



Site Map

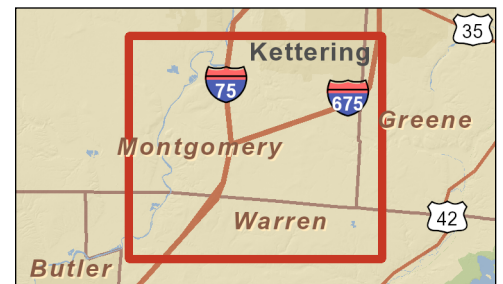
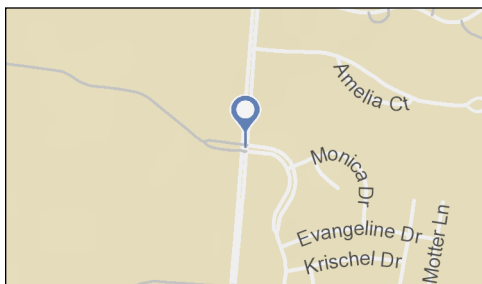
8821 Washington Church Rd, Miamisburg, OH, 45342

Ring: 1, 3, 5 Miles

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.62134

Longitude: -84.20746





Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 1 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

	2000	2010	2000-2010 Annual Rate
Population	6,113	8,507	3.36%
Households	3,236	4,391	3.10%
Housing Units	3,635	4,837	2.90%

Population by Race	Number	Percent
Total	8,505	100.0%
Population Reporting One Race	8,300	97.6%
White	6,354	74.7%
Black	775	9.1%
American Indian	16	0.2%
Asian	1,100	12.9%
Pacific Islander	1	0.0%
Some Other Race	54	0.6%
Population Reporting Two or More Races	205	2.4%
Total Hispanic Population	195	2.3%

Population by Sex		
Male	4,054	47.7%
Female	4,453	52.3%

Population by Age		
Total	8,510	100.0%
Age 0 - 4	583	6.9%
Age 5 - 9	454	5.3%
Age 10 - 14	389	4.6%
Age 15 - 19	334	3.9%
Age 20 - 24	630	7.4%
Age 25 - 29	1,223	14.4%
Age 30 - 34	823	9.7%
Age 35 - 39	576	6.8%
Age 40 - 44	559	6.6%
Age 45 - 49	492	5.8%
Age 50 - 54	463	5.4%
Age 55 - 59	473	5.6%
Age 60 - 64	465	5.5%
Age 65 - 69	304	3.6%
Age 70 - 74	268	3.1%
Age 75 - 79	198	2.3%
Age 80 - 84	135	1.6%
Age 85+	138	1.6%
Age 18+	6,861	80.7%
Age 65+	1,043	12.3%

Median Age by Sex and Race/Hispanic Origin	
Total Population	33.9
Male	32.9
Female	35.2
White Alone	37.8
Black Alone	31.3
American Indian Alone	24.4
Asian Alone	28.7
Pacific Islander Alone	22.5
Some Other Race Alone	22.1
Two or More Races	22.1
Hispanic Population	28.8

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 1 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

Households by Type

Total	4,392	100.0%
Households with 1 Person	1,832	41.7%
Households with 2+ People	2,560	58.3%
Family Households	2,157	49.1%
Husband-wife Families	1,576	35.9%
With Own Children	611	13.9%
Other Family (No Spouse Present)	580	13.2%
With Own Children	374	8.5%
Nonfamily Households	403	9.2%
All Households with Children	1,044	23.8%
Multigenerational Households	52	1.2%
Unmarried Partner Households	281	6.4%
Male-female	259	5.9%
Same-sex	22	0.5%
Average Household Size	1.93	

Family Households by Size

Total	2,156	100.0%
2 People	1,167	54.1%
3 People	538	25.0%
4 People	313	14.5%
5 People	98	4.5%
6 People	31	1.4%
7+ People	9	0.4%
Average Family Size	2.65	

Nonfamily Households by Size

Total	2,235	100.0%
1 Person	1,832	82.0%
2 People	348	15.6%
3 People	43	1.9%
4 People	9	0.4%
5 People	2	0.1%
6 People	1	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.20	

Population by Relationship and Household Type

Total	8,507	100.0%
In Households	8,495	99.9%
In Family Households	5,825	68.5%
Householder	2,116	24.9%
Spouse	1,548	18.2%
Child	1,892	22.2%
Other relative	163	1.9%
Nonrelative	106	1.2%
In Nonfamily Households	2,670	31.4%
In Group Quarters	12	0.1%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	12	0.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 1 mile radius

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Latitude: 39.621340304

Longitude: -84.20746006

Family Households by Age of Householder

Total	2,157	100.0%
Householder Age 15 - 44	1,169	54.2%
Householder Age 45 - 54	347	16.1%
Householder Age 55 - 64	308	14.3%
Householder Age 65 - 74	198	9.2%
Householder Age 75+	135	6.3%

Nonfamily Households by Age of Householder

Total	2,234	100.0%
Householder Age 15 - 44	1,152	51.6%
Householder Age 45 - 54	326	14.6%
Householder Age 55 - 64	337	15.1%
Householder Age 65 - 74	185	8.3%
Householder Age 75+	234	10.5%

Households by Race of Householder

Total	4,390	100.0%
Householder is White Alone	3,471	79.1%
Householder is Black Alone	381	8.7%
Householder is American Indian Alone	6	0.1%
Householder is Asian Alone	445	10.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	14	0.3%
Householder is Two or More Races	73	1.7%
Households with Hispanic Householder	79	1.8%

Husband-wife Families by Race of Householder

Total	1,576	100.0%
Householder is White Alone	1,198	76.0%
Householder is Black Alone	77	4.9%
Householder is American Indian Alone	2	0.1%
Householder is Asian Alone	273	17.3%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	5	0.3%
Householder is Two or More Races	21	1.3%
Husband-wife Families with Hispanic Householder	26	1.7%

Other Families (No Spouse) by Race of Householder

Total	582	100.0%
Householder is White Alone	415	71.3%
Householder is Black Alone	118	20.3%
Householder is American Indian Alone	1	0.2%
Householder is Asian Alone	23	4.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	4	0.7%
Householder is Two or More Races	21	3.6%
Other Families with Hispanic Householder	17	2.9%

Nonfamily Households by Race of Householder

Total	2,235	100.0%
Householder is White Alone	1,858	83.1%
Householder is Black Alone	187	8.4%
Householder is American Indian Alone	3	0.1%
Householder is Asian Alone	150	6.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	5	0.2%
Householder is Two or More Races	32	1.4%
Nonfamily Households with Hispanic Householder	36	1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

August 05, 2013



Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 1 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

Total Housing Units by Occupancy

Total	4,808	100.0%
Occupied Housing Units	4,391	91.3%
Vacant Housing Units		
For Rent	237	4.9%
Rented, not Occupied	10	0.2%
For Sale Only	88	1.8%
Sold, not Occupied	14	0.3%
For Seasonal/Recreational/Occasional Use	29	0.6%
For Migrant Workers	0	0.0%
Other Vacant	39	0.8%
Total Vacancy Rate	9.2%	

Households by Tenure and Mortgage Status

Total	4,391	100.0%
Owner Occupied	2,020	46.0%
Owned with a Mortgage/Loan	1,638	37.3%
Owned Free and Clear	382	8.7%
Average Household Size	2.03	
Renter Occupied	2,371	54.0%
Average Household Size	1.85	

Owner-occupied Housing Units by Race of Householder

Total	2,021	100.0%
Householder is White Alone	1,829	90.5%
Householder is Black Alone	80	4.0%
Householder is American Indian Alone	1	0.0%
Householder is Asian Alone	80	4.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	2	0.1%
Householder is Two or More Races	29	1.4%
Owner-occupied Housing Units with Hispanic Householder	23	1.1%

Renter-occupied Housing Units by Race of Householder

Total	2,371	100.0%
Householder is White Alone	1,642	69.3%
Householder is Black Alone	302	12.7%
Householder is American Indian Alone	5	0.2%
Householder is Asian Alone	366	15.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	12	0.5%
Householder is Two or More Races	44	1.9%
Renter-occupied Housing Units with Hispanic Householder	56	2.4%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	1.85
Householder is Black Alone	2.02
Householder is American Indian Alone	1.83
Householder is Asian Alone	2.44
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	2.79
Householder is Two or More Races	2.19
Householder is Hispanic	2.25

Source: U.S. Census Bureau, Census 2010 Summary File 1.

