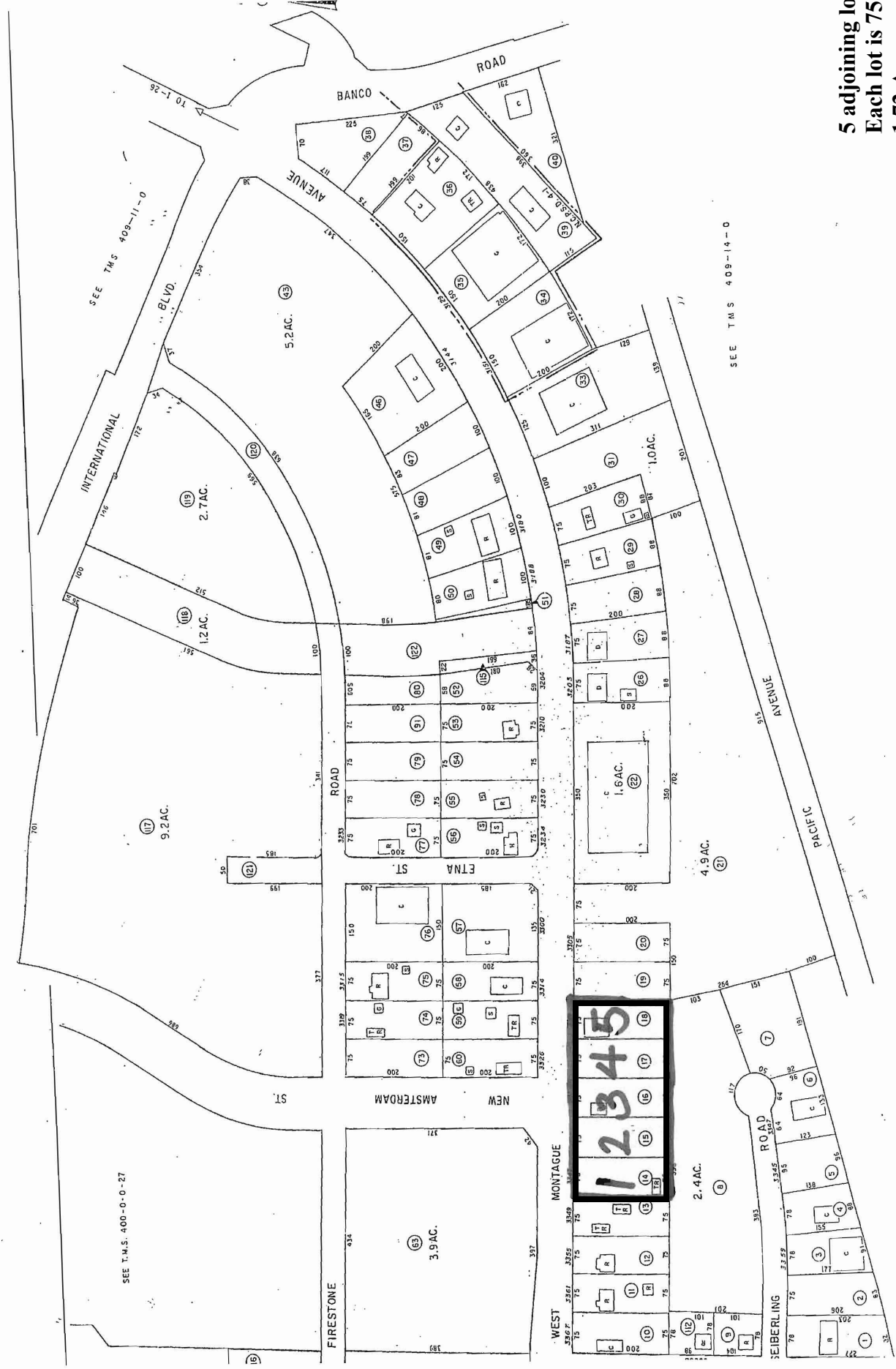


WEST MONTAGUE AVENUE



5 adjoining lots
 Each lot is 75' x 200'
 1.72 Acres



Market Profile

Montague Avenue
 3343 W Montague Ave, North Charleston, SC, 29418
 Rings: 3, 5, 7 mile radii

