

## Crossroads Centre

Rossford, OH

Prepared for:



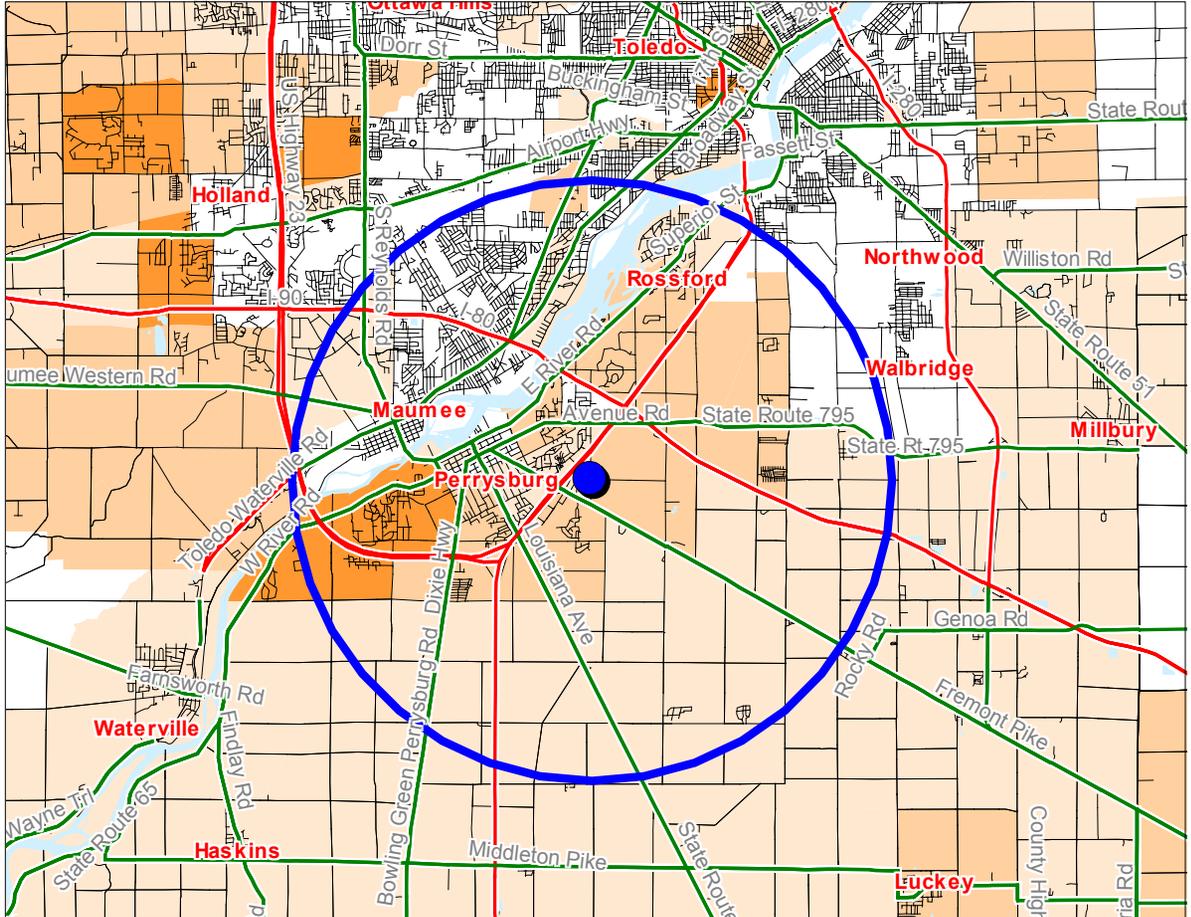
-  Site
-  Secondary Highway
-  Primary Highway
-  Street



www.MarketInsiteGroup.com  
March, 2003

# CROSSROADS CENTRE

Rossford, Ohio

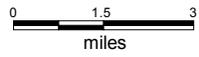


Category	Radius
2002 Population	79,050
2007 Population	80,073
Population Growth 1990 - 2000	3.91%
2002 Households	32,841
2007 Households	33,815
Household Growth 1990 - 2000	9.35%
Persons Per Household	2.51
Average Household Income	\$67,770
Median Household Income	\$53,417
Per Capita Income	\$28,770
Median Age	38.04
Owner Occupied Housing Units	72.23%
Percent White	92.93%
Percent African-American	3.02%
Percent Hispanic	2.93%

