

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared For Colliers Spectrum Cauble



Lat/Lon: 34.11188/-84.581731

October 2009

RF1

Village at Bells Ferry Woodstock, Georgia		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2008 Estimated Population	8,877	55,159	128,856
	2013 Projected Population	10,115	61,808	145,351
	2000 Census Population	7,096	45,545	102,355
	1990 Census Population	2,803	21,943	55,211
	Historical Annual Growth 1990 to 2008	12.0%	8.4%	7.4%
	Projected Annual Growth 2008 to 2013	2.8%	2.4%	2.6%
HOUSEHOLDS	2008 Est. Households	3,126	19,084	44,690
	2013 Proj. Households	3,593	21,503	50,290
	2000 Census Households	2,424	15,442	35,526
	1990 Census Households	976	7,421	18,837
	Historical Annual Growth 1990 to 2008	12.2%	8.7%	7.6%
	Projected Annual Growth 2008 to 2013	3.0%	2.5%	2.5%
AGE	2008 Est. Population 0 to 9 Years	17.2%	16.7%	16.3%
	2008 Est. Population 10 to 19 Years	14.8%	15.1%	14.9%
	2008 Est. Population 20 to 29 Years	15.9%	13.6%	13.0%
	2008 Est. Population 30 to 44 Years	27.4%	27.0%	26.2%
	2008 Est. Population 45 to 59 Years	16.6%	19.2%	19.9%
	2008 Est. Population 60 to 74 Years	6.3%	6.7%	7.5%
	2008 Est. Population 75 Years Plus	1.8%	1.7%	2.2%
	2008 Est. Median Age	30.3	32.0	32.8
MARITAL STATUS & SEX	2008 Est. Male Population	49.8%	49.9%	49.7%
	2008 Est. Female Population	50.2%	50.1%	50.3%
	2008 Est. Never Married	22.4%	20.6%	20.7%
	2008 Est. Now Married	59.3%	63.9%	63.4%
	2008 Est. Separated or Divorced	14.8%	12.5%	12.6%
	2008 Est. Widowed	3.5%	3.0%	3.3%
INCOME	2008 Est. HH Income \$200,000 or More	5.3%	6.9%	5.8%
	2008 Est. HH Income \$150,000 to 199,999	7.4%	8.7%	8.0%
	2008 Est. HH Income \$100,000 to 149,999	23.5%	23.8%	23.4%
	2008 Est. HH Income \$75,000 to 99,999	19.4%	18.5%	18.6%
	2008 Est. HH Income \$50,000 to 74,999	17.0%	18.3%	19.4%
	2008 Est. HH Income \$35,000 to 49,999	11.2%	10.3%	11.1%
	2008 Est. HH Income \$25,000 to 34,999	6.6%	5.7%	5.8%
	2008 Est. HH Income \$15,000 to 24,999	4.7%	4.3%	4.4%
	2008 Est. HH Income \$0 to 14,999	4.9%	3.6%	3.6%
	2008 Est. Average Household Income	\$ 78,562	\$ 85,199	\$ 80,543
	2008 Est. Median HH Income	\$ 81,461	\$ 86,758	\$ 83,578
	2008 Est. Per Capita Income	\$ 27,873	\$ 29,571	\$ 28,157
	2008 Est. Number of Businesses	262	1,671	4,415
2008 Est. Total Number of Employees	2,426	13,276	37,771	

