



5957 - 6011 CLEVELAND AVE, COLUMBUS, OH 43231

**5957 CLEVELAND AVE MEDICAL SUBLEASE: \$13.00 PER SQ FT GROSS
5975 CLEVELAND AVENUE FOR LEASE: 8.00 PER SQ FT NNN**



Property Features:

- 8,324 Total Square Feet
- 2,262 Sq Ft Medical Sublease
- 6,062 Sq Ft General Office
- 2.42 Acreage
- On Cleveland Ave 1 mile south of I-270
- Well Maintained Medical and General Office Complex
- New Roof 2011
- 5 exam rooms including an x-ray room in the medical suite
- Operating expense for 2012 are \$4.25/sq ft



BEST CORPORATE REAL ESTATE
JAMES MANGAS CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT. 15
FAX: 614-559-3390
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

5957-6011 Cleveland Ave Columbus, Ohio 43231

PROPERTY PROFILE

Address:	5957, 5975 and 6011 Cleveland Avenue Columbus, Ohio 43231
General Location / Accessibility:	<p>The complex is located at the signalized intersection of Cleveland Avenue and Laurelwood Drive, approximately one mile south of the Interstate 270 / Cleveland Avenue interchange and one mile north of State Route 161. The office complex is also approximately 1.5 miles south of the Mount Carmel – Saint Ann’s Hospital.</p> <p>The complex is surrounded by medical and general office buildings providing a professional atmosphere with great visibility on the COTA bus line. The property offer onsite daycare.</p>
Availability:	<p>5957 Cleveland Ave – 2,262 SF medical suite; <u>sublease</u> (3/31/13)</p> <ul style="list-style-type: none">• Reception area, administrative office, doctor’s office, 4 or 5 exam rooms and a x-ray room• Access to an private courtyard• Private entrance and bathroom• Monument signage• Expandable up to 8,324 SF• For sublease at \$13.00/SF modified gross <p>5975 Cleveland Ave – 6,062 SF general office</p> <ul style="list-style-type: none">• Private entrance and bathrooms• Heavy office build out with 3 conference rooms• Administrative area• Monument signage• Divisible to 3,031 SF• Expandable to 8,324 SF• For lease at \$8.00/SF NNN• 2012 estimate operating expenses: \$4.25/SF
Signage:	There are currently three pylon signs on the property (one for each parcel of land) that provide excellent visibility to the high traffic on Cleveland Ave (27,000+ cars per day).
Building Size:	17,911± SF
Site Area:	2.42± Acres

PROPERTY PROFILE

Year Built:

Built in three phases:

5975 Cleveland Ave was built in 1988

5957 Cleveland Ave was built in 1994

6011 Cleveland Ave was built in 1999

HVAC:

Each phase of the building was built independently (with addresses as shown above) with independent HVAC and separately metered utilities.

Automobile Parking Spaces:

136 spaces or 7.59 spaces per 1,000 SF of office space.

Floor Plans:

Please see attached floor plans

5957 Cleveland Avenue



Sublease Photos



5957 Cleveland Avenue



Sublease Photos



A2A-Agent to Agent Remarks**Office****MLS#:** 212015486**Status:** Active
List Agr Type: ERS
Original LP: \$0**LP:** \$0
Photos: 18
VT:**Parcel #:** 145469-00
Use Code: **Tax Dist:** 010**Previous Use:**
Zoning:**For Sale:** N **For Lease:** Y
Occupancy Rate:**For Exchange:** N
Mortg Balance:**Gross Inc:** \$0
Total Op Exp: \$0
NOI: \$0**Condo Fee:****Taxes (Yr):**
Assessment:**Tax Incentive:**
Possession:
Addl Acc Cond : NONEKNOWN**General Information****Address:** [5957 Cleveland Ave](#)
Between Street: Deewood Drive & Blendon Woods
Complex:
Distance to Interchange:**Unit/Suite:**
City: Columbus
County: [Franklin](#)
Multi Parc:**Zip:** 43231 **Tax Dist:** 010
Corp Limit: Columbus
Township: None
Near Interchange:**Building Information****Tot Avail SqFt:**
Tot Bldg SqFt: 5,797
Flrs Abv Gnd: 1
of Docks: 0
Year Built:
Common Area Factor:**Min SqFt Avail:** 2,262
Acreage: 0.96
Elevators: 0
of Drive-In Doors: 0
Year Remodeled:
Ceiling Height:**Max Cntg SF Avail:** 8,324
Lot Size:
Parking Ratio:
Total Parking:
Basement: N

Suite #	SqFt	Date Avail	Suite #	SqFt	Date Avail
1: 5957	2,262	05/07/2012	3:		
2: 5975	6,062	05/07/2012	4:		

Financials**Lease Rate \$/SqFt:** \$8.00**Exp Paid By:** L T Reimburse L T Contracts Directly**ALL****RE Taxes:** x**Bldg Insurance:** x**Utilities:** x**Maint/Repairs:** x**Janitorial:** x**CAM:** x**Cu Yr Est \$/SF** 0 per above checked items**Will Landlord Remodel:**
Finish Allowance/SqFt:
Pass-Thru of Exp ovr Base Yr:
Exp Stop:**Features****Primary Photo Source:** Realtor Provided(Time limited)**Property Description**

5957 Cleveland Avenue

A2A-Agent to Agent Remarks

Well maintained medical and general office complex on Cleveland Avenue. one mile south of I-270 and Mr. Carmel Hospital. This complex offers excellent visibility on a busy street with 3 monument signs at a traffic light and over 27,000 cars per day. These is a 2,263 sq ft medical office available for sublease with 6 exam room, including an xray room. This building is also on a major bus line. Adjacent 6,062 sq ft suite is also available for a total of up to 8,325 sq ft.

Listing Info

Auction:	Date:	Deposit Req:	Cond:
SUB AGENCY: 0	BUYBROK/REN REP: 3%	VRC: N	Internet: Y
Property Type: OFFICE	LD: 05/07/12	Additional Contact Info:	
List Office: 01970	Best Corporate Real Estate	614-559-3350	XD: 09/10/2012
List Agent: 311236	Randy Best	614-397-8380	Ofc Fax: 614-559-3390
Agent Email: rbest@bestcorporaterealestate.com			Agent Other Phone: (614) 397-8380
Showing Phone # 614-559-3350			Pref Agt Fax:

Sold Info

Contract Date:	Sold Date:	Imprln:	DOM: 3	SP:
Sell Office:			Fin:	
Sell Agent:			SlrCns:	SlrAst:
Wednesday, May 9, 2012	1:10 PM	Information deemed reliable but not guaranteed	Prepared by: Randy Best	

