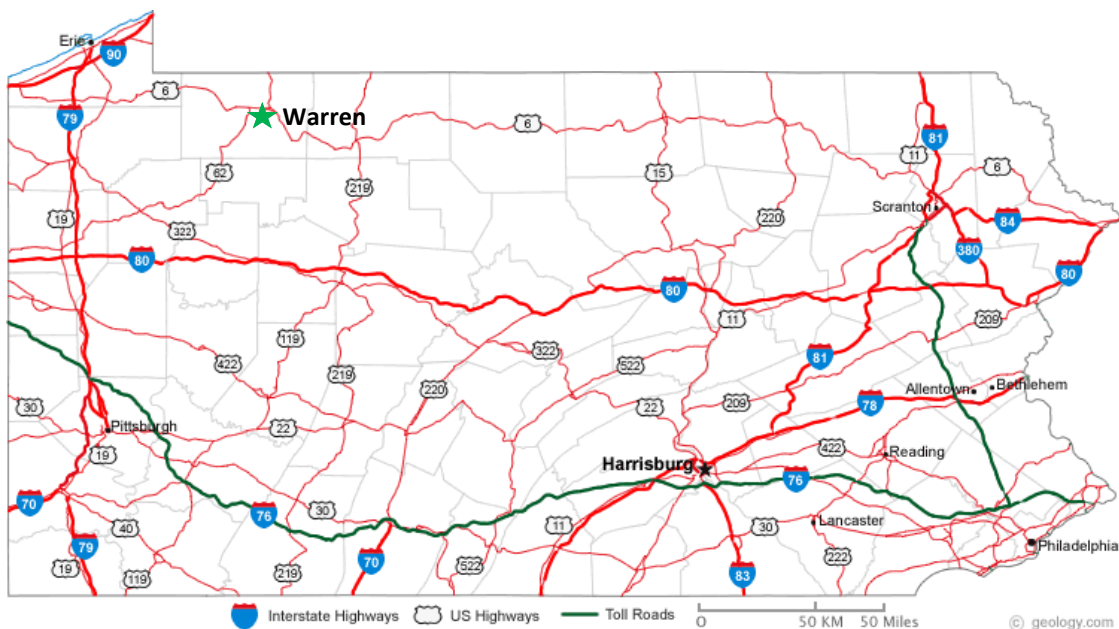
Warren, PA 16365

The site is located on Route 62, in direct route of visitors travelling from New York (7.5 miles) to Allegheny National Forest (8 miles).



The average daily traffic count in front of the mall is 12,000.

Warren County is situated in the Northwestern region of Pennsylvania, along New York's southern border. Nearly half of the county is comprised by the Allegheny National Forest, home to the Kinzua Dam.



COCCA DEVELOPMENT, LTD

1666 Market Street Ext.

Warren, PA 16365

AT A GLANCE

- ◆ The city of Warren serves as the county's seat, home to headquarters of Allegheny National Forest and Cornplanter State Forest.
- ◆ Established in 1795, Warren was named for Major General Joseph Warren who fought alongside his soldiers as a private rather than a general in the Battle of Bunker Hill.
- ◆ The late 1800's marked the beginning of a rise in the oil industry in Warren which dominated the area's economy. Many Victorian homes still stand today that were products of the oil industry's success.
- ◆ Spanning over a total of 28 blocks, Warren's historic district is one of the largest in the state. The district offers a variety of shops and restaurants as well as historical landmarks and sites, all highlighting the city's rich history. Visitors are attracted to the area for the entertainment as well as the beautiful landscape provided by the Allegheny River.

GRAPHIC PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups

Lat/Lon: 41.8951/-79.1488

RGRAP3

Highway 62 & Hatch Run Rd

Conewango Township, PA

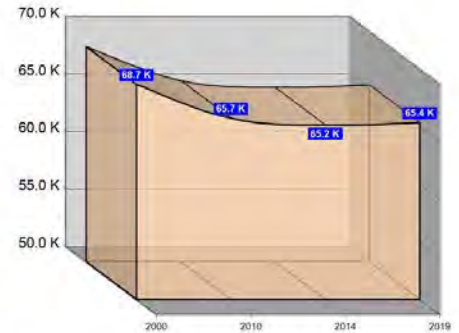
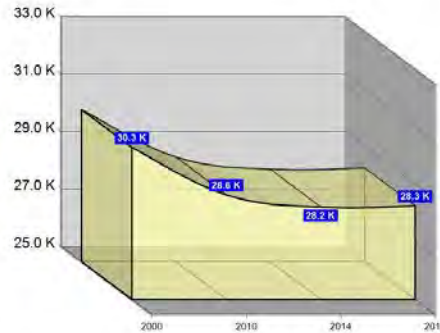
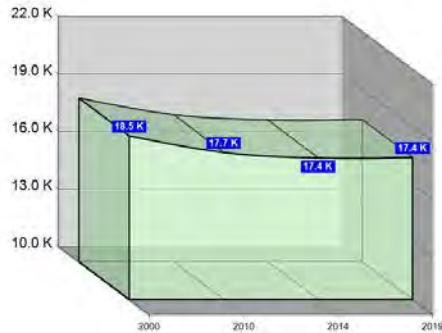
5 Miles

