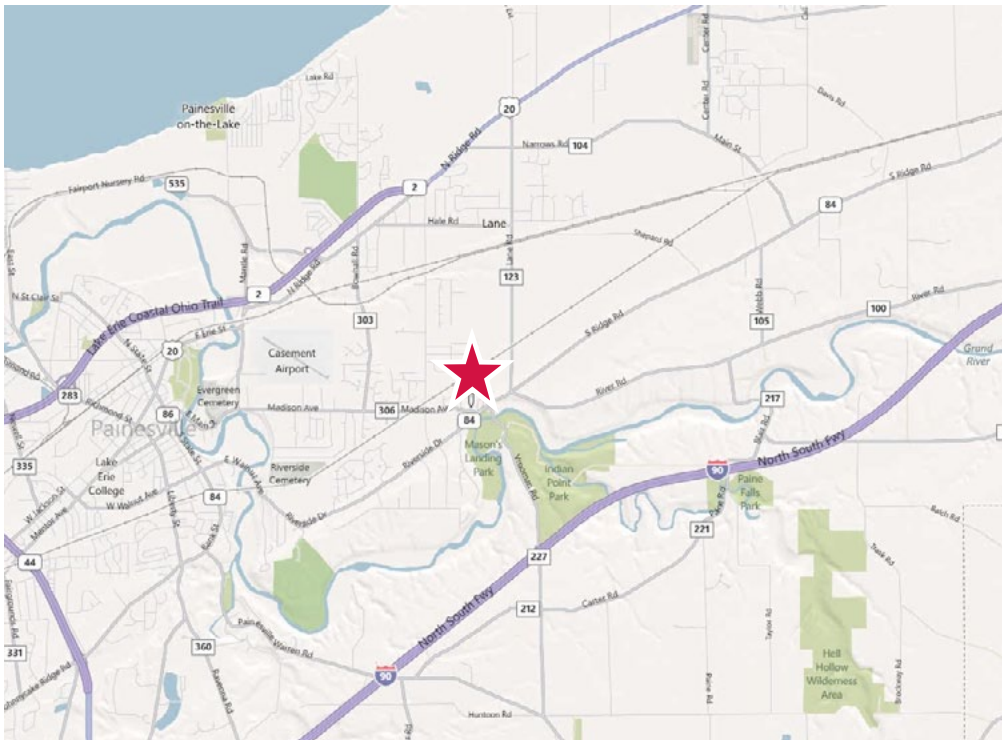


For Lease - Wal Mart Supercenter Anchored Walter Green Commons

Madison, Ohio



Property Features

- 38,000 ± SF Retail Strip Center
- Anchored by Wal-Mart Supercenter
- Spaces Available: 1,622 ± SF, 1,716 ± SF, 2,319 ± SF, & 1,474 ± SF
- Two Outlots Available For Sale
- Co-Tenants: Dollar Tree, Cato Fashions, GameStop, Don Tequila, Shoe Dept., Sally Beauty, Great Clips, Verizon, and Drayer Physical Therapy



