
MT. AIRY FOOD LION SHOPPING CENTER

6/17/2016

PREPARED BY:

Tomarchio Enterprises, LLC

3000 Gamber Rd, Suite 100
Finksburg, MD 21048

Judy Walters

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DEMOGRAPHICS REPORT

Food Lion Shopping Center

1312 S Main St, Mount Airy, MD 21771

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **94,369 SF**
 Year Built: **1984**

Total Available: **2,803 SF**
 % Leased: **99.82%**
 Rent/SF/Yr: **Negotiable**



Prepared for: **TOMARCHIO ENTERPRISES, LLC**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2020 Projection	18,966		33,978		128,225	
2015 Estimate	18,365		32,684		122,369	
2010 Census	17,710		31,260		115,519	
Growth 2015 - 2020	3.27%		3.96%		4.79%	
Growth 2010 - 2015	3.70%		4.56%		5.93%	
2015 Population by Hispanic Origin	810		1,469		7,267	
2015 Population	18,365		32,684		122,369	
White	17,116	93.20%	30,496	93.31%	107,514	87.86%
Black	496	2.70%	838	2.56%	5,601	4.58%
Am. Indian & Alaskan	39	0.21%	69	0.21%	385	0.31%
Asian	368	2.00%	658	2.01%	6,078	4.97%
Hawaiian & Pacific Island	5	0.03%	16	0.05%	87	0.07%
Other	342	1.86%	606	1.85%	2,706	2.21%
U.S. Armed Forces	58		80		206	
Households						
2020 Projection	6,333		11,336		42,797	
2015 Estimate	6,132		10,897		40,857	
2010 Census	5,903		10,402		38,631	
Growth 2015 - 2020	3.28%		4.03%		4.75%	
Growth 2010 - 2015	3.88%		4.76%		5.76%	
Owner Occupied	5,539	90.33%	9,979	91.58%	36,924	90.37%
Renter Occupied	593	9.67%	917	8.42%	3,934	9.63%
2015 Households by HH Income	6,132		10,894		40,856	
Income: <\$25,000	649	10.58%	877	8.05%	2,695	6.60%
Income: \$25,000 - \$50,000	725	11.82%	1,198	11.00%	3,828	9.37%
Income: \$50,000 - \$75,000	588	9.59%	1,115	10.23%	4,756	11.64%
Income: \$75,000 - \$100,000	840	13.70%	1,597	14.66%	5,560	13.61%
Income: \$100,000 - \$125,000	826	13.47%	1,378	12.65%	5,704	13.96%
Income: \$125,000 - \$150,000	819	13.36%	1,369	12.57%	5,037	12.33%
Income: \$150,000 - \$200,000	751	12.25%	1,544	14.17%	6,563	16.06%
Income: \$200,000+	934	15.23%	1,816	16.67%	6,713	16.43%
2015 Avg Household Income	\$126,870		\$132,897		\$135,635	
2015 Med Household Income	\$107,990		\$111,973		\$115,730	

Demographic Detail Report

Food Lion Shopping Center

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Population						
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2015 Estimate	18,365		32,684		122,369	
2010 Census	17,710		31,260		115,519	
Growth 2015 - 2020	3.27%		3.96%		4.79%	
Growth 2010 - 2015	3.70%		4.56%		5.93%	
2015 Population by Age	18,365		32,684		122,369	
Age 0 - 4	968	5.27%	1,635	5.00%	6,517	5.33%
Age 5 - 9	1,148	6.25%	1,922	5.88%	7,576	6.19%
Age 10 - 14	1,426	7.76%	2,438	7.46%	9,191	7.51%
Age 15 - 19	1,507	8.21%	2,654	8.12%	9,781	7.99%
Age 20 - 24	1,245	6.78%	2,239	6.85%	8,162	6.67%
Age 25 - 29	957	5.21%	1,696	5.19%	6,362	5.20%
Age 30 - 34	845	4.60%	1,408	4.31%	5,677	4.64%
Age 35 - 39	901	4.91%	1,473	4.51%	6,140	5.02%
Age 40 - 44	1,215	6.62%	2,036	6.23%	8,056	6.58%
Age 45 - 49	1,574	8.57%	2,744	8.40%	10,152	8.30%
Age 50 - 54	1,702	9.27%	3,071	9.40%	11,146	9.11%
Age 55 - 59	1,473	8.02%	2,755	8.43%	10,089	8.24%
Age 60 - 64	1,100	5.99%	2,144	6.56%	7,898	6.45%
Age 65 - 69	814	4.43%	1,633	5.00%	5,960	4.87%
Age 70 - 74	553	3.01%	1,119	3.42%	4,035	3.30%
Age 75 - 79	366	1.99%	720	2.20%	2,508	2.05%
Age 80 - 84	258	1.40%	478	1.46%	1,569	1.28%
Age 85+	314	1.71%	520	1.59%	1,550	1.27%
Age 65+	2,305	12.55%	4,470	13.68%	15,622	12.77%
Median Age	40.80		42.20		41.10	
Average Age	38.30		39.20		38.50	

