

635-D EAST BAY STREET



COMMERCIAL SPACE FOR LEASE Located in Downtown Charleston , SC

- This spacious 3rd floor unit is located in the Faber-Ward Mansion with stunning views of the Charleston Harbor.
- Lease Rate: \$1,200/month (950 SF)
- Complimentary onsite parking in a beautifully landscaped, secluded & walled complex
- Ideal for a wide variety of office users
- Three offices, conference room, foyer, 2 full baths, large eat-in kitchen & keyed elevator access.
- Located near the Arthur Ravenel, Jr. Bridge and the Cigar Factory, at the intersection of Amherst & East Bay Street.

DEMOGRAPHICS & TRAFFIC COUNT

2009 Estimate	3 Mile	5 Mile	7 Mile
Total Population:	42,595	124,176	191,610
Median Home Value:	\$237,787	\$180,602	\$171,056
Average Household Inc.:	\$ 33,397	\$ 47,867	\$ 49,400
Traffic Count:	20,900 (East Bay Street)		

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RETAIL & INVESTMENT PROPERTY

LEASING, BROKERAGE, INVESTMENT SALES, TENANT REPRESENTATION



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	Radius: 3 Miles	Radius: 5 Miles	Radius: 7 Miles
2000 Total Population	42,439	118,062	179,364
2000 Group Quarters	4,597	6,803	9,182
2009 Total Population	42,595	124,176	191,610
2014 Total Population	42,812	127,305	197,647
2009 - 2014 Annual Rate	0.1%	0.5%	0.62%



2000 Households	17,529	48,923	73,536
2000 Average Household Size	2.16	2.27	2.31
2009 Households	18,264	53,667	81,964
2009 Average Household Size	2.06	2.17	2.21
2014 Households	18,668	55,861	85,846
2014 Average Household Size	2.02	2.15	2.18
2009 - 2014 Annual Rate	0.44%	0.8%	0.93%
2000 Families	8,390	27,529	43,044
2000 Average Family Size	2.93	2.94	2.96
2009 Families	7,953	28,225	44,952
2009 Average Family Size	2.84	2.85	2.87
2014 Families	7,776	28,424	45,600
2014 Average Family Size	2.81	2.83	2.84
2009 - 2014 Annual Rate	-0.45%	0.14%	0.29%



2000 Housing Units	19,977	53,507	80,399
Owner Occupied Housing Units	37.6%	50.9%	51.9%
Renter Occupied Housing Units	50.0%	40.3%	39.6%
Vacant Housing Units	12.4%	8.7%	8.5%
2009 Housing Units	21,707	60,544	92,343
Owner Occupied Housing Units	33.8%	48.7%	49.7%
Renter Occupied Housing Units	50.3%	40.0%	39.1%
Vacant Housing Units	15.9%	11.4%	11.2%
2014 Housing Units	22,318	63,198	96,977
Owner Occupied Housing Units	32.6%	47.9%	49.0%
Renter Occupied Housing Units	51.1%	40.5%	39.5%
Vacant Housing Units	16.4%	11.6%	11.5%

Median Household Income

2000	\$26,922	\$37,319	\$38,002
2009	\$33,397	\$47,867	\$49,400
2014	\$35,376	\$51,348	\$52,173

Median Home Value

2000	\$180,528	\$139,398	\$132,266
2009	\$237,787	\$180,602	\$171,056
2014	\$258,958	\$196,289	\$187,585

Per Capita Income

2000	\$22,111	\$22,842	\$22,173
2009	\$27,283	\$28,992	\$28,402
2014	\$29,183	\$30,535	\$29,922

Median Age

2000	30.5	35.2	34.9
2009	31.1	36.8	36.6
2014	31.7	37.4	37.1

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 total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