10 Miles

15 Miles

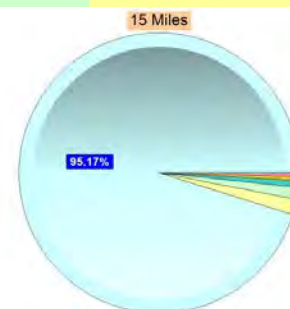
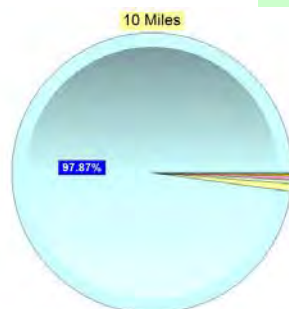
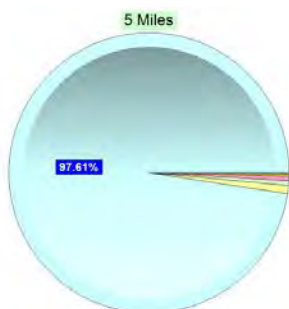
Population

Estimated Population (2014)	17,388	28,212	65,159	
Projected Population (2019)	17,408	28,253	65,368	
Census Population (2010)	17,670	28,639	65,747	
Census Population (2000)	18,529	30,285	68,697	
Projected Annual Growth (2014-2019)	21	41	209	0.1%
Historical Annual Growth (2010-2014)	-283	-427	-588	-1.1%
Historical Annual Growth (2000-2010)	-859	-1,646	-2,950	-0.4%
Estimated Population Density (2014)	222 <i>psm</i>	90 <i>psm</i>	92 <i>psm</i>	
Trade Area Size	78.5 <i>sq mi</i>	314.0 <i>sq mi</i>	706.6 <i>sq mi</i>	



Race and Ethnicity (2014)

Not Hispanic or Latino Population	17,213	99.0%	27,931	99.0%	62,840	96.4%
White	16,841	97.8%	27,401	98.1%	60,581	96.4%
Black or African American	91	0.5%	118	0.4%	770	1.2%
American Indian or Alaska Native	44	0.3%	63	0.2%	241	0.4%
Asian	90	0.5%	122	0.4%	269	0.4%
Hawaiian or Pacific Islander	2	-	4	-	15	-
Other Race	2	-	3	-	5	-
Two or More Races	143	0.8%	220	0.8%	959	1.5%
Hispanic or Latino Population	175	1.0%	281	1.0%	2,319	3.6%
White	131	75.1%	210	74.8%	1,429	61.6%
Black or African American	3	1.5%	6	2.0%	126	5.4%
American Indian or Alaska Native	2	1.2%	7	2.5%	39	1.7%
Asian	1	0.6%	1	0.4%	4	0.2%
Hispanic Hawaiian or Pacific Islander	-	-	1	0.2%	2	0.1%
Other Race	18	10.0%	29	10.3%	510	22.0%
Two or More Races	20	11.6%	28	9.8%	209	9.0%



White Black or African American American Indian or Alaska Native Asian Hawaiian or Pacific Islander Other Race 2+ Races

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RGRAP3

Highway 62 & Hatch Run Rd

Conewango Township, PA

5 Miles

10 Miles

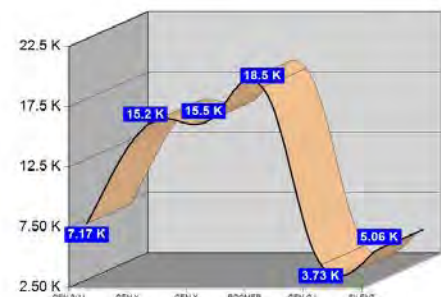
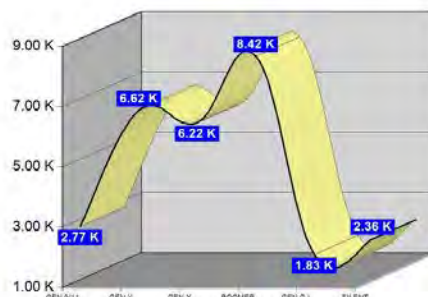
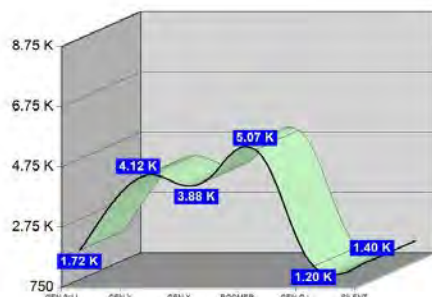
15 Miles