August 05, 2013



Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 3 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

	2000	2010	2000-2010 Annual Rate
Population	48,644	58,650	1.89%
Households	21,153	25,587	1.92%
Housing Units	22,700	27,561	1.96%
Population by Race			
Total		58,650	100.0%
Population Reporting One Race		57,303	97.7%
White		48,945	83.5%
Black		4,513	7.7%
American Indian		117	0.2%
Asian		3,221	5.5%
Pacific Islander		23	0.0%
Some Other Race		484	0.8%
Population Reporting Two or More Races		1,347	2.3%
Total Hispanic Population		1,515	2.6%
Population by Sex			
Male		27,905	47.6%
Female		30,745	52.4%
Population by Age			
Total		58,652	100.0%
Age 0 - 4		3,821	6.5%
Age 5 - 9		3,933	6.7%
Age 10 - 14		3,753	6.4%
Age 15 - 19		3,244	5.5%
Age 20 - 24		3,319	5.7%
Age 25 - 29		4,628	7.9%
Age 30 - 34		4,049	6.9%
Age 35 - 39		3,961	6.8%
Age 40 - 44		4,121	7.0%
Age 45 - 49		4,106	7.0%
Age 50 - 54		3,870	6.6%
Age 55 - 59		3,646	6.2%
Age 60 - 64		3,499	6.0%
Age 65 - 69		2,559	4.4%
Age 70 - 74		1,924	3.3%
Age 75 - 79		1,619	2.8%
Age 80 - 84		1,309	2.2%
Age 85+		1,291	2.2%
Age 18+		45,001	76.7%
Age 65+		8,702	14.8%
Median Age by Sex and Race/Hispanic Origin			
Total Population		38.3	
Male		36.9	
Female		39.5	
White Alone		41.1	
Black Alone		28.2	
American Indian Alone		30.6	
Asian Alone		31.1	
Pacific Islander Alone		27.0	
Some Other Race Alone		25.7	
Two or More Races		15.4	
Hispanic Population		27.3	

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 3 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

Households by Type

Total	25,587	100.0%
Households with 1 Person	8,172	31.9%
Households with 2+ People	17,415	68.1%
Family Households	15,693	61.3%
Husband-wife Families	12,148	47.5%
With Own Children	4,970	19.4%
Other Family (No Spouse Present)	3,545	13.9%
With Own Children	2,241	8.8%
Nonfamily Households	1,722	6.7%
All Households with Children	7,671	30.0%
Multigenerational Households	466	1.8%
Unmarried Partner Households	1,552	6.1%
Male-female	1,385	5.4%
Same-sex	167	0.7%
Average Household Size	2.27	

Family Households by Size

Total	15,693	100.0%
2 People	7,617	48.5%
3 People	3,559	22.7%
4 People	2,907	18.5%
5 People	1,125	7.2%
6 People	356	2.3%
7+ People	129	0.8%
Average Family Size	2.88	

Nonfamily Households by Size

Total	9,893	100.0%
1 Person	8,172	82.6%
2 People	1,506	15.2%
3 People	156	1.6%
4 People	39	0.4%
5 People	19	0.2%
6 People	1	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.20	

Population by Relationship and Household Type

Total	58,650	100.0%
In Households	57,998	98.9%
In Family Households	46,120	78.6%
Householder	15,648	26.7%
Spouse	12,117	20.7%
Child	16,339	27.9%
Other relative	1,171	2.0%
Nonrelative	846	1.4%
In Nonfamily Households	11,878	20.3%
In Group Quarters	652	1.1%
Institutionalized Population	611	1.0%
Noninstitutionalized Population	41	0.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 3 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

Family Households by Age of Householder

Total	15,693	100.0%
Householder Age 15 - 44	6,833	43.5%
Householder Age 45 - 54	3,225	20.6%
Householder Age 55 - 64	2,686	17.1%
Householder Age 65 - 74	1,751	11.2%
Householder Age 75+	1,198	7.6%

Nonfamily Households by Age of Householder

Total	9,894	100.0%
Householder Age 15 - 44	4,040	40.8%
Householder Age 45 - 54	1,550	15.7%
Householder Age 55 - 64	1,703	17.2%
Householder Age 65 - 74	1,095	11.1%
Householder Age 75+	1,506	15.2%

Households by Race of Householder

Total	25,587	100.0%
Householder is White Alone	21,972	85.9%
Householder is Black Alone	1,945	7.6%
Householder is American Indian Alone	39	0.2%
Householder is Asian Alone	1,143	4.5%
Householder is Pacific Islander Alone	8	0.0%
Householder is Some Other Race Alone	134	0.5%
Householder is Two or More Races	346	1.4%
Households with Hispanic Householder	470	1.8%

Husband-wife Families by Race of Householder

Total	12,150	100.0%
Householder is White Alone	10,719	88.2%
Householder is Black Alone	477	3.9%
Householder is American Indian Alone	18	0.1%
Householder is Asian Alone	766	6.3%
Householder is Pacific Islander Alone	6	0.0%
Householder is Some Other Race Alone	49	0.4%
Householder is Two or More Races	115	0.9%
Husband-wife Families with Hispanic Householder	214	1.8%

Other Families (No Spouse) by Race of Householder

Total	3,545	100.0%
Householder is White Alone	2,663	75.1%
Householder is Black Alone	667	18.8%
Householder is American Indian Alone	10	0.3%
Householder is Asian Alone	76	2.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	39	1.1%
Householder is Two or More Races	90	2.5%
Other Families with Hispanic Householder	103	2.9%

Nonfamily Households by Race of Householder

Total	9,894	100.0%
Householder is White Alone	8,591	86.8%
Householder is Black Alone	801	8.1%
Householder is American Indian Alone	12	0.1%
Householder is Asian Alone	301	3.0%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	46	0.5%
Householder is Two or More Races	141	1.4%
Nonfamily Households with Hispanic Householder	153	1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

August 05, 2013



Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 3 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

Total Housing Units by Occupancy

Total	27,633	100.0%
Occupied Housing Units	25,587	92.6%
Vacant Housing Units		
For Rent	1,056	3.8%
Rented, not Occupied	63	0.2%
For Sale Only	413	1.5%
Sold, not Occupied	80	0.3%
For Seasonal/Recreational/Occasional Use	201	0.7%
For Migrant Workers	0	0.0%
Other Vacant	233	0.8%
Total Vacancy Rate	7.2%	

Households by Tenure and Mortgage Status

Total	25,587	100.0%
Owner Occupied	15,812	61.8%
Owned with a Mortgage/Loan	12,095	47.3%
Owned Free and Clear	3,717	14.5%
Average Household Size	2.43	
Renter Occupied	9,775	38.2%
Average Household Size	2.00	

Owner-occupied Housing Units by Race of Householder

Total	15,813	100.0%
Householder is White Alone	14,685	92.9%
Householder is Black Alone	412	2.6%
Householder is American Indian Alone	16	0.1%
Householder is Asian Alone	531	3.4%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	36	0.2%
Householder is Two or More Races	130	0.8%
Owner-occupied Housing Units with Hispanic Householder	191	1.2%

Renter-occupied Housing Units by Race of Householder

Total	9,776	100.0%
Householder is White Alone	7,287	74.5%
Householder is Black Alone	1,534	15.7%
Householder is American Indian Alone	24	0.2%
Householder is Asian Alone	612	6.3%
Householder is Pacific Islander Alone	5	0.1%
Householder is Some Other Race Alone	98	1.0%
Householder is Two or More Races	216	2.2%
Renter-occupied Housing Units with Hispanic Householder	279	2.9%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.23
Householder is Black Alone	2.30
Householder is American Indian Alone	2.72
Householder is Asian Alone	2.77
Householder is Pacific Islander Alone	2.75
Householder is Some Other Race Alone	3.03
Householder is Two or More Races	2.41
Householder is Hispanic	2.80

Source: U.S. Census Bureau, Census 2010 Summary File 1.