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2000 Households by Income

Household Income Base	17,549	48,853	73,509
< \$15,000	33.0%	21.5%	20.2%
\$15,000 - \$24,999	14.4%	13.5%	13.2%
\$25,000 - \$34,999	11.8%	12.6%	13.2%
\$35,000 - \$49,999	10.0%	14.2%	15.1%
\$50,000 - \$74,999	12.2%	17.4%	18.2%
\$75,000 - \$99,999	5.9%	8.5%	8.8%
\$100,000 - \$149,999	6.0%	6.9%	6.6%
\$150,000 - \$199,999	2.5%	2.4%	2.1%
\$200,000+	4.2%	3.1%	2.7%
Average Household Income	\$52,207	\$54,180	\$53,386

2009 Households by Income

Household Income Base	18,264	53,668	81,965
< \$15,000	28.2%	17.4%	16.2%
\$15,000 - \$24,999	13.3%	10.8%	10.2%
\$25,000 - \$34,999	10.0%	9.6%	9.7%
\$35,000 - \$49,999	11.2%	13.5%	14.3%
\$50,000 - \$74,999	12.7%	18.3%	18.9%
\$75,000 - \$99,999	10.4%	14.9%	15.5%
\$100,000 - \$149,999	6.3%	8.8%	8.9%
\$150,000 - \$199,999	2.8%	2.7%	2.7%
\$200,000+	5.1%	4.0%	3.5%
Average Household Income	\$61,223	\$65,618	\$65,366

2014 Households by Income

Household Income Base	18,669	55,861	85,847
< \$15,000	28.0%	17.0%	15.7%
\$15,000 - \$24,999	12.1%	9.6%	9.1%
\$25,000 - \$34,999	9.6%	9.1%	9.1%
\$35,000 - \$49,999	10.6%	12.6%	13.4%
\$50,000 - \$74,999	14.9%	21.1%	21.8%
\$75,000 - \$99,999	10.2%	14.6%	15.4%
\$100,000 - \$149,999	6.6%	9.2%	9.3%
\$150,000 - \$199,999	2.7%	2.7%	2.7%
\$200,000+	5.4%	4.1%	3.6%
Average Household Income	\$64,270	\$68,018	\$67,787

2000 Owner Occupied HUs by Value

Total	7,536	27,388	41,773
<\$50,000	6.4%	6.2%	7.5%
\$50,000 - 99,999	20.5%	23.7%	26.6%
\$100,000 - 149,999	16.5%	25.8%	25.3%
\$150,000 - 199,999	10.9%	16.4%	15.7%
\$200,000 - \$299,999	12.4%	12.4%	11.6%
\$300,000 - 499,999	13.9%	8.2%	7.3%
\$500,000 - 999,999	14.7%	5.7%	4.7%
\$1,000,000+	4.7%	1.7%	1.5%
Average Home Value	\$305,243	\$204,159	\$189,274

2000 Specified Renter Occupied HUs by Contract Rent

Total	10,039	21,525	31,720
With Cash Rent	97.3%	96.8%	96.6%
No Cash Rent	2.7%	3.2%	3.4%
Median Rent	\$461	\$502	\$508
Average Rent	\$532	\$544	\$542

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. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



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2000 Population by Age

Total	42,440	118,062	179,364
0 - 4	4.5%	5.3%	5.7%
5 - 9	5.0%	5.6%	6.0%
10 - 14	5.4%	6.2%	6.5%
15 - 19	11.9%	8.3%	7.8%
20 - 24	15.2%	10.1%	9.3%
25 - 34	12.8%	14.3%	14.9%
35 - 44	11.4%	13.9%	14.9%
45 - 54	11.2%	13.2%	13.3%
55 - 64	8.0%	8.7%	8.5%
65 - 74	6.9%	7.3%	6.7%
75 - 84	5.7%	5.5%	4.9%
85+	1.9%	1.8%	1.5%
18+	82.0%	79.5%	78.1%