Age Distribution (2014)

	5 Miles	10 Miles	15 Miles
Age Under 5 Years	835 4.8%	1,327 4.7%	3,550 5.4%
Age 5 to 9 Years	887 5.1%	1,439 5.1%	3,616 5.5%
Age 10 to 14 Years	972 5.6%	1,641 5.8%	3,901 6.0%
Age 15 to 19 Years	939 5.4%	1,603 5.7%	3,976 6.1%
Age 20 to 24 Years	962 5.5%	1,460 5.2%	3,742 5.7%
Age 25 to 29 Years	1,003 5.8%	1,511 5.4%	3,891 6.0%
Age 30 to 34 Years	981 5.6%	1,484 5.3%	3,573 5.5%
Age 35 to 39 Years	908 5.2%	1,454 5.2%	3,332 5.1%
Age 40 to 44 Years	1,075 6.2%	1,719 6.1%	3,829 5.9%
Age 45 to 49 Years	1,155 6.6%	1,962 7.0%	4,508 6.9%
Age 50 to 54 Years	1,336 7.7%	2,245 8.0%	5,011 7.7%
Age 55 to 59 Years	1,382 7.9%	2,307 8.2%	5,124 7.9%
Age 60 to 64 Years	1,290 7.4%	2,095 7.4%	4,553 7.0%
Age 65 to 69 Years	1,061 6.1%	1,776 6.3%	3,770 5.8%
Age 70 to 74 Years	777 4.5%	1,331 4.7%	2,821 4.3%
Age 75 to 79 Years	628 3.6%	1,028 3.6%	2,236 3.4%
Age 80 to 84 Years	556 3.2%	862 3.1%	1,750 2.7%
Age 85 Years or Over	642 3.7%	966 3.4%	1,977 3.0%
Median Age	44.4	45.0	42.6

Generation (2014)

	5 Miles	10 Miles	15 Miles
Generation 9/11 Millennials (Age Under 10 Years)	1,721 9.9%	2,766 9.8%	7,165 11.0%
Gen Y to Echo Boomers (Age 10 to 29 Years)	3,876 22.3%	6,216 22.0%	15,509 23.8%
Gen Xers (Age 30 to 49 Years)	4,119 23.7%	6,619 23.5%	15,241 23.4%
Baby Boomers (Age 50 to 69 Years)	5,069 29.2%	8,424 29.9%	18,458 28.3%
Silent Generation (Age 70 to 79 Years)	1,405 8.1%	2,359 8.4%	5,057 7.8%
G.I. Generation (Age 80 Years or Over)	1,197 6.9%	1,828 6.5%	3,727 5.7%



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Highway 62 & Hatch Run Rd

Conewango Township, PA

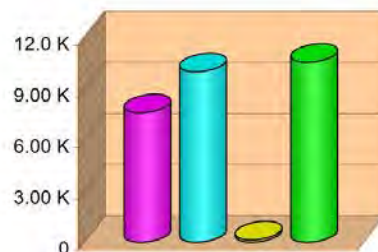
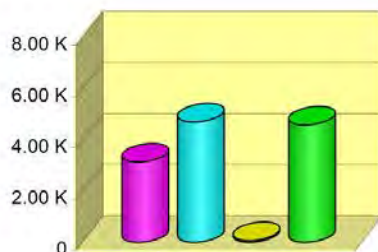
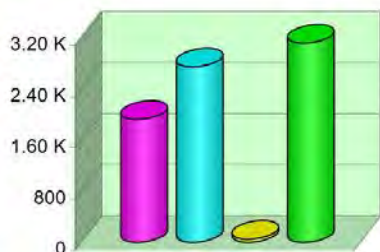
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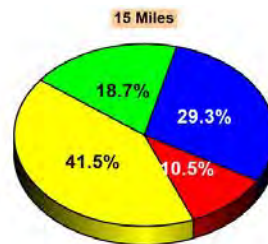
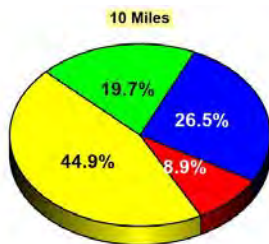
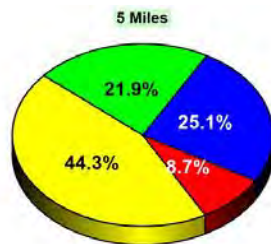
Household Type (2014)