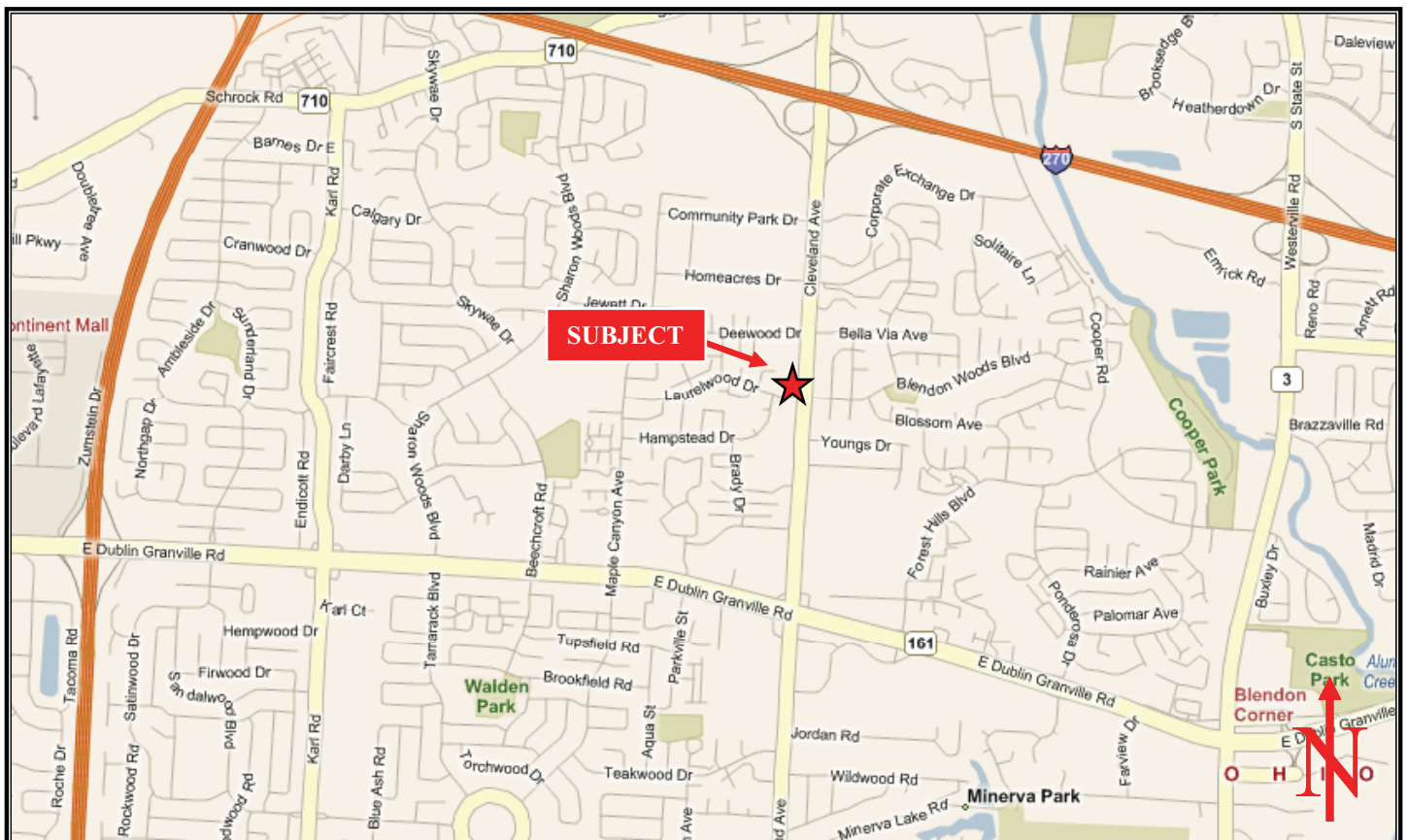
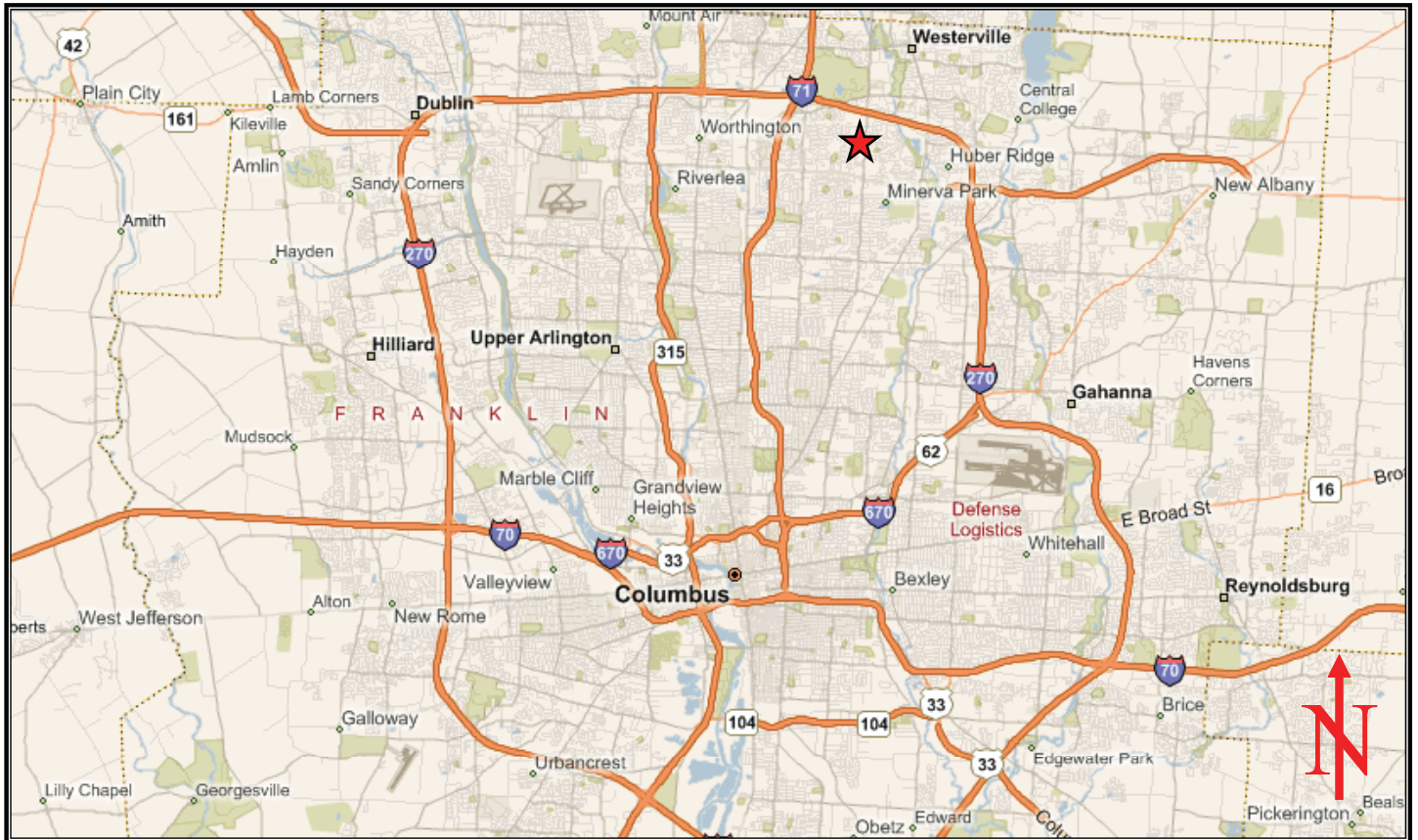
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Central Ohio Maps

5957-6011 Cleveland Ave
Columbus, Ohio 43231



The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Aerial Photographs

*5957-6011 Cleveland Ave
Columbus, Ohio 43231*



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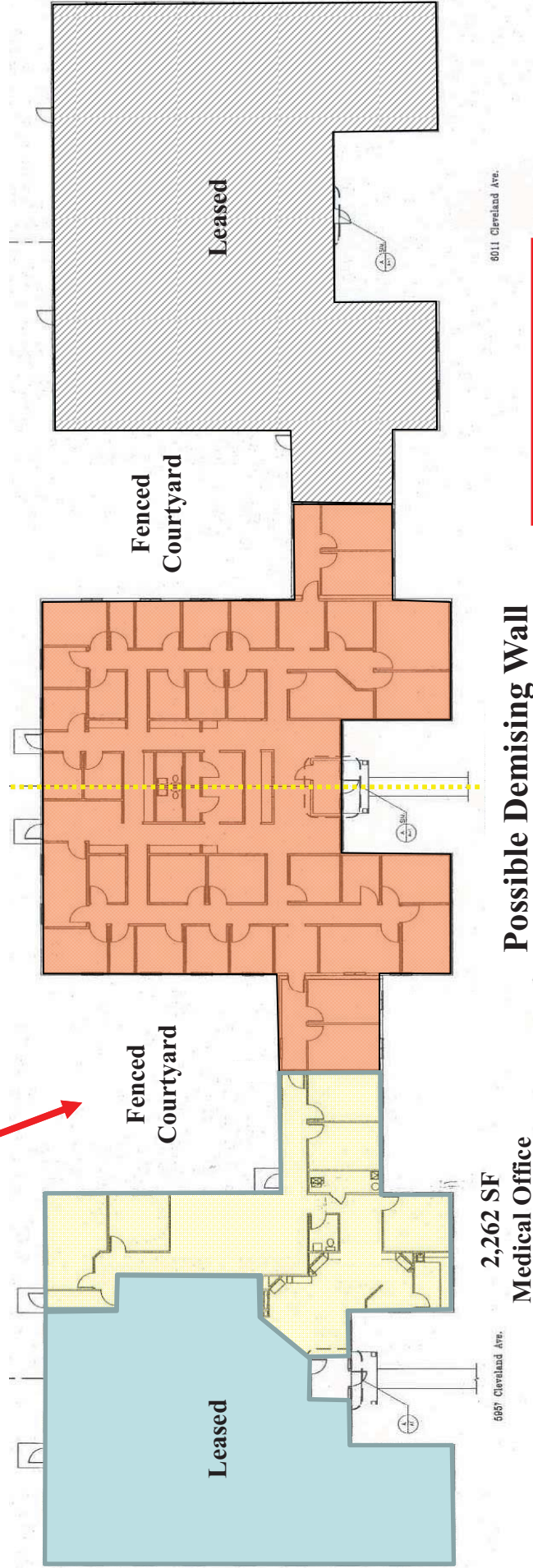
Aerial Photographs