Demographic Detail Report

Food Lion Shopping Center

1312 S Main St, Mount Airy, MD 21771

Radius	3 Mile	5 Mile	10 Mile
2015 Population By Race	18,365	32,684	122,369
White	17,116 93.20%	30,496 93.31%	107,514 87.86%
Black	496 2.70%	838 2.56%	5,601 4.58%
Am. Indian & Alaskan	39 0.21%	69 0.21%	385 0.31%
Asian	368 2.00%	658 2.01%	6,078 4.97%
Hawaiian & Pacific Island	5 0.03%	16 0.05%	87 0.07%
Other	342 1.86%	606 1.85%	2,706 2.21%
Population by Hispanic Origin	18,365	32,684	122,369
Non-Hispanic Origin	17,555 95.59%	31,215 95.51%	115,103 94.06%
Hispanic Origin	811 4.42%	1,469 4.49%	7,266 5.94%
2015 Median Age, Male	39.70	41.30	40.30
2015 Average Age, Male	37.60	38.60	38.00
2015 Median Age, Female	41.70	42.90	41.90
2015 Average Age, Female	39.10	39.80	39.10
2015 Population by Occupation Classification	14,525	26,164	97,132
Civilian Employed	9,910 68.23%	17,971 68.69%	68,236 70.25%
Civilian Unemployed	293 2.02%	563 2.15%	2,549 2.62%
Civilian Non-Labor Force	4,266 29.37%	7,552 28.86%	26,157 26.93%
Armed Forces	56 0.39%	78 0.30%	190 0.20%
Households by Marital Status			
Married	4,227	7,749	29,058
Married No Children	2,052	3,993	14,605
Married w/Children	2,174	3,756	14,452
2015 Population by Education	12,659	22,842	85,369
Some High School, No Diploma	624 4.93%	1,178 5.16%	4,600 5.39%
High School Grad (Incl Equivalency)	2,659 21.00%	4,878 21.36%	17,924 21.00%
Some College, No Degree	3,538 27.95%	6,369 27.88%	21,824 25.56%
Associate Degree	588 4.64%	1,045 4.57%	4,227 4.95%
Bachelor Degree	3,291 26.00%	5,677 24.85%	21,713 25.43%
Advanced Degree	1,959 15.48%	3,695 16.18%	15,081 17.67%

Demographic Detail Report

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Radius	3 Mile		5 Mile		10 Mile	
2015 Population by Occupation	18,405		33,245		127,466	
Real Estate & Finance	730	3.97%	1,315	3.96%	4,846	3.80%
Professional & Management	6,590	35.81%	12,169	36.60%	46,856	36.76%
Public Administration	965	5.24%	1,553	4.67%	6,917	5.43%
Education & Health	2,030	11.03%	3,784	11.38%	14,518	11.39%
Services	1,148	6.24%	2,107	6.34%	8,139	6.39%
Information	187	1.02%	364	1.09%	1,982	1.55%
Sales	2,639	14.34%	4,322	13.00%	15,108	11.85%
Transportation	145	0.79%	215	0.65%	1,396	1.10%
Retail	871	4.73%	1,657	4.98%	6,731	5.28%
Wholesale	337	1.83%	502	1.51%	1,509	1.18%
Manufacturing	628	3.41%	1,153	3.47%	3,818	3.00%
Production	431	2.34%	882	2.65%	3,526	2.77%
Construction	954	5.18%	1,750	5.26%	5,922	4.65%
Utilities	263	1.43%	503	1.51%	2,091	1.64%
Agriculture & Mining	36	0.20%	147	0.44%	616	0.48%
Farming, Fishing, Forestry	8	0.04%	45	0.14%	178	0.14%
Other Services	443	2.41%	777	2.34%	3,313	2.60%
2015 Worker Travel Time to Job	9,295		16,842		63,975	
<30 Minutes	2,888	31.07%	5,471	32.48%	22,337	34.92%
30-60 Minutes	4,801	51.65%	8,455	50.20%	29,087	45.47%
60+ Minutes	1,606	17.28%	2,916	17.31%	12,551	19.62%
2010 Households by HH Size	5,903		10,401		38,632	
1-Person Households	874	14.81%	1,428	13.73%	5,233	13.55%
2-Person Households	1,829	30.98%	3,359	32.29%	12,361	32.00%
3-Person Households	1,080	18.30%	1,899	18.26%	7,522	19.47%
4-Person Households	1,271	21.53%	2,175	20.91%	7,981	20.66%
5-Person Households	579	9.81%	1,036	9.96%	3,616	9.36%
6-Person Households	170	2.88%	317	3.05%	1,254	3.25%
7 or more Person Households	100	1.69%	187	1.80%	665	1.72%
2015 Average Household Size	3.00		3.00		3.00	
Households						
2020 Projection	6,333		11,336		42,797	
2015 Estimate	6,132		10,897		40,857	
2010 Census	5,903		10,402		38,631	
Growth 2015 - 2020	3.28%		4.03%		4.75%	
Growth 2010 - 2015	3.88%		4.76%		5.76%	