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RACE	2008 Est. White Population	77.4%	79.2%	76.3%
	2008 Est. Black Population	9.0%	8.9%	11.2%
	2008 Est. Asian & Pacific Islander	2.4%	2.4%	3.2%
	2008 Est. American Indian & Alaska Native	0.0%	0.0%	0.1%
	2008 Est. Other Races Population	11.2%	9.5%	9.2%
HISPANIC	2008 Est. Hispanic Population	1,167	5,361	11,053
	2008 Est. Hispanic Population Percent	13.2%	9.7%	8.6%
	2013 Proj. Hispanic Population Percent	14.8%	11.1%	9.9%
	2000 Hispanic Population Percent	8.1%	5.8%	5.2%
EDUCATION (Adults 25 or Older)	2008 Est. Adult Population (25 Years or Older)	5,371	34,005	80,460
	2008 Est. Elementary (0 to 8)	1.4%	1.1%	1.4%
	2008 Est. Some High School (9 to 11)	4.1%	3.9%	4.6%
	2008 Est. High School Graduate (12)	21.4%	19.4%	21.9%
	2008 Est. Some College (13 to 16)	19.6%	20.0%	20.6%
	2008 Est. Associate Degree Only	9.5%	10.4%	9.6%
	2008 Est. Bachelor Degree Only	33.6%	34.0%	31.1%
	2008 Est. Graduate Degree	10.3%	11.2%	10.8%
HOUSING	2008 Est. Total Housing Units	3,388	20,846	49,506
	2008 Est. Owner Occupied Percent	69.1%	70.0%	70.8%
	2008 Est. Renter Occupied Percent	23.1%	21.5%	19.5%
	2008 Est. Vacant Housing Percent	7.7%	8.5%	9.7%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	4.4%	6.7%	9.1%
	2000 Homes Built 1995 to 1998	40.1%	27.3%	25.2%
	2000 Homes Built 1990 to 1994	24.8%	22.8%	17.5%
	2000 Homes Built 1980 to 1989	18.1%	26.5%	30.4%
	2000 Homes Built 1970 to 1979	9.1%	12.2%	12.4%
	2000 Homes Built 1960 to 1969	2.4%	3.0%	3.5%
	2000 Homes Built 1950 to 1959	0.8%	0.9%	1.1%
	2000 Homes Built Before 1949	0.3%	0.4%	0.8%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.6%	0.4%	0.3%
	2000 Home Value \$400,000 to \$499,999	1.2%	0.9%	0.5%
	2000 Home Value \$300,000 to \$399,999	1.0%	2.9%	2.4%
	2000 Home Value \$200,000 to \$299,999	16.7%	19.6%	15.0%
	2000 Home Value \$150,000 to \$199,999	27.7%	24.3%	24.0%
	2000 Home Value \$100,000 to \$149,999	41.8%	40.2%	45.0%
	2000 Home Value \$50,000 to \$99,999	10.7%	11.3%	12.1%
	2000 Home Value \$25,000 to \$49,999	0.3%	0.1%	0.3%
	2000 Home Value \$0 to \$24,999	-	0.3%	0.2%
	2000 Median Home Value	\$ 154,908	\$ 157,723	\$ 149,141
	2000 Median Rent	\$ 674	\$ 733	\$ 718

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LABOR FORCE	2008 Est. Labor: Population Age 16+	6,569	40,816	95,994
	2008 Est. Civilian Employed	72.8%	72.9%	71.6%
	2008 Est. Civilian Unemployed	6.0%	5.2%	4.3%
	2008 Est. in Armed Forces	0.2%	0.1%	0.1%
	2008 Est. not in Labor Force	21.0%	21.7%	24.0%
	2008 Labor Force: Males	49.5%	50.0%	49.5%
	2008 Labor Force: Females	50.5%	50.0%	50.5%
OCCUPATION	2000 Occupation: Population Age 16+	3,785	24,523	55,368
	2000 Mgmt, Business, & Financial Operations	19.1%	20.6%	20.4%
	2000 Professional and Related	19.9%	20.0%	20.4%
	2000 Service	10.2%	10.5%	10.4%
	2000 Sales and Office	29.9%	30.5%	31.0%
	2000 Farming, Fishing, and Forestry	0.2%	0.2%	0.1%
	2000 Construction, Extraction, & Maintenance	13.1%	10.8%	10.2%
	2000 Production, Transport, & Material Moving	7.5%	7.4%	7.5%
	2000 Percent White Collar Workers	68.9%	71.1%	71.8%
2000 Percent Blue Collar Workers	31.1%	28.9%	28.2%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	80.1%	81.7%	82.5%
	2000 Drive to Work in Carpool	13.7%	11.6%	11.0%
	2000 Travel to Work by Public Transportation	0.5%	0.4%	0.5%
	2000 Drive to Work on Motorcycle	-	0.0%	0.1%
	2000 Walk or Bicycle to Work	0.6%	0.6%	0.6%
	2000 Other Means	0.4%	0.8%	0.7%
	2000 Work at Home	4.8%	4.9%	4.5%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	17.5%	16.5%	16.5%
	2000 Travel to Work in 15 to 29 Minutes	24.2%	25.1%	25.4%
	2000 Travel to Work in 30 to 59 Minutes	43.5%	41.7%	41.3%
	2000 Travel to Work in 60 Minutes or More	14.8%	16.7%	16.8%
	2000 Average Travel Time to Work	31.1	32.9	33.0
CONSUMER EXPENDITURE	2008 Est. Total Household Expenditure (in Millions)	\$ 186.5	\$ 1,206.0	\$ 2,713.9
	2008 Est. Apparel	\$ 9.0	\$ 58.3	\$ 130.9
	2008 Est. Contributions & Gifts	\$ 12.5	\$ 82.8	\$ 183.3
	2008 Est. Education & Reading	\$ 5.5	\$ 36.3	\$ 80.4
	2008 Est. Entertainment	\$ 10.5	\$ 68.3	\$ 153.6
	2008 Est. Food, Beverages & Tobacco	\$ 29.0	\$ 186.2	\$ 420.9
	2008 Est. Furnishings And Equipment	\$ 8.5	\$ 55.2	\$ 123.7
	2008 Est. Health Care & Insurance	\$ 12.8	\$ 81.9	\$ 185.1
	2008 Est. Household Operations & Shelter & Utilities	\$ 55.8	\$ 361.3	\$ 812.2
	2008 Est. Miscellaneous Expenses	\$ 3.0	\$ 19.4	\$ 43.9
	2008 Est. Personal Care	\$ 2.7	\$ 17.3	\$ 39.0
	2008 Est. Transportation	\$ 37.2	\$ 239.1	\$ 540.9