### Population Growth (2002-2007)

- Below 0
- 0 to 5%
- 5% to 10%
- 10% to 15%
- Above 15%

-  Crossroads Centre
-  5 Mile Radius





P.1

**Demographic Radius Profile**

**Crossroads Centre  
Rossford, OH**

	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
<b>Population</b>			
2000	25,714	78,709	170,540
2002	25,987	79,050	170,057
2007	26,739	80,073	169,204
Growth 2002 - 2007	2.89%	1.29%	-0.50%

<b>Households</b>			
2000	10,504	32,484	69,489
2002	10,700	32,841	69,773
2007	11,228	33,815	70,630
Growth 2002 - 2007	4.93%	2.97%	1.23%

<b>Population by Race</b>			
White	94.84%	92.93%	78.59%
African American	1.19%	3.02%	15.32%
Asian / Pacific Islander	1.39%	1.42%	1.35%
Hispanic	2.97%	2.93%	5.35%

<b>Household by Type</b>			
Renter Occupied	25.45%	27.77%	35.40%
Owner Occupied	74.55%	72.23%	64.60%
Seasonal Households	6.47%	5.61%	3.01%
Persons Per Household	2.57	2.51	2.55

<b>Income</b>			
2002 Average HH Income	\$79,480	\$67,770	\$55,906
2002 Median HH Income	\$59,693	\$53,417	\$43,453
2002 Per Capita Income	\$34,402	\$28,770	\$23,728
HH Income \$75,000 +	36.27%	30.23%	22.16%
HH Income \$25,000 - \$74,999	47.85%	51.12%	50.06%
HH Income \$25,000 +	84.12%	81.35%	72.22%



**Demographic Radius Profile**

**Crossroads Centre  
Rossford, OH**

	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
<b>Population by Sex</b>			
% Male	47.98%	48.00%	47.82%
% Female	52.02%	52.00%	52.18%

	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
<b>Age</b>			
Median Age	39.44	38.04	35.08
Average Age	38.66	37.97	36.27
Age 0 - 17 Years	17.34%	17.30%	18.61%
Age 18 - 29 Years	12.45%	14.48%	16.87%
Age 30 - 49 Years	30.55%	30.28%	28.99%
Age 50 - 64 Years	17.56%	16.45%	15.17%
Age 65 Years +	14.47%	14.10%	12.69%

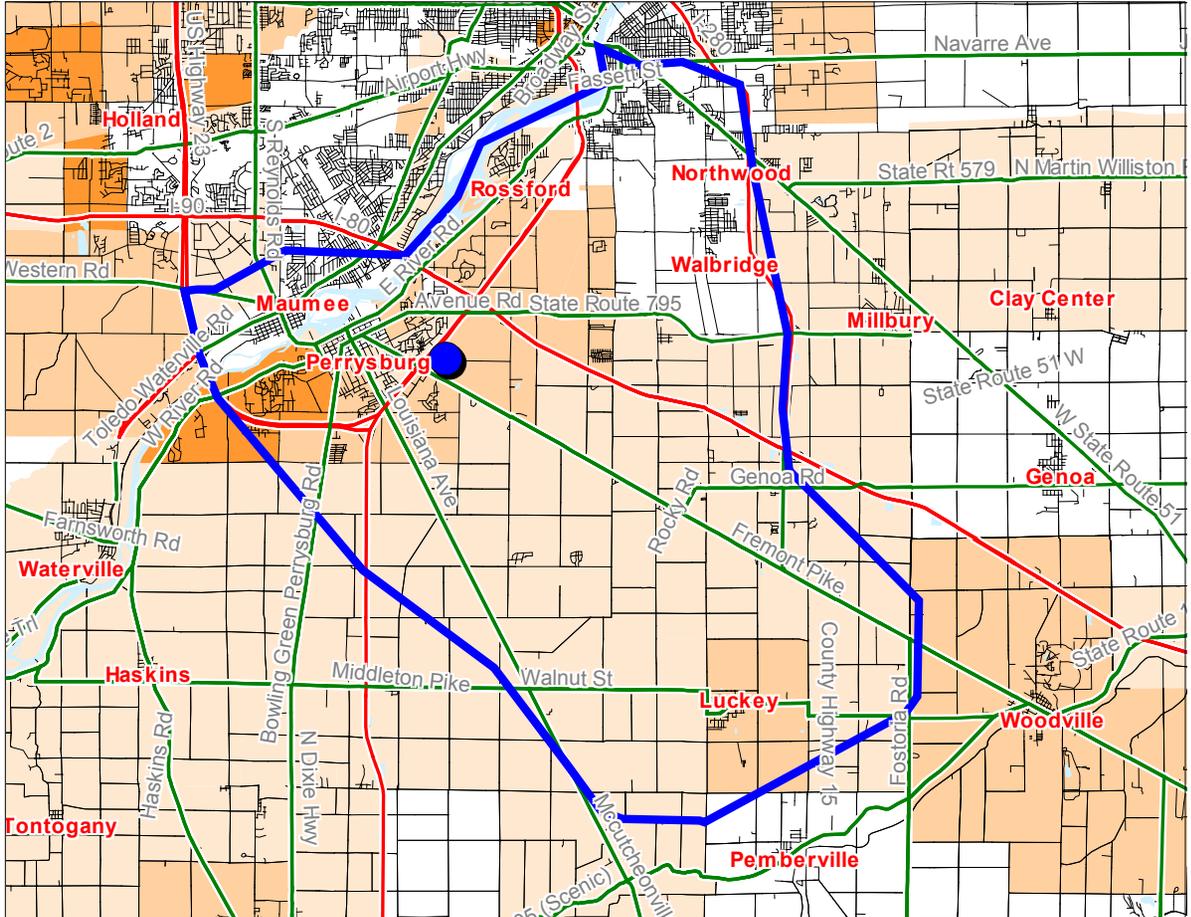
	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
<b>Population by Occupation (16 Years+)</b>			
Executive & Managerial	16.42%	13.97%	11.94%
Professional Specialty	20.69%	18.55%	14.57%
Technical Support	3.40%	3.91%	3.87%
Sales	13.46%	13.05%	11.96%
Administrative & Clerical	14.51%	16.07%	15.75%
Total White Collar	68.47%	65.55%	58.09%
Total Blue Collar	31.53%	34.45%	41.91%

