

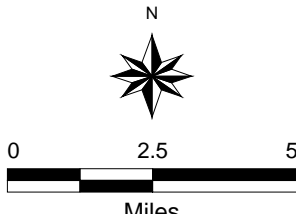
Hornell Plaza

St Hwy 36 & Bethesda Dr Hornell, NY

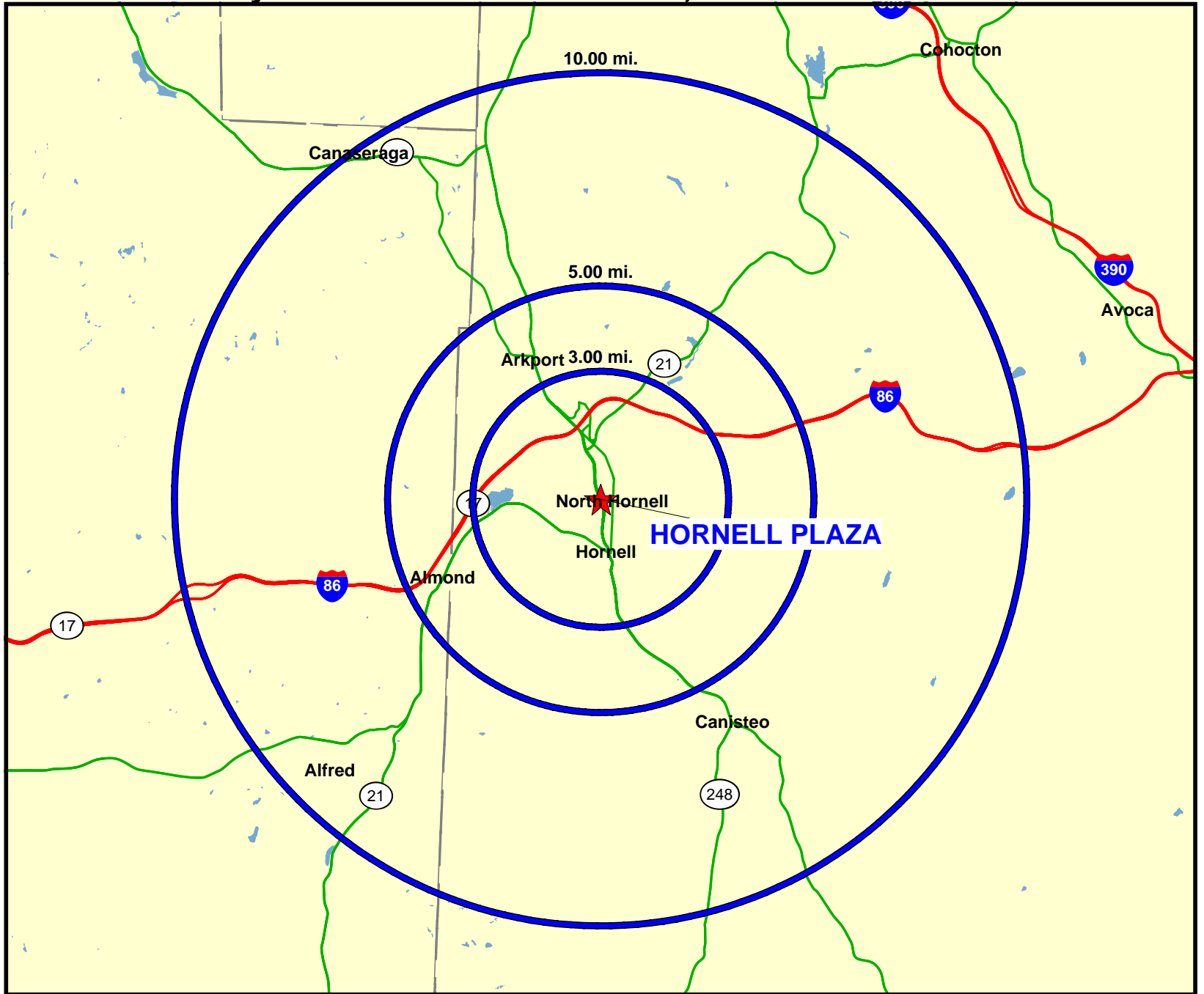
Legend

★ Site

Site Coordinates
Longitude/X: -77.666020
Latitude/Y: 42.345910



0 2.5 5
Miles



AIG Baker Shopping Center Properties, L.L.C. Updated Summary Report

Prepared by: AIG Baker Shopping Center Properties, L.L.C.