	5 Miles	10 Miles	15 Miles
Total Households	7,832	12,498	28,287
Family Households	4,669 35.0%	7,845 37.7%	17,594 35.4%
Family Households with Children	1,925 41.2%	3,139 40.0%	7,594 43.2%
Family Households No Children	2,744 58.8%	4,706 60.0%	10,000 56.8%
Non-Family Households	3,164 35.0%	4,653 37.7%	10,693 35.4%
Non-Family Households with Children	48 1.5%	65 1.4%	140 1.3%
Non-Family Households No Children	3,115 98.5%	4,588 98.6%	10,553 98.7%



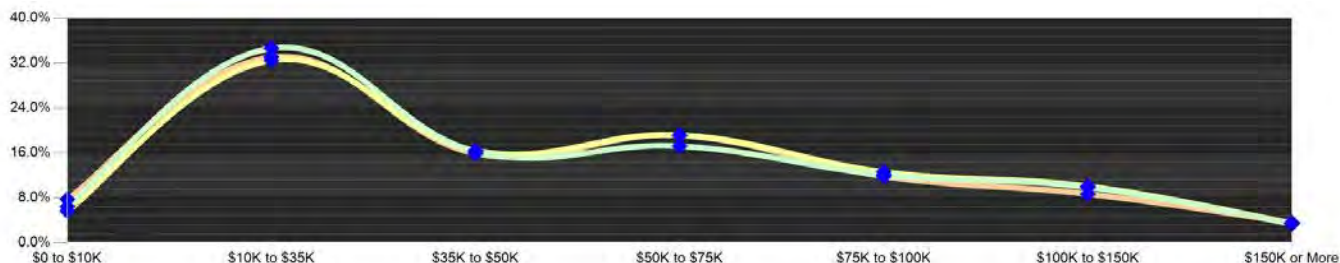
Education Attainment (2014)

	5 Miles	10 Miles	15 Miles
Elementary or Some High School	1,069 8.7%	1,801 8.9%	4,748 10.5%
High School Graduate	5,442 44.3%	9,058 44.9%	18,722 41.5%
Some College or Associate Degree	3,089 25.1%	5,339 26.5%	13,245 29.3%
Bachelor or Graduate Degree	2,691 21.9%	3,973 19.7%	8,426 18.7%



Household Income (2014)

	5 Miles	10 Miles	15 Miles
Estimated Average Household Income	\$51,324	\$52,245	\$49,689
Estimated Median Household Income	\$41,262	\$42,858	\$41,493
HH Income Under \$10,000	505 6.4%	707 5.7%	2,198 7.8%
HH Income \$10,000 to \$34,999	2,714 34.7%	4,060 32.5%	9,353 33.1%
HH Income \$35,000 to \$49,999	1,276 16.3%	2,054 16.4%	4,499 15.9%
HH Income \$50,000 to \$74,999	1,350 17.2%	2,398 19.2%	5,412 19.1%
HH Income \$75,000 to \$99,999	775 9.9%	1,259 10.1%	2,461 8.7%
HH Income \$100,000 to \$149,999	775 9.9%	1,259 10.1%	2,461 8.7%
HH Income \$150,000 or More	265 3.4%	440 3.5%	1,015 3.6%



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EXPANDED PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