*5957-6011 Cleveland Ave
Columbus, Ohio 43231*





6,062 SF
General Office
Available
30 days Notice



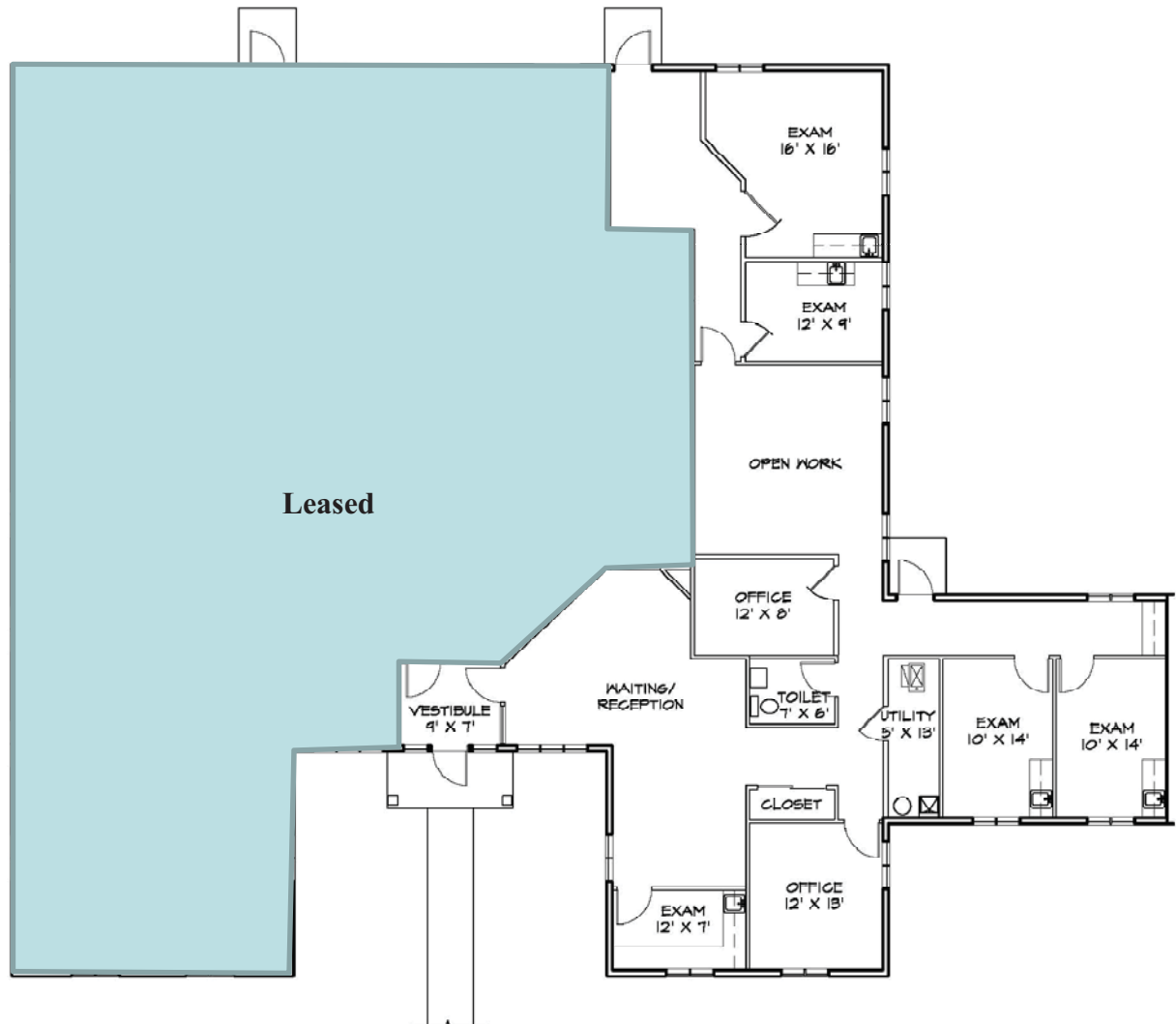
Possible Demising Wall

2,262 SF
Medical Office
Available
For Sublease



Full scale plans available upon request

**2,262 SF
Medical Office
Available
For Sublease**



Floor plan of the second floor. The layout includes the following rooms and dimensions:

- Top Left: OFFICE 9' X 13', STORAGE 10' X 5', OFFICE 10' X 9', OFFICE 10' X 8', OFFICE 10' X 8'.
- Top Center: BREAK ROOM 17' X 8', OFFICE 10' X 7', UTILITY 10' X 7', UTILITY 10' X 7'.
- Top Right: OFFICE 8' X 8', OFFICE 8' X 8', OFFICE 9' X 12', STORAGE 10' X 5', OFFICE 10' X 9', OFFICE 10' X 9', OFFICE 10' X 9'.
- Center: TOILET 7' X 5', TOILET 7' X 5', CLOSET, CLOSET, COPIER/OPEN WORK, RECEPTION.
- Bottom Left: OFFICE 9' X 14', OFFICE 9' X 14', OFFICE 10' X 15', OFFICE 10' X 9', OFFICE 10' X 13'.
- Bottom Center: WAITING, VESTIBULE 11' X 5'.
- Bottom Right: OFFICE 10' X 16', OFFICE 10' X 9', OFFICE 9' X 14', OFFICE 9' X 14', OFFICE 10' X 14', OFFICE 14' X 14'.

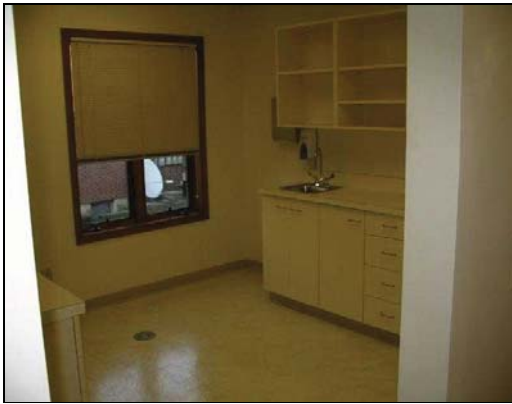
212015486

5957 Cleveland Ave

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Demographic and Income Profile

5957 Cleveland Ave
5957 Cleveland Ave, Columbus, OH 43231-2202,
Drive Time: 5 minutes

Prepared by Randy Best
Latitude: 40.09388
Longitude: -82.950996

Summary	2000		2010		2015	
Population	43,464		44,548		45,396	
Households	18,921		19,510		19,913	
Families	10,965		10,902		10,969	
Average Household Size	2.27		2.26		2.25	
Owner Occupied Housing Units	8,822		9,027		9,332	
Renter Occupied Housing Units	10,099		10,484		10,580	
Median Age	32.3		33.8		33.7	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.38%		0.14%		0.76%	
Households	0.41%		0.20%		0.78%	
Families	0.12%		0.06%		0.64%	
Owner HHs	0.67%		0.23%		0.82%	
Median Household Income	2.03%		2.42%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,712	9.1%	1,183	6.1%	1,025	5.1%
\$15,000 - \$24,999	2,482	13.1%	1,527	7.8%	1,223	6.1%
\$25,000 - \$34,999	3,093	16.4%	1,998	10.2%	1,468	7.4%
\$35,000 - \$49,999	3,796	20.1%	3,897	20.0%	3,001	15.1%
\$50,000 - \$74,999	4,528	24.0%	5,100	26.1%	6,110	30.7%
\$75,000 - \$99,999	1,927	10.2%	3,468	17.8%	3,779	19.0%
\$100,000 - \$149,999	1,048	5.5%	1,751	9.0%	2,539	12.8%
\$150,000 - \$199,999	185	1.0%	374	1.9%	490	2.5%
\$200,000+	121	0.6%	209	1.1%	275	1.4%
Median Household Income	\$42,450		\$54,610		\$60,394	
Average Household Income	\$49,955		\$62,771		\$69,566	
Per Capita Income	\$21,712		\$27,432		\$30,443	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,334	7.7%	3,321	7.5%	3,371	7.4%
5 - 9	2,946	6.8%	2,898	6.5%	2,954	6.5%
10 - 14	2,594	6.0%	2,610	5.9%	2,682	5.9%
15 - 19	2,452	5.6%	2,609	5.9%	2,560	5.6%
20 - 24	4,002	9.2%	3,864	8.7%	3,904	8.6%
25 - 34	8,495	19.5%	7,811	17.5%	8,111	17.9%
35 - 44	6,719	15.5%	6,194	13.9%	6,125	13.5%
45 - 54	5,364	12.3%	5,598	12.6%	5,296	11.7%
55 - 64	3,386	7.8%	4,434	10.0%	4,504	9.9%
65 - 74	2,151	4.9%	2,687	6.0%	3,212	7.1%
75 - 84	1,393	3.2%	1,708	3.8%	1,830	4.0%
85+	628	1.4%	814	1.8%	845	1.9%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,566	72.6%	29,423	66.0%	29,207	64.3%
Black Alone	8,866	20.4%	10,772	24.2%	11,332	25.0%
American Indian Alone	99	0.2%	120	0.3%	122	0.3%
Asian Alone	950	2.2%	1,340	3.0%	1,554	3.4%
Pacific Islander Alone	22	0.1%	34	0.1%	34	0.1%
Some Other Race Alone	563	1.3%	1,040	2.3%	1,178	2.6%
Two or More Races	1,398	3.2%	1,818	4.1%	1,969	4.3%
Hispanic Origin (Any Race)	1,325	3.0%	2,661	6.0%	3,182	7.0%