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
2015 Households by HH Income	6,132	10,894	40,856
<\$25,000	649 10.58%	877 8.05%	2,695 6.60%
\$25,000 - \$50,000	725 11.82%	1,198 11.00%	3,828 9.37%
\$50,000 - \$75,000	588 9.59%	1,115 10.23%	4,756 11.64%
\$75,000 - \$100,000	840 13.70%	1,597 14.66%	5,560 13.61%
\$100,000 - \$125,000	826 13.47%	1,378 12.65%	5,704 13.96%
\$125,000 - \$150,000	819 13.36%	1,369 12.57%	5,037 12.33%
\$150,000 - \$200,000	751 12.25%	1,544 14.17%	6,563 16.06%
\$200,000+	934 15.23%	1,816 16.67%	6,713 16.43%
2015 Avg Household Income	\$126,870	\$132,897	\$135,635
2015 Med Household Income	\$107,990	\$111,973	\$115,730
2015 Occupied Housing	6,132	10,896	40,858
Owner Occupied	5,539 90.33%	9,979 91.58%	36,924 90.37%
Renter Occupied	593 9.67%	917 8.42%	3,934 9.63%
2010 Housing Units	6,292	11,160	41,873
1 Unit	5,924 94.15%	10,752 96.34%	40,376 96.42%
2 - 4 Units	143 2.27%	164 1.47%	372 0.89%
5 - 19 Units	126 2.00%	145 1.30%	812 1.94%
20+ Units	99 1.57%	99 0.89%	313 0.75%
2015 Housing Value	5,539	9,980	36,924
<\$100,000	218 3.94%	360 3.61%	934 2.53%
\$100,000 - \$200,000	278 5.02%	436 4.37%	1,706 4.62%
\$200,000 - \$300,000	925 16.70%	1,294 12.97%	5,324 14.42%
\$300,000 - \$400,000	1,622 29.28%	2,780 27.86%	9,421 25.51%
\$400,000 - \$500,000	1,390 25.09%	2,442 24.47%	7,915 21.44%
\$500,000 - \$1,000,000	1,038 18.74%	2,499 25.04%	10,837 29.35%
\$1,000,000+	68 1.23%	169 1.69%	787 2.13%
2015 Median Home Value	\$383,137	\$404,914	\$413,607
2015 Housing Units by Yr Built	6,368	11,278	42,254
Built 2010+	270 4.24%	543 4.81%	2,672 6.32%
Built 2000 - 2010	1,249 19.61%	1,928 17.10%	8,394 19.87%
Built 1990 - 1999	1,399 21.97%	2,435 21.59%	8,638 20.44%
Built 1980 - 1989	1,287 20.21%	2,123 18.82%	7,814 18.49%
Built 1970 - 1979	1,028 16.14%	2,129 18.88%	7,234 17.12%
Built 1960 - 1969	217 3.41%	559 4.96%	2,565 6.07%
Built 1950 - 1959	252 3.96%	451 4.00%	1,579 3.74%
Built <1949	666 10.46%	1,110 9.84%	3,358 7.95%
2015 Median Year Built	1987	1986	1987