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Lat/Lon: 41.8951/-79.1488

RF5

Highway 62 & Hatch Run Rd Conewango Township, PA	5 Miles	10 Miles	15 Miles
Population			
Estimated Population (2014)	17,388	28,212	65,159
Projected Population (2019)	17,408	28,253	65,368
Census Population (2010)	17,670	28,639	65,747
Census Population (2000)	18,529	30,285	68,697
Projected Annual Growth (2014 to 2019)	21 -	41 -	209 0.1%
Historical Annual Growth (2010 to 2014)	-283 -0.4%	-427 -0.4%	-588 -0.2%
Historical Annual Growth (2000 to 2010)	-859 -0.5%	-1,646 -0.5%	-2,950 -0.4%
Estimated Population Density (2014)	222 <i>psm</i>	90 <i>psm</i>	92 <i>psm</i>
Trade Area Size	78.49 <i>sq mi</i>	314.02 <i>sq mi</i>	706.57 <i>sq mi</i>
Households			
Estimated Households (2014)	7,832	12,498	28,287
Projected Households (2019)	7,968	12,716	28,827
Census Households (2010)	7,768	12,386	27,928
Census Households (2000)	7,846	12,434	28,165
Estimated Households with Children (2014)	1,973 25.2%	3,205 25.6%	7,734 27.3%
Estimated Average Household Size (2014)	2.15	2.20	2.25
Average Household Income			
Estimated Average Household Income (2014)	\$56,807	\$58,154	\$54,527
Projected Average Household Income (2019)	\$61,794	\$63,326	\$59,256
Estimated Average Family Income (2014)	\$73,481	\$72,488	\$66,938
Median Household Income			
Estimated Median Household Income (2014)	\$45,265	\$47,098	\$44,986
Projected Median Household Income (2019)	\$49,412	\$51,438	\$48,843
Estimated Median Family Income (2014)	\$62,223	\$61,712	\$57,327
Per Capita Income			
Estimated Per Capita Income (2014)	\$26,056	\$26,081	\$23,919
Projected Per Capita Income (2019)	\$28,797	\$28,851	\$26,405
Estimated Per Capita income 5 Year Growth	\$2,741 10.5%	\$2,771 10.6%	\$2,486 10.4%
Estimated Average Household Net Worth (2014)	\$318,952	\$325,862	\$309,245
Daytime Demos (2014)			
Total Businesses	1,075	1,416	3,110
Total Employees	13,390	16,581	37,545
Company Headquarter Businesses	10 0.9%	10 0.7%	14 0.4%
Company Headquarter Employees	1,655 12.4%	1,655 10.0%	3,760 10.0%
Employee Population per Business	12.5	11.7	12.1
Residential Population per Business	16.2	19.9	21.0

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2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups

Lat/Lon: 41.8951/-79.1488

RF5

Highway 62 & Hatch Run Rd Conewango Township, PA	5 Miles		10 Miles		15 Miles	
Race & Ethnicity						
White (2014)	16,972	97.6%	27,611	97.9%	62,010	95.2%
Black or African American (2014)	93	0.5%	124	0.4%	896	1.4%
American Indian or Alaska Native (2014)	46	0.3%	70	0.2%	280	0.4%
Asian (2014)	91	0.5%	123	0.4%	273	0.4%
Hawaiian or Pacific Islander (2014)	2	-	4	-	17	-
Other Race (2014)	20	0.1%	32	0.1%	515	0.8%
Two or More Races (2014)	163	0.9%	248	0.9%	1,168	1.8%
Not Hispanic or Latino Population (2014)	17,213	99.0%	27,931	99.0%	62,840	96.4%
Hispanic or Latino Population (2014)	175	1.0%	281	1.0%	2,319	3.6%
Not Hispanic or Latino Population (2019)	17,196	98.8%	27,912	98.8%	62,790	96.1%
Hispanic or Latino Population (2019)	212	1.2%	341	1.2%	2,579	3.9%
Not Hispanic or Latino Population (2010)	17,531	99.2%	28,411	99.2%	63,654	96.8%
Hispanic or Latino Population (2010)	139	0.8%	228	0.8%	2,093	3.2%
Not Hispanic or Latino Population (2000)	18,456	99.6%	30,168	99.6%	67,501	98.3%
Hispanic or Latino Population (2000)	73	0.4%	117	0.4%	1,196	1.7%
Projected Hispanic Annual Growth (2014 to 2019)	37	4.3%	60	4.3%	260	2.2%
Historic Hispanic Annual Growth (2000 to 2014)	101	9.9%	164	10.1%	1,123	6.7%
Age Distribution (2014)						
Age Under 5	835	4.8%	1,327	4.7%	3,550	5.4%
Age 5 to 9 Years	887	5.1%	1,439	5.1%	3,616	5.5%
Age 10 to 14 Years	972	5.6%	1,641	5.8%	3,901	6.0%
Age 15 to 19 Years	939	5.4%	1,603	5.7%	3,976	6.1%
Age 20 to 24 Years	962	5.5%	1,460	5.2%	3,742	5.7%
Age 25 to 29 Years	1,003	5.8%	1,511	5.4%	3,891	6.0%
Age 30 to 34 Years	981	5.6%	1,484	5.3%	3,573	5.5%
Age 35 to 39 Years	908	5.2%	1,454	5.2%	3,332	5.1%
Age 40 to 44 Years	1,075	6.2%	1,719	6.1%	3,829	5.9%
Age 45 to 49 Years	1,155	6.6%	1,962	7.0%	4,508	6.9%
Age 50 to 54 Years	1,336	7.7%	2,245	8.0%	5,011	7.7%
Age 55 to 59 Years	1,382	7.9%	2,307	8.2%	5,124	7.9%
Age 60 to 64 Years	1,290	7.4%	2,095	7.4%	4,553	7.0%
Age 65 to 74 Years	1,838	10.6%	3,107	11.0%	6,591	10.1%
Age 75 to 84 Years	1,183	6.8%	1,890	6.7%	3,987	6.1%
Age 85 Years or Over	642	3.7%	966	3.4%	1,977	3.0%
Median Age	44.4		45.0		42.6	
Gender Age Distribution (2014)						
Female Population	8,898	51.2%	14,333	50.8%	33,076	50.8%
Age 0 to 19 Years	1,741	19.6%	2,878	20.1%	7,281	22.0%
Age 20 to 64 Years	5,044	56.7%	8,090	56.4%	18,750	56.7%
Age 65 Years or Over	2,113	23.8%	3,365	23.5%	7,045	21.3%
Female Median Age	46.6		46.7		43.9	
Male Population	8,489	48.8%	13,879	49.2%	32,083	49.2%
Age 0 to 19 Years	1,892	22.3%	3,132	22.6%	7,761	24.2%
Age 20 to 64 Years	5,048	59.5%	8,149	58.7%	18,812	58.6%
Age 65 Years or Over	1,550	18.3%	2,598	18.7%	5,509	17.2%
Male Median Age	42.4		43.4		41.4	