2009 Population by Age

Total	42,595	124,177	191,607
0 - 4	4.6%	5.4%	5.7%
5 - 9	4.5%	5.3%	5.6%
10 - 14	4.5%	5.3%	5.6%
15 - 19	12.2%	8.2%	7.7%
20 - 24	15.5%	10.0%	9.2%
25 - 34	13.1%	13.4%	14.0%
35 - 44	9.7%	12.5%	13.4%
45 - 54	11.4%	13.6%	13.9%
55 - 64	10.2%	11.6%	11.4%
65 - 74	6.7%	7.0%	6.6%
75 - 84	5.2%	5.3%	4.8%
85+	2.5%	2.4%	2.1%
18+	83.4%	80.6%	79.5%

2014 Population by Age

Total	42,813	127,303	197,650
0 - 4	4.5%	5.3%	5.7%
5 - 9	4.5%	5.4%	5.7%
10 - 14	4.5%	5.4%	5.6%
15 - 19	11.5%	7.7%	7.1%
20 - 24	15.5%	9.8%	8.9%
25 - 34	13.1%	13.5%	14.2%
35 - 44	9.9%	12.3%	13.0%
45 - 54	10.3%	12.6%	12.8%
55 - 64	10.7%	12.1%	12.0%
65 - 74	8.0%	8.6%	8.1%
75 - 84	4.9%	4.9%	4.5%
85+	2.6%	2.4%	2.1%
18+	83.8%	80.7%	79.7%

2000 Population by Sex

Males	47.4%	47.7%	48.2%
Females	52.6%	52.3%	51.8%

2009 Population by Sex

Males	47.7%	47.9%	48.3%
Females	52.3%	52.1%	51.7%

2014 Population by Sex

Males	47.7%	47.9%	48.3%
Females	52.3%	52.1%	51.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



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2000 Population by Race/Ethnicity

Total	42,440	118,062	179,365
White Alone	54.8%	65.3%	64.1%
Black Alone	43.1%	32.2%	33.2%
American Indian Alone	0.1%	0.1%	0.2%
Asian or Pacific Islander Alone	0.7%	0.9%	1.0%
Some Other Race Alone	0.4%	0.4%	0.5%
Two or More Races	0.9%	0.9%	1.0%
Hispanic Origin	1.3%	1.6%	1.6%
Diversity Index	52.7	48.5	49.5

2009 Population by Race/Ethnicity

Total	42,596	124,177	191,611
White Alone	53.3%	64.0%	62.5%
Black Alone	43.6%	32.6%	33.7%
American Indian Alone	0.1%	0.2%	0.2%
Asian or Pacific Islander Alone	1.1%	1.3%	1.5%
Some Other Race Alone	0.7%	0.7%	0.8%
Two or More Races	1.2%	1.2%	1.3%
Hispanic Origin	2.0%	2.3%	2.4%
Diversity Index	54.4	50.8	51.9

2014 Population by Race/Ethnicity

Total	42,812	127,305	197,648
White Alone	52.3%	63.1%	61.6%
Black Alone	44.0%	32.7%	33.9%
American Indian Alone	0.1%	0.2%	0.2%
Asian or Pacific Islander Alone	1.4%	1.6%	1.8%
Some Other Race Alone	0.9%	0.9%	1.0%
Two or More Races	1.3%	1.4%	1.5%
Hispanic Origin	2.5%	2.9%	2.9%
Diversity Index	55.6	52.2	53.4



2000 Population 3+ by School Enrollment

Total	41,181	114,157	173,088
Enrolled in Nursery/Preschool	1.4%	1.8%	1.8%
Enrolled in Kindergarten	1.2%	1.4%	1.5%
Enrolled in Grade 1-8	8.6%	9.9%	10.6%
Enrolled in Grade 9-12	4.3%	4.9%	5.3%
Enrolled in College	19.2%	10.6%	8.6%
Enrolled in Grad/Prof School	3.0%	2.5%	2.1%
Not Enrolled in School	62.4%	69.0%	70.1%