August 05, 2013



Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 5 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

	2000	2010	2000-2010 Annual Rate
Population	131,819	144,659	0.93%
Households	54,674	60,879	1.08%
Housing Units	57,916	65,657	1.26%
Population by Race			
Total		144,659	100.0%
Population Reporting One Race		141,819	98.0%
White		127,502	88.1%
Black		7,706	5.3%
American Indian		265	0.2%
Asian		5,260	3.6%
Pacific Islander		41	0.0%
Some Other Race		1,045	0.7%
Population Reporting Two or More Races		2,840	2.0%
Total Hispanic Population		3,269	2.3%
Population by Sex			
Male		69,187	47.8%
Female		75,472	52.2%
Population by Age			
Total		144,660	100.0%
Age 0 - 4		8,730	6.0%
Age 5 - 9		9,695	6.7%
Age 10 - 14		9,830	6.8%
Age 15 - 19		8,739	6.0%
Age 20 - 24		7,186	5.0%
Age 25 - 29		9,204	6.4%
Age 30 - 34		8,716	6.0%
Age 35 - 39		9,046	6.3%
Age 40 - 44		10,054	7.0%
Age 45 - 49		10,840	7.5%
Age 50 - 54		10,423	7.2%
Age 55 - 59		9,652	6.7%
Age 60 - 64		9,043	6.3%
Age 65 - 69		6,691	4.6%
Age 70 - 74		5,090	3.5%
Age 75 - 79		4,368	3.0%
Age 80 - 84		3,709	2.6%
Age 85+		3,643	2.5%
Age 18+		110,547	76.4%
Age 65+		23,501	16.2%
Median Age by Sex and Race/Hispanic Origin			
Total Population		40.6	
Male		39.1	
Female		42.0	
White Alone		42.5	
Black Alone		28.8	
American Indian Alone		33.8	
Asian Alone		33.5	
Pacific Islander Alone		27.8	
Some Other Race Alone		25.1	
Two or More Races		15.7	
Hispanic Population		26.7	

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 5 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

Households by Type

Total	60,879	100.0%
Households with 1 Person	17,859	29.3%
Households with 2+ People	43,020	70.7%
Family Households	39,605	65.1%
Husband-wife Families	31,148	51.2%
With Own Children	12,305	20.2%
Other Family (No Spouse Present)	8,457	13.9%
With Own Children	5,089	8.4%
Nonfamily Households	3,415	5.6%
All Households with Children	18,700	30.7%
Multigenerational Households	1,306	2.1%
Unmarried Partner Households	3,458	5.7%
Male-female	3,078	5.1%
Same-sex	380	0.6%
Average Household Size	2.35	

Family Households by Size

Total	39,606	100.0%
2 People	19,118	48.3%
3 People	8,722	22.0%
4 People	7,373	18.6%
5 People	3,053	7.7%
6 People	950	2.4%
7+ People	390	1.0%
Average Family Size	2.92	

Nonfamily Households by Size

Total	21,274	100.0%
1 Person	17,859	83.9%
2 People	2,979	14.0%
3 People	312	1.5%
4 People	93	0.4%
5 People	26	0.1%
6 People	3	0.0%
7+ People	2	0.0%
Average Nonfamily Size	1.19	

Population by Relationship and Household Type

Total	144,659	100.0%
In Households	143,125	98.9%
In Family Households	117,836	81.5%
Householder	39,624	27.4%
Spouse	31,166	21.5%
Child	41,930	29.0%
Other relative	2,906	2.0%
Nonrelative	2,212	1.5%
In Nonfamily Households	25,289	17.5%
In Group Quarters	1,534	1.1%
Institutionalized Population	1,466	1.0%
Noninstitutionalized Population	68	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 5 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

Family Households by Age of Householder

Total	39,604	100.0%
Householder Age 15 - 44	15,221	38.4%
Householder Age 45 - 54	8,890	22.4%
Householder Age 55 - 64	7,406	18.7%
Householder Age 65 - 74	4,669	11.8%
Householder Age 75+	3,418	8.6%

Nonfamily Households by Age of Householder

Total	21,275	100.0%
Householder Age 15 - 44	7,162	33.7%
Householder Age 45 - 54	3,390	15.9%
Householder Age 55 - 64	3,751	17.6%
Householder Age 65 - 74	2,736	12.9%
Householder Age 75+	4,236	19.9%

Households by Race of Householder

Total	60,878	100.0%
Householder is White Alone	54,745	89.9%
Householder is Black Alone	3,263	5.4%
Householder is American Indian Alone	107	0.2%
Householder is Asian Alone	1,786	2.9%
Householder is Pacific Islander Alone	13	0.0%
Householder is Some Other Race Alone	286	0.5%
Householder is Two or More Races	678	1.1%
Households with Hispanic Householder	974	1.6%

Husband-wife Families by Race of Householder

Total	31,149	100.0%
Householder is White Alone	28,628	91.9%
Householder is Black Alone	876	2.8%
Householder is American Indian Alone	43	0.1%
Householder is Asian Alone	1,236	4.0%
Householder is Pacific Islander Alone	9	0.0%
Householder is Some Other Race Alone	115	0.4%
Householder is Two or More Races	242	0.8%
Husband-wife Families with Hispanic Householder	465	1.5%

Other Families (No Spouse) by Race of Householder

Total	8,458	100.0%
Householder is White Alone	6,939	82.0%
Householder is Black Alone	1,078	12.7%
Householder is American Indian Alone	28	0.3%
Householder is Asian Alone	144	1.7%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	89	1.1%
Householder is Two or More Races	179	2.1%
Other Families with Hispanic Householder	223	2.6%

Nonfamily Households by Race of Householder

Total	21,273	100.0%
Householder is White Alone	19,178	90.2%
Householder is Black Alone	1,309	6.2%
Householder is American Indian Alone	37	0.2%
Householder is Asian Alone	406	1.9%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	82	0.4%
Householder is Two or More Races	257	1.2%
Nonfamily Households with Hispanic Householder	285	1.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

8821 Washington Church Rd, Miamisburg, OH,
Ring: 5 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

Total Housing Units by Occupancy

Total	65,611	100.0%
Occupied Housing Units	60,879	92.8%
Vacant Housing Units		
For Rent	2,350	3.6%
Rented, not Occupied	101	0.2%
For Sale Only	1,005	1.5%
Sold, not Occupied	194	0.3%
For Seasonal/Recreational/Occasional Use	404	0.6%
For Migrant Workers	0	0.0%
Other Vacant	678	1.0%
Total Vacancy Rate	7.3%	

Households by Tenure and Mortgage Status

Total	60,879	100.0%
Owner Occupied	41,694	68.5%
Owned with a Mortgage/Loan	30,763	50.5%
Owned Free and Clear	10,931	18.0%
Average Household Size	2.49	
Renter Occupied	19,185	31.5%
Average Household Size	2.05	

Owner-occupied Housing Units by Race of Householder

Total	41,694	100.0%
Householder is White Alone	39,405	94.5%
Householder is Black Alone	804	1.9%
Householder is American Indian Alone	51	0.1%
Householder is Asian Alone	1,053	2.5%
Householder is Pacific Islander Alone	6	0.0%
Householder is Some Other Race Alone	90	0.2%
Householder is Two or More Races	285	0.7%
Owner-occupied Housing Units with Hispanic Householder	451	1.1%

Renter-occupied Housing Units by Race of Householder

Total	19,185	100.0%
Householder is White Alone	15,340	80.0%
Householder is Black Alone	2,459	12.8%
Householder is American Indian Alone	56	0.3%
Householder is Asian Alone	733	3.8%
Householder is Pacific Islander Alone	8	0.0%
Householder is Some Other Race Alone	196	1.0%
Householder is Two or More Races	393	2.0%
Renter-occupied Housing Units with Hispanic Householder	523	2.7%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.33
Householder is Black Alone	2.34
Householder is American Indian Alone	2.51
Householder is Asian Alone	2.86
Householder is Pacific Islander Alone	3.08
Householder is Some Other Race Alone	3.20
Householder is Two or More Races	2.50
Householder is Hispanic	2.87

Source: U.S. Census Bureau, Census 2010 Summary File 1.

