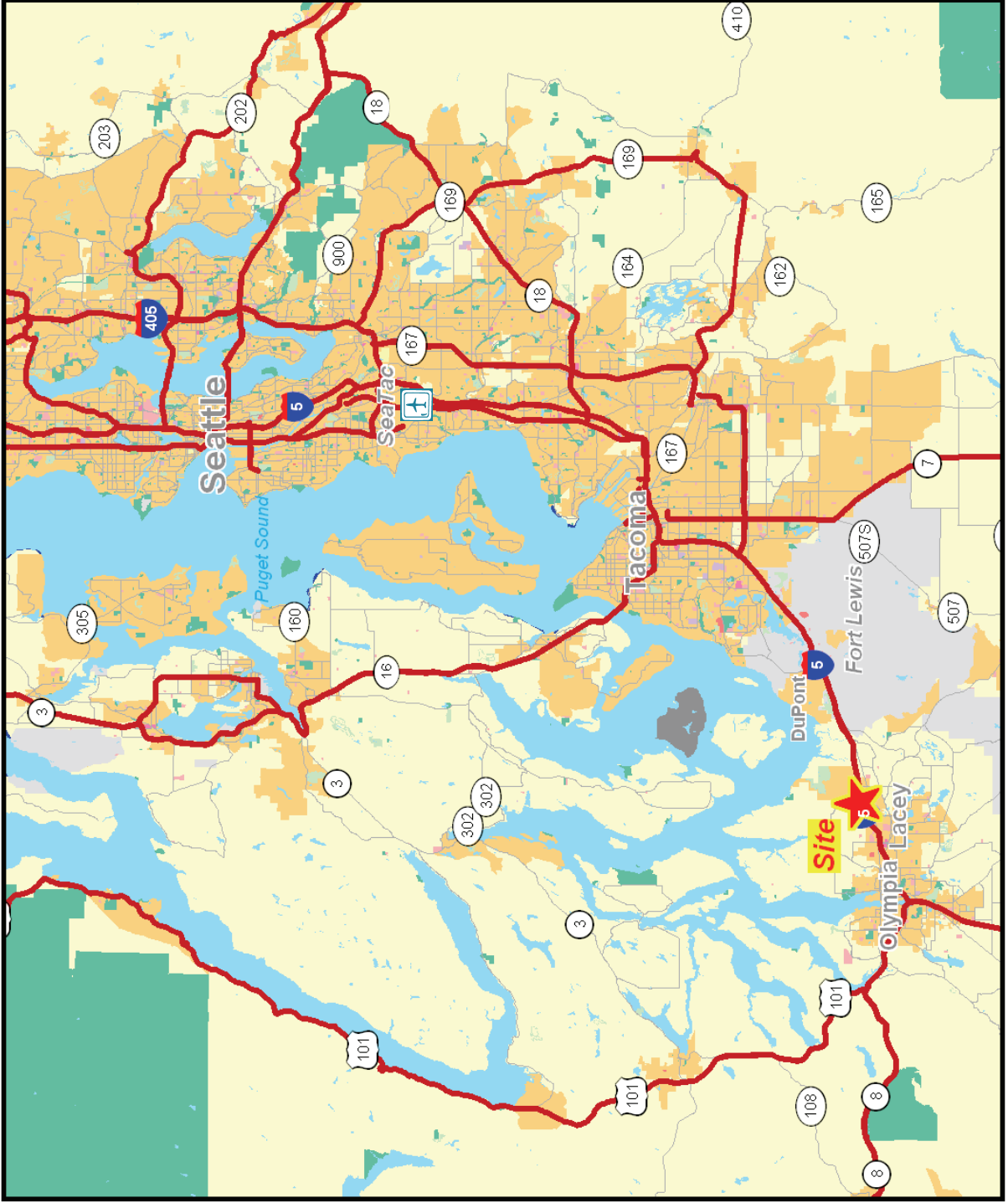


THE TOWN CENTER AT LACEY GATEWAY Regional Overview



Legend

N

0 6 12 Miles

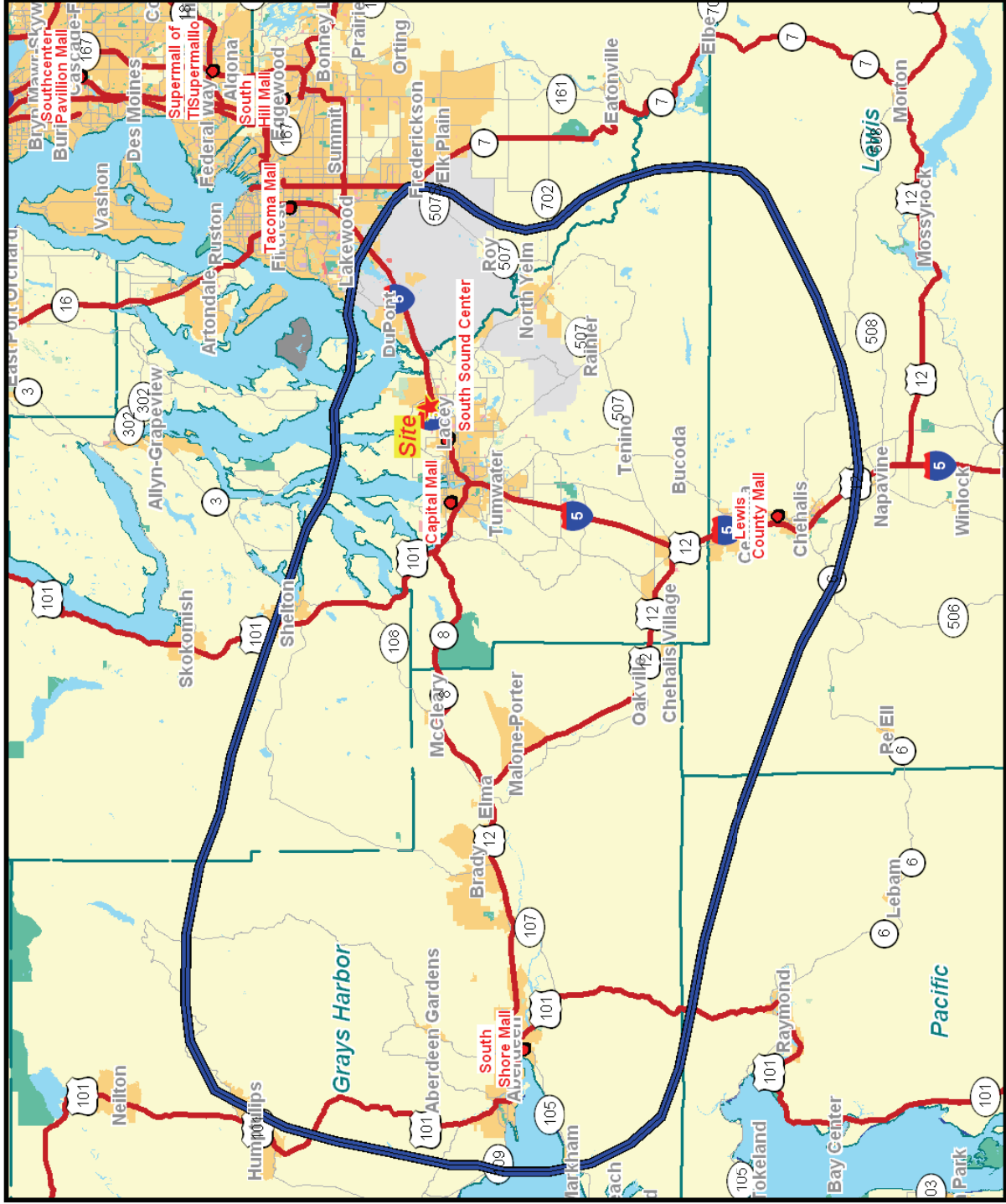
location strategies

