

DEMOGRAPHICS REPORT

Walkers Village Center Walkersville, Maryland



Tomarchio Enterprises, LLC

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Demographic Summary Report

Walkers Village Center

110-144 Walkers Village Way, Walkersville, MD 21793

Building Type: **Retail** Total Available: **19,445 SF**
 Secondary: **General Freestanding** % Leased: **91.36%**
 GLA: **86,231 SF** Rent/SF/Yr: **\$15.49**
 Year Built: **1986**



Radius	1 Mile	3 Mile	5 Mile
Population			
2014 Projection	6,313	14,302	40,144
2009 Estimate	6,013	13,528	36,577
2000 Census	5,340	11,532	29,571
Growth 2009 - 2014	5.00%	5.70%	9.80%
Growth 2000 - 2009	12.60%	17.30%	23.70%
2009 Population by Hispanic Origin	181	384	1,329
2009 Population By Race	6,013	13,528	36,577
White	5,572 92.67%	12,162 89.90%	31,802 86.95%
Black or African American	180 2.99%	673 4.97%	2,522 6.90%
American Indian and Alaska Native	3 0.05%	13 0.10%	65 0.18%
Asian	101 1.68%	260 1.92%	928 2.54%
Native Hawaiian and Pacific Islander	0 0.00%	6 0.04%	13 0.04%
Other Race	50 0.83%	131 0.97%	372 1.02%
Two or More Races	108 1.80%	284 2.10%	878 2.40%
Households			
2014 Projection	2,145	5,086	14,328
2009 Estimate	2,034	4,771	12,958
2000 Census	1,784	3,952	10,279
Growth 2009 - 2014	5.50%	6.60%	10.60%
Growth 2000 - 2009	14.00%	20.70%	26.10%
Owner Occupied	1,689 83.04%	3,980 83.42%	10,986 84.78%
Renter Occupied	345 16.96%	791 16.58%	1,973 15.23%
2009 Households by HH Income	2,034	4,769	12,959
Income Less Than \$15,000	46 2.26%	119 2.50%	378 2.92%
Income: \$15,000 - \$24,999	90 4.42%	199 4.17%	490 3.78%
Income: \$25,000 - \$34,999	105 5.16%	210 4.40%	433 3.34%
Income: \$35,000 - \$49,999	208 10.23%	533 11.18%	1,121 8.65%
Income: \$50,000 - \$74,999	315 15.49%	1,070 22.44%	2,920 22.53%
Income: \$75,000 - \$99,999	426 20.94%	945 19.82%	2,831 21.85%
Income: \$100,000 - \$149,999	582 28.61%	1,183 24.81%	3,325 25.66%
Income: \$150,000 - \$249,999	256 12.59%	449 9.41%	1,207 9.31%
Income: \$250,000 - \$499,999	6 0.29%	52 1.09%	222 1.71%
Income: \$500,000 or more	0 0.00%	9 0.19%	32 0.25%
2009 Avg Household Income	\$93,958	\$91,949	\$96,229
2009 Med Household Income	\$87,637	\$80,069	\$82,899
2009 Per Capita Income	\$32,235	\$32,548	\$34,265

Demographic Detail Report

Walkers Village Center

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2000 Census	5,340	11,532	29,571
Growth 2009 - 2014	5.00%	5.70%	9.80%
Growth 2000 - 2009	12.60%	17.30%	23.70%
2009 Population by Age	6,013	13,528	36,577
Age 0 - 4	357 5.94%	814 6.02%	2,512 6.87%
Age 5 - 9	389 6.47%	864 6.39%	2,591 7.08%
Age 10 - 14	431 7.17%	939 6.94%	2,703 7.39%
Age 15 - 17	297 4.94%	643 4.75%	1,699 4.64%
Age 18 - 20	247 4.11%	561 4.15%	1,314 3.59%
Age 21 - 24	250 4.16%	583 4.31%	1,481 4.05%
Age 25 - 34	709 11.79%	1,571 11.61%	4,217 11.53%
Age 35 - 44	772 12.84%	1,890 13.97%	5,719 15.64%
Age 45 - 49	520 8.65%	1,164 8.60%	3,206 8.77%
Age 50 - 54	536 8.91%	1,162 8.59%	2,899 7.93%
Age 55 - 59	474 7.88%	1,011 7.47%	2,505 6.85%
Age 60 - 64	344 5.72%	806 5.96%	1,982 5.42%
Age 65 - 74	333 5.54%	829 6.13%	2,084 5.70%
Age 75 - 84	224 3.73%	484 3.58%	1,171 3.20%
Age 85 and over	128 2.13%	207 1.53%	494 1.35%
Age 16 and over	4,741 78.85%	10,703 79.12%	28,196 77.09%
Age 18 and over	4,538 75.47%	10,268 75.90%	27,073 74.02%
Age 21 and over	4,291 71.36%	9,707 71.75%	25,758 70.42%
Age 65 and over	685 11.39%	1,520 11.24%	3,749 10.25%
Median Age	39.80	39.60	38.30
Average Age	38.40	38.20	37.10