Latitude: 32.86354
 Longitude: -80.02027

	3 miles	5 miles	7 miles
Population Summary			
2000 Total Population	50,891	119,644	187,967
2000 Group Quarters	2,395	5,557	8,533
2010 Total Population	52,149	125,907	208,737
2015 Total Population	53,483	130,975	222,281
2010-2015 Annual Rate	0.51%	0.79%	1.27%
Household Summary			
2000 Households	19,513	47,344	74,332
2000 Average Household Size	2.49	2.41	2.41
2010 Households	20,097	50,320	82,707
2010 Average Household Size	2.46	2.38	2.41
2015 Households	20,718	52,662	88,334
2015 Average Household Size	2.45	2.37	2.41
2010-2015 Annual Rate	0.61%	0.91%	1.33%
2000 Families	12,422	29,377	46,024
2000 Average Family Size	3.09	3.01	3.02
2010 Families	12,141	29,800	49,200
2010 Average Family Size	3.09	2.99	3.03
2015 Families	12,303	30,753	52,013
2015 Average Family Size	3.09	2.98	3.03
2010-2015 Annual Rate	0.27%	0.63%	1.12%
Housing Unit Summary			
2000 Housing Units	22,078	52,425	81,909
Owner Occupied Housing Units	43.1%	45.3%	47.1%
Renter Occupied Housing Units	45.2%	45.0%	43.6%
Vacant Housing Units	11.7%	9.7%	9.3%
2010 Housing Units	25,228	60,606	98,312
Owner Occupied Housing Units	37.4%	41.0%	43.1%
Renter Occupied Housing Units	42.3%	42.1%	41.1%
Vacant Housing Units	20.3%	17.0%	15.9%
2015 Housing Units	26,358	63,992	105,762
Owner Occupied Housing Units	36.4%	40.5%	42.8%
Renter Occupied Housing Units	42.2%	41.8%	40.7%
Vacant Housing Units	21.4%	17.7%	16.5%
Median Household Income			
2000	\$27,857	\$32,534	\$33,439
2010	\$35,734	\$42,353	\$44,121
2015	\$40,255	\$49,043	\$51,507
Median Home Value			
2000	\$66,242	\$83,243	\$91,065
2010	\$87,626	\$114,469	\$125,852
2015	\$102,604	\$136,192	\$147,918
Per Capita Income			
2000	\$14,209	\$17,117	\$17,467
2010	\$17,901	\$21,225	\$21,887
2015	\$19,659	\$23,309	\$24,054
Median Age			
2000	32.4	32.3	32.2
2010	33.8	33.9	33.7
2015	34.1	34.5	34.2

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. 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 2010 and 2015.



Market Profile

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	3 miles	5 miles	7 miles
2000 Households by Income			
Household Income Base	19,435	47,209	74,331
<\$15,000	25.9%	20.6%	21.3%
\$15,000 - \$24,999	18.6%	16.7%	15.8%
\$25,000 - \$34,999	16.3%	16.1%	14.9%
\$35,000 - \$49,999	16.9%	18.0%	17.1%
\$50,000 - \$74,999	14.6%	16.5%	17.2%
\$75,000 - \$99,999	4.5%	6.6%	7.2%
\$100,000 - \$149,999	2.2%	3.9%	4.5%
\$150,000 - \$199,999	0.3%	0.6%	0.9%
\$200,000+	0.8%	1.0%	1.0%
Average Household Income	\$35,707	\$41,970	\$43,317
2010 Households by Income			
Household Income Base	20,095	50,320	82,706
<\$15,000	22.1%	17.0%	17.2%
\$15,000 - \$24,999	14.0%	11.9%	11.1%
\$25,000 - \$34,999	12.9%	12.4%	11.5%
\$35,000 - \$49,999	17.5%	17.5%	16.3%
\$50,000 - \$74,999	16.5%	18.2%	18.9%
\$75,000 - \$99,999	11.6%	14.6%	15.1%
\$100,000 - \$149,999	3.4%	5.8%	6.9%
\$150,000 - \$199,999	0.9%	1.3%	1.6%
\$200,000+	1.0%	1.3%	1.4%
Average Household Income	\$44,835	\$52,191	\$54,287
2015 Households by Income			
Household Income Base	20,718	52,662	88,333
<\$15,000	20.1%	15.0%	15.0%
\$15,000 - \$24,999	13.5%	11.2%	10.3%
\$25,000 - \$34,999	10.9%	10.2%	9.4%
\$35,000 - \$49,999	14.7%	14.2%	13.1%
\$50,000 - \$74,999	21.5%	23.2%	23.6%
\$75,000 - \$99,999	12.3%	15.3%	16.0%
\$100,000 - \$149,999	4.6%	7.6%	9.1%
\$150,000 - \$199,999	1.2%	1.7%	2.0%
\$200,000+	1.3%	1.6%	1.7%
Average Household Income	\$48,981	\$57,052	\$59,547
2000 Owner Occupied Housing Units by Value			
Total	9,422	23,687	38,604
<\$50,000	30.5%	22.1%	17.4%
\$50,000 - \$99,999	48.0%	39.9%	39.6%
\$100,000 - \$149,999	10.6%	21.6%	24.1%
\$150,000 - \$199,999	6.0%	10.0%	10.4%
\$200,000 - \$299,999	2.4%	3.8%	4.6%
\$300,000 - \$499,999	1.7%	2.1%	2.9%
\$500,000 - \$999,999	0.4%	0.4%	0.7%
\$1,000,000 +	0.3%	0.1%	0.3%
Average Home Value	\$86,359	\$101,467	\$113,941
2000 Specified Renter Occupied Housing Units by Contract Rent			
Total	10,031	23,539	35,726
With Cash Rent	94.3%	93.0%	94.3%
No Cash Rent	5.7%	7.0%	5.7%
Median Rent	\$389	\$442	\$443
Average Rent	\$383	\$436	\$447