August 05, 2013



Executive Summary

8821 Washington Church Rd, Miamisburg, OH, 45342
Ring: 1 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304
Longitude: -84.20746006

	1 mile	3 miles	5 miles
Population			
2000 Population	6,113	48,644	131,819
2010 Population	8,507	58,650	144,659
2012 Population	8,394	58,877	145,457
2017 Population	8,270	59,313	147,401
2000-2010 Annual Rate	3.36%	1.89%	0.93%
2010-2012 Annual Rate	-0.59%	0.17%	0.24%
2012-2017 Annual Rate	-0.30%	0.15%	0.27%
2012 Male Population	47.8%	47.7%	48.0%
2012 Female Population	52.2%	52.3%	52.0%
2012 Median Age	33.9	38.5	41.0

In the identified area, the current year population is 145,457. In 2010, the Census count in the area was 144,659. The rate of change since 2010 was 0.24% annually. The five-year projection for the population in the area is 147,401 representing a change of 0.27% annually from 2012 to 2017. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 41.0, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	74.9%	83.6%	88.1%
2012 Black Alone	8.9%	7.5%	5.2%
2012 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2012 Asian Alone	12.8%	5.4%	3.6%
2012 Pacific Islander Alone	0.0%	0.0%	0.0%
2012 Other Race	0.7%	0.9%	0.8%
2012 Two or More Races	2.5%	2.4%	2.0%
2012 Hispanic Origin (Any Race)	2.5%	2.8%	2.4%

Persons of Hispanic origin represent 2.4% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 25.6 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

2000 Households	3,236	21,153	54,674
2010 Households	4,391	25,587	60,879
2012 Total Households	4,317	25,555	60,942
2017 Total Households	4,270	25,786	61,840
2000-2010 Annual Rate	3.10%	1.92%	1.08%
2010-2012 Annual Rate	-0.75%	-0.06%	0.05%
2012-2017 Annual Rate	-0.22%	0.18%	0.29%
2012 Average Household Size	1.94	2.28	2.36

The household count in this area has changed from 60,879 in 2010 to 60,942 in the current year, a change of 0.05% annually. The five-year projection of households is 61,840, a change of 0.29% annually from the current year total. Average household size is currently 2.36, compared to 2.35 in the year 2010. The number of families in the current year is 39,628 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

August 05, 2013



Executive Summary

8821 Washington Church Rd, Miamisburg, OH, 45342
Ring: 5 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304
Longitude: -84.20746006

	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$51,026	\$58,596	\$58,233
2017 Median Household Income	\$57,144	\$66,357	\$65,969
2012-2017 Annual Rate	2.29%	2.52%	2.53%
Average Household Income			
2012 Average Household Income	\$65,411	\$76,197	\$77,717
2017 Average Household Income	\$71,777	\$84,064	\$86,212
2012-2017 Annual Rate	1.87%	1.98%	2.10%
Per Capita Income			
2012 Per Capita Income	\$33,174	\$33,249	\$32,827
2017 Per Capita Income	\$36,542	\$36,723	\$36,443
2012-2017 Annual Rate	1.95%	2.01%	2.11%
Households by Income			

Current median household income is \$58,233 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$65,969 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$77,717 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$86,212 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$32,827 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$36,443 in five years, compared to \$29,882 for all U.S. households

Housing			
2000 Total Housing Units	3,635	22,700	57,916
2000 Owner Occupied Housing Units	1,843	13,124	37,891
2000 Owner Occupied Housing Units	1,393	8,030	16,783
2000 Vacant Housing Units	399	1,546	3,242
2010 Total Housing Units	4,837	27,561	65,657
2010 Owner Occupied Housing Units	2,020	15,812	41,694
2010 Renter Occupied Housing Units	2,371	9,775	19,185
2010 Vacant Housing Units	446	1,974	4,778
2012 Total Housing Units	4,819	27,727	66,198
2012 Owner Occupied Housing Units	1,930	15,547	41,294
2012 Renter Occupied Housing Units	2,387	10,008	19,648
2012 Vacant Housing Units	502	2,172	5,256
2017 Total Housing Units	4,791	28,038	67,320
2017 Owner Occupied Housing Units	1,936	15,869	42,399
2017 Renter Occupied Housing Units	2,334	9,917	19,442
2017 Vacant Housing Units	521	2,252	5,480

Currently, 62.4% of the 66,198 housing units in the area are owner occupied; 29.7%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 65,657 housing units in the area - 63.5% owner occupied, 29.2% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2010 is 0.37%. Median home value in the area is \$164,215, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.28% annually to \$174,997.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

August 05, 2013



Demographic and Income Profile

8821 Washington Church Rd, Miamisburg, OH, 45342
Ring: 1 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304
Longitude: -84.20746006

Summary	Census 2010		2012		2017	
Population	8,507		8,394		8,270	
Households	4,391		4,317		4,270	
Families	2,157		2,108		2,047	
Average Household Size	1.93		1.94		1.93	
Owner Occupied Housing Units	2,020		1,930		1,936	
Renter Occupied Housing Units	2,371		2,387		2,334	
Median Age	33.9		33.9		34.4	
Trends: 2012 - 2017 Annual Rate	Area		State		National	
Population	-0.30%		0.14%		0.68%	
Households	-0.22%		0.28%		0.74%	
Families	-0.59%		0.07%		0.72%	
Owner HHs	0.06%		0.48%		0.91%	
Median Household Income	2.29%		3.19%		2.55%	
Households by Income	2012		2017			
	Number	Percent	Number	Percent		
<\$15,000	422	9.8%	378	8.9%		
\$15,000 - \$24,999	319	7.4%	228	5.3%		
\$25,000 - \$34,999	456	10.6%	317	7.4%		
\$35,000 - \$49,999	902	20.9%	773	18.1%		
\$50,000 - \$74,999	935	21.7%	1,115	26.1%		
\$75,000 - \$99,999	509	11.8%	624	14.6%		
\$100,000 - \$149,999	550	12.7%	598	14.0%		
\$150,000 - \$199,999	144	3.3%	152	3.6%		
\$200,000+	81	1.9%	85	2.0%		
Median Household Income	\$51,026		\$57,144			
Average Household Income	\$65,411		\$71,777			
Per Capita Income	\$33,174		\$36,542			
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	583	6.9%	573	6.8%	561	6.8%
5 - 9	454	5.3%	443	5.3%	433	5.2%
10 - 14	389	4.6%	375	4.5%	369	4.5%
15 - 19	334	3.9%	312	3.7%	291	3.5%
20 - 24	630	7.4%	629	7.5%	564	6.8%
25 - 34	2,046	24.1%	2,041	24.3%	2,017	24.4%
35 - 44	1,135	13.3%	1,087	13.0%	1,046	12.6%
45 - 54	955	11.2%	906	10.8%	821	9.9%
55 - 64	938	11.0%	960	11.4%	979	11.8%
65 - 74	572	6.7%	597	7.1%	700	8.5%
75 - 84	333	3.9%	326	3.9%	337	4.1%
85+	138	1.6%	144	1.7%	151	1.8%
Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,354	74.7%	6,288	74.9%	6,195	74.9%
Black Alone	775	9.1%	747	8.9%	697	8.4%
American Indian Alone	16	0.2%	17	0.2%	19	0.2%
Asian Alone	1,100	12.9%	1,071	12.8%	1,057	12.8%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	54	0.6%	58	0.7%	69	0.8%
Two or More Races	205	2.4%	211	2.5%	231	2.8%
Hispanic Origin (Any Race)	195	2.3%	210	2.5%	250	3.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