Data Note: Income is expressed in current dollars

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

August 23, 2011

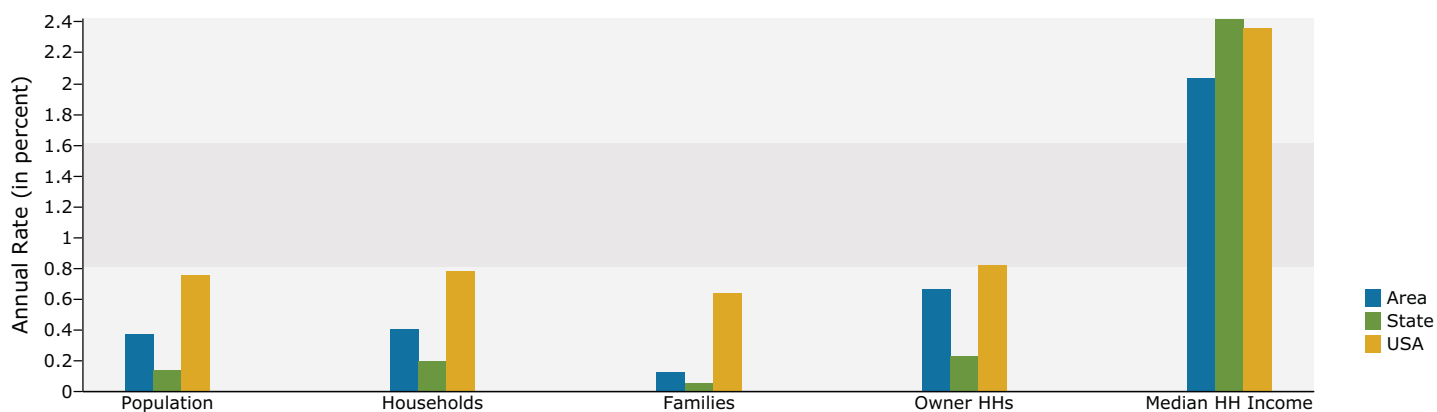


Demographic and Income Profile

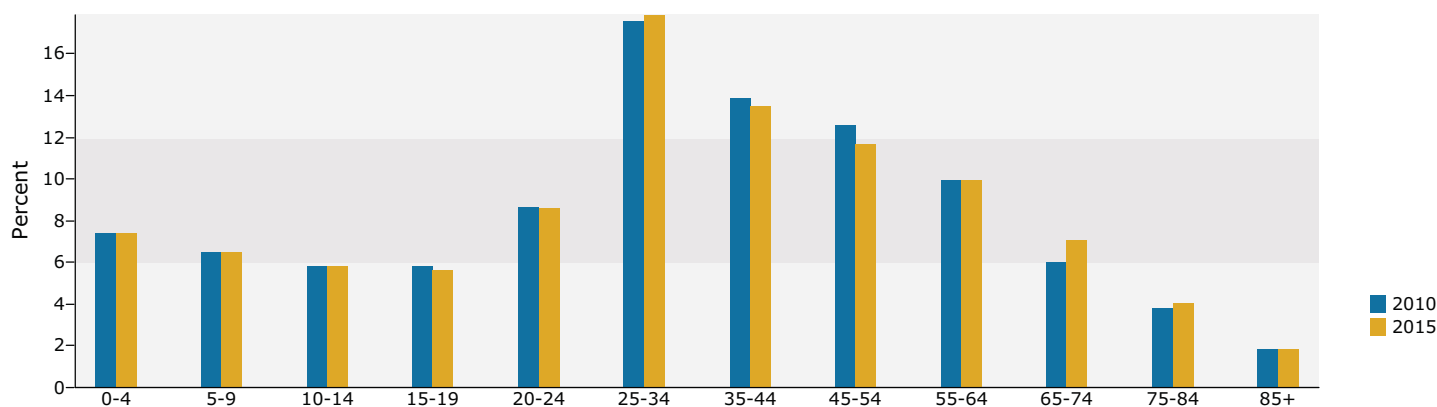
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Prepared by Randy Best
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Longitude: -82.950996

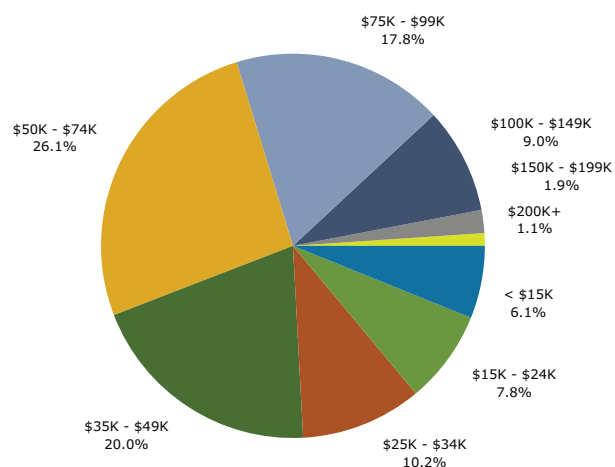
Trends 2010-2015



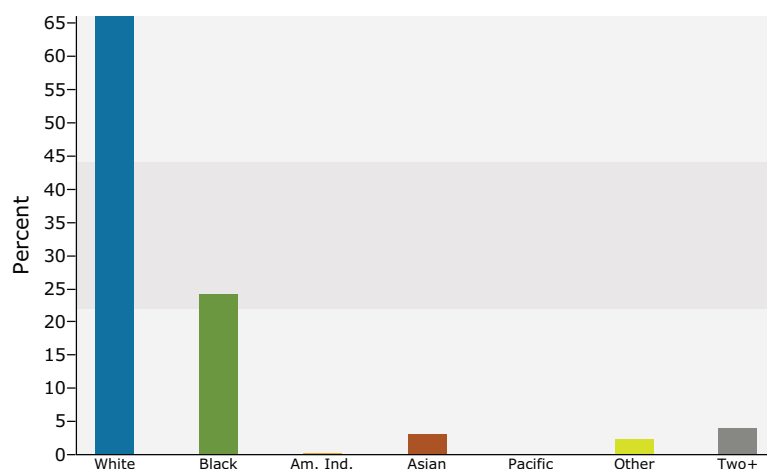
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 6.0%

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

August 23, 2011



Demographic and Income Profile

5957 Cleveland Ave
5957 Cleveland Ave, Columbus, OH 43231-2202,
Drive Time: 10 minutes

Prepared by Randy Best
Latitude: 40.09388
Longitude: -82.950996

Summary	2000		2010		2015	
Population	219,320		228,925		235,102	
Households	92,632		97,558		100,459	
Families	56,258		57,280		58,236	
Average Household Size	2.34		2.32		2.31	
Owner Occupied Housing Units	53,837		55,565		57,323	
Renter Occupied Housing Units	38,795		41,993		43,135	
Median Age	33.7		35.4		35.2	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.53%		0.14%		0.76%	
Households	0.59%		0.20%		0.78%	
Families	0.33%		0.06%		0.64%	
Owner HHs	0.63%		0.23%		0.82%	
Median Household Income	2.02%		2.42%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	9,304	10.0%	6,789	7.0%	5,992	6.0%
\$15,000 - \$24,999	11,099	12.0%	7,378	7.6%	5,937	5.9%
\$25,000 - \$34,999	12,903	13.9%	9,312	9.5%	6,995	7.0%
\$35,000 - \$49,999	16,583	17.9%	16,624	17.0%	12,758	12.7%
\$50,000 - \$74,999	21,110	22.8%	22,643	23.2%	26,585	26.5%
\$75,000 - \$99,999	10,537	11.4%	16,857	17.3%	17,803	17.7%
\$100,000 - \$149,999	7,595	8.2%	12,304	12.6%	16,527	16.5%
\$150,000 - \$199,999	1,913	2.1%	3,104	3.2%	4,575	4.6%
\$200,000+	1,625	1.8%	2,548	2.6%	3,287	3.3%
Median Household Income	\$46,188		\$58,895		\$65,074	
Average Household Income	\$57,522		\$71,247		\$79,736	
Per Capita Income	\$24,454		\$30,475		\$34,205	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,862	7.2%	16,126	7.0%	16,474	7.0%
5 - 9	15,315	7.0%	14,776	6.5%	15,117	6.4%
10 - 14	14,472	6.6%	14,112	6.2%	14,438	6.1%
15 - 19	13,801	6.3%	14,557	6.4%	14,059	6.0%
20 - 24	16,192	7.4%	17,664	7.7%	17,763	7.6%
25 - 34	39,036	17.8%	35,809	15.6%	38,982	16.6%
35 - 44	36,426	16.6%	32,907	14.4%	31,128	13.2%
45 - 54	29,769	13.6%	32,560	14.2%	30,998	13.2%
55 - 64	16,330	7.4%	24,920	10.9%	26,519	11.3%
65 - 74	11,552	5.3%	12,952	5.7%	16,876	7.2%
75 - 84	7,926	3.6%	8,602	3.8%	8,619	3.7%
85+	2,638	1.2%	3,939	1.7%	4,131	1.8%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	169,753	77.4%	165,364	72.2%	166,501	70.8%
Black Alone	34,677	15.8%	41,828	18.3%	44,073	18.7%
American Indian Alone	428	0.2%	520	0.2%	531	0.2%
Asian Alone	6,147	2.8%	9,215	4.0%	10,799	4.6%
Pacific Islander Alone	81	0.0%	127	0.1%	131	0.1%
Some Other Race Alone	2,391	1.1%	4,310	1.9%	4,847	2.1%
Two or More Races	5,843	2.7%	7,560	3.3%	8,220	3.5%
Hispanic Origin (Any Race)	5,373	2.5%	10,849	4.7%	13,109	5.6%