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.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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	3 miles	5 miles	7 miles
2000 Population by Age			
Total	50,890	119,645	187,967
0 - 4	7.2%	7.0%	6.8%
5 - 9	8.0%	7.1%	7.0%
10 - 14	8.0%	7.1%	7.1%
15 - 24	15.5%	16.6%	17.4%
25 - 34	15.0%	16.3%	15.8%
35 - 44	15.7%	15.5%	15.3%
45 - 54	12.2%	12.2%	12.2%
55 - 64	7.4%	7.5%	7.6%
65 - 74	6.0%	5.9%	5.9%
75 - 84	3.9%	3.7%	3.8%
85 +	0.9%	1.0%	1.0%
18 +	72.2%	74.7%	75.0%
2010 Population by Age			
Total	52,150	125,907	208,736
0 - 4	7.3%	7.0%	6.9%
5 - 9	7.1%	6.6%	6.6%
10 - 14	6.7%	6.2%	6.1%
15 - 24	15.9%	16.0%	16.5%
25 - 34	14.7%	15.8%	15.9%
35 - 44	13.0%	13.2%	13.2%
45 - 54	13.5%	13.3%	13.3%
55 - 64	10.5%	10.5%	10.4%
65 - 74	6.0%	6.0%	5.9%
75 - 84	3.9%	3.9%	3.7%
85 +	1.5%	1.5%	1.5%
18 +	74.5%	76.4%	76.6%
2015 Population by Age			
Total	53,485	130,973	222,280
0 - 4	7.2%	6.9%	6.9%
5 - 9	7.1%	6.6%	6.7%
10 - 14	6.9%	6.4%	6.4%
15 - 24	14.6%	15.0%	15.4%
25 - 34	15.3%	15.8%	15.8%
35 - 44	12.6%	13.1%	13.4%
45 - 54	12.0%	12.1%	12.0%
55 - 64	11.4%	11.3%	11.1%
65 - 74	7.3%	7.4%	7.2%
75 - 84	3.8%	3.7%	3.6%
85 +	1.6%	1.6%	1.5%
18 +	74.9%	76.5%	76.5%
2000 Population by Sex			
Males	48.9%	49.4%	49.2%
Females	51.1%	50.6%	50.8%
2010 Population by Sex			
Males	49.0%	49.4%	49.3%
Females	51.0%	50.6%	50.7%
2015 Population by Sex			
Males	49.0%	49.3%	49.2%
Females	51.0%	50.7%	50.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