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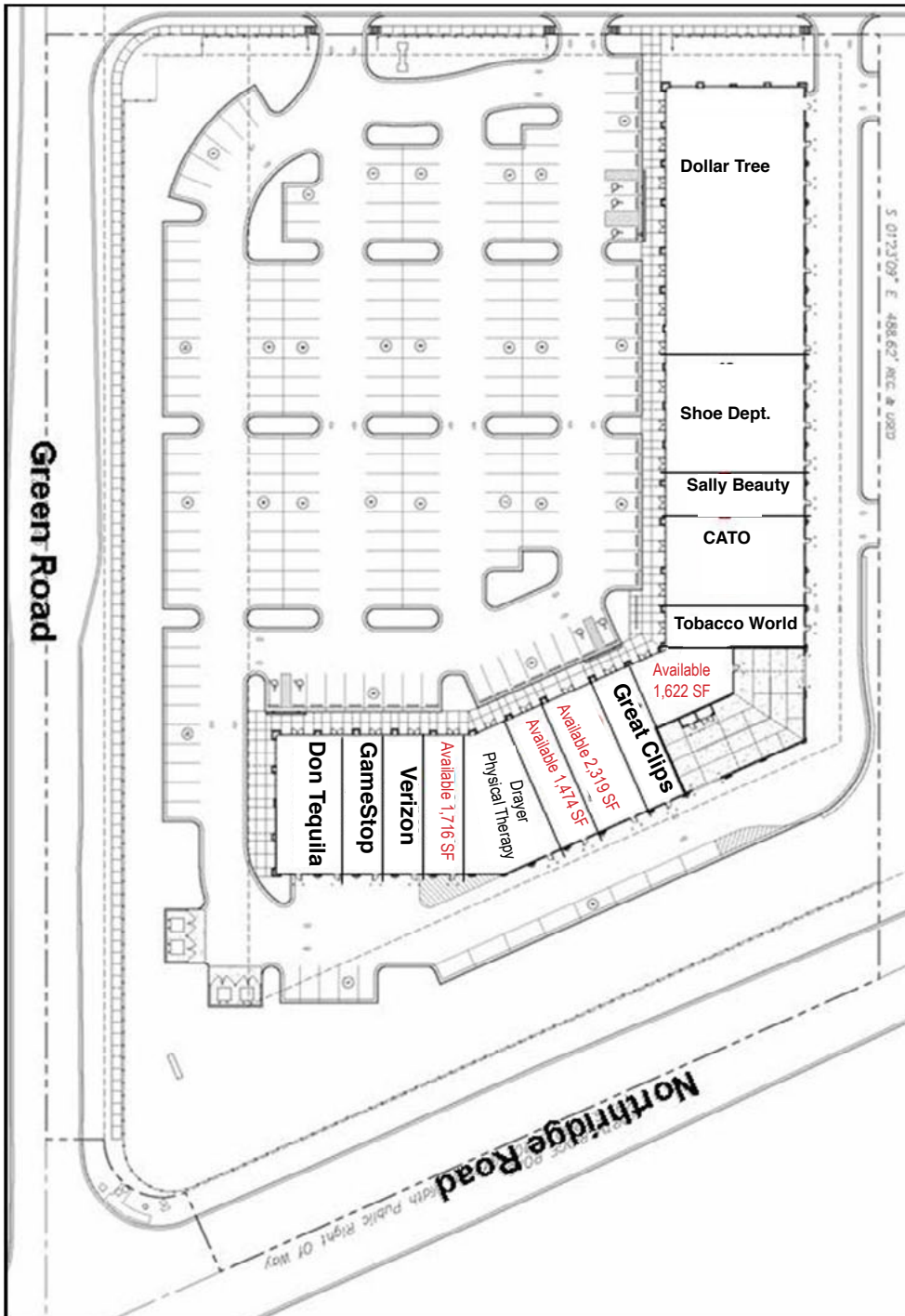
Chris Seelig, Director of Retail Services