THE TOWN CENTER AT LACEY GATEWAY Trade Area

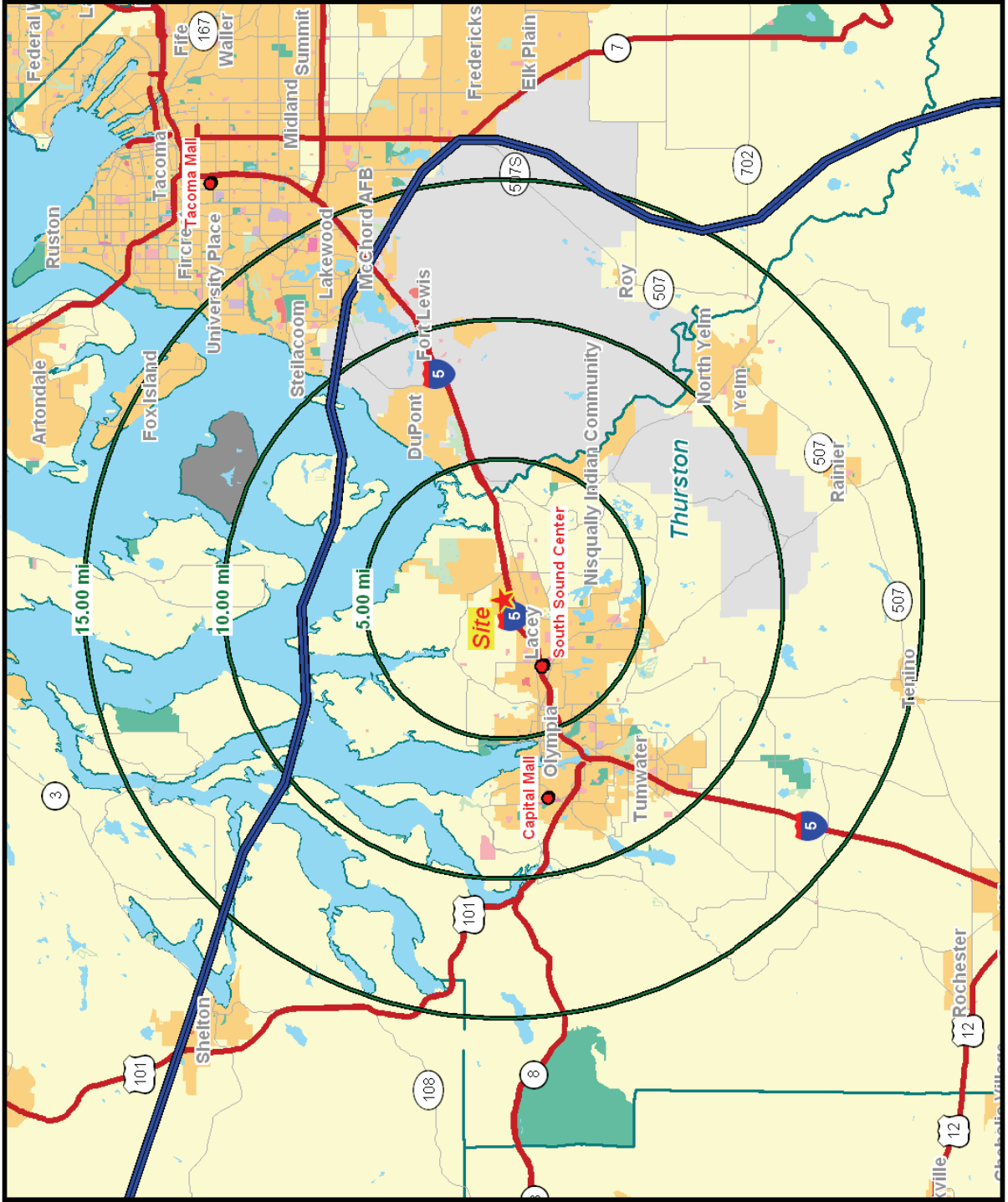
Legend

- Town Center at Lacey Gateway
- Trade Area
- Major Shopping Centers

Miles




THE TOWN CENTER AT LACEY GATEWAY 5-, 10- and 15-Mile Rings



Legend

-  Town Center at Lacey Gateway
-  Trade Area
-  5, 10 and 15 Miles
-  Major Shopping Centers