Consumer Spending Report

Food Lion Shopping Center

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2015 Annual Spending (\$000s)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$245,601	\$455,627	\$1,722,354
Total Apparel	\$13,198	\$23,910	\$90,830
Women's Apparel	5,482	10,024	38,036
Men's Apparel	2,931	5,377	20,347
Girl's Apparel	1,002	1,761	6,750
Boy's Apparel	669	1,169	4,506
Infant Apparel	466	816	3,179
Footwear	2,648	4,764	18,011
Total Entertainment & Hobbies	\$17,880	\$32,811	\$122,311
Entertainment	3,264	6,376	23,034
Audio & Visual Equipment/Service	7,965	14,372	54,267
Reading Materials	864	1,599	5,985
Pets, Toys, & Hobbies	5,787	10,464	39,025
Total Food and Alcohol	\$57,106	\$103,569	\$391,661
Food At Home	29,347	53,018	199,164
Food Away From Home	23,731	43,180	164,648
Alcoholic Beverages	4,029	7,371	27,849
Total Household	\$36,574	\$68,344	\$263,415
House Maintenance & Repair	6,628	12,206	45,995
Household Equip & Furnishings	14,158	26,138	100,000
Household Operations	11,085	20,936	81,775
Housing Costs	4,703	9,064	35,645

Consumer Spending Report

Food Lion Shopping Center

1312 S Main St, Mount Airy, MD 21771

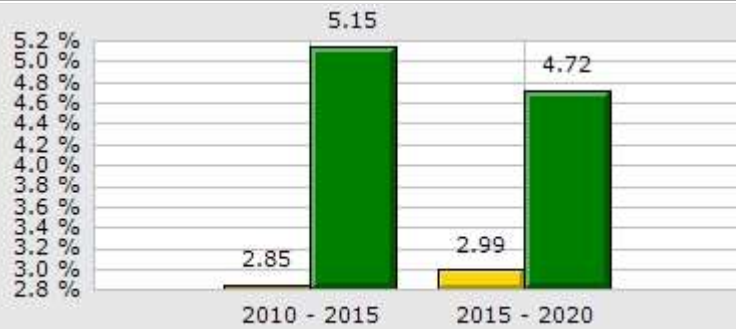
2015 Annual Spending (000s)	3 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$72,298	\$136,781	\$512,818
Vehicle Purchases	28,285	54,990	201,572
Gasoline	29,810	55,100	208,560
Vehicle Expenses	2,367	4,394	16,855
Transportation	5,077	9,619	37,879
Automotive Repair & Maintenance	6,758	12,678	47,953
Total Health Care	\$12,291	\$22,660	\$83,938
Medical Services	6,853	12,642	47,303
Prescription Drugs	4,314	7,950	28,886
Medical Supplies	1,123	2,068	7,750
Total Education/Day Care	\$17,946	\$33,679	\$129,965
Education	11,399	21,299	81,801
Fees & Admissions	6,547	12,380	48,164

Food Lion Shopping Center
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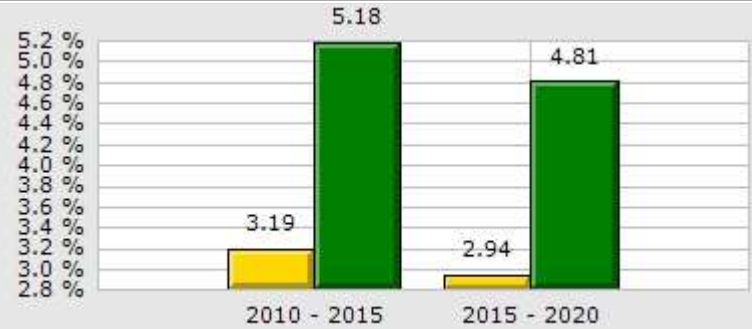
Type: **Retail/Freestanding (Neighborhood Ctr)**
County: **Frederick**