2009 Population 25+ by Educational Attainment

Total	25,024	81,675	126,899
Less than 9th Grade	5.9%	4.0%	4.0%
9th - 12th Grade, No Diploma	11.3%	9.0%	9.6%
High School Graduate	20.3%	21.5%	22.2%
Some College, No Degree	15.2%	18.5%	19.0%
Associate Degree	5.3%	7.1%	7.3%
Bachelor's Degree	25.0%	24.4%	23.6%
Graduate/Professional Degree	17.1%	15.4%	14.3%

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. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



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2009 Population 15+ by Marital Status

Total	36,827	104,347	159,151
Never Married	53.6%	40.2%	38.1%
Married	29.4%	42.2%	44.6%
Widowed	8.6%	8.1%	7.5%
Divorced	8.3%	9.5%	9.9%



2000 Population 16+ by Employment Status

Total	35,728	96,614	144,664
In Labor Force	54.6%	61.3%	62.6%
Civilian Employed	48.1%	56.4%	58.0%
Civilian Unemployed	5.3%	4.0%	3.7%
In Armed Forces	1.2%	0.9%	0.8%
Not in Labor Force	45.4%	38.7%	37.4%

2009 Civilian Population 16+ in Labor Force

Civilian Employed	82.8%	86.4%	86.8%
Civilian Unemployed	17.2%	13.6%	13.2%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	88.1%	90.7%	91.0%
Civilian Unemployed	11.9%	9.3%	9.0%

2000 Females 16+ by Employment Status and Age of Children

Total	18,969	51,183	76,109
Own Children < 6 Only	4.6%	5.9%	6.6%
Employed/in Armed Forces	2.6%	3.7%	4.1%
Unemployed	0.5%	0.3%	0.3%
Not in Labor Force	1.5%	2.0%	2.2%
Own Children < 6 and 6-17 Only	4.0%	4.5%	4.7%
Employed/in Armed Forces	2.2%	2.7%	2.8%
Unemployed	0.2%	0.1%	0.1%
Not in Labor Force	1.6%	1.7%	1.8%
Own Children 6-17 Only	10.8%	13.4%	14.6%
Employed/in Armed Forces	6.3%	9.5%	10.1%
Unemployed	0.7%	0.5%	0.6%
Not in Labor Force	3.7%	3.4%	3.9%
No Own Children < 18	80.7%	76.1%	74.2%
Employed/in Armed Forces	35.4%	37.2%	37.7%
Unemployed	3.2%	2.1%	2.1%
Not in Labor Force	42.0%	36.9%	34.4%

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2009 Employed Population 16+ by Industry

Total	17,187	57,077	89,304
Agriculture/Mining	0.3%	0.5%	0.5%
Construction	5.1%	7.2%	7.8%
Manufacturing	3.0%	3.5%	4.0%
Wholesale Trade	1.6%	2.0%	2.1%
Retail Trade	11.7%	11.7%	11.8%
Transportation/Utilities	3.0%	3.7%	4.1%
Information	2.5%	2.4%	2.4%
Finance/Insurance/Real Estate	6.6%	6.9%	6.5%
Services	62.1%	56.6%	55.0%
Public Administration	4.2%	5.5%	5.7%

2009 Employed Population 16+ by Occupation

Total	17,189	57,079	89,304
White Collar	62.6%	65.4%	65.0%
Management/Business/Financial	11.3%	12.3%	12.8%
Professional	27.0%	28.6%	27.6%
Sales	15.0%	13.7%	13.3%
Administrative Support	9.3%	10.7%	11.2%
Services	26.2%	19.7%	19.0%
Blue Collar	11.2%	14.9%	16.1%
Farming/Forestry/Fishing	0.1%	0.4%	0.3%
Construction/Extraction	3.7%	5.5%	5.9%
Installation/Maintenance/Repair	1.5%	2.4%	2.7%
Production	2.3%	2.6%	2.9%
Transportation/Material Moving	3.5%	4.1%	4.3%