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EXPANDED PROFILE

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Calculated using Proportional Block Groups

Lat/Lon: 41.8951/-79.1488

RF5

Highway 62 & Hatch Run Rd

Conewango Township, PA

Household Income Distribution (2014)

	5 Miles		10 Miles		15 Miles	
HH Income \$200,000 or More	130	1.7%	201	1.6%	398	1.4%
HH Income \$150,000 to \$199,999	134	1.7%	239	1.9%	618	2.2%
HH Income \$100,000 to \$149,999	775	9.9%	1,259	10.1%	2,461	8.7%
HH Income \$75,000 to \$99,999	948	12.1%	1,579	12.6%	3,348	11.8%
HH Income \$50,000 to \$74,999	1,350	17.2%	2,398	19.2%	5,412	19.1%
HH Income \$35,000 to \$49,999	1,276	16.3%	2,054	16.4%	4,499	15.9%
HH Income \$25,000 to \$34,999	1,148	14.7%	1,746	14.0%	3,692	13.1%
HH Income \$15,000 to \$24,999	1,142	14.6%	1,724	13.8%	4,009	14.2%
HH Income Under \$15,000	930	11.9%	1,298	10.4%	3,850	13.6%
HH Income \$35,000 or More	4,613	58.9%	7,730	61.9%	16,736	59.2%
HH Income \$75,000 or More	1,987	25.4%	3,278	26.2%	6,825	24.1%

Housing (2014)

	5 Miles		10 Miles		15 Miles	
Total Housing Units	8,536		14,075		32,198	
Housing Units Occupied	7,832	91.8%	12,498	88.8%	28,287	87.9%
Housing Units Owner-Occupied	5,333	68.1%	9,145	73.2%	19,124	67.6%
Housing Units, Renter-Occupied	2,499	31.9%	3,353	26.8%	9,164	32.4%
Housing Units, Vacant	704	8.2%	1,578	11.2%	3,911	12.1%

Marital Status (2014)

	5 Miles		10 Miles		15 Miles	
Never Married	3,748	25.5%	5,833	24.5%	15,428	28.5%
Currently Married	7,354	50.0%	12,503	52.5%	26,679	49.3%
Separated	544	3.7%	835	3.5%	2,074	3.8%
Widowed	1,151	7.8%	1,874	7.9%	3,937	7.3%
Divorced	1,897	12.9%	2,760	11.6%	5,975	11.0%

Household Type (2014)

	5 Miles		10 Miles		15 Miles	
Population Family	12,699	73.0%	21,476	76.1%	49,393	75.8%
Population Non-Family	4,106	23.6%	6,069	21.5%	14,120	21.7%
Population Group Quarters	583	3.4%	667	2.4%	1,646	2.5%
Family Households	4,669	59.6%	7,845	62.8%	17,594	62.2%
Non-Family Households	3,164	40.4%	4,653	37.2%	10,693	37.8%
Married Couple with Children	1,219	16.6%	2,081	16.6%	4,495	16.8%
Average Family Household Size	2.7		2.7		2.8	

Household Size (2014)