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2009 Population By Race	6,013	13,528	36,577
White	5,572 92.67%	12,162 89.90%	31,802 86.95%
Black or African American	180 2.99%	673 4.97%	2,522 6.90%
American Indian and Alaska Native	3 0.05%	13 0.10%	65 0.18%
Asian	101 1.68%	260 1.92%	928 2.54%
Native Hawaiian and Pacific Islander	0 0.00%	6 0.04%	13 0.04%
Other Race	50 0.83%	131 0.97%	372 1.02%
Two or More Races	108 1.80%	284 2.10%	878 2.40%
2009 Population by Hispanic Origin	6,013	13,529	36,577
Not Hispanic or Latino	5,832 96.99%	13,144 97.15%	35,249 96.37%
Hispanic or Latino:	181 3.01%	384 2.84%	1,329 3.63%
Mexican	46 0.77%	94 0.69%	344 0.94%
Puerto Rican	34 0.57%	79 0.58%	275 0.75%
Cuban	8 0.13%	16 0.12%	44 0.12%
Other Hispanic or Latino	93 1.55%	196 1.45%	665 1.82%
2009 Age 5+ Language at Home	5,656	12,714	34,065
Speak Only English	5,486 96.99%	12,207 96.01%	32,353 94.97%
Speak Asian or Pacific Island	0 0.00%	51 0.40%	315 0.92%
Speak IndoEuropean	9 0.16%	175 1.38%	693 2.03%
Speak Spanish	151 2.67%	260 2.04%	637 1.87%
Speak Other Language	10 0.18%	21 0.17%	67 0.20%
2009 Median Age, Male	38.40	38.60	37.60
2009 Average Age, Male	37.60	37.50	36.40
Median Age, Female	40.70	40.40	39.00
Average Age, Female	39.10	38.90	37.70
2009 Population by Employment Status (Age 16+)	4,741	10,704	28,195
In Armed Forces	0 0.00%	40 0.37%	151 0.54%
Civilian, Employed	3,245 68.45%	7,379 68.94%	19,754 70.06%
Civilian, Unemployed	161 3.40%	339 3.17%	927 3.29%
Not In Labor Force	1,335 28.16%	2,946 27.52%	7,363 26.11%
2009 Population by Occupation Classification (Age 16+)	3,244	7,378	19,754
Blue Collar	509 15.69%	1,190 16.13%	3,084 15.61%
White Collar	2,369 73.03%	5,244 71.08%	14,365 72.72%
Service	366 11.28%	944 12.79%	2,305 11.67%

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Radius	1 Mile	3 Mile	5 Mile
2000 Population by Marital Status (Age 15+)	4,836	10,910	28,771
Total, Never Married	1,196 24.73%	2,526 23.15%	6,493 22.57%
Married	2,983 61.68%	6,948 63.68%	18,483 64.24%
Widowed	311 6.43%	585 5.36%	1,270 4.41%
Divorced	346 7.15%	851 7.80%	2,525 8.78%
Males Divorced	104	256	745
Females Divorced	160	360	1,032
Males, Never Married	508	946	2,475
Females Never Married	399	908	2,211
2009 Population by Education	4,040	9,123	24,277
Less Than 9Th Grade	102 2.52%	267 2.93%	712 2.93%
Some High School, No Diploma	179 4.43%	436 4.78%	1,086 4.47%
High School Graduate (Includes Equivalency)	1,056 26.14%	2,570 28.17%	6,554 27.00%
Some College, No Degree	884 21.88%	2,061 22.59%	5,071 20.89%
Associate Degree	600 14.85%	1,020 11.18%	2,330 9.60%
Bachelor Degree	798 19.75%	1,698 18.61%	5,130 21.13%
Advanced Degrees	421 10.42%	1,071 11.74%	3,394 13.98%
2009 Population by Occupation (Age 16+)	3,612	8,322	22,058
Management, Business, & Financial	1,232 34.11%	2,802 33.67%	7,703 34.92%
Professional & Related Occupations	236 6.53%	468 5.62%	1,441 6.53%
Services	1,497 41.45%	3,423 41.13%	8,716 39.51%
Sales & Office	323 8.94%	813 9.77%	1,941 8.80%
Farming, Fishing, and Forestry	11 0.30%	48 0.58%	85 0.39%
Construction and Extraction, Maint	112 3.10%	336 4.04%	995 4.51%
Production & Transportation	201 5.56%	432 5.19%	1,177 5.34%
2009 Workers by Travel Time to Work (Age 16+)	3,245	7,418	19,906
Less Than 15 Minutes	607 18.71%	1,534 20.68%	4,425 22.23%
15 to 29 Minutes	1,237 38.12%	2,535 34.17%	5,718 28.73%
30 to 44 Minutes	333 10.26%	842 11.35%	2,574 12.93%
45 to 59 Minutes	323 9.95%	842 11.35%	2,520 12.66%
60+ Minutes	745 22.96%	1,665 22.45%	4,669 23.46%