2000 Workers 16+ by Means of Transportation to Work

Total	17,148	54,257	83,525
Drove Alone - Car, Truck, or Van	59.4%	73.5%	75.3%
Carpooled - Car, Truck, or Van	9.9%	11.3%	11.8%
Public Transportation	7.1%	3.6%	3.3%
Walked	15.6%	6.5%	4.8%
Other Means	4.2%	2.0%	1.8%
Worked at Home	3.9%	3.1%	2.9%

2000 Workers 16+ by Travel Time to Work

Total	17,148	54,259	83,526
Did Not Work at Home	96.1%	96.9%	97.1%
Less than 5 minutes	5.5%	3.6%	3.1%
5 to 9 minutes	18.5%	13.0%	11.6%
10 to 19 minutes	42.4%	41.4%	39.7%
20 to 24 minutes	11.5%	15.4%	16.9%
25 to 34 minutes	10.6%	15.3%	17.0%
35 to 44 minutes	1.9%	2.2%	2.5%
45 to 59 minutes	2.4%	2.4%	2.7%
60 to 89 minutes	2.0%	1.9%	1.9%
90 or more minutes	1.4%	1.7%	1.7%
Worked at Home	3.9%	3.1%	2.9%
Average Travel Time to Work (in min)	17.3	19.8	20.5

2000 Households by Vehicles Available

Total	17,575	48,932	73,533
None	27.9%	15.8%	14.2%
1	37.9%	37.8%	37.8%
2	27.1%	35.7%	37.0%
3	5.4%	8.4%	8.6%
4	1.5%	1.8%	1.8%
5+	0.2%	0.5%	0.6%
Average Number of Vehicles Available	1.2	1.4	1.5

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



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2000 Households by Type

Total	17,528	48,923	73,535
Family Households	47.9%	56.3%	58.5%
Married-couple Family	26.2%	37.5%	39.3%
With Related Children	9.4%	15.2%	16.7%
Other Family (No Spouse)	21.6%	18.8%	19.3%
With Related Children	13.5%	11.7%	12.5%
Nonfamily Households	52.1%	43.7%	41.5%
Householder Living Alone	38.0%	32.8%	31.2%
Householder Not Living Alone	14.1%	11.0%	10.3%
Households with Related Children	22.8%	27.0%	29.2%
Households with Persons 65+	26.5%	25.1%	23.1%

2000 Households by Size

Total	17,529	48,923	73,536
1 Person Household	38.0%	32.8%	31.2%
2 Person Household	32.6%	34.7%	34.7%
3 Person Household	14.0%	15.5%	16.0%
4 Person Household	8.9%	10.4%	11.1%
5 Person Household	4.0%	4.4%	4.6%
6 Person Household	1.5%	1.5%	1.6%
7+ Person Household	1.0%	0.8%	0.9%

2000 Households by Year Householder Moved In

Total	17,575	48,933	73,535
Moved in 1999 to March 2000	29.3%	24.3%	24.6%
Moved in 1995 to 1998	29.3%	28.4%	29.4%
Moved in 1990 to 1994	12.4%	13.4%	13.8%
Moved in 1980 to 1989	11.2%	14.1%	13.7%
Moved in 1970 to 1979	8.0%	9.2%	8.7%
Moved in 1969 or Earlier	9.9%	10.6%	9.8%
Median Year Householder Moved In	1996	1995	1996



2000 Housing Units by Units in Structure

Total	20,063	53,567	80,343
1, Detached	41.1%	57.3%	59.1%
1, Attached	6.9%	5.3%	4.8%
2	14.2%	7.4%	6.1%
3 or 4	12.4%	8.4%	7.6%
5 to 9	9.2%	8.4%	9.2%
10 to 19	5.5%	5.0%	5.2%
20+	10.3%	6.7%	5.6%
Mobile Home	0.2%	1.6%	2.4%
Other	0.1%	0.0%	0.0%