August 05, 2013



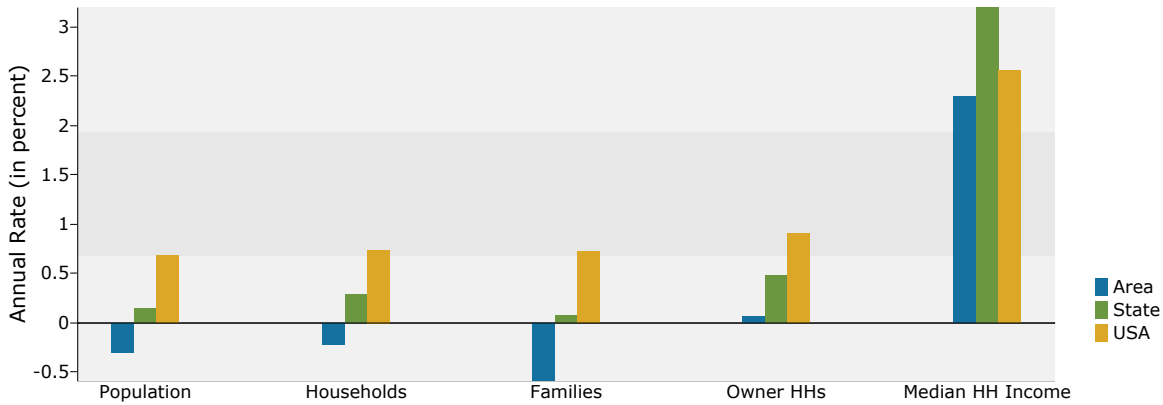
Demographic and Income Profile

8821 Washington Church Rd, Miamisburg, OH, 45342
Ring: 1 mile radius

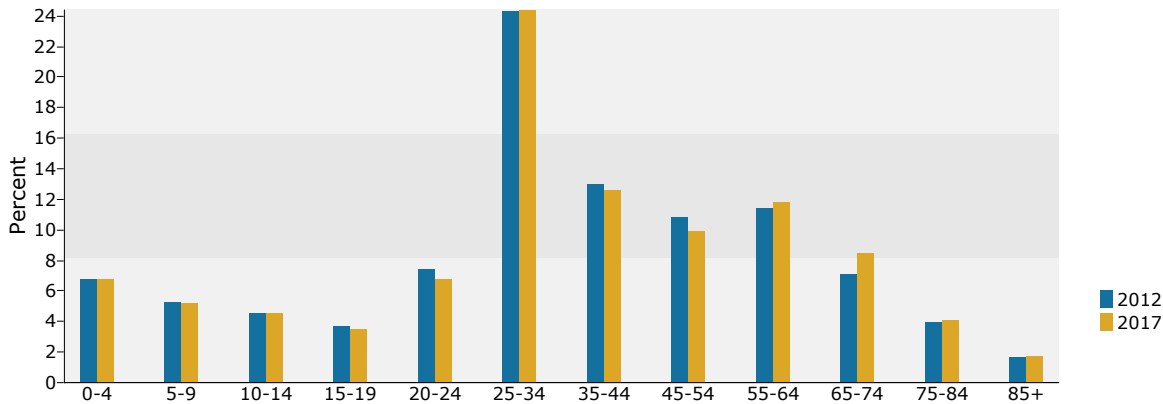
Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304
Longitude: -84.20746006

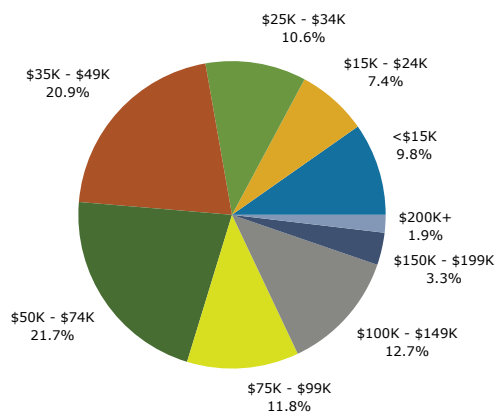
Trends 2012-2017



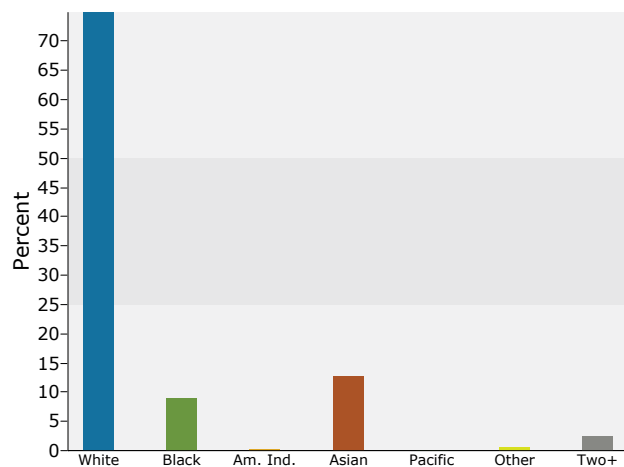
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 2.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

August 05, 2013



Demographic and Income Profile

8821 Washington Church Rd, Miamisburg, OH, 45342
Ring: 3 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304
Longitude: -84.20746006

Summary	Census 2010		2012		2017	
Population	58,650		58,877		59,313	
Households	25,587		25,555		25,786	
Families	15,693		15,640		15,615	
Average Household Size	2.27		2.28		2.27	
Owner Occupied Housing Units	15,812		15,547		15,869	
Renter Occupied Housing Units	9,775		10,008		9,917	
Median Age	38.3		38.5		38.9	
Trends: 2012 - 2017 Annual Rate	Area		State		National	
Population	0.15%		0.14%		0.68%	
Households	0.18%		0.28%		0.74%	
Families	-0.03%		0.07%		0.72%	
Owner HHs	0.41%		0.48%		0.91%	
Median Household Income	2.52%		3.19%		2.55%	
Households by Income	2012		2017			
	Number	Percent	Number	Percent		
<\$15,000	2,096	8.2%	1,911	7.4%		
\$15,000 - \$24,999	2,261	8.8%	1,632	6.3%		
\$25,000 - \$34,999	2,582	10.1%	1,897	7.4%		
\$35,000 - \$49,999	3,766	14.7%	3,281	12.7%		
\$50,000 - \$74,999	4,737	18.5%	5,644	21.9%		
\$75,000 - \$99,999	3,537	13.8%	4,280	16.6%		
\$100,000 - \$149,999	4,210	16.5%	4,585	17.8%		
\$150,000 - \$199,999	1,512	5.9%	1,634	6.3%		
\$200,000+	854	3.3%	921	3.6%		
Median Household Income	\$58,596		\$66,357			
Average Household Income	\$76,197		\$84,064			
Per Capita Income	\$33,249		\$36,723			
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,821	6.5%	3,831	6.5%	3,855	6.5%
5 - 9	3,933	6.7%	3,933	6.7%	3,948	6.7%
10 - 14	3,753	6.4%	3,709	6.3%	3,750	6.3%
15 - 19	3,244	5.5%	3,094	5.3%	2,954	5.0%
20 - 24	3,319	5.7%	3,375	5.7%	3,091	5.2%
25 - 34	8,677	14.8%	8,820	15.0%	8,888	15.0%
35 - 44	8,082	13.8%	7,905	13.4%	7,774	13.1%
45 - 54	7,976	13.6%	7,734	13.1%	7,166	12.1%
55 - 64	7,145	12.2%	7,455	12.7%	7,769	13.1%
65 - 74	4,483	7.6%	4,772	8.1%	5,691	9.6%
75 - 84	2,928	5.0%	2,894	4.9%	3,003	5.1%
85+	1,291	2.2%	1,355	2.3%	1,424	2.4%
Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	48,945	83.5%	49,202	83.6%	49,468	83.4%
Black Alone	4,513	7.7%	4,425	7.5%	4,241	7.2%
American Indian Alone	117	0.2%	121	0.2%	132	0.2%
Asian Alone	3,221	5.5%	3,181	5.4%	3,236	5.5%
Pacific Islander Alone	23	0.0%	23	0.0%	24	0.0%
Some Other Race Alone	484	0.8%	524	0.9%	642	1.1%
Two or More Races	1,347	2.3%	1,401	2.4%	1,570	2.6%
Hispanic Origin (Any Race)	1,515	2.6%	1,650	2.8%	2,046	3.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