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2000 Census	1,784	3,952	10,279
Growth 2009 - 2014	5.50%	6.60%	10.60%
Growth 2000 - 2009	14.00%	20.70%	26.10%
2000 Households by HH Size			
	1,784	3,953	10,278
1-Person Households	262 14.69%	603 15.25%	1,625 15.81%
2-Person Households	553 31.00%	1,280 32.38%	3,380 32.89%
3-Person Households	346 19.39%	770 19.48%	2,029 19.74%
4-Person Households	401 22.48%	792 20.04%	2,022 19.67%
5-Person Households	148 8.30%	350 8.85%	825 8.03%
6-Person Households	57 3.20%	111 2.81%	288 2.80%
7 or more Person Households	17 0.95%	47 1.19%	109 1.06%
2009 Average Household Size			
	2.89	2.80	2.79
2009 Households by HH Income			
	2,034	4,769	12,959
Income Less than \$15,000	46 2.26%	119 2.50%	378 2.92%
Income: \$15,000 - \$24,999	90 4.42%	199 4.17%	490 3.78%
Income: \$25,000 - \$34,999	105 5.16%	210 4.40%	433 3.34%
Income: \$35,000 - \$49,999	208 10.23%	533 11.18%	1,121 8.65%
Income: \$50,000 - \$74,999	315 15.49%	1,070 22.44%	2,920 22.53%
Income: \$75,000 - \$99,999	426 20.94%	945 19.82%	2,831 21.85%
Income: \$100,000 - \$149,999	582 28.61%	1,183 24.81%	3,325 25.66%
Income: \$150,000 - \$249,999	256 12.59%	449 9.41%	1,207 9.31%
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2009 Per Capita Income	\$32,235	\$32,548	\$34,265
2009 Occupied Housing			
	2,034	4,771	12,959
Owner Occupied	1,689 83.04%	3,980 83.42%	10,986 84.78%
Renter Occupied	345 16.96%	791 16.58%	1,973 15.22%