Data Note: Income is expressed in current dollars

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

August 23, 2011

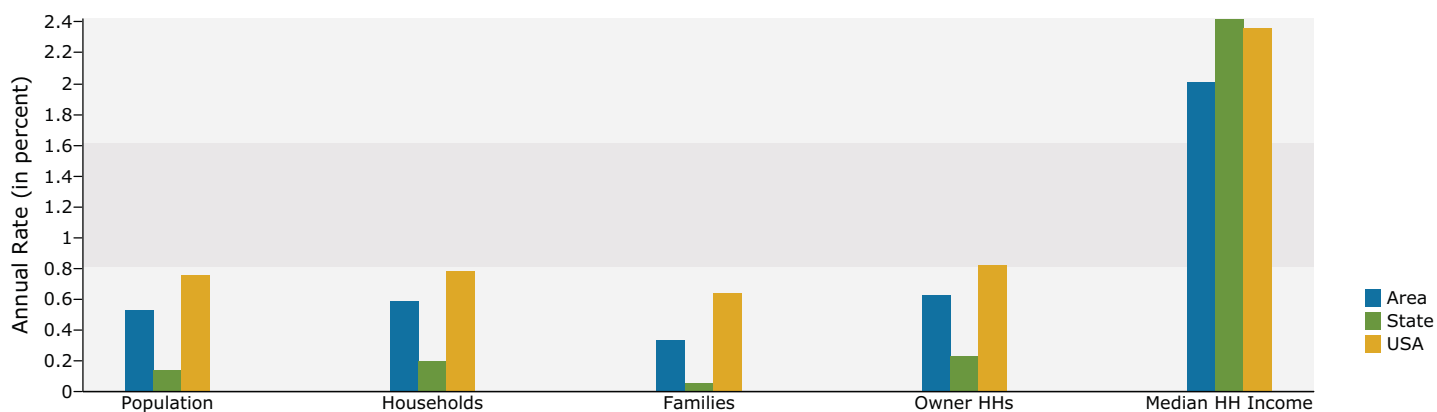


Demographic and Income Profile

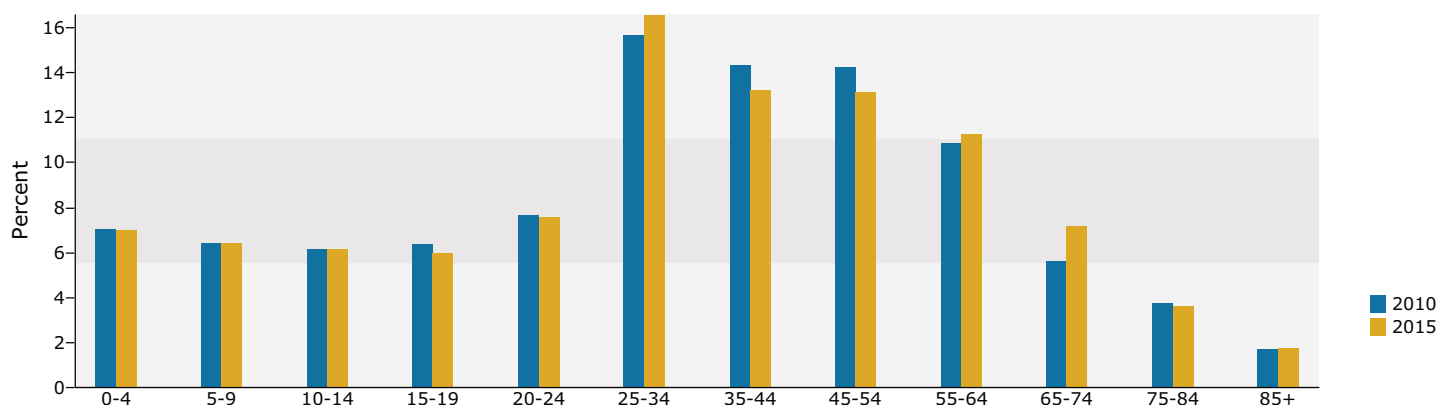
5957 Cleveland Ave
5957 Cleveland Ave, Columbus, OH 43231-2202,
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Prepared by Randy Best
Latitude: 40.09388
Longitude: -82.950996

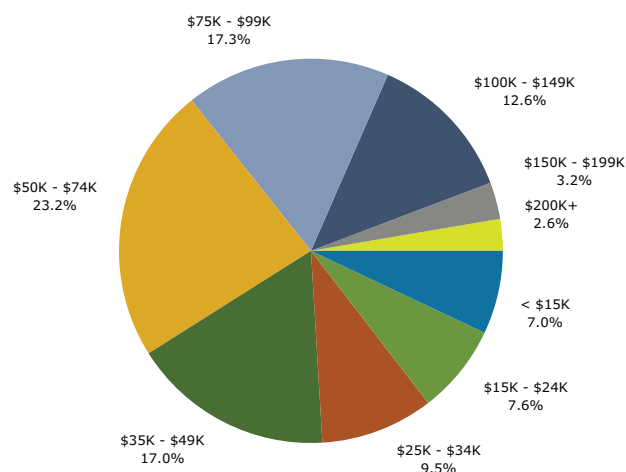
Trends 2010-2015



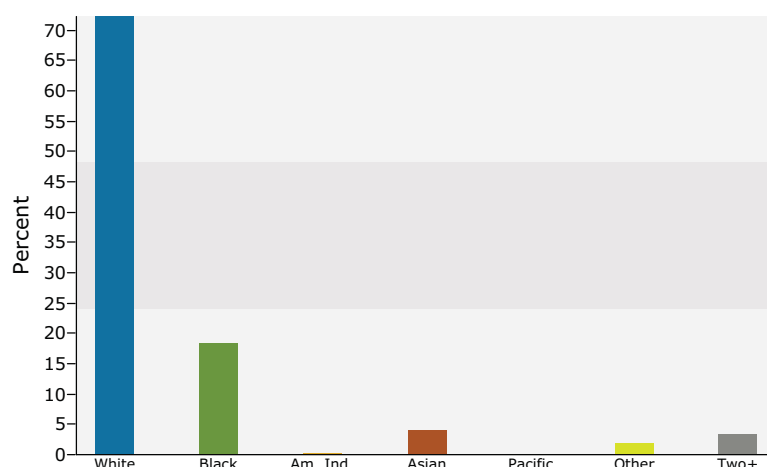
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 4.7%

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

August 23, 2011



Demographic and Income Profile

5957 Cleveland Ave
5957 Cleveland Ave, Columbus, OH 43231-2202,
Drive Time: 15 minutes

Prepared by Randy Best
Latitude: 40.09388
Longitude: -82.950996

Summary	2000		2010		2015	
Population	520,036		569,767		593,369	
Households	217,239		238,332		248,438	
Families	122,467		132,725		137,545	
Average Household Size	2.32		2.32		2.32	
Owner Occupied Housing Units	115,292		126,930		133,427	
Renter Occupied Housing Units	101,947		111,402		115,011	
Median Age	31.7		33.4		33.4	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.82%		0.14%		0.76%	
Households	0.83%		0.20%		0.78%	
Families	0.72%		0.06%		0.64%	
Owner HHs	1.00%		0.23%		0.82%	
Median Household Income	2.57%		2.42%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	<\$15,000	33,212 15.3%	27,369 11.5%	25,382 10.2%		
	\$15,000 - \$24,999	26,559 12.2%	20,317 8.5%	17,001 6.8%		
	\$25,000 - \$34,999	28,199 13.0%	21,975 9.2%	17,055 6.9%		
	\$35,000 - \$49,999	34,772 16.0%	37,308 15.7%	29,327 11.8%		
	\$50,000 - \$74,999	42,894 19.7%	47,620 20.0%	56,594 22.8%		
	\$75,000 - \$99,999	23,153 10.6%	34,372 14.4%	36,171 14.6%		
	\$100,000 - \$149,999	18,331 8.4%	30,996 13.0%	41,084 16.5%		
	\$150,000 - \$199,999	5,377 2.5%	8,825 3.7%	13,696 5.5%		
	\$200,000+	5,144 2.4%	9,547 4.0%	12,125 4.9%		
Median Household Income	\$43,140		\$55,572		\$63,079	
Average Household Income	\$57,703		\$72,952		\$82,481	
Per Capita Income	\$24,433		\$30,931		\$34,987	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	35,447 6.8%	38,436 6.7%	39,790 6.7%		
	5 - 9	35,211 6.8%	36,160 6.3%	37,784 6.4%		
	10 - 14	32,964 6.3%	34,910 6.1%	36,554 6.2%		
	15 - 19	38,276 7.4%	43,048 7.6%	42,240 7.1%		
	20 - 24	54,572 10.5%	59,008 10.4%	60,569 10.2%		
	25 - 34	91,868 17.7%	85,866 15.1%	93,017 15.7%		
	35 - 44	81,845 15.7%	79,077 13.9%	75,585 12.7%		
	45 - 54	65,544 12.6%	77,949 13.7%	76,202 12.8%		
	55 - 64	35,484 6.8%	57,378 10.1%	62,938 10.6%		
	65 - 74	25,348 4.9%	29,491 5.2%	39,442 6.6%		
	75 - 84	17,155 3.3%	19,148 3.4%	19,421 3.3%		
85+	6,322 1.2%	9,296 1.6%	9,827 1.7%			
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	White Alone	381,918 73.4%	395,381 69.4%	405,169 68.3%		
	Black Alone	98,133 18.9%	114,305 20.1%	119,904 20.2%		
	American Indian Alone	1,125 0.2%	1,351 0.2%	1,390 0.2%		
	Asian Alone	20,983 4.0%	32,166 5.6%	37,495 6.3%		
	Pacific Islander Alone	270 0.1%	464 0.1%	483 0.1%		
	Some Other Race Alone	5,269 1.0%	9,557 1.7%	10,776 1.8%		
	Two or More Races	12,338 2.4%	16,543 2.9%	18,152 3.1%		
	Hispanic Origin (Any Race)	11,607 2.2%	24,185 4.2%	29,446 5.0%		