August 05, 2013



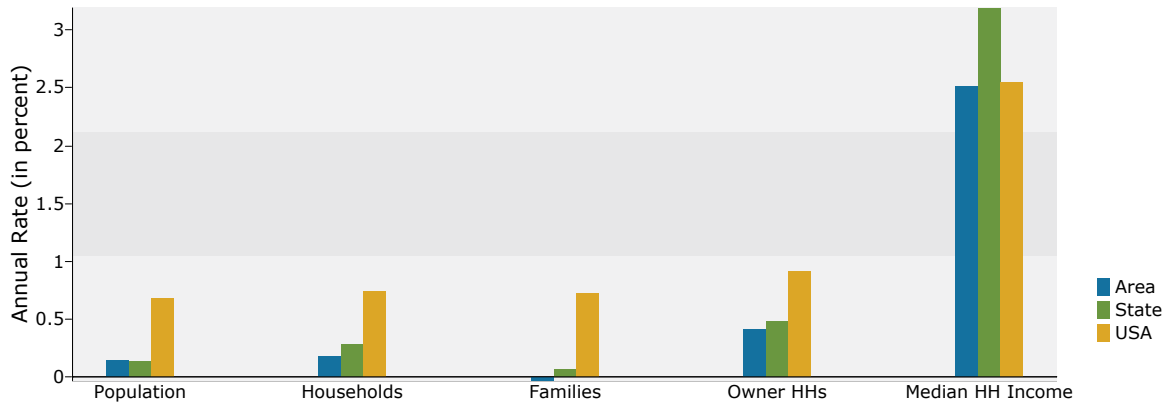
Demographic and Income Profile

8821 Washington Church Rd, Miamisburg, OH, 45342
Ring: 3 mile radius

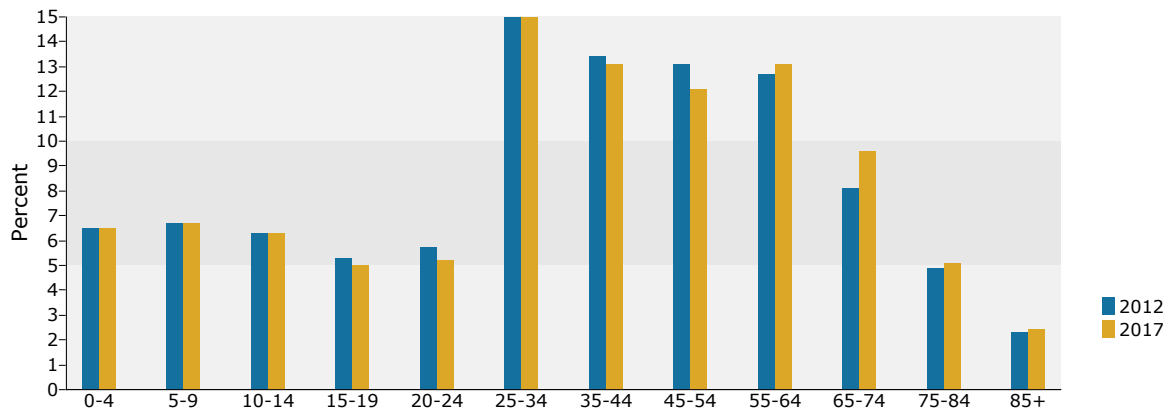
Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304
Longitude: -84.20746006

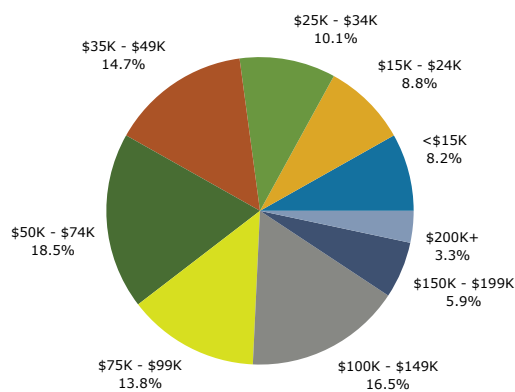
Trends 2012-2017



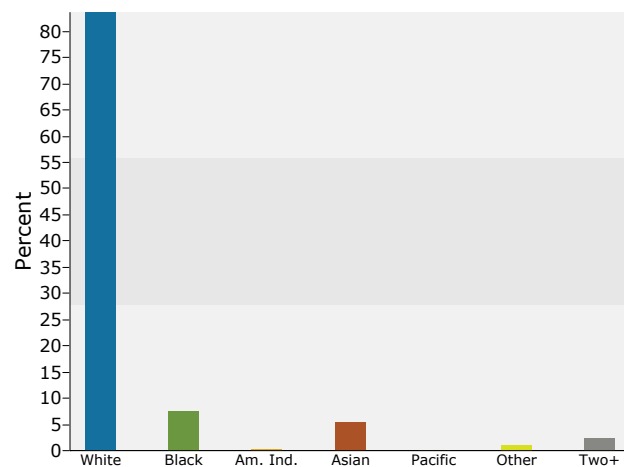
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 2.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

August 05, 2013



Demographic and Income Profile

8821 Washington Church Rd, Miamisburg, OH, 45342
Ring: 5 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304
Longitude: -84.20746006

Summary	Census 2010		2012		2017	
Population	144,659		145,457		147,401	
Households	60,879		60,942		61,840	
Families	39,605		39,628		39,921	
Average Household Size	2.35		2.36		2.36	
Owner Occupied Housing Units	41,694		41,294		42,399	
Renter Occupied Housing Units	19,185		19,648		19,442	
Median Age	40.6		41.0		41.5	
Trends: 2012 - 2017 Annual Rate	Area		State		National	
Population	0.27%		0.14%		0.68%	
Households	0.29%		0.28%		0.74%	
Families	0.15%		0.07%		0.72%	
Owner HHs	0.53%		0.48%		0.91%	
Median Household Income	2.53%		3.19%		2.55%	
Households by Income	2012		2017			
	Number	Percent	Number	Percent		
<\$15,000	5,413	8.9%	5,007	8.1%		
\$15,000 - \$24,999	5,429	8.9%	4,019	6.5%		
\$25,000 - \$34,999	5,923	9.7%	4,490	7.3%		
\$35,000 - \$49,999	9,051	14.9%	7,874	12.7%		
\$50,000 - \$74,999	11,061	18.2%	13,146	21.3%		
\$75,000 - \$99,999	7,709	12.6%	9,357	15.1%		
\$100,000 - \$149,999	10,057	16.5%	10,985	17.8%		
\$150,000 - \$199,999	3,816	6.3%	4,292	6.9%		
\$200,000+	2,483	4.1%	2,670	4.3%		
Median Household Income	\$58,233		\$65,969			
Average Household Income	\$77,717		\$86,212			
Per Capita Income	\$32,827		\$36,443			
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,730	6.0%	8,748	6.0%	8,824	6.0%
5 - 9	9,695	6.7%	9,703	6.7%	9,783	6.6%
10 - 14	9,830	6.8%	9,737	6.7%	9,926	6.7%
15 - 19	8,739	6.0%	8,360	5.7%	8,039	5.5%
20 - 24	7,186	5.0%	7,297	5.0%	6,695	4.5%
25 - 34	17,920	12.4%	18,214	12.5%	18,389	12.5%
35 - 44	19,100	13.2%	18,708	12.9%	18,438	12.5%
45 - 54	21,263	14.7%	20,714	14.2%	19,329	13.1%
55 - 64	18,695	12.9%	19,583	13.5%	20,569	14.0%
65 - 74	11,781	8.1%	12,575	8.6%	15,082	10.2%
75 - 84	8,077	5.6%	8,002	5.5%	8,320	5.6%
85+	3,643	2.5%	3,818	2.6%	4,007	2.7%
Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	127,502	88.1%	128,218	88.1%	129,457	87.8%
Black Alone	7,706	5.3%	7,590	5.2%	7,385	5.0%
American Indian Alone	265	0.2%	272	0.2%	291	0.2%
Asian Alone	5,260	3.6%	5,255	3.6%	5,521	3.7%
Pacific Islander Alone	41	0.0%	42	0.0%	46	0.0%
Some Other Race Alone	1,045	0.7%	1,121	0.8%	1,355	0.9%
Two or More Races	2,840	2.0%	2,959	2.0%	3,347	2.3%
Hispanic Origin (Any Race)	3,269	2.3%	3,554	2.4%	4,412	3.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