	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
<b>Education</b>			
High School Graduate	28.71%	31.67%	33.42%
Some College	19.58%	20.81%	19.22%
Associate Degree	7.65%	8.34%	7.40%
Bachelor Degree	21.66%	17.31%	12.44%
Graduate Degree	11.08%	8.26%	6.04%

	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
<b>Daytime Population</b>			
Business Population	27,124	77,107	124,852

# CROSSROADS CENTRE

Rossford, Ohio

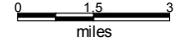


Category	Trade_Area
2002 Population	72,172
2007 Population	73,388
Population Growth 1990 - 2000	5.13%
2002 Households	28,718
2007 Households	29,675
Household Growth 1990 - 2000	9.24%
Persons Per Household	2.61
Average Household Income	\$63,115
Median Household Income	\$48,730
Per Capita Income	\$25,858
Median Age	36.40
Owner Occupied Housing Units	27.70%
Percent White	92.42%
Percent African-American	2.69%
Percent Hispanic	4.71%

Population Growth (2002-2007)

- Below 0
- 0 to 5%
- 5 to 10%
- 10 to 15%
- Above 15%

 Crossroads Centre  
 Trade Area





**Demographic Profile**

**Crossroads Centre  
Rossford, OH**

	Trade Area	Rossford	Ohio
<b>Population</b>			
2000	71,752	6,406	11,353,140
2002	72,172	6,472	11,379,166
2007	73,388	6,664	11,479,610
Growth 2002 - 2007	1.68%	2.97%	0.88%

<b>Households</b>			
2000	28,366	2,610	4,445,773
2002	28,718	2,644	4,483,474
2007	29,675	2,741	4,594,310
Growth 2002 - 2007	3.33%	3.67%	2.47%

<b>Population by Race</b>			
White	92.42%	96.28%	84.55%
African American	2.69%	1.25%	11.68%
Asian / Pacific Islander	0.98%	0.80%	1.24%
Hispanic	4.71%	1.73%	2.03%

<b>Household by Type</b>			
Renter Occupied	27.70%	28.13%	32.52%
Owner Occupied	72.30%	71.87%	67.48%
Seasonal Households	4.15%	2.27%	13.12%
Persons Per Household	2.61	2.49	2.59