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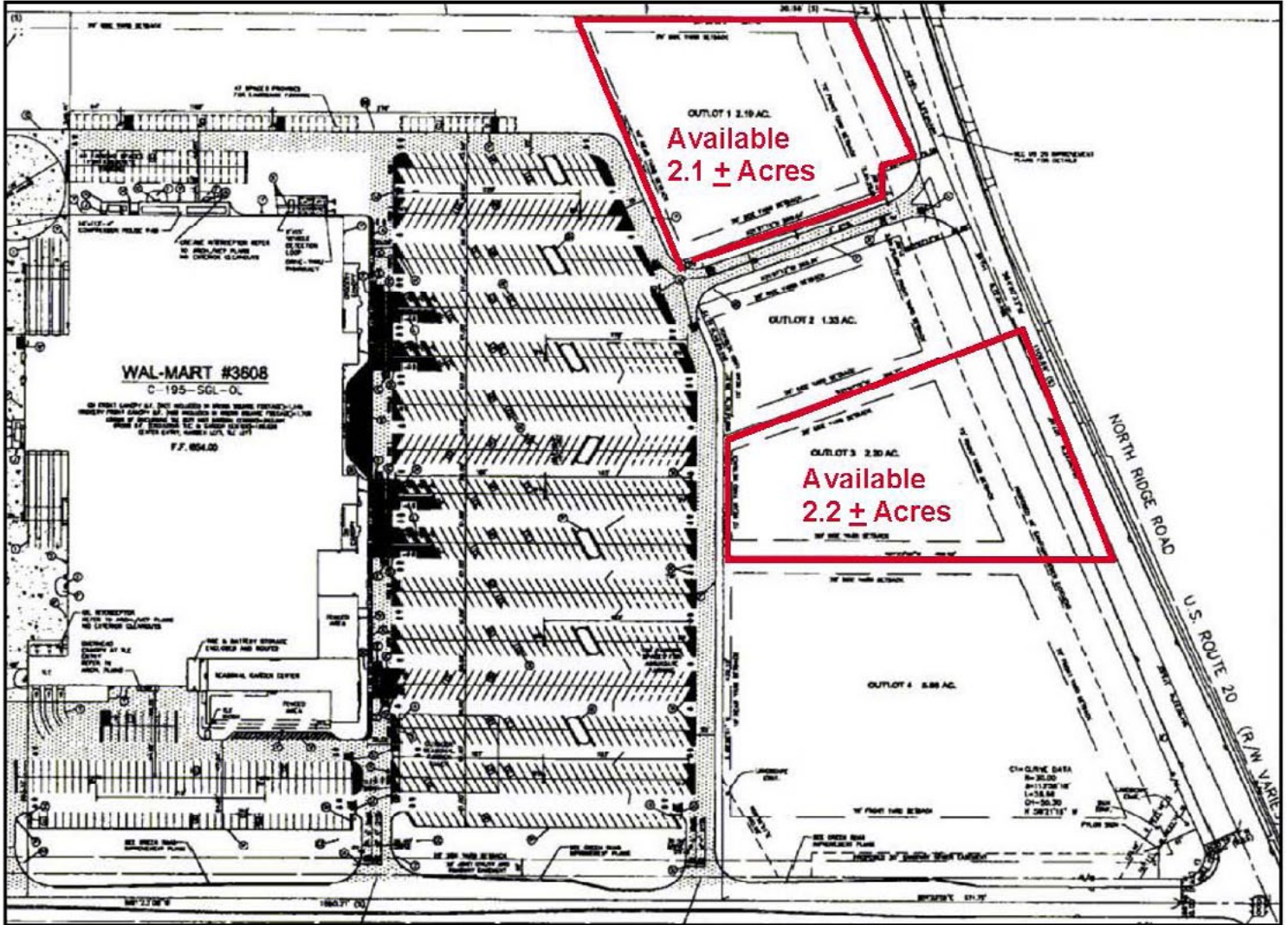
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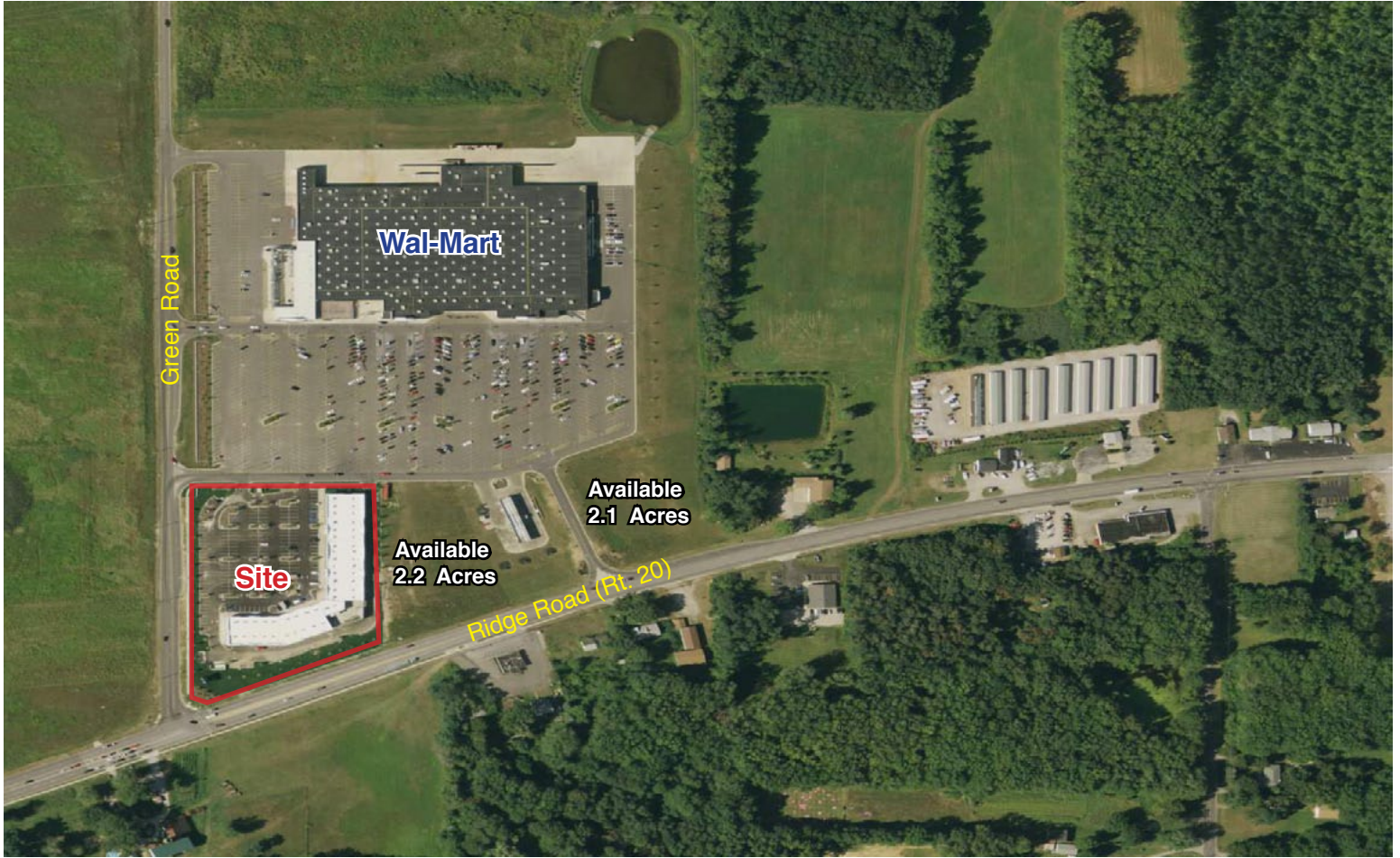
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For Lease - Wal Mart Supercenter Anchored Walter Green Commons Madison, Ohio