Data Note: Income is expressed in current dollars

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

August 23, 2011

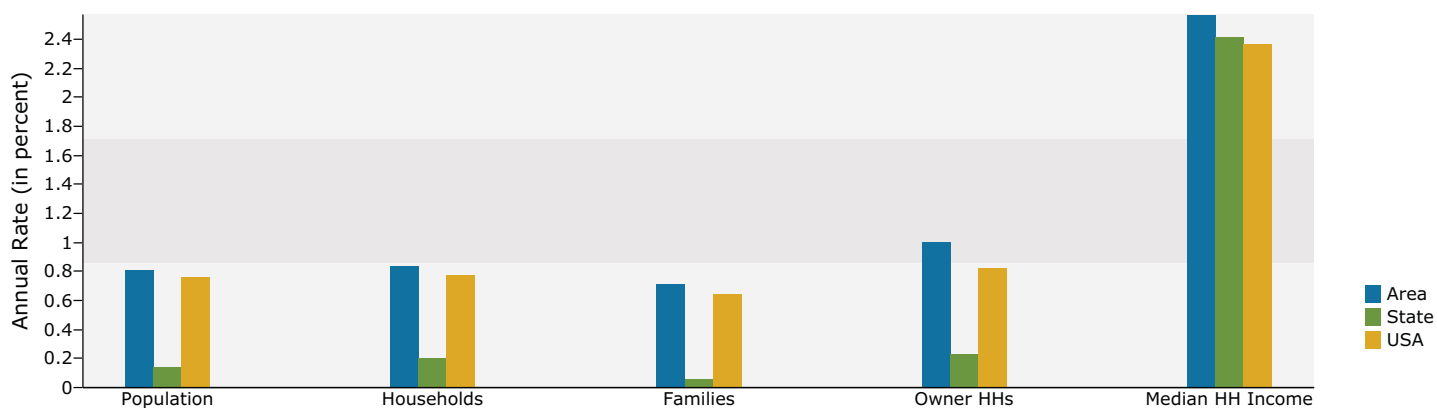


Demographic and Income Profile

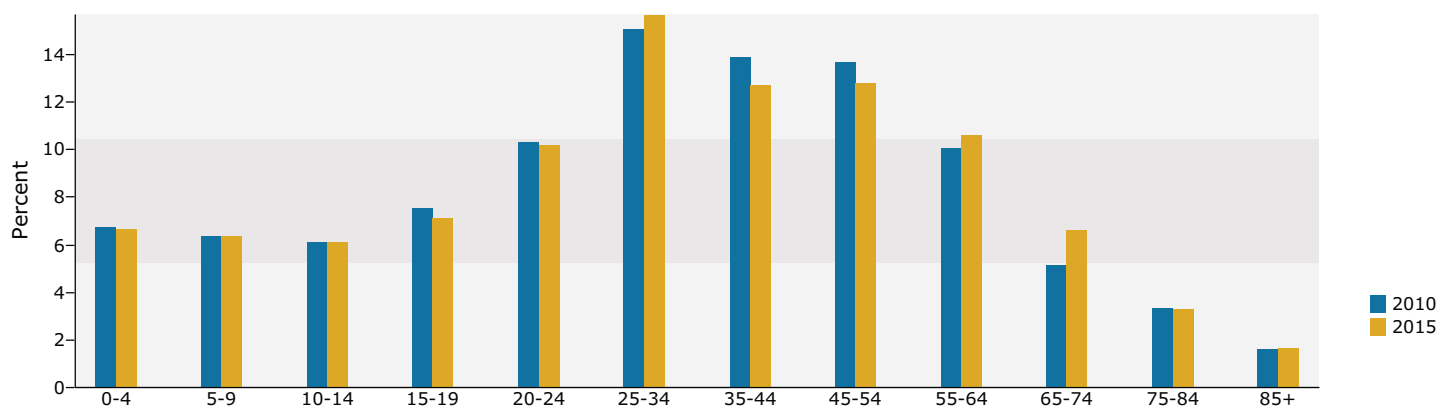
5957 Cleveland Ave
5957 Cleveland Ave, Columbus, OH 43231-2202,
Drive Time: 15 minutes

Prepared by Randy Best
Latitude: 40.09388
Longitude: -82.950996

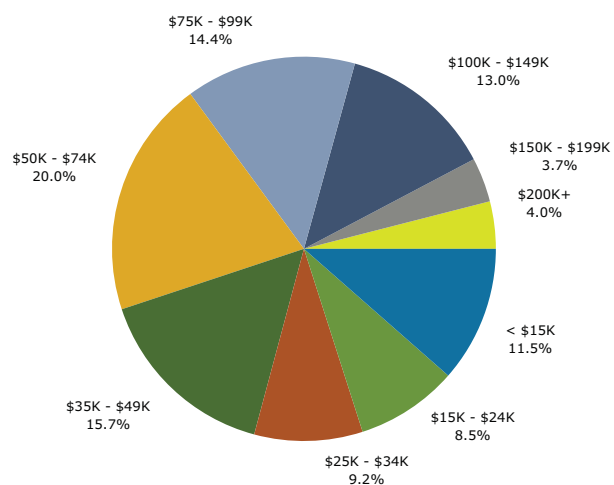
Trends 2010-2015



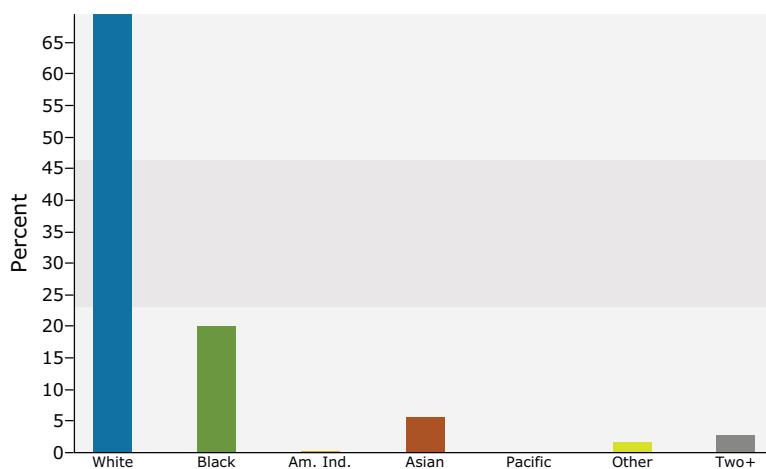
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 4.2%