<b>Income</b>			
2002 Average HH Income	\$63,115	\$63,160	\$57,378
2002 Median HH Income	\$48,730	\$53,027	\$44,638
2002 Per Capita Income	\$25,858	\$25,803	\$23,149
HH Income \$75,000 +	26.07%	27.65%	22.72%
HH Income \$25,000 - \$74,999	51.63%	52.87%	50.51%
HH Income \$25,000 +	77.70%	80.52%	73.23%



**Demographic Profile**

**Crossroads Centre  
Rossford, OH**

	Trade Area	Rossford	Ohio
<b>Population by Sex</b>			
% Male	48.21%	47.93%	48.47%
% Female	51.79%	52.07%	51.53%

	Trade Area	Rossford	Ohio
<b>Age</b>			
Median Age	36.40	37.12	36.57
Average Age	36.49	37.48	37.06
Age 0 - 17 Years	19.03%	17.85%	17.86%
Age 18 - 29 Years	14.42%	14.86%	15.65%
Age 30 - 49 Years	30.21%	29.91%	29.79%
Age 50 - 64 Years	16.03%	16.33%	16.17%
Age 65 Years +	12.30%	13.55%	13.09%

	Trade Area	Rossford	Ohio
<b>Population by Occupation (16 Years+)</b>			
Executive & Managerial	11.54%	9.79%	11.45%
Professional Specialty	13.66%	15.76%	13.35%
Technical Support	3.88%	4.27%	3.68%
Sales	11.72%	11.00%	11.35%
Administrative & Clerical	16.17%	16.17%	15.95%
Total White Collar	56.98%	56.99%	55.78%
Total Blue Collar	43.02%	43.01%	44.22%

	Trade Area	Rossford	Ohio
<b>Education</b>			
High School Graduate	36.04%	33.11%	36.33%
Some College	18.72%	21.92%	17.03%
Associate Degree	7.71%	11.07%	5.33%
Bachelor Degree	12.39%	11.12%	11.09%
Graduate Degree	6.10%	5.22%	5.88%



CUSTOM SUMMARY REPORT  
 (POP FACTS: FULL DATA REPORT)  
 BY CLARITAS INC. 800-866-6520  
 PREPARED FOR  
 RAMCO-GERSHENSON

CROSSROADS CENTRE  
 ROSSFORD, OH

COORD: 41.550900 83.590990

DESCRIPTION	3.00 MILE RADIUS	5.00 MILE RADIUS	7.00 MILE RADIUS
<b>POPULATION</b>			
2007 PROJECTION	26,739	80,073	169,204
2002 ESTIMATE	25,987	79,050	170,057
1990 CENSUS	24,025	75,747	168,792
1980 CENSUS	21,793	72,615	167,129
GROWTH 1980 - 1990	10.24%	4.31%	0.99%
<b>HOUSEHOLDS</b>			
2007 PROJECTION	11,228	33,815	70,630
2002 ESTIMATE	10,700	32,841	69,773
1990 CENSUS	9,310	29,702	65,659
1980 CENSUS	7,728	26,548	61,702
GROWTH 1980 - 1990	20.47%	11.88%	6.41%
<b>2002 ESTIMATED POPULATION BY RACE</b>			
	25,987	79,050	170,057
WHITE ALONE	94.84%	92.93%	78.59%
BLACK ALONE	1.19%	3.02%	15.32%
AMER IND/ALASKAN ALONE	0.17%	0.18%	0.27%
ASIAN ALONE	1.39%	1.42%	1.35%
HAWAIIAN/PACISL ALONE	0.04%	0.03%	0.03%
SOME OTHER ALONE	1.27%	1.09%	2.22%
TWO OR MORE RACES	1.10%	1.33%	2.21%
<b>2002 ESTIMATED POPULATION HISPANIC ORIGIN</b>			
	25,987	79,050	170,057
	2.97%	2.93%	5.35%
<b>1990 OCCUPIED UNITS</b>			
	9,310	29,702	65,659
OWNER OCCUPIED	74.55%	72.23%	64.60%
RENTER OCCUPIED	25.45%	27.77%	35.40%
AVERAGE PERSONS PER HH	2.57	2.51	2.55
<b>2002 EST. HOUSEHOLDS BY INCOME</b>			
	10,700	32,841	69,773
\$150,000 OR MORE	9.89%	6.23%	4.15%
\$100,000 TO \$149,999	12.14%	10.33%	7.46%
\$ 75,000 TO \$ 99,999	14.24%	13.67%	10.55%
\$ 50,000 TO \$ 74,999	22.42%	22.90%	20.69%
\$ 35,000 TO \$ 49,999	15.54%	16.31%	16.38%
\$ 25,000 TO \$ 34,999	9.89%	11.91%	12.99%
\$ 15,000 TO \$ 24,999	7.39%	9.50%	11.90%
\$ 5,000 TO \$ 15,000	6.79%	7.20%	11.59%
UNDER \$ 5,000	1.70%	1.95%	4.29%
<b>2002 EST. AVERAGE HOUSEHOLD INCOME</b>			
	\$79,480	\$67,770	\$55,906
<b>2002 EST. MEDIAN HOUSEHOLD INCOME</b>			
	\$59,693	\$53,417	\$43,453
<b>2002 EST. PER CAPITA INCOME</b>			
	\$34,402	\$28,770	\$23,728