Ring: 3, 5, 7 Miles

	3 miles radius	5 miles radius	7 miles radius
2010 Population			
Total Population	16,280	24,945	37,018
Male Population	49.5%	49.6%	49.4%
Female Population	50.5%	50.4%	50.6%
Median Age	40.1	40.4	40.5
2010 Income			
Median HH Income	\$60,211	\$59,394	\$56,820
Per Capita Income	\$25,598	\$25,094	\$24,229
Average HH Income	\$66,569	\$66,592	\$64,097
2010 Households			
Total Households	6,239	9,266	13,772
Average Household Size	2.57	2.65	2.61
2010 Housing			
Owner Occupied Housing Units	74.7%	74.8%	72.6%
Renter Occupied Housing Units	16.9%	16.2%	18.7%
Vacant Housing Units	8.4%	9.0%	8.7%
Population			
1990 Population	14,567	21,870	33,515
2000 Population	15,151	23,186	35,298
2010 Population	16,280	24,945	37,018
2015 Population	16,762	25,719	37,740
1990-2000 Annual Rate	0.39%	0.59%	0.52%
2000-2010 Annual Rate	0.7%	0.72%	0.47%
2010-2015 Annual Rate	0.59%	0.61%	0.39%

In the identified market area, the current year population is 37,018. In 2000, the Census count in the market area was 35,298. The rate of change since 2000 was 0.47 percent annually. The five-year projection for the population in the market area is 37,740, representing a change of 0.39 percent annually from 2010 to 2015. Currently, the population is 49.4 percent male and 50.6 percent female.