August 05, 2013



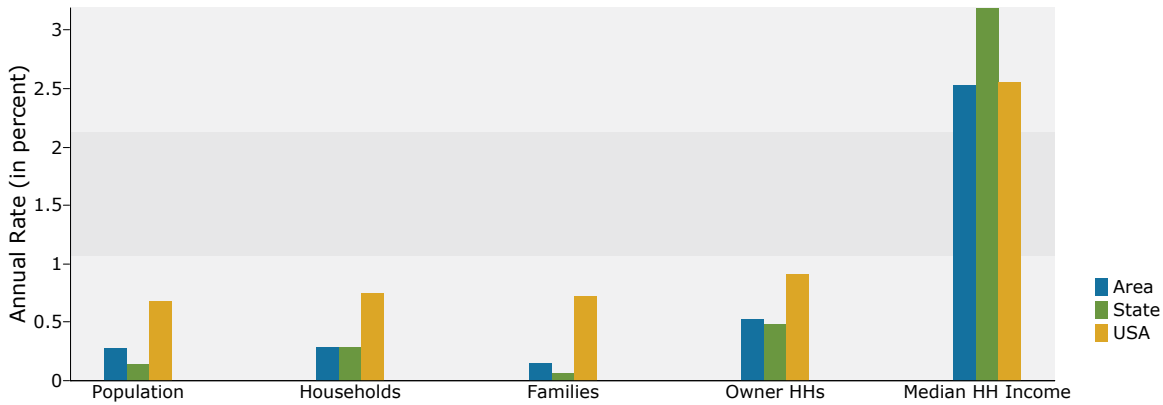
Demographic and Income Profile

8821 Washington Church Rd, Miamisburg, OH, 45342
Ring: 5 mile radius

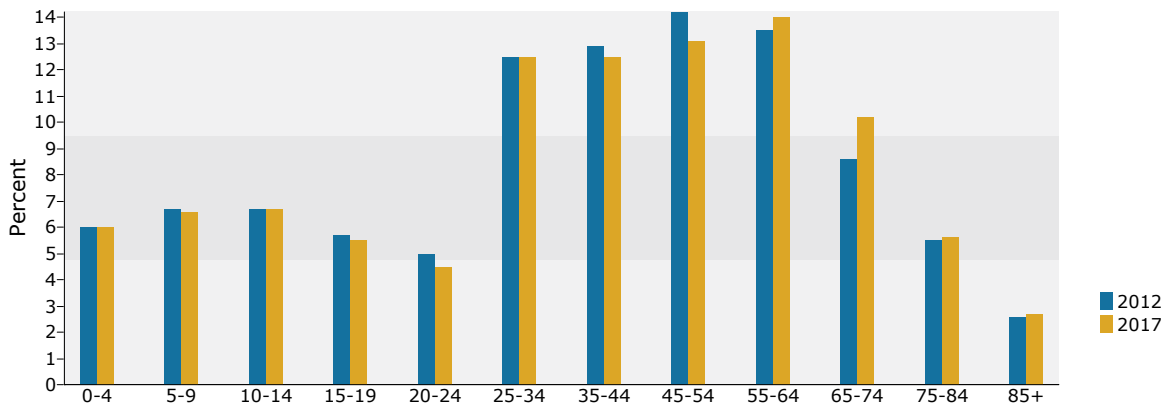
Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304
Longitude: -84.20746006

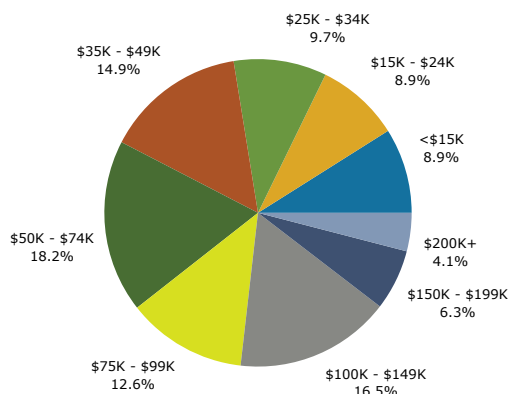
Trends 2012-2017



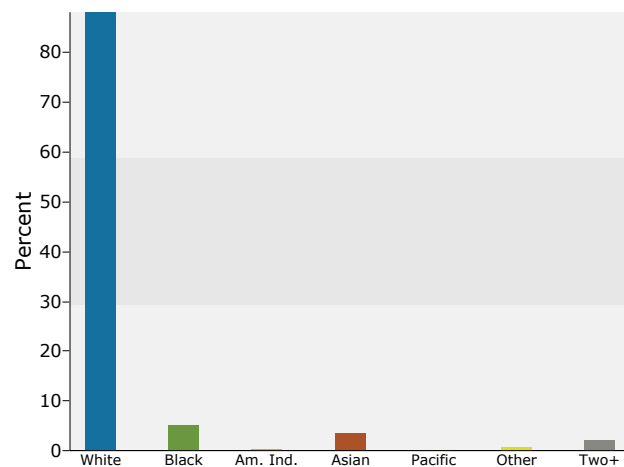
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

August 05, 2013



Market Profile

8821 Washington Church Rd, Miamisburg, OH, 45342

Ring: 1 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	6,113	48,644	131,819
2010 Total Population	8,507	58,650	144,659
2012 Total Population	8,394	58,877	145,457
2012 Group Quarters	12	652	1,534
2017 Total Population	8,270	59,313	147,401
2012-2017 Annual Rate	-0.30%	0.15%	0.27%
Household Summary			
2000 Households	3,236	21,153	54,674
2000 Average Household Size	1.89	2.26	2.37
2010 Households	4,391	25,587	60,879
2010 Average Household Size	1.93	2.27	2.35
2012 Households	4,317	25,555	60,942
2012 Average Household Size	1.94	2.28	2.36
2017 Households	4,270	25,786	61,840
2017 Average Household Size	1.93	2.27	2.36
2012-2017 Annual Rate	-0.22%	0.18%	0.29%
2010 Families	2,157	15,693	39,605
2010 Average Family Size	2.65	2.88	2.92
2012 Families	2,108	15,640	39,628
2012 Average Family Size	2.65	2.89	2.92
2017 Families	2,047	15,615	39,921
2017 Average Family Size	2.66	2.90	2.93
2012-2017 Annual Rate	-0.58%	-0.03%	0.15%
Housing Unit Summary			
2000 Housing Units	3,635	22,700	57,916
Owner Occupied Housing Units	50.7%	57.8%	65.4%
Renter Occupied Housing Units	38.3%	35.4%	29.0%
Vacant Housing Units	11.0%	6.8%	5.6%
2010 Housing Units	4,837	27,561	65,657
Owner Occupied Housing Units	41.8%	57.4%	63.5%
Renter Occupied Housing Units	49.0%	35.5%	29.2%
Vacant Housing Units	9.2%	7.2%	7.3%
2012 Housing Units	4,819	27,727	66,198
Owner Occupied Housing Units	40.0%	56.1%	62.4%
Renter Occupied Housing Units	49.5%	36.1%	29.7%
Vacant Housing Units	10.4%	7.8%	7.9%
2017 Housing Units	4,791	28,038	67,320
Owner Occupied Housing Units	40.4%	56.6%	63.0%
Renter Occupied Housing Units	48.7%	35.4%	28.9%
Vacant Housing Units	10.9%	8.0%	8.1%
Median Household Income			
2012	\$51,026	\$58,596	\$58,233
2017	\$57,144	\$66,357	\$65,969
Median Home Value			
2012	\$143,801	\$166,276	\$164,215
2017	\$161,948	\$176,293	\$174,997
Per Capita Income			
2012	\$33,174	\$33,249	\$32,827
2017	\$36,542	\$36,723	\$36,443
Median Age			
2010	33.9	38.3	40.6
2012	33.9	38.5	41.0
2017	34.4	38.9	41.5

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 the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