1 Mile
County

Population Growth



Household Growth



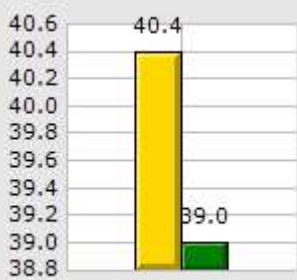
2015 Med Household Inc



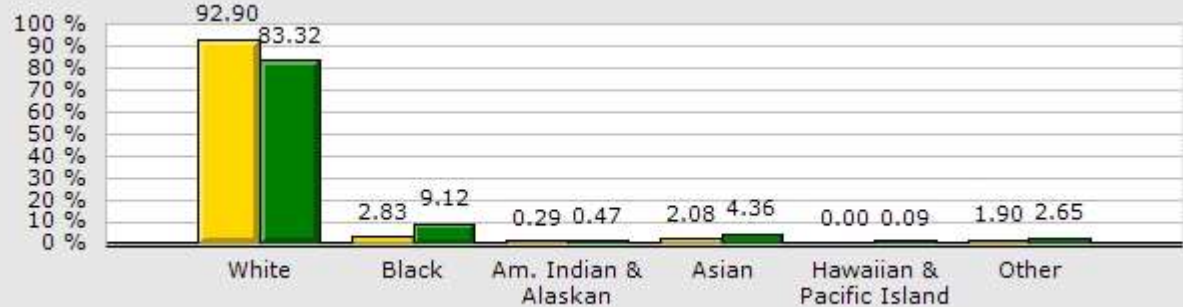
2015 Households by Household Income



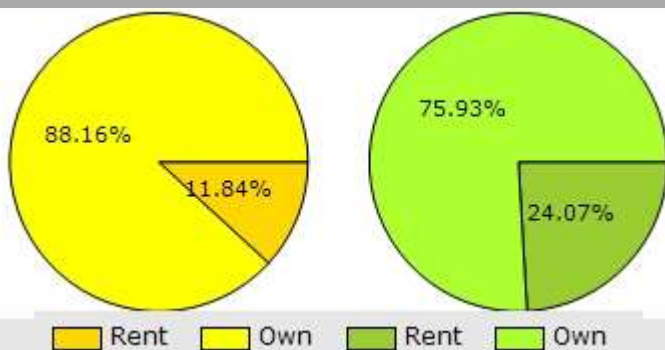
2015 Median Age



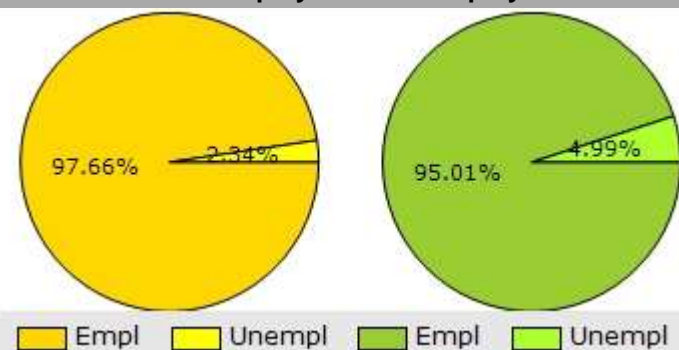
2015 Population by Race



2015 Renter vs. Owner



2015 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Food Lion Shopping Center
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Type: **Retail/Freestanding (Neighborhood Ctr)**
County: **Frederick**

	1 Mile		County	
Population Growth				
Growth 2010 - 2015	2.85%		5.15%	
Growth 2015 - 2020	2.99%		4.72%	
Empl	2,880	97.66%	133,575	95.01%
Unempl	69	2.34%	7,021	4.99%
2015 Population by Race				
	5,478		245,415	
White	5,089	92.90%	204,472	83.32%
Black	155	2.83%	22,370	9.12%
Am. Indian & Alaskan	16	0.29%	1,147	0.47%
Asian	114	2.08%	10,703	4.36%
Hawaiian & Pacific Island	0	0.00%	224	0.09%
Other	104	1.90%	6,499	2.65%
Household Growth				
Growth 2010 - 2015	3.19%		5.18%	
Growth 2015 - 2020	2.94%		4.81%	
Renter Occupied	230	11.84%	21,468	24.07%
Owner Occupied	1,712	88.16%	67,722	75.93%
2015 Households by Household Income				
	1,941		89,190	
Income <\$25K	307	15.82%	9,780	10.97%
Income \$25K - \$50K	283	14.58%	14,152	15.87%
Income \$50K - \$75K	199	10.25%	14,282	16.01%
Income \$75K - \$100K	247	12.73%	13,151	14.74%
Income \$100K - \$125K	306	15.77%	11,573	12.98%
Income \$125K - \$150K	267	13.76%	8,677	9.73%
Income \$150K - \$200K	164	8.45%	10,240	11.48%
Income \$200K+	168	8.66%	7,335	8.22%
2015 Med Household Inc	\$93,370		\$87,130	
2015 Median Age	40.40		39.00	