	5 Miles		10 Miles		15 Miles	
1 Person Households	2,691	34.4%	3,944	31.6%	8,960	31.7%
2 Person Households	2,831	36.1%	4,696	37.6%	10,158	35.9%
3 Person Households	1,101	14.1%	1,810	14.5%	4,211	14.9%
4 Person Households	744	9.5%	1,269	10.2%	2,998	10.6%
5 Person Households	310	4.0%	511	4.1%	1,278	4.5%
6 or More Person Households	156	2.0%	268	2.1%	683	2.4%

Household Vehicles (2014)

	5 Miles		10 Miles		15 Miles	
Households with 0 Vehicles Available	913	11.7%	1,160	9.3%	3,524	12.5%
Households with 1 Vehicles Available	3,062	39.1%	4,668	37.4%	10,667	37.7%
Households with 2 or More Vehicles Available	3,857	49.2%	6,670	53.4%	14,096	49.8%
Total Vehicles Available	12,145		20,517		44,393	
Average Vehicles Per Household	1.6		1.6		1.6	

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	5 Miles	10 Miles	15 Miles
Labor Force (2014)			
Estimated Labor Population Age 16 Years or Over	13,931	22,838	51,843
Estimated Civilian Employed	7,935 57.0%	13,134 57.5%	29,425 56.8%
Estimated Civilian Unemployed	518 3.7%	813 3.6%	2,482 4.8%
Estimated in Armed Forces	22 0.2%	28 0.1%	44 0.1%
Estimated Not in Labor Force	5,457 39.2%	8,862 38.8%	19,892 38.4%
Unemployment Rate	3.7%	3.6%	4.8%
Occupation (2010)			
Occupation: Population Age 16 Years or Over	7,904	13,139	29,414
Management, Business, Financial Operations	1,002 12.7%	1,463 11.1%	3,145 10.7%
Professional, Related	1,612 20.4%	2,642 20.1%	5,793 19.7%
Service	1,270 16.1%	2,190 16.7%	5,612 19.1%
Sales, Office	1,932 24.4%	3,126 23.8%	6,875 23.4%
Farming, Fishing, Forestry	51 0.6%	147 1.1%	274 0.9%
Construct, Extraction, Maintenance	614 7.8%	1,078 8.2%	2,166 7.4%
Production, Transport Material Moving	1,423 18.0%	2,494 19.0%	5,548 18.9%
White Collar Workers	4,546 57.5%	7,230 55.0%	15,814 53.8%
Blue Collar Workers	3,358 42.5%	5,908 45.0%	13,600 46.2%
Consumer Expenditure (2014)			
Total Household Expenditure	\$373 M	\$604 M	\$1.31 B
Total Non-Retail Expenditure	\$213 M 57.2%	\$346 M 57.3%	\$749 M 57.3%
Total Retail Expenditure	\$159 M 42.8%	\$258 M 42.7%	\$559 M 42.7%
Apparel	\$17.6 M 4.7%	\$28.6 M 4.7%	\$62.2 M 4.8%
Contributions	\$13.1 M 3.5%	\$21.4 M 3.5%	\$46.2 M 3.5%
Education	\$8.28 M 2.2%	\$13.3 M 2.2%	\$29.1 M 2.2%
Entertainment	\$20.7 M 5.6%	\$33.6 M 5.6%	\$72.6 M 5.6%
Food and Beverages	\$57.9 M 15.6%	\$93.8 M 15.5%	\$204 M 15.6%
Furnishings and Equipment	\$16.0 M 4.3%	\$26.0 M 4.3%	\$56.1 M 4.3%
Gifts	\$9.54 M 2.6%	\$15.5 M 2.6%	\$33.4 M 2.6%
Health Care	\$23.9 M 6.4%	\$38.5 M 6.4%	\$83.5 M 6.4%
Household Operations	\$12.7 M 3.4%	\$20.7 M 3.4%	\$44.8 M 3.4%
Miscellaneous Expenses	\$6.39 M 1.7%	\$10.3 M 1.7%	\$22.4 M 1.7%
Personal Care	\$5.42 M 1.5%	\$8.78 M 1.5%	\$19.0 M 1.5%
Personal Insurance	\$3.63 M 1.0%	\$5.91 M 1.0%	\$12.8 M 1.0%
Reading	\$1.23 M 0.3%	\$1.99 M 0.3%	\$4.31 M 0.3%
Shelter	\$71.6 M 19.2%	\$116 M 19.2%	\$251 M 19.2%
Tobacco	\$2.62 M 0.7%	\$4.21 M 0.7%	\$9.19 M 0.7%
Transportation	\$75.0 M 20.1%	\$122 M 20.2%	\$263 M 20.1%
Utilities	\$26.8 M 7.2%	\$43.3 M 7.2%	\$94.3 M 7.2%
Educational Attainment (2014)			
Adult Population Age 25 Years or Over	12,291	20,170	45,141
Elementary (Grade Level 0 to 8)	297 2.4%	454 2.3%	1,184 2.6%
Some High School (Grade Level 9 to 11)	772 6.3%	1,347 6.7%	3,564 7.9%
High School Graduate	5,442 44.3%	9,058 44.9%	18,722 41.5%
Some College	1,942 15.8%	3,405 16.9%	8,043 17.8%
Associate Degree Only	1,147 9.3%	1,933 9.6%	5,202 11.5%
Bachelor Degree Only	1,776 14.5%	2,617 13.0%	5,133 11.4%
Graduate Degree	915 7.4%	1,356 6.7%	3,293 7.3%