	3 miles radius	5 miles radius	7 miles radius
Households			
1990 Households	5,083	7,433	11,456
2000 Households	5,686	8,440	12,924
2010 Households	6,239	9,266	13,772
2015 Households	6,457	9,602	14,105
1990-2000 Annual Rate	1.13%	1.28%	1.21%
2000-2010 Annual Rate	0.91%	0.92%	0.62%
2010-2015 Annual Rate	0.69%	0.71%	0.48%

The household count in this market area has changed from 12,924 in 2000 to 13,772 in the current year, a change of 0.62 percent annually. The five-year projection of households is 14,105, a change of 0.48 percent annually from the current year total. Average household size is currently 2.61, compared to 2.66 in the year 2000. The number of families in the current year is 9,961 in the market area.

Housing

Currently, 72.6 percent of the 15,080 housing units in the market area are owner occupied; 18.7 percent, renter occupied; and 8.7 percent are vacant. In 2000, there were 13,837 housing units - 75.0 percent owner occupied, 18.4 percent renter occupied and 6.6 percent vacant. The rate of change in housing units since 2000 is 0.84 percent. Median home value in the market area is \$120,231, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.12 percent annually to \$127,103. From 2000 to the current year, median home value changed by 0.9 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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Ring: 3, 5, 7 Miles

	3 miles radius	5 miles radius	7 miles radius
Median Household Income			
1990 Median HH Income	\$33,260	\$32,653	\$31,664
2000 Median HH Income	\$46,070	\$46,227	\$44,919
2010 Median HH Income	\$60,211	\$59,394	\$56,820
2015 Median HH Income	\$67,112	\$65,625	\$61,666
1990-2000 Annual Rate	3.31%	3.54%	3.56%
2000-2010 Annual Rate	2.65%	2.48%	2.32%
2010-2015 Annual Rate	2.19%	2.02%	1.65%
Per Capita Income			
1990 Per Capita Income	\$13,200	\$12,850	\$12,448
2000 Per Capita Income	\$19,729	\$19,529	\$19,283
2010 Per Capita Income	\$25,598	\$25,094	\$24,229
2015 Per Capita Income	\$28,318	\$27,756	\$26,736
1990-2000 Annual Rate	4.1%	4.27%	4.47%
2000-2010 Annual Rate	2.57%	2.48%	2.25%
2010-2015 Annual Rate	2.04%	2.04%	1.99%
Average Household Income			
1990 Average Household Income	\$37,838	\$37,291	\$35,970
2000 Average Household Income	\$52,203	\$52,774	\$51,561
2010 Average HH Income	\$66,569	\$66,592	\$64,097
2015 Average HH Income	\$73,251	\$73,305	\$70,404
1990-2000 Annual Rate	3.27%	3.53%	3.67%
2000-2010 Annual Rate	2.4%	2.29%	2.15%
2010-2015 Annual Rate	1.93%	1.94%	1.89%

Households by Income

Current median household income is \$56,820 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$61,666 in five years. In 2000, median household income was \$44,919, compared to \$31,664 in 1990.

Current average household income is \$64,097 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$70,404 in five years. In 2000, average household income was \$51,561, compared to \$35,970 in 1990.

Current per capita income is \$24,229 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,736 in five years. In 2000, the per capita income was \$19,283, compared to \$12,448 in 1990.

Population by Employment

Total Businesses	548	791	1,270
Total Employees	4,809	6,904	11,046

Currently, 89.6 percent of the civilian labor force in the identified market area is employed and 10.4 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.5 percent of the civilian labor force, and unemployment will be 8.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 67.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 54.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 28.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)



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