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POSTALCOUNT

DELIVERY STATISTICS as of 09/08

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COLLIERS
SPECTRUM CAUBLE

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October 2009

Z2

Village at Bells Ferry Woodstock, Georgia		1.00 mi radius	3.00 mi radius	5.00 mi radius
Summary Data				
Demographic Adjustment	Census 2000 Households	2,424	15,442	35,525
	Route Active Residential Count	2,006	17,681	45,719
	Census 2000 Average Persons per Household	2.92	2.95	2.87
	Census 2000 Population	7,096	45,545	102,354
	Recalculated Route <i>Lower range</i>	5,697	51,104	131,326
	Active Population <i>Upper range</i>	5,872	52,150	131,825
	Census Households vs Route Residential Count	-17.25%	+14.50%	+28.69%
Origination Data				
	Active Residential Delivery (cr)	2,005	17,590	45,275
	Active Residential Box (cr)	0	92	444
	Active Residential Count (Carrier Route)	2,006	17,681	45,719
	Additional Active General Delivery Count	0	0	0
	Total Active Residential Count	2,006	17,681	45,719
	Possible Residential Count (Carrier Route)	2,006	17,742	46,160
	Additional Possible General Delivery Count	0	0	0
	Total Possible Residential Count	2,006	17,742	46,160
Census Demographics				
	Census 2000 Households	2,424	15,442	35,525
	Population in households	7,087	45,519	102,044
	1-person household	15.84%	14.15%	15.88%
	2-person household	30.44%	31.21%	31.63%
	3-person household	19.76%	19.95%	20.18%
	4-person household	20.81%	21.89%	20.39%
	5-person household	8.72%	8.67%	8.02%
	6-or-more person household	4.42%	4.12%	3.90%
	Population in Group Quarters	9	27	310
	Census 2000 Median Age	30.6	32.0	32.1
	Census 2000 Average Household Income	\$76,827	\$78,564	\$74,793
	Census 2000 Median Household Income	\$66,669	\$70,081	\$67,452
	Census 2000 Per Capita Income	\$26,766	\$26,622	\$25,894
	Total Housing Units	2,537	16,209	37,217
	Occupied housing units	95.57%	95.27%	95.46%
	Owner-occupied housing units	83.45%	83.60%	82.72%
	Renter-occupied housing units	16.55%	16.40%	17.28%
Business Demos				
	Drop Site Business or Family Served Count	50	465	1,078
	Total Active Business Deliveries	113	988	3,151
	Total Possible Business Deliveries	113	1,024	3,449

Note: Methodology has changed as of Second Quarter 2008.

Data derived from Carrier Route Delivery Counts then density proportioned to Census Geography.

2000 Census Block Group Data and Geography, (SF3 release for Income, SF1 release for remainder, Average Income = Aggregate Income / Households).

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