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Radius	1 Mile		3 Mile		5 Mile	
2009 Housing Value - Owner Occupied	1,690		3,979		10,984	
Value Less than \$20,000	0	0.00%	0	0.00%	0	0.00%
Value \$20,000 - \$39,999	0	0.00%	0	0.00%	18	0.16%
Value \$40,000 - \$59,999	0	0.00%	1	0.03%	4	0.04%
Value \$60,000 - \$79,999	0	0.00%	0	0.00%	7	0.06%
Value \$80,000 - \$99,999	1	0.06%	15	0.38%	24	0.22%
Value \$100,000 - \$149,999	63	3.73%	97	2.44%	258	2.35%
Value \$150,000 - \$199,999	193	11.42%	568	14.27%	1,234	11.23%
Value \$200,000 - \$299,999	433	25.62%	1,155	29.03%	3,324	30.26%
Value \$300,000 - \$399,999	663	39.23%	1,311	32.95%	3,449	31.40%
Value \$400,000 - \$499,999	238	14.08%	538	13.52%	1,645	14.98%
Value \$500,000 - \$749,999	84	4.97%	238	5.98%	794	7.23%
Value \$750,000 - \$999,999	13	0.77%	40	1.01%	139	1.27%
Value \$1,000,000 or more	2	0.12%	16	0.40%	88	0.80%
2009 Med Housing Val-Owner Occupied	\$323,228		\$311,709		\$318,034	
2000 Housing Units by Units in Structure	1,834		4,067		10,629	
1 Unit Attached	374	20.39%	1,174	28.87%	2,958	27.83%
1 Unit Detached	1,287	70.17%	2,620	64.42%	6,957	65.45%
2 Units	26	1.42%	48	1.18%	85	0.80%
3 - 19 Units	50	2.73%	114	2.80%	473	4.45%
20 - 49 Units	85	4.63%	85	2.09%	98	0.92%
50 or more Units	11	0.60%	11	0.27%	17	0.16%
Mobile Home or Trailer	1	0.05%	13	0.32%	34	0.32%
Boat, RV, Van, Etc.	0	0.00%	2	0.05%	7	0.07%
2009 Housing Units by Yr Built	2,083		4,924		13,392	
Built 1999 to Present	290	13.92%	951	19.31%	3,295	24.60%
Built 1995 to 1998	158	7.59%	396	8.04%	1,418	10.59%
Built 1990 to 1994	187	8.98%	492	9.99%	1,517	11.33%
Built 1980 to 1989	632	30.34%	1,042	21.16%	2,824	21.09%
Built 1970 to 1979	433	20.79%	1,138	23.11%	2,240	16.73%
Built 1960 to 1969	101	4.85%	333	6.76%	746	5.57%
Built 1950 to 1959	61	2.93%	146	2.97%	401	2.99%
Built 1940 to 1949	16	0.77%	34	0.69%	90	0.67%
Built 1939 or Earlier	205	9.84%	392	7.96%	861	6.43%
2009 Median Year Built	1984		1984		1988	

Walkers Village Center

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 GLA: **86,231 SF**
 Year Built: **1986**

Total Available: **19,445 SF**
 % Leased: **91.36%**
 Rent/SF/Yr: **\$15.49**



Description	2000 Census		2009 Estimate		2014 Projection	
Population	29,571		36,577		40,144	
Age 0 - 4	2,059	6.96%	2,512	6.87%	2,718	6.77%
Age 5 - 9	2,409	8.15%	2,591	7.08%	2,851	7.10%
Age 10 - 14	2,637	8.92%	2,703	7.39%	2,957	7.37%
Age 15 - 17	1,482	5.01%	1,699	4.64%	1,704	4.24%
Age 18 - 20	906	3.06%	1,314	3.59%	1,319	3.29%
Age 21 - 24	951	3.22%	1,481	4.05%	1,595	3.97%
Age 25 - 34	3,967	13.42%	4,217	11.53%	5,079	12.65%
Age 35 - 44	5,556	18.79%	5,719	15.64%	5,574	13.89%
Age 45 - 49	2,430	8.22%	3,206	8.77%	3,140	7.82%
Age 50 - 54	2,229	7.54%	2,899	7.93%	3,194	7.96%
Age 55 - 59	1,442	4.88%	2,505	6.85%	2,792	6.95%
Age 60 - 64	958	3.24%	1,982	5.42%	2,289	5.70%
Age 65 - 74	1,375	4.65%	2,084	5.70%	3,053	7.61%
Age 75 - 84	881	2.98%	1,171	3.20%	1,315	3.28%
Age 85 and over	290	0.98%	494	1.35%	563	1.40%
Age 16 and over	21,985	74.35%	28,196	77.09%	29,914	74.52%
Age 18 and over	20,985	70.96%	27,073	74.02%	28,594	71.23%
Age 21 and over	20,079	67.90%	25,758	70.42%	31,027	77.29%
Age 65 and over	2,546	8.61%	3,749	10.25%	4,931	12.28%
Median Age	36		38		39	
Average Age	35		37		38	

Population By Race	29,571		36,577		40,144	
White	26,926	91.06%	31,802	86.95%	33,797	84.19%
Black or African American	1,497	5.06%	2,522	6.90%	3,262	8.13%
American Indian and Alaska Native	47	0.16%	65	0.18%	76	0.19%
Asian	466	1.58%	928	2.54%	1,276	3.18%
Native Hawaiian and Pacific Islander	8	0.03%	13	0.04%	17	0.04%
Other Race	176	0.60%	372	1.02%	524	1.31%
Two or More Races	451	1.53%	878	2.40%	1,194	2.97%