2000 Housing Units by Year Structure Built

Total	20,031	53,480	80,371
1999 to March 2000	1.3%	2.4%	2.6%
1995 to 1998	2.7%	4.2%	5.2%
1990 to 1994	3.5%	4.7%	6.2%
1980 to 1989	9.7%	14.3%	17.4%
1970 to 1979	10.1%	16.7%	17.2%
1969 or Earlier	72.8%	57.7%	51.5%
Median Year Structure Built	1950	1966	1969

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



635G East Bay Street
 Latitude: 32.794735
 Longitude: -79.932498


Latitude: 32.794735
 Longitude: -79.932498
 Radius: 3 Miles

Latitude: 32.794735
 Longitude: -79.932498
 Radius: 5 Miles

Latitude: 32.794735
 Longitude: -79.932498
 Radius: 7 Miles

Top 3 Tapestry Segments

1.	Metropolitans	Metropolitans	In Style
2.	College Towns	In Style	Metropolitans
3.	Dorms to Diplomas	College Towns	Midlife Junction

 **2009 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$29,775,174	\$90,365,022	\$136,856,241
Average Spent	\$1,630.27	\$1,683.81	\$1,669.71
Spending Potential Index	65	67	67
Computers & Accessories: Total \$	\$3,895,253	\$11,754,544	\$17,766,161
Average Spent	\$213.27	\$219.03	\$216.76
Spending Potential Index	93	96	95
Education: Total \$	\$23,340,696	\$68,138,928	\$101,584,551
Average Spent	\$1,277.96	\$1,269.66	\$1,239.38
Spending Potential Index	102	101	99
Entertainment/Recreation: Total \$	\$50,783,275	\$161,090,752	\$245,094,285
Average Spent	\$2,780.51	\$3,001.67	\$2,990.27
Spending Potential Index	86	93	92
Food at Home: Total \$	\$74,472,199	\$229,875,162	\$348,744,731
Average Spent	\$4,077.54	\$4,283.36	\$4,254.85
Spending Potential Index	89	94	93
Food Away from Home: Total \$	\$55,503,869	\$170,165,827	\$257,980,425
Average Spent	\$3,038.98	\$3,170.77	\$3,147.48
Spending Potential Index	91	95	95
Health Care: Total \$	\$56,805,711	\$185,898,511	\$282,380,518
Average Spent	\$3,110.26	\$3,463.93	\$3,445.18
Spending Potential Index	83	92	91
HH Furnishings & Equipment: Total \$	\$29,928,624	\$95,299,884	\$145,336,395
Average Spent	\$1,638.67	\$1,775.76	\$1,773.17
Spending Potential Index	75	82	82
Investments: Total \$	\$19,562,927	\$65,566,454	\$99,646,701
Average Spent	\$1,071.12	\$1,221.73	\$1,215.74
Spending Potential Index	74	85	85
Retail Goods: Total \$	\$385,447,548	\$1,219,286,964	\$1,855,901,787
Average Spent	\$21,104.22	\$22,719.49	\$22,642.89
Spending Potential Index	82	88	88
Shelter: Total \$	\$255,011,522	\$787,268,942	\$1,196,478,176
Average Spent	\$13,962.52	\$14,669.52	\$14,597.61
Spending Potential Index	89	94	93
TV/Video/Sound Equipment: Total \$	\$20,299,016	\$62,172,712	\$94,204,439
Average Spent	\$1,111.42	\$1,158.49	\$1,149.34
Spending Potential Index	91	95	95
Travel: Total \$	\$27,709,367	\$89,927,103	\$136,886,204
Average Spent	\$1,517.16	\$1,675.65	\$1,670.08
Spending Potential Index	82	91	90
Vehicle Maintenance & Repairs: Total \$	\$14,861,846	\$46,664,904	\$70,877,112
Average Spent	\$813.72	\$869.53	\$864.73
Spending Potential Index	87	93	92

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.