October 02, 2012

Made with Esri Business Analyst



Market Profile

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 Rings: 3, 5, 7 mile radii

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	3 miles	5 miles	7 miles
2000 Population by Race/Ethnicity			
Total	50,892	119,644	187,968
White Alone	42.3%	54.2%	53.7%
Black Alone	53.1%	40.6%	41.3%
American Indian Alone	0.4%	0.3%	0.3%
Asian or Pacific Islander Alone	1.5%	1.7%	1.8%
Some Other Race Alone	1.1%	1.4%	1.3%
Two or More Races	1.6%	1.6%	1.6%
Hispanic Origin	2.8%	3.3%	3.0%
Diversity Index	56.4	57.0	56.7
2010 Population by Race/Ethnicity			
Total	52,149	125,906	208,737
White Alone	44.2%	55.6%	54.6%
Black Alone	49.0%	36.9%	38.1%
American Indian Alone	0.5%	0.4%	0.4%
Asian or Pacific Islander Alone	2.1%	2.3%	2.4%
Some Other Race Alone	1.9%	2.3%	2.2%
Two or More Races	2.4%	2.4%	2.3%
Hispanic Origin	5.0%	5.6%	5.2%
Diversity Index	60.6	60.1	60.0
2015 Population by Race/Ethnicity			
Total	53,484	130,975	222,281
White Alone	46.1%	57.3%	56.1%
Black Alone	46.2%	34.5%	35.9%
American Indian Alone	0.5%	0.4%	0.4%
Asian or Pacific Islander Alone	2.4%	2.6%	2.6%
Some Other Race Alone	2.1%	2.4%	2.4%
Two or More Races	2.7%	2.7%	2.6%
Hispanic Origin	5.8%	6.4%	6.0%
Diversity Index	62.0	60.5	60.6
2000 Population 3+ by School Enrollment			
Total	48,410	114,151	179,844
Enrolled in Nursery/Preschool	2.2%	1.9%	1.8%
Enrolled in Kindergarten	1.8%	1.6%	1.6%
Enrolled in Grade 1-8	14.2%	12.5%	12.3%
Enrolled in Grade 9-12	6.4%	5.8%	5.7%
Enrolled in College	3.8%	5.7%	7.2%
Enrolled in Grad/Prof School	0.8%	1.1%	1.4%
Not Enrolled in School	70.8%	71.4%	70.0%
2010 Population 25+ by Educational Attainment			
Total	32,867	80,865	133,229
Less Than 9th Grade	5.9%	4.4%	4.1%
9th to 12th Grade, No Diploma	15.2%	11.0%	10.1%
High School Graduate	33.2%	30.2%	29.5%
Some College, No Degree	20.8%	21.5%	21.3%
Associate Degree	6.3%	7.9%	8.4%
Bachelor's Degree	12.7%	16.6%	17.3%
Graduate/Professional Degree	5.8%	8.3%	9.2%

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 2010 and 2015.