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Units In Structure (2010)

	5 Miles		10 Miles		15 Miles	
1 Detached Unit	5,360	69.0%	8,914	72.0%	18,549	66.4%
1 Attached Unit	249	3.2%	395	3.2%	726	2.6%
2 to 4 Units	919	11.8%	1,179	9.5%	4,468	16.0%
5 to 9 Units	398	5.1%	443	3.6%	737	2.6%
10 to 19 Units	56	0.7%	86	0.7%	388	1.4%
20 to 49 Units	40	0.5%	113	0.9%	631	2.3%
50 or More Units	333	4.3%	366	3.0%	909	3.3%
Mobile Home or Trailer	414	5.3%	889	7.2%	1,517	5.4%
Other Structure	-	-	1	-	4	-

Homes Built By Year (2010)

Homes Built 2005 or later	121	1.6%	232	1.9%	587	2.1%
Homes Built 2000 to 2004	254	3.3%	468	3.8%	829	3.0%
Homes Built 1990 to 1999	534	6.9%	997	8.0%	1,846	6.6%
Homes Built 1980 to 1989	604	7.8%	1,085	8.8%	2,216	7.9%
Homes Built 1970 to 1979	873	11.2%	1,452	11.7%	3,034	10.9%
Homes Built 1960 to 1969	789	10.2%	1,279	10.3%	3,015	10.8%
Homes Built 1950 to 1959	1,074	13.8%	1,677	13.5%	3,858	13.8%
Homes Built Before 1949	3,518	45.3%	5,195	41.9%	12,541	44.9%

Home Values (2010)

Home Values \$1,000,000 or More	26	0.5%	43	0.5%	137	0.7%
Home Values \$500,000 to \$999,999	94	1.8%	170	1.9%	592	3.1%
Home Values \$400,000 to \$499,999	80	1.5%	147	1.6%	388	2.1%
Home Values \$300,000 to \$399,999	184	3.5%	352	3.9%	745	3.9%
Home Values \$200,000 to \$299,999	597	11.3%	983	10.8%	1,686	8.9%
Home Values \$150,000 to \$199,999	558	10.6%	958	10.6%	1,814	9.6%
Home Values \$100,000 to \$149,999	802	15.2%	1,521	16.8%	2,985	15.8%
Home Values \$70,000 to \$99,999	1,183	22.4%	2,051	22.6%	4,073	21.6%
Home Values \$50,000 to \$69,999	836	15.8%	1,254	13.8%	3,027	16.0%
Home Values \$25,000 to \$49,999	527	10.0%	895	9.9%	2,281	12.1%
Home Values Under \$25,000	397	7.5%	685	7.6%	1,172	6.2%
Owner-Occupied Median Home Value	\$95,934		\$97,695		\$93,667	
Renter-Occupied Median Rent	\$421		\$420		\$413	

Transportation To Work (2010)

Drive to Work Alone	6,119	78.5%	10,273	79.4%	22,651	78.4%
Drive to Work in Carpool	800	10.3%	1,367	10.6%	2,983	10.3%
Travel to Work by Public Transportation	57	0.7%	106	0.8%	524	1.8%
Drive to Work on Motorcycle	14	0.2%	17	0.1%	35	0.1%
Walk or Bicycle to Work	526	6.8%	689	5.3%	1,657	5.7%
Other Means	11	0.1%	27	0.2%	84	0.3%
Work at Home	267	3.4%	451	3.5%	940	3.3%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	4,127	54.8%	5,756	46.1%	13,107	46.9%
Travel to Work in 15 to 29 Minutes	2,206	29.3%	4,442	35.6%	9,951	35.6%
Travel to Work in 30 to 59 Minutes	855	11.4%	1,748	14.0%	3,751	13.4%
Travel to Work in 60 Minutes or More	339	4.5%	533	4.3%	1,126	4.0%
Average Minutes Travel to Work	13.1		15.3		15.2	

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