Hornell Plaza
St Hwy 36 & Bethesda Dr Hornell, NY

6/4/2007

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	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI	10 MILE RING 314.11 SQ/MI
POPULATION			
2011 Population	10,545	13,499	27,369
2006 Population	10,963	13,954	27,421
2000 Population	11,529	14,554	27,546
1990 Population	12,416	15,492	28,832
% Population Change 2006-2011	-3.8%	-3.3%	-0.2%
% Population Change 2000-2006	-4.9%	-4.1%	-0.5%
% Population Change 1990-2000	-7.1%	-6.1%	-4.5%
INCOME			
2011 Average Household Income	\$44,105	\$45,546	\$46,684
2006 Average Household Income	\$40,820	\$42,217	\$43,391
2000 Average Household Income	\$38,716	\$40,413	\$41,204
2011 Median Household Income	\$35,052	\$36,995	\$39,549
2006 Median Household Income	\$33,326	\$34,881	\$36,726
2000 Median Household Income	\$30,051	\$31,327	\$32,881
2011 Per Capita Income	\$17,309	\$17,631	\$15,208
2006 Per Capita Income	\$16,686	\$17,047	\$15,057
2000 Per Capita Income	\$15,525	\$16,158	\$14,533
HOUSEHOLDS			
2011 Households	3,790	4,867	8,249
2006 Households	4,143	5,287	8,909
2000 Households	4,604	5,823	9,737
1990 Households	4,836	6,001	9,648
% Change in Households 2006-2011	-8.52%	-7.94%	-7.41%
% Change in Households 2000-2006	-10.01%	-9.20%	-8.50%
% Change in Households 1990-2000	-4.80%	-2.97%	0.92%
HOUSEHOLDS BY INCOME			
% 2006 Household Income < \$10,000	11.40%	10.55%	10.09%
% 2006 Household Income \$10,000-\$14,999	10.82%	9.99%	8.55%
% 2006 Household Income \$15,000-\$19,999	9.03%	8.74%	8.15%
% 2006 Household Income \$20,000-\$24,999	8.04%	7.93%	7.86%
% 2006 Household Income \$25,000-\$29,999	6.57%	6.53%	6.51%

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% 2006 Household Income \$30,000-\$34,999	6.20%	6.41%	6.53%
% 2006 Household Income \$35,000-\$39,999	6.62%	6.64%	6.71%
% 2006 Household Income \$40,000-\$44,999	6.37%	6.11%	6.07%
% 2006 Household Income \$45,000-\$49,999	3.24%	3.54%	4.39%
% 2006 Household Income \$50,000-\$59,999	7.68%	7.91%	8.78%
% 2006 Household Income \$60,000-\$74,999	9.01%	9.32%	10.05%
% 2006 Household Income \$75,000-\$99,999	8.14%	8.89%	8.78%
% 2006 Household Income \$100,000-\$124,999	3.60%	3.86%	4.02%
% 2006 Household Income \$125,000-\$149,999	1.67%	1.72%	1.68%
% 2006 Household Income \$150,000-\$199,999	0.94%	1.13%	1.02%
% 2006 Household Income > \$200,000	0.70%	0.74%	0.82%
2011 Average Household Size	2.7	2.7	2.8
2006 Average Household Size	2.6	2.6	2.7
ETHNICITY			
% 2006 White	96.2%	96.6%	96.1%
% 2006 Black	2.0%	1.6%	1.5%
% 2006 Amer Indian/Alaska Native	0.1%	0.1%	0.2%
% 2006 Asian	0.8%	0.9%	1.2%
% 2006 Nat Hawaiian/Oth Pacific Islander	0.0%	0.0%	0.0%
% 2006 Other	0.3%	0.3%	0.4%
% 2006 Population Hispanic	1.6%	1.4%	1.6%
% 2006 Population Non-Hispanic	98.4%	98.6%	98.4%
POPULATION BY AGE			
% 2006 Population Age 0-4	6.4%	6.1%	5.0%
% 2006 Population Age 5-13	11.1%	11.0%	10.1%
% 2006 Population Age 14-17	5.4%	5.5%	5.6%
% 2006 Population Age 18-24	11.7%	10.8%	19.6%
% 2006 Population Age 25-29	6.5%	6.3%	5.9%
% 2006 Population Age 30-39	11.2%	11.2%	9.7%
% 2006 Population Age 40-49	13.3%	13.8%	12.7%
% 2006 Population Age 50-59	12.0%	12.7%	11.9%
% 2006 Population Age 60-69	9.0%	9.5%	8.5%
% 2006 Population Age 70-79	7.2%	7.1%	5.9%
% 2006 Population Age 80+	6.2%	6.0%	4.5%

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2011 Median Age	37.5	39.0	33.9
2006 Median Age	36.9	38.2	32.7
EDUCATION			
2006 Population Age 25+	7,171	9,283	16,348
% 2006 Less than 9th Grade	3.91%	3.57%	3.41%
% 2006 9th-12th Grade No Diploma	10.96%	10.84%	9.89%
% 2006 HS Graduate	41.05%	40.35%	40.20%
% 2006 College No Diploma	16.49%	16.56%	15.72%
% 2006 Associate Degree	12.73%	12.77%	12.09%
% 2006 Bachelor Degree	7.49%	7.94%	9.04%
% 2006 Graduate or Prof School Degree	7.38%	7.98%	9.66%
HOUSING			
2006 Owner Occupied Units	2,776	3,772	6,710
% 2006 Owner Occupied Units	66.89%	70.73%	74.31%
2006 Renter Occupied Units	1,374	1,561	2,320
% 2006 Renter Occupied Units	33.11%	29.27%	25.69%
2006 Housing Units Vacant	968	1,271	2,605
% 2006 Housing Units Vacant	18.91%	19.25%	22.39%
LABOR FORCE			
2006 Population Age 16+	5,361	6,873	13,838
% 2006 Employed	5.45%	5.04%	5.70%
% 2006 Unemployed	38.47%	38.35%	37.89%
% 2006 In Armed Forces	0.18%	0.18%	0.16%
% 2006 Not in Labor Force	38.47%	38.35%	37.89%
Total Businesses	574	642	936
Total Employees	8,364	8,981	11,480