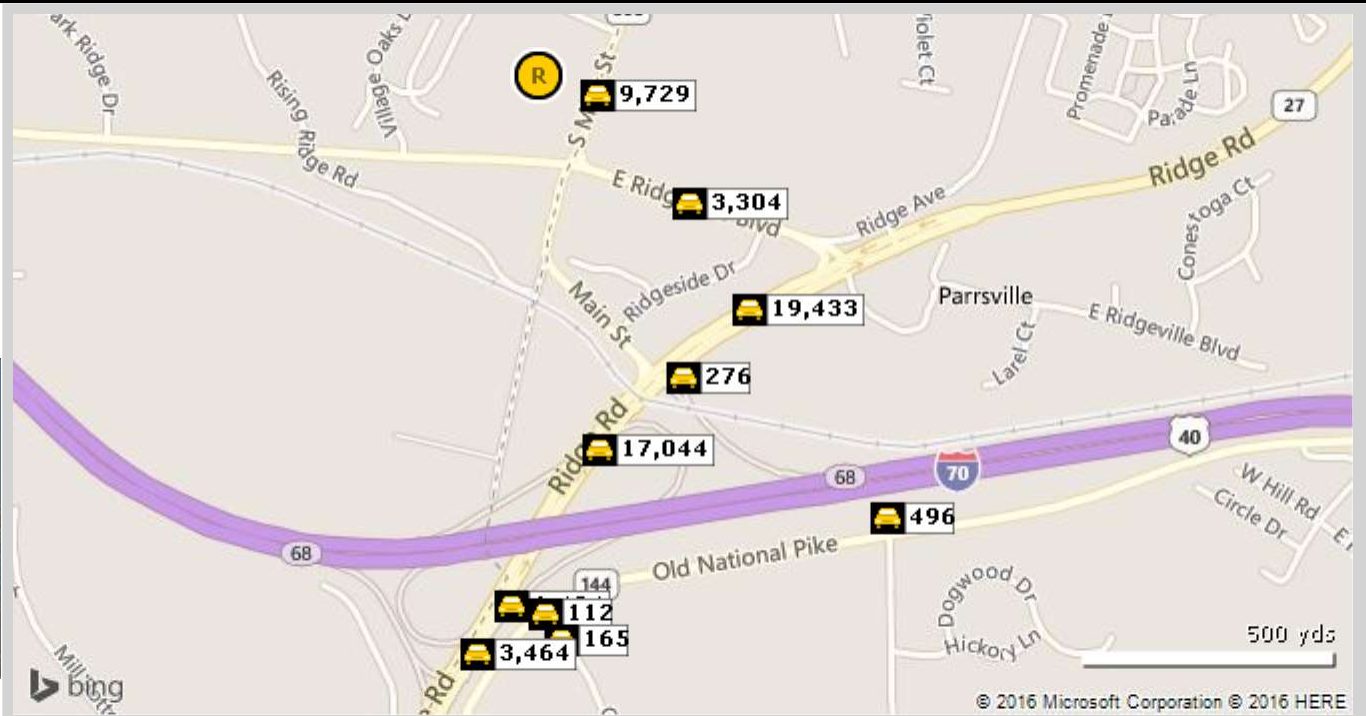


Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Main St	Culwell Dr	0.07 N	2014	9,729	MPSI	.07
2 E Ridgeville Blvd	S Main St	0.15 W	2014	3,304	MPSI	.23
3 Ridge Rd	E Ridgeville Blvd	0.11 NE	2014	19,433	MPSI	.36
4 Ridge Rd	S Main St	0.03 W	2014	276	MPSI	.38
5 Ridge Rd	S Main St	0.10 NE	2014	17,044	MPSI	.43
6 Ridge Rd	I-70	0.07 N	2014	1,424	MPSI	.61
7 Frederick Rd	Griffith Rd	0.01 SW	2012	112	MPSI	.62
8 Griffith Rd	Frederick Rd	0.04 NW	2014	165	MPSI	.65
9 Bennett Branch Rd	Frederick Rd	0.02 S	2014	496	MPSI	.65
10 Ridge Rd	S Main St	0.09 NE	2012	3,464	MPSI	.67