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Montague Avenue
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	3 miles	5 miles	7 miles
2010 Population 15+ by Marital Status			
Total	41,173	101,051	167,686
Never Married	39.6%	38.7%	40.2%
Married	41.3%	43.9%	42.8%
Widowed	7.1%	6.2%	6.3%
Divorced	12.0%	11.2%	10.6%
2000 Population 16+ by Employment Status			
Total	38,121	92,527	146,019
In Labor Force	59.8%	64.7%	64.4%
Civilian Employed	52.1%	57.0%	57.3%
Civilian Unemployed	5.7%	4.5%	4.4%
In Armed Forces	2.0%	3.2%	2.7%
Not In Labor Force	40.2%	35.3%	35.6%
2010 Civilian Population 16+ in Labor Force			
Civilian Employed	84.3%	87.1%	87.5%
Civilian Unemployed	15.7%	12.9%	12.5%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	87.1%	89.5%	89.8%
Civilian Unemployed	12.9%	10.5%	10.2%
2000 Females 16+ by Employment Status and Age of Children			
Total	19,594	47,081	74,795
Own Children < 6 Only	7.7%	8.1%	8.0%
Employed/in Armed Forces	4.3%	4.9%	5.1%
Unemployed	1.0%	0.6%	0.5%
Not in Labor Force	2.5%	2.6%	2.4%
Own Children <6 and 6-17 Only	6.8%	6.0%	5.9%
Employed/in Armed Forces	4.0%	3.4%	3.5%
Unemployed	0.8%	0.4%	0.4%
Not in Labor Force	2.1%	2.2%	2.0%
Own Children 6-17 Only	18.3%	17.1%	16.6%
Employed/in Armed Forces	11.2%	11.6%	11.5%
Unemployed	1.4%	0.9%	0.8%
Not in Labor Force	5.6%	4.6%	4.3%
No Own Children < 18	67.2%	68.8%	69.4%
Employed/in Armed Forces	30.3%	35.2%	35.5%
Unemployed	3.5%	2.6%	2.6%
Not in Labor Force	33.4%	31.0%	31.4%
2010 Employed Population 16+ by Industry			
Total	20,685	55,052	92,187
Agriculture/Mining	0.5%	0.4%	0.4%
Construction	9.9%	8.6%	8.4%
Manufacturing	6.2%	6.0%	6.0%
Wholesale Trade	2.4%	2.4%	2.2%
Retail Trade	13.6%	13.3%	13.0%
Transportation/Utilities	5.9%	5.4%	5.0%
Information	2.1%	2.4%	2.4%
Finance/Insurance/Real Estate	5.1%	5.6%	5.6%
Services	48.0%	49.3%	50.2%
Public Administration	6.4%	6.7%	6.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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	3 miles	5 miles	7 miles
2010 Employed Population 16+ by Occupation			
Total	20,685	55,052	92,188
White Collar	50.7%	57.0%	57.7%
Management/Business/Financial	9.0%	10.6%	10.5%
Professional	15.8%	20.0%	20.9%
Sales	11.9%	12.3%	12.4%
Administrative Support	13.9%	14.0%	13.9%
Services	22.9%	20.3%	20.4%
Blue Collar	26.4%	22.8%	21.9%
Farming/Forestry/Fishing	0.3%	0.3%	0.3%
Construction/Extraction	8.6%	7.2%	7.0%
Installation/Maintenance/Repair	4.3%	4.0%	3.8%
Production	5.1%	4.7%	4.7%
Transportation/Material Moving	8.1%	6.5%	6.1%
2000 Workers 16+ by Means of Transportation to Work			
Total	20,168	54,708	86,021
Drove Alone - Car, Truck, or Van	70.0%	75.4%	74.7%
Carpooled - Car, Truck, or Van	17.4%	14.8%	14.6%
Public Transportation	6.1%	3.6%	3.7%
Walked	3.1%	2.9%	3.5%
Other Means	2.4%	2.0%	1.9%
Worked at Home	1.1%	1.4%	1.7%
2000 Workers 16+ by Travel Time to Work			
Total	20,168	54,710	86,021
Did not Work at Home	98.9%	98.6%	98.3%
Less than 5 minutes	2.1%	2.5%	2.5%
5 to 9 minutes	8.6%	9.9%	10.1%
10 to 19 minutes	39.9%	37.8%	37.6%
20 to 24 minutes	19.2%	19.7%	19.1%
25 to 34 minutes	18.2%	18.7%	18.8%
35 to 44 minutes	2.2%	2.4%	2.9%
45 to 59 minutes	3.4%	3.2%	3.4%
60 to 89 minutes	3.2%	2.6%	2.2%
90 or more minutes	2.0%	1.8%	1.7%
Worked at Home	1.1%	1.4%	1.7%
Average Travel Time to Work (in min)	22.2	21.6	21.4
2000 Households by Vehicles Available			
Total	19,461	47,255	74,365
None	18.6%	13.0%	14.4%
1	44.6%	43.1%	41.1%
2	28.2%	33.0%	33.4%
3	6.6%	8.5%	8.6%
4	1.4%	1.8%	1.9%
5+	0.7%	0.7%	0.7%
Average Number of Vehicles Available	1.3	1.5	1.5

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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	3 miles	5 miles	7 miles
2000 Households by Type			
Total	19,514	47,344	74,331
Family Households	63.7%	62.1%	61.9%
Married-couple Family	34.5%	38.7%	38.5%
With Related Children	15.8%	18.0%	17.8%
Other Family (No Spouse)	29.2%	23.3%	23.4%
With Related Children	21.2%	16.5%	16.3%
Nonfamily Households	36.3%	38.0%	38.1%
Householder Living Alone	29.2%	29.5%	29.3%
Householder Not Living Alone	7.2%	8.5%	8.8%
Households with Related Children	37.0%	34.5%	34.1%
Households with Persons 65+	20.7%	19.2%	19.9%
2000 Households by Size			
Total	19,513	47,344	74,332
1 Person Household	29.2%	29.5%	29.3%
2 Person Household	31.6%	32.9%	32.7%
3 Person Household	17.4%	17.4%	17.4%
4 Person Household	12.2%	12.1%	12.2%
5 Person Household	6.0%	5.3%	5.3%
6 Person Household	2.3%	1.9%	1.9%
7 + Person Household	1.3%	1.1%	1.1%
2000 Households by Year Householder Moved In			
Total	19,460	47,256	74,364
Moved in 1999 to March 2000	23.8%	25.9%	25.8%
Moved in 1995 to 1998	32.9%	32.1%	31.3%
Moved in 1990 to 1994	13.5%	13.5%	13.3%
Moved in 1980 to 1989	10.9%	12.0%	12.6%
Moved in 1970 to 1979	6.8%	7.5%	8.0%
Moved in 1969 or Earlier	12.1%	8.9%	9.0%
Median Year Householder Moved In	1996	1996	1996
2000 Housing Units by Units in Structure			
Total	22,020	52,373	81,963
1, Detached	53.0%	50.9%	52.6%
1, Attached	4.5%	5.0%	4.4%
2	6.0%	4.2%	5.9%
3 or 4	6.2%	6.3%	6.8%
5 to 9	10.0%	11.8%	10.6%
10 to 19	4.4%	6.4%	6.3%
20 +	2.6%	4.2%	4.4%
Mobile Home	13.4%	11.2%	9.0%
Other	0.0%	0.1%	0.1%
2000 Housing Units by Year Structure Built			
Total	22,017	52,373	81,963
1999 to March 2000	0.7%	1.3%	2.2%
1995 to 1998	3.4%	4.4%	4.7%
1990 to 1994	4.5%	6.6%	7.1%
1980 to 1989	16.0%	20.9%	19.7%
1970 to 1979	19.3%	22.5%	20.2%
1969 or Earlier	56.1%	44.3%	46.2%
Median Year Structure Built	1967	1973	1972