Walkers Village Center

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Description	2000 Census		2009 Estimate		2014 Projection	
Population by Race (Hispanic or Latino)	594		1,329		1,890	
White	354	59.60%	795	59.82%	1,127	59.63%
Black or African American	23	3.87%	41	3.09%	51	2.70%
American Indian & Alaska Native	8	1.35%	14	1.05%	18	0.95%
Asian	4	0.67%	10	0.75%	15	0.79%
Native Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other Race	130	21.89%	308	23.18%	451	23.86%
Two or More Races	75	12.63%	161	12.11%	228	12.06%
Household by Household Income	10,255		12,959		14,328	
Income Less than \$15,000	472	4.60%	378	2.92%	411	2.87%
Income \$15,000 - \$24,999	535	5.22%	490	3.78%	528	3.69%
Income \$25,000 - \$34,999	664	6.47%	433	3.34%	447	3.12%
Income \$35,000 - \$49,999	1,644	16.03%	1,121	8.65%	1,303	9.09%
Income \$50,000 - \$74,999	2,714	26.47%	2,920	22.53%	2,564	17.90%
Income \$75,000 - \$99,999	2,003	19.53%	2,831	21.85%	2,961	20.67%
Income \$100,000 - \$149,999	1,655	16.14%	3,325	25.66%	4,421	30.86%
Income \$150,000 - \$249,999	335	3.27%	1,207	9.31%	1,399	9.76%
Income \$250,000 - \$499,999	233	2.27%	222	1.71%	251	1.75%
Average Household Income	\$75,744		\$96,229		\$99,591	
Median Household Income	\$65,225		\$82,899		\$89,102	
Per Capita Income	\$26,517		\$34,265		\$35,744	
Households by Age of Householder	10,254		12,959		14,330	
Householder Under 25 Years	211	2.06%	243	1.88%	243	1.70%
Householder 25 - 34 Years	1,811	17.66%	1,822	14.06%	2,222	15.51%
Householder 35 - 44 Years	2,895	28.23%	3,024	23.34%	2,902	20.25%
Householder 45 - 54 Years	2,588	25.24%	3,366	25.97%	3,505	24.46%
Householder 55 - 64 Years	1,380	13.46%	2,490	19.21%	2,788	19.46%
Householder 65 - 74 Years	884	8.62%	1,206	9.31%	1,737	12.12%
Householder 75+ Years	485	4.73%	808	6.24%	933	6.51%
Median Age of Householder	45.80		49.10		50.30	

Consumer Spending Report

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2009 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$101,667	\$234,110	\$666,637
Total Apparel	\$3,548	\$8,169	\$23,240
Women's Apparel	1,479	3,386	9,561
Men's Apparel	858	1,975	5,622
Girl's Apparel	336	766	2,190
Boy's Apparel	252	581	1,675
Infant Apparel	228	534	1,545
Footwear (excl. Infants)	534	1,237	3,526
Other Apparel Prod/Services	394	926	2,646
Total Entertainment	\$9,474	\$21,649	\$61,415
Sports and Recreation	425	968	2,782
TV, Radio and Sound Equipment	3,136	7,247	20,551
Reading Materials	450	1,022	2,849
Travel	5,334	12,115	34,379
Photographic Equipment	129	296	854
Total Food At Home	\$8,120	\$18,682	\$52,447
Cereal Products	498	1,149	3,231
Bread & Bakery Products	1,090	2,499	6,990
Seafood	431	988	2,777
Meat/Poultry/Fish/Eggs	2,745	6,328	17,757
Dairy Products	1,322	3,039	8,529
Fruits and Vegetables	2,035	4,680	13,163
Total Food Away From Home	\$8,278	\$19,096	\$54,201
Breakfast and Brunch	770	1,780	4,993
Dinner	3,885	8,941	25,384
Lunch	2,700	6,263	17,875
Snacks and Non Alcoholic Bev	606	1,408	4,003
Catered Affairs	317	704	1,946