CUSTOM SUMMARY REPORT  
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 ROSSFORD, OH

COORD: 41.550900 83.590990

DESCRIPTION	3.00 MILE RADIUS	5.00 MILE RADIUS	7.00 MILE RADIUS
2002 ESTIMATED POPULATION BY SEX	25,987	79,050	170,057
MALE	47.98%	48.00%	47.82%
FEMALE	52.02%	52.00%	52.18%
1990 MARITAL STATUS	18,858	60,098	130,904
SINGLE MALE	10.88%	12.27%	14.27%
SINGLE FEMALE	9.73%	11.11%	12.92%
MARRIED	64.09%	60.38%	53.36%
PREVIOUSLY MARRIED MALE	4.18%	4.68%	6.07%
PREVIOUSLY MARRIED FEMALE	11.12%	11.56%	13.37%
1990 HOUSEHOLDS WITH CHILDREN	3,331	10,146	23,701
MARRIED COUPLE FAMILY	85.51%	82.09%	69.51%
OTHER FAMILY-MALE HEAD	2.45%	3.24%	4.78%
OTHER FAMILY-FEMALE HEAD	11.30%	13.91%	24.64%
NON FAMILY	0.73%	0.75%	1.07%
2002 ESTIMATED POPULATION BY AGE	25,987	79,050	170,057
UNDER 5 YEARS	5.91%	6.10%	6.91%
5 TO 9 YEARS	6.70%	6.73%	7.32%
10 TO 14 YEARS	7.62%	7.39%	7.67%
15 TO 17 YEARS	4.73%	4.46%	4.38%
18 TO 20 YEARS	3.28%	3.44%	3.84%
21 TO 24 YEARS	3.82%	4.75%	5.90%
25 TO 29 YEARS	5.35%	6.30%	7.13%
30 TO 34 YEARS	6.11%	6.46%	6.75%
35 TO 39 YEARS	7.30%	7.18%	6.88%
40 TO 49 YEARS	17.14%	16.64%	15.37%
50 TO 59 YEARS	13.50%	12.56%	11.44%
60 TO 64 YEARS	4.07%	3.90%	3.73%
65 TO 69 YEARS	3.57%	3.52%	3.22%
70 TO 74 YEARS	3.51%	3.64%	3.22%
75 + YEARS	7.39%	6.94%	6.26%
MEDIAN AGE	39.44	38.04	35.08
AVERAGE AGE	38.66	37.97	36.27

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DESCRIPTION	3.00 MILE RADIUS	5.00 MILE RADIUS	7.00 MILE RADIUS
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2002 ESTIMATED FEMALE POP. BY AGE	13,520	41,109	88,738
UNDER 5 YEARS	5.54%	5.74%	6.53%
5 TO 9 YEARS	6.09%	6.19%	6.84%
10 TO 14 YEARS	7.09%	7.00%	7.20%
15 TO 17 YEARS	4.38%	4.23%	4.17%
18 TO 20 YEARS	2.87%	3.18%	3.73%
21 TO 24 YEARS	3.88%	4.81%	6.01%
25 TO 29 YEARS	5.02%	5.97%	6.90%
30 TO 34 YEARS	6.17%	6.27%	6.52%
35 TO 39 YEARS	7.19%	7.21%	6.83%
40 TO 49 YEARS	17.27%	16.55%	15.21%
50 TO 59 YEARS	12.99%	12.40%	11.37%
60 TO 64 YEARS	4.19%	3.99%	3.83%
65 TO 69 YEARS	3.74%	3.75%	3.39%
70 TO 74 YEARS	3.75%	3.98%	3.51%
75 + YEARS	9.82%	8.74%	7.97%
FEMALE MEDIAN AGE	41.05	39.58	36.54
FEMALE AVERAGE AGE	40.49	39.50	37.72
1990 POP BY HOUSEHOLD TYPE	24,025	75,747	168,792
FAMILY HOUSEHOLDS	87.29%	84.86%	84.06%
NON-FAMILY HOUSEHOLDS	12.12%	13.74%	15.10%
GROUP QUARTERS	0.59%	1.40%	0.84%
1990 HOUSEHOLDS BY TYPE	9,310	29,702	65,659
SINGLE MALE	8.19%	9.50%	10.86%
SINGLE FEMALE	16.14%	16.26%	15.85%
MARRIED COUPLE	63.82%	59.76%	51.66%
OTHER FAMILY-MALE HEAD	1.88%	2.36%	3.29%
OTHER FAMILY-FEMALE HEAD	6.84%	7.93%	13.00%
NON FAMILY-MALE HEAD	1.99%	2.45%	3.17%
NON FAMILY-FEMALE HEAD	1.13%	1.75%	2.18%
POPULATION BY URBAN VS. RURAL	23,980	75,642	168,922
URBAN	93.31%	92.09%	94.07%
RURAL	6.69%	7.91%	5.93%