August 05, 2013



Market Profile

8821 Washington Church Rd, Miamisburg, OH, 45342
Ring: 5 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

	1 mile	3 miles	5 miles
2012 Households by Income			
Household Income Base	4,317	25,555	60,942
<\$15,000	9.8%	8.2%	8.9%
\$15,000 - \$24,999	7.4%	8.8%	8.9%
\$25,000 - \$34,999	10.6%	10.1%	9.7%
\$35,000 - \$49,999	20.9%	14.7%	14.9%
\$50,000 - \$74,999	21.7%	18.5%	18.2%
\$75,000 - \$99,999	11.8%	13.8%	12.6%
\$100,000 - \$149,999	12.7%	16.5%	16.5%
\$150,000 - \$199,999	3.3%	5.9%	6.3%
\$200,000+	1.9%	3.3%	4.1%
Average Household Income	\$65,411	\$76,197	\$77,717
2017 Households by Income			
Household Income Base	4,270	25,786	61,840
<\$15,000	8.9%	7.4%	8.1%
\$15,000 - \$24,999	5.3%	6.3%	6.5%
\$25,000 - \$34,999	7.4%	7.4%	7.3%
\$35,000 - \$49,999	18.1%	12.7%	12.7%
\$50,000 - \$74,999	26.1%	21.9%	21.3%
\$75,000 - \$99,999	14.6%	16.6%	15.1%
\$100,000 - \$149,999	14.0%	17.8%	17.8%
\$150,000 - \$199,999	3.6%	6.3%	6.9%
\$200,000+	2.0%	3.6%	4.3%
Average Household Income	\$71,777	\$84,064	\$86,212
2012 Owner Occupied Housing Units by Value			
Total	1,930	15,547	41,294
<\$50,000	0.6%	1.4%	2.0%
\$50,000 - \$99,999	23.9%	14.9%	15.8%
\$100,000 - \$149,999	29.2%	25.3%	25.6%
\$150,000 - \$199,999	23.7%	25.8%	23.2%
\$200,000 - \$249,999	10.6%	14.2%	14.4%
\$250,000 - \$299,999	4.2%	7.2%	7.6%
\$300,000 - \$399,999	5.1%	6.5%	6.6%
\$400,000 - \$499,999	2.1%	2.5%	2.5%
\$500,000 - \$749,999	0.7%	1.8%	1.9%
\$750,000 - \$999,999	0.1%	0.4%	0.4%
\$1,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$163,541	\$189,887	\$188,794
2017 Owner Occupied Housing Units by Value			
Total	1,936	15,869	42,399
<\$50,000	0.2%	0.7%	0.9%
\$50,000 - \$99,999	15.6%	10.9%	11.7%
\$100,000 - \$149,999	26.7%	21.8%	23.2%
\$150,000 - \$199,999	31.4%	31.7%	28.2%
\$200,000 - \$249,999	14.2%	17.3%	17.4%
\$250,000 - \$299,999	4.3%	7.0%	7.4%
\$300,000 - \$399,999	4.9%	6.0%	6.2%
\$400,000 - \$499,999	2.0%	2.3%	2.4%
\$500,000 - \$749,999	0.7%	1.7%	1.9%
\$750,000 - \$999,999	0.1%	0.5%	0.5%
\$1,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$174,943	\$197,182	\$196,828

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

August 05, 2013



Market Profile

8821 Washington Church Rd, Miamisburg, OH, 45342

Ring: 5 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	8,510	58,652	144,660
0 - 4	6.9%	6.5%	6.0%
5 - 9	5.3%	6.7%	6.7%
10 - 14	4.6%	6.4%	6.8%
15 - 24	11.3%	11.2%	11.0%
25 - 34	24.0%	14.8%	12.4%
35 - 44	13.3%	13.8%	13.2%
45 - 54	11.2%	13.6%	14.7%
55 - 64	11.0%	12.2%	12.9%
65 - 74	6.7%	7.6%	8.1%
75 - 84	3.9%	5.0%	5.6%
85 +	1.6%	2.2%	2.5%
18 +	80.6%	76.7%	76.4%
2012 Population by Age			
Total	8,393	58,877	145,459
0 - 4	6.8%	6.5%	6.0%
5 - 9	5.3%	6.7%	6.7%
10 - 14	4.5%	6.3%	6.7%
15 - 24	11.2%	11.0%	10.8%
25 - 34	24.3%	15.0%	12.5%
35 - 44	13.0%	13.4%	12.9%
45 - 54	10.8%	13.1%	14.2%
55 - 64	11.4%	12.7%	13.5%
65 - 74	7.1%	8.1%	8.6%
75 - 84	3.9%	4.9%	5.5%
85 +	1.7%	2.3%	2.6%
18 +	81.0%	77.0%	76.8%
2017 Population by Age			
Total	8,269	59,313	147,401
0 - 4	6.8%	6.5%	6.0%
5 - 9	5.2%	6.7%	6.6%
10 - 14	4.5%	6.3%	6.7%
15 - 24	10.3%	10.2%	10.0%
25 - 34	24.4%	15.0%	12.5%
35 - 44	12.6%	13.1%	12.5%
45 - 54	9.9%	12.1%	13.1%
55 - 64	11.8%	13.1%	14.0%
65 - 74	8.5%	9.6%	10.2%
75 - 84	4.1%	5.1%	5.6%
85 +	1.8%	2.4%	2.7%
18 +	81.2%	77.2%	77.0%
2010 Population by Sex			
Males	4,054	27,905	69,187
Females	4,453	30,745	75,472
2012 Population by Sex			
Males	4,014	28,106	69,796
Females	4,380	30,771	75,661
2017 Population by Sex			
Males	3,962	28,366	70,853
Females	4,308	30,946	76,548

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

August 05, 2013



Market Profile

8821 Washington Church Rd, Miamisburg, OH, 45342
Ring: 5 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304

Longitude: -84.20746006

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	8,505	58,650	144,659
White Alone	74.7%	83.5%	88.1%
Black Alone	9.1%	7.7%	5.3%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	12.9%	5.5%	3.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.6%	0.8%	0.7%
Two or More Races	2.4%	2.3%	2.0%
Hispanic Origin	2.3%	2.6%	2.3%
Diversity Index	44.3	33.0	25.3
2012 Population by Race/Ethnicity			
Total	8,393	58,877	145,457
White Alone	74.9%	83.6%	88.1%
Black Alone	8.9%	7.5%	5.2%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	12.8%	5.4%	3.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.7%	0.9%	0.8%
Two or More Races	2.5%	2.4%	2.0%
Hispanic Origin	2.5%	2.8%	2.4%
Diversity Index	44.3	33.2	25.6
2017 Population by Race/Ethnicity			
Total	8,269	59,313	147,402
White Alone	74.9%	83.4%	87.8%
Black Alone	8.4%	7.2%	5.0%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	12.8%	5.5%	3.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.8%	1.1%	0.9%
Two or More Races	2.8%	2.6%	2.3%
Hispanic Origin	3.0%	3.4%	3.0%
Diversity Index	45.0	34.3	27.0
2010 Population by Relationship and Household Type			
Total	8,507	58,650	144,659
In Households	99.9%	98.9%	98.9%
In Family Households	68.5%	78.6%	81.5%
Householder	24.9%	26.7%	27.4%
Spouse	18.2%	20.7%	21.5%
Child	22.2%	27.9%	29.0%
Other relative	1.9%	2.0%	2.0%
Nonrelative	1.2%	1.4%	1.5%
In Nonfamily Households	31.4%	20.3%	17.5%
In Group Quarters	0.1%	1.1%	1.1%
Institutionalized Population	0.0%	1.0%	1.0%
Noninstitutionalized Population	0.1%	0.1%	0.0%

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. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

August 05, 2013



Market Profile

8821 Washington Church Rd, Miamisburg, OH, 45342
Ring: 5 mile radius

Prepared by Barry BakerBarry Baker, CCIM

Latitude: 39.621340304
Longitude: -84.20746006

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	4,392	25,587	60,879
Households with 1 Person	41.7%	31.9%	29.3%
Households with 2+ People	58.3%	68.1%	70.7%
Family Households	49.1%	61.3%	65.1%
Husband-wife Families	35.9%	47.5%	51.2%
With Related Children	14.3%	20.1%	21.1%
Other Family (No Spouse Present)	13.2%	13.9%	13.9%
Other Family with Male Householder	2.8%	3.4%	3.7%
With Related Children	1.9%	2.2%	2.2%
Other Family with Female Householder	10.4%	10.5%	10.2%
With Related Children	7.2%	7.4%	7.0%
Nonfamily Households	9.2%	6.7%	5.6%
All Households with Children	23.8%	30.0%	30.7%
Multigenerational Households	1.2%	1.8%	2.1%
Unmarried Partner Households	6.4%	6.1%	5.7%
Male-female	5.9%	5.4%	5.1%
Same-sex	0.5%	0.7%	0.6%
2010 Households by Size			
Total	4,391	25,586	60,880
1 Person Household	41.7%	31.9%	29.3%
2 Person Household	34.5%	35.7%	36.3%
3 Person Household	13.2%	14.5%	14.8%
4 Person Household	7.3%	11.5%	12.3%
5 Person Household	2.3%	4.5%	5.1%
6 Person Household	0.7%	1.4%	1.6%
7 + Person Household	0.2%	0.5%	0.6%
2010 Households by Tenure and Mortgage Status			
Total	4,391	25,587	60,879
Owner Occupied	46.0%	61.8%	68.5%
Owned with a Mortgage/Loan	37.3%	47.3%	50.5%
Owned Free and Clear	8.7%	14.5%	18.0%
Renter Occupied	54.0%	38.2%	31.5%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

August 05, 2013