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Walkers Village Center

110-144 Walkers Village Way, Walkersville, MD 21793

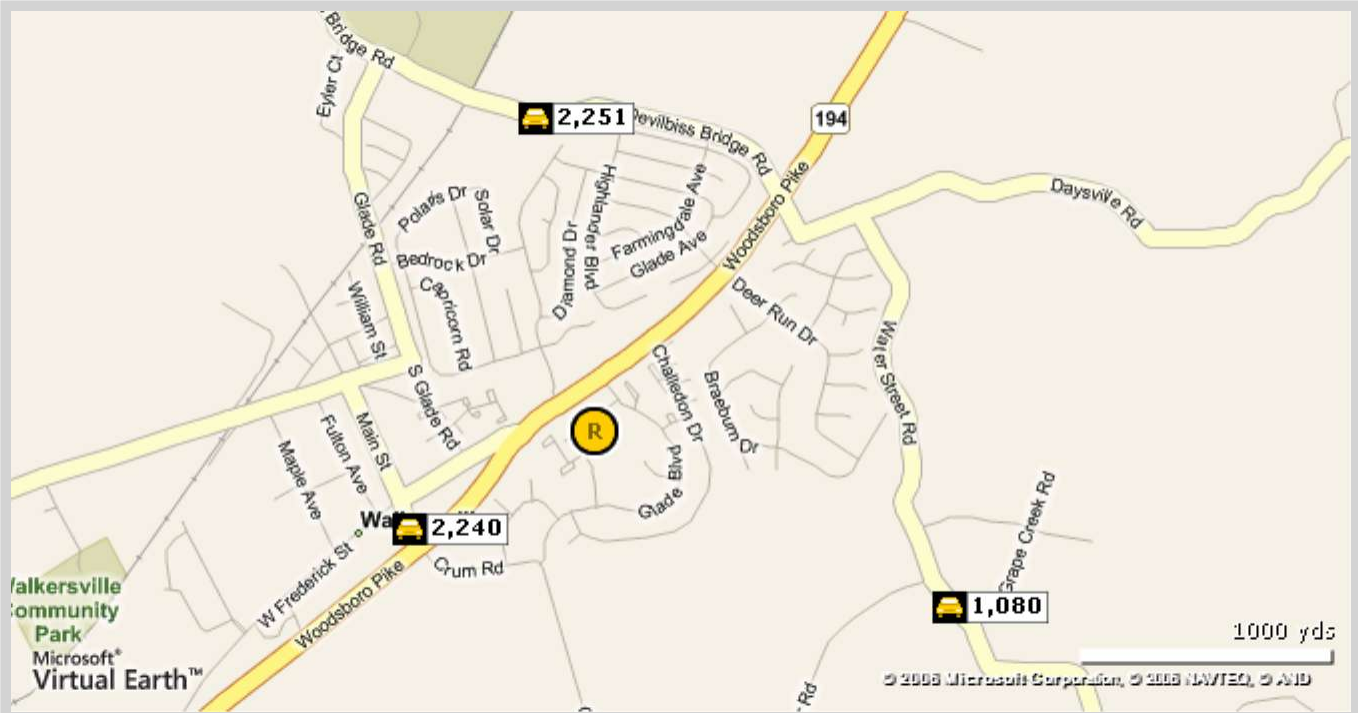
Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Alcoholic Beverages	\$1,524	\$3,516	\$9,974
Alcoholic Bev. at Home	879	2,028	5,767
Alcoholic Bev. away from Home	645	1,489	4,207
Total Furniture/Appliances	\$10,025	\$23,000	\$66,181
Bedroom Furniture	555	1,288	3,762
Living Room Furniture	868	1,996	5,785
Other Living & Family Room Furniture	245	559	1,631
Other Furniture	101	228	657
Major Appliances	837	1,908	5,424
Small Appliances	2,084	4,786	13,750
Misc Household Equipment	5,335	12,234	35,173
Total Transportation/Maint.	\$49,370	\$114,151	\$325,959
New Autos/Trucks/Vans	7,160	16,399	47,272
Used Vehicles	5,042	11,873	34,181
Purchase of RVs or Boats	749	1,712	4,861
Gasoline	6,786	15,719	44,558
Diesel Fuel	116	272	783
Automotive Maintenance/Repair	2,466	5,684	16,079
Transportation	27,051	62,493	178,226
Total Health Care	\$4,357	\$9,962	\$27,712
Medical Services	2,546	5,827	16,347
Prescription Drugs	1,398	3,196	8,758
Medical Supplies	412	940	2,608
Total Education/Day Care	\$8,328	\$18,861	\$53,522
Education	3,660	8,285	23,375
Room and Board	378	854	2,440
Tuition/School Supplies	3,303	7,467	21,020
Day Care, Nursery & Preschool	988	2,255	6,687

Traffic Count Report

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Building Type: **Retail**
 Secondary: **General Freestanding**
 GLA: **86,231 SF**
 Year Built: **1986**
 Total Available: **19,445 SF**
 % Leased: **91.36%**
 Rent/SF/Yr: **\$15.49**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Crum Rd	Woodsboro Pike	0.05 SE	2007	2,240	AADT	.48
2 Devilbiss Bridge Rd	Highlander Blvd	0.21 E	2007	2,251	AADT	.73
3 Water Street Rd	Stauffer Rd	0.07 NW	2007	1,080	AADT	.91