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

October 02, 2012

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	3 miles	5 miles	7 miles
Top 3 Tapestry Segments			
1.	Metro City Edge	Old and Newcomers	Aspiring Young Families
2.	Old and Newcomers	Aspiring Young Families	Up and Coming Families
3.	Modest Income Homes	Metro City Edge	Old and Newcomers
2010 Consumer Spending			
Apparel & Services: Total \$	\$22,394,066	\$65,435,017	\$111,677,105
Average Spent	\$1,114.29	\$1,300.37	\$1,350.28
Spending Potential Index	47	54	56
Computers & Accessories: Total \$	\$2,854,132	\$8,533,878	\$14,609,844
Average Spent	\$142.02	\$169.59	\$176.65
Spending Potential Index	65	77	80
Education: Total \$	\$16,204,087	\$48,333,310	\$82,970,232
Average Spent	\$806.29	\$960.51	\$1,003.19
Spending Potential Index	66	79	82
Entertainment/Recreation: Total \$	\$41,865,093	\$122,272,435	\$209,304,053
Average Spent	\$2,083.13	\$2,429.88	\$2,530.68
Spending Potential Index	65	75	79
Food at Home: Total \$	\$60,803,994	\$174,916,863	\$296,534,327
Average Spent	\$3,025.50	\$3,476.07	\$3,585.37
Spending Potential Index	68	78	80
Food Away from Home: Total \$	\$43,399,426	\$126,386,004	\$215,466,056
Average Spent	\$2,159.48	\$2,511.63	\$2,605.18
Spending Potential Index	67	78	81
Health Care: Total \$	\$49,381,567	\$139,538,502	\$236,602,159
Average Spent	\$2,457.14	\$2,773.00	\$2,860.73
Spending Potential Index	66	74	77
HH Furnishings & Equipment: Total \$	\$22,816,346	\$67,117,489	\$115,200,563
Average Spent	\$1,135.30	\$1,333.80	\$1,392.88
Spending Potential Index	55	65	68
Investments: Total \$	\$18,544,449	\$55,302,350	\$95,027,882
Average Spent	\$922.74	\$1,099.01	\$1,148.97
Spending Potential Index	53	63	66
Retail Goods: Total \$	\$311,400,746	\$904,143,647	\$1,542,186,159
Average Spent	\$15,494.74	\$17,967.76	\$18,646.42
Spending Potential Index	62	72	75
Shelter: Total \$	\$202,978,483	\$598,364,224	\$1,026,969,301
Average Spent	\$10,099.85	\$11,891.10	\$12,416.99
Spending Potential Index	64	75	79
TV/Video/Audio: Total \$	\$16,907,615	\$48,736,402	\$82,900,923
Average Spent	\$841.29	\$968.52	\$1,002.35
Spending Potential Index	68	78	81
Travel: Total \$	\$22,560,495	\$67,129,275	\$115,914,791
Average Spent	\$1,122.57	\$1,334.04	\$1,401.51
Spending Potential Index	59	70	74
Vehicle Maintenance & Repairs: Total \$	\$12,414,684	\$36,069,687	\$61,495,459
Average Spent	\$617.73	\$716.80	\$743.54
Spending Potential Index	66	76	79

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. 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 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.