location
strategies

THE TOWN CENTER AT LACEY GATEWAY Trade Area Demographics

	<u>Trade Area</u>	<u>Washington</u>	<u>Trade Area</u>	<u>Washington</u>
<u>Population (000)</u>				
2013 Projection	403.6	6,924		
2008 Estimate	376.4	6,524		
CAGR 08-13	1.4%	1.2%		
<u>Households (000)</u>				
2013 Projection	154.5	2,689		
2008 Estimate	143.0	2,526		
CAGR 08-13	1.6%	1.3%		
<u>2008 Ethnicity (%)</u>				
White Alone	84%	79%		
Blk/African Amer	3%	3%		
Asian	4%	7%		
Other	9%	11%		
<u>2008 Hispanic (%)</u>				
Hispanic	7%	9%		
<u>2008 Age</u>				
Median	35.3	36.1		
<u>2008 Education (%)</u>				
HS Grad			87%	87%
College Grad			24%	28%
<u>2008 Household Distribution (%)</u>				
< \$35,000			32%	30%
\$35,000-\$49,999			16%	16%
\$50,000-\$74,999			22%	21%
\$75,000-\$99,999			13%	14%
\$100,000 plus			16%	20%
Owner Occ			62%	60%
<u>2008 High Income Households (000)</u>				
\$50,000 plus			73.5	1,367
\$75,000 plus			41.4	837
\$100,000 plus			22.2	494
<u>2008 Income Summary (\$000)</u>				
Mean Hhld Inc			\$62.9	\$69.9
Median Hhld Inc			\$51.5	\$54.9
Per Capita Inc			\$24.5	\$27.4

THE TOWN CENTER AT LACEY GATEWAY Ring Demographics

	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>
<u>Population (000)</u>						
2013 Projection	105.7	213.7	347.7			
2008 Estimate	97.7	197.6	325.7			
CAGR 08-13	1.6%	1.6%	1.3%			
<u>Households (000)</u>						
2013 Projection	42.0	84.8	136.1			
2008 Estimate	38.6	77.5	126.2			
CAGR 08-13	1.7%	1.8%	1.5%			
<u>2008 Ethnicity (%)</u>						
White Alone	78%	81%	79%			
Blk/African Amer	5%	4%	5%			
Asian	7%	6%	6%			
Other	10%	9%	10%			
<u>2008 Hispanic (%)</u>						
Hispanic	7%	6%	7%			
<u>2008 Age</u>						
Median	36.1	35.2	35.4			
<u>2008 Education (%)</u>						
HS Grad				89%	91%	90%
College Grad				29%	33%	29%
<u>2008 Household Distribution (%)</u>						
< \$35,000				29%	29%	30%
\$35,000-\$49,999				15%	15%	16%
\$50,000-\$74,999				24%	23%	22%
\$75,000-\$99,999				15%	15%	14%
\$100,000 plus				17%	18%	18%
Owner Occ				62%	59%	58%
<u>2008 High Income Households (000)</u>						
\$50,000 plus				21.6	43.4	68.4
\$75,000 plus				12.3	25.7	40.6
\$100,000 plus				6.4	14.3	23.0
<u>2008 Income Summary (\$000)</u>						
Mean Hhld Inc				\$65.1	\$67.9	\$67.8
Median Hhld Inc				\$56.2	\$56.6	\$54.7
Per Capita Inc				\$25.8	\$27.2	\$26.8