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

August 23, 2011

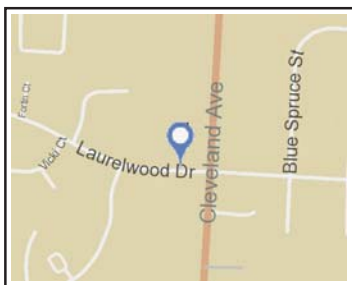
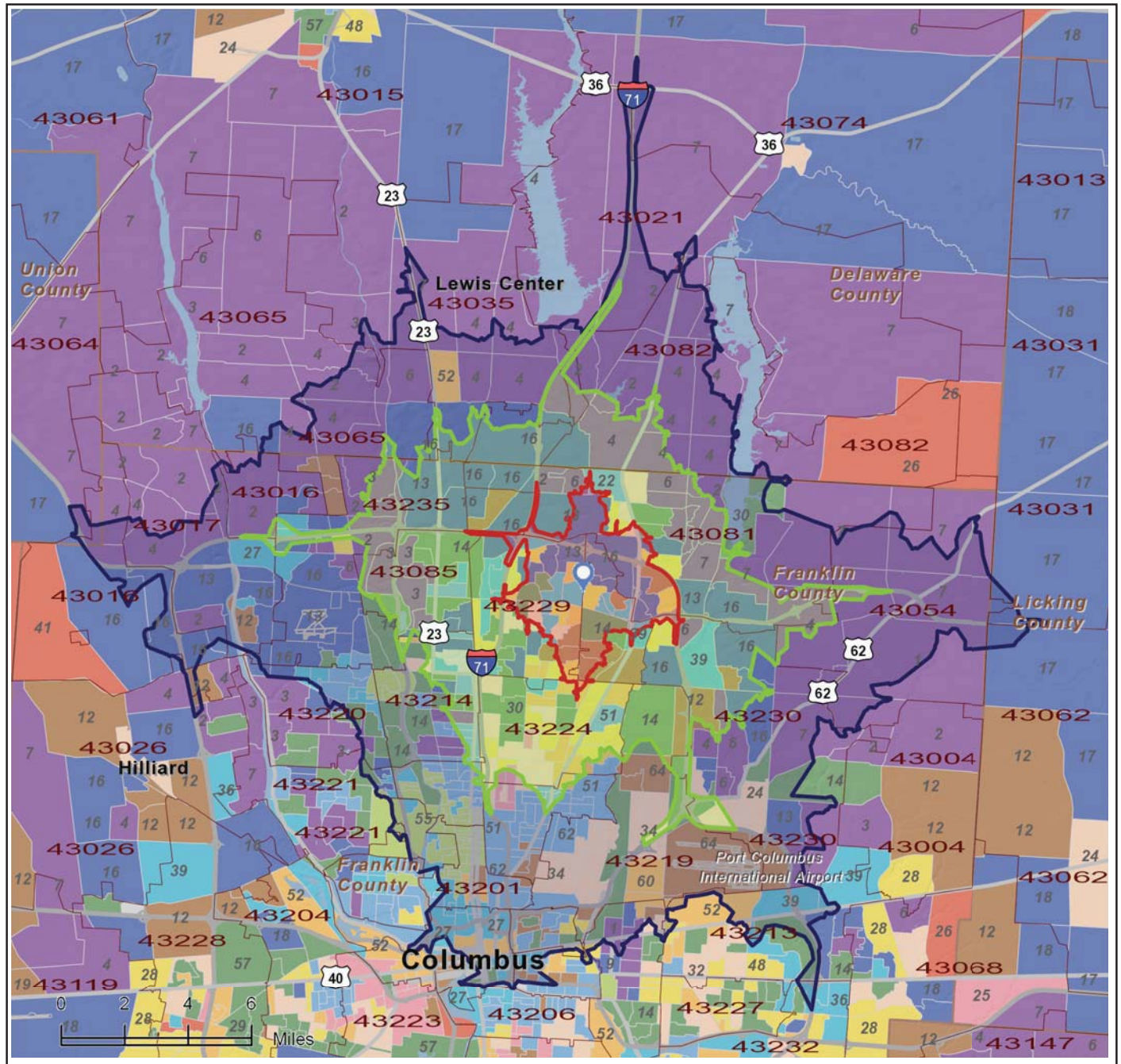


Dominant Tapestry Site Map

Prepared by Randy Best

5957 Cleveland Ave
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Drive Time: 5, 10, 15 Minutes

Latitude: 40.09388
Longitude: -82.950996



Tapestry LifeMode

- L1 High Society: Affluent, well-educated, married-couple homeowners
- L2 Upscale Avenues: Prosperous, married-couple homeowners in different housing
- L3 Metropolis: City dwellers in older homes reflecting the diversity of urban culture
- L4 Solo Acts: Urban young singles on the move
- L5 Senior Styles: Senior lifestyles by income, age, and housing type
- L6 Scholars and Patriots: College, military environments
- L7 High Hopes: Young households striving for the "American Dream"
- L8 Global Roots: Ethnic and culturally diverse families
- L9 Family Portrait: Youth, family life, and children
- L10 Traditional Living: Middle-aged, middle income—Middle America
- L11 Factories and Farms: Hardworking families in small communities, settled near jobs
- L12 American Quilt: Households in small towns and rural areas



Source: Esri



Tapestry Segmentation

Tapestry Segmentation represents the fourth generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. A longer description of each segment is available at:

<http://www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf>

Segment 01: Top Rung	Segment 34: Family Foundations
Segment 02: Suburban Splendor	Segment 35: International Marketplace
Segment 03: Connoisseurs	Segment 36: Old and Newcomers
Segment 04: Boomburbs	Segment 37: Prairie Living
Segment 05: Wealthy Seaboard Suburbs	Segment 38: Industrious Urban Fringe
Segment 06: Sophisticated Squires	Segment 39: Young and Restless
Segment 07: Exurbanites	Segment 40: Military Proximity
Segment 08: Laptops and Lattes	Segment 41: Crossroads
Segment 09: Urban Chic	Segment 42: Southern Satellites
Segment 10: Pleasant-Ville	Segment 43: The Elders
Segment 11: Pacific Heights	Segment 44: Urban Melting Pot
Segment 12: Up and Coming Families	Segment 45: City Strivers
Segment 13: In Style	Segment 46: Rooted Rural
Segment 14: Prosperous Empty Nesters	Segment 47: Las Casas
Segment 15: Silver and Gold	Segment 48: Great Expectations
Segment 16: Enterprising Professionals	Segment 49: Senior Sun Seekers
Segment 17: Green Acres	Segment 50: Heartland Communities
Segment 18: Cozy and Comfortable	Segment 51: Metro City Edge
Segment 19: Milk and Cookies	Segment 52: Inner City Tenants
Segment 20: City Lights	Segment 53: Home Town
Segment 21: Urban Villages	Segment 54: Urban Rows
Segment 22: Metropolitans	Segment 55: College Towns
Segment 23: Trendsetters	Segment 56: Rural Bypasses
Segment 24: Main Street, USA	Segment 57: Simple Living
Segment 25: Salt of the Earth	Segment 58: NeWest Residents
Segment 26: Midland Crowd	Segment 59: Southwestern Families
Segment 27: Metro Renters	Segment 60: City Dimensions
Segment 28: Aspiring Young Families	Segment 61: High Rise Renters
Segment 29: Rustbelt Retirees	Segment 62: Modest Income Homes
Segment 30: Retirement Communities	Segment 63: Dorms to Diplomas
Segment 31: Rural Resort Dwellers	Segment 64: City Commons
Segment 32: Rustbelt Traditions	Segment 65: Social Security Set
Segment 33: Midlife Junction	Segment 66: Unclassified

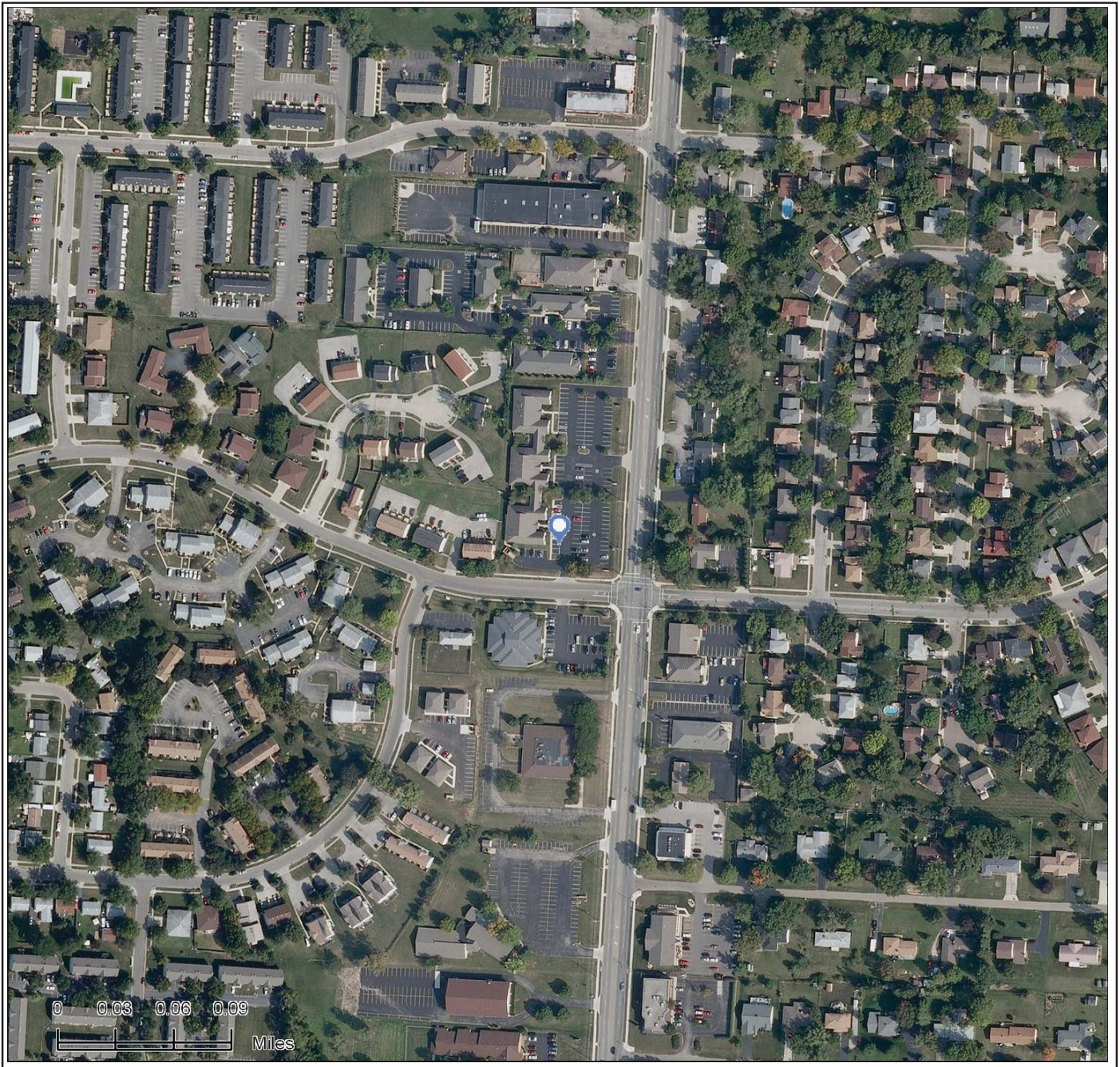


Site Map on Satellite Imagery – 0.4 Miles Wide

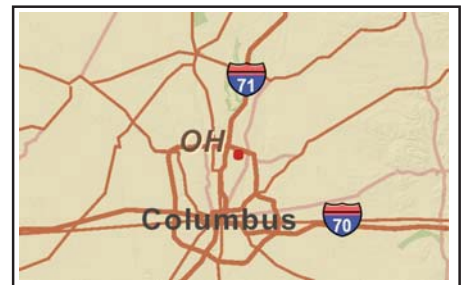
Prepared by Randy Best

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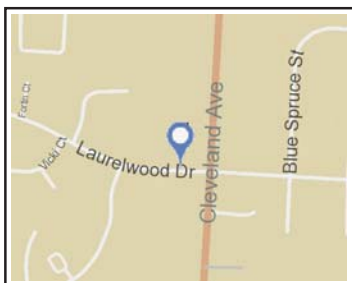
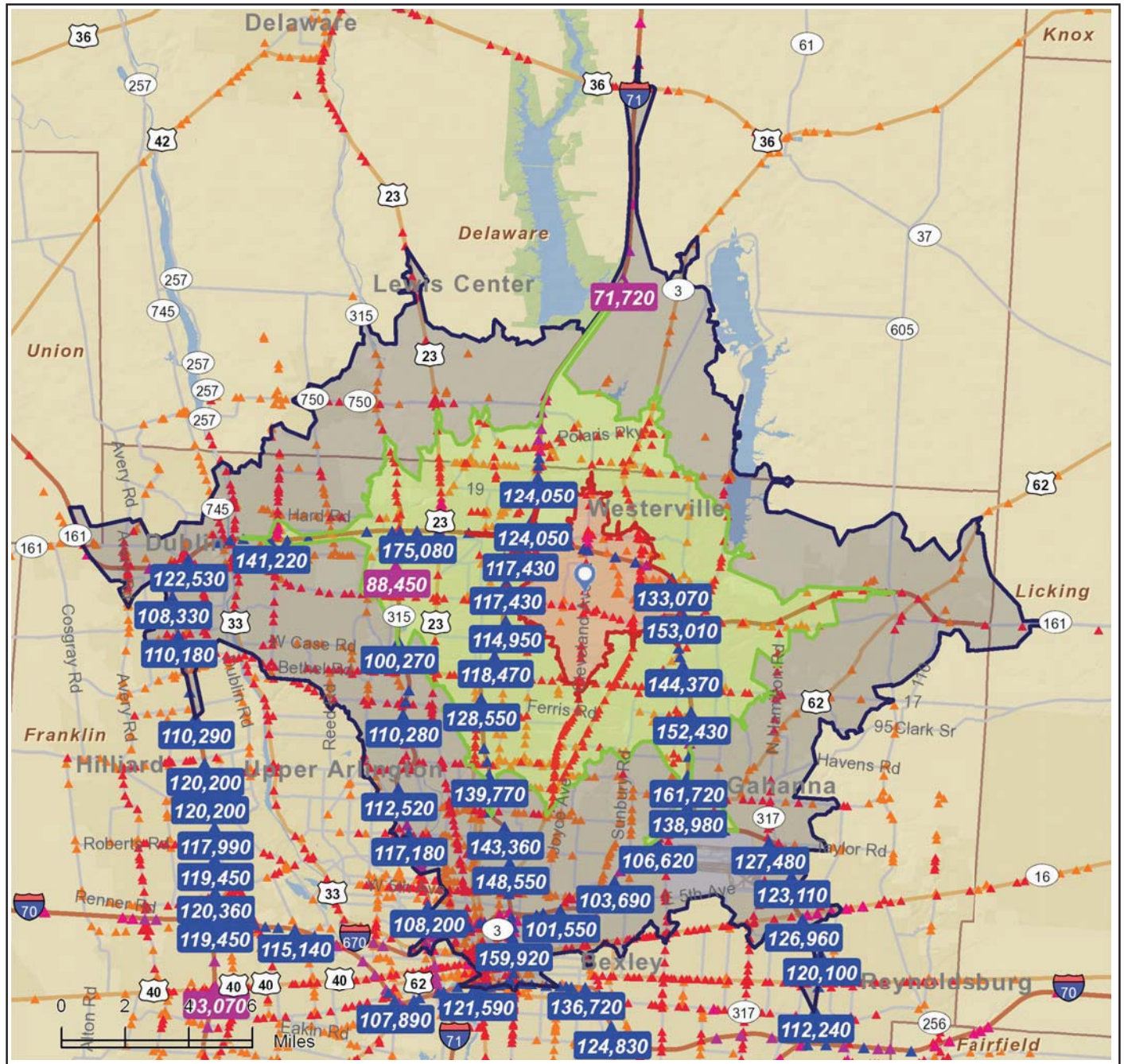
Source: © i-cubed



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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

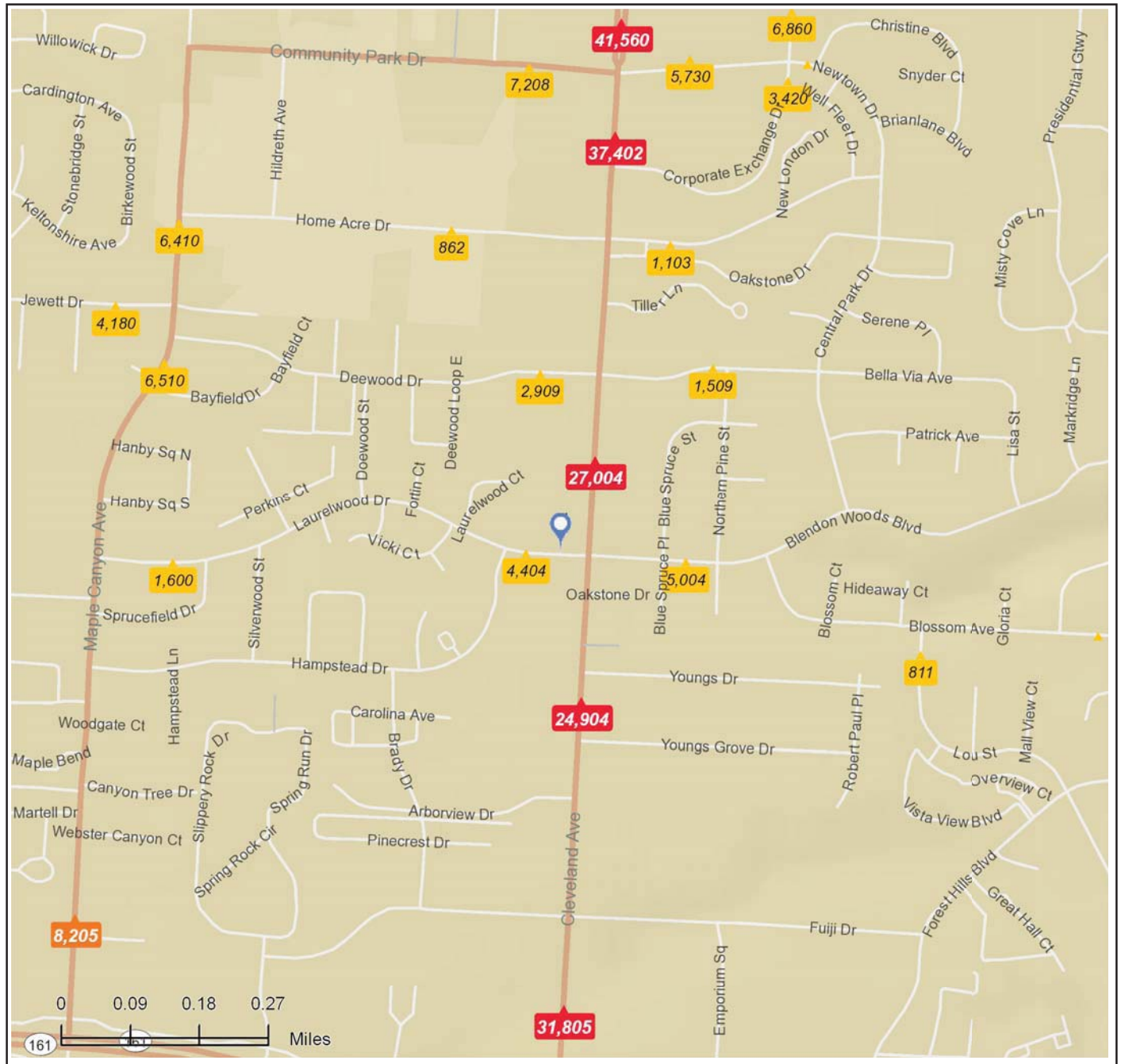


Traffic Count Map - Close Up

Prepared by Randy Best

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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

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