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DESCRIPTION	3.00 MILE RADIUS	5.00 MILE RADIUS	7.00 MILE RADIUS
1990 FEMALES 16+ WITH CHILDREN 0 - 17	9,832	31,282	68,218
WORKING WITH CHILD 0 - 5	5.58%	5.80%	5.17%
NOT WORKING WITH CHILD 0 - 5	0.35%	0.29%	0.60%
NOT IN LABOR FORCE WITH CHILD 0 -	2.27%	2.28%	3.20%
WORKING WITH CHILD 6 - 17	13.04%	12.17%	11.85%
NOT WORKING WITH CHILD 6 - 17	0.36%	0.46%	0.98%
NOT IN LAB. FORCE WITH CHILD 6 -	4.80%	3.64%	4.34%
WORKING WITH CHILD 0 - 5 & 6 - 18	4.32%	3.89%	3.58%
NOT WORKING WITH CHILD 0-5 & 6-18	0.11%	0.12%	0.33%
NOT IN LAB. FORCE W/CHILD 0-5 & 6-	2.42%	2.30%	2.93%
WORKING WITH NO CHILDREN	33.37%	35.42%	32.51%
NOT WORKING WITH NO CHILDREN	1.95%	1.66%	2.29%
NOT IN LAB. FORCE WITH NO CHILD.	31.43%	31.96%	32.21%
1990 HH BY AGE BY POVERTY STATUS	9,281	29,722	65,629
ABOVE POVERTY UNDER AGE 65	74.45%	73.90%	68.25%
ABOVE POVERTY AGE 65 +	21.13%	20.20%	18.44%
BELOW POVERTY UNDER AGE 65	2.20%	3.86%	10.67%
BELOW POVERTY AGE 65 +	2.22%	2.03%	2.65%
1990 POP 16+ BY EMPLOYMENT STATUS	18,571	59,065	128,696
EMPLOYED IN ARMED FORCES	0.16%	0.16%	0.12%
EMPLOYED CIVILIANS	65.48%	64.79%	60.32%
UNEMPLOYED CIVILIANS	3.01%	3.06%	5.14%
NOT IN LABOR FORCE	31.35%	32.00%	34.42%
1990 POPULATION 16+ BY OCCUPATION	12,160	38,265	77,630
EXECUTIVE AND MANAGERIAL	16.42%	13.97%	11.94%
PROFESSIONAL SPECIALTY	20.69%	18.55%	14.57%
TECHNICAL SUPPORT	3.40%	3.91%	3.87%
SALES	13.46%	13.05%	11.96%
ADMINISTRATIVE SUPPORT	14.51%	16.07%	15.75%
SERVICE: PRIVATE HOUSEHOLD	0.16%	0.26%	0.24%
SERVICE: PROTECTIVE	1.21%	1.73%	1.59%
SERVICE: OTHER	9.49%	9.95%	12.58%
FARMING FORESTRY & FISHING	0.83%	0.70%	0.73%
PRECISION PRODUCTION & CRAFT	9.18%	9.64%	10.51%
MACHINE OPERATOR	4.74%	5.26%	7.21%
TRANS. AND MATERIAL MOVING	3.27%	3.59%	4.79%
LABORERS	2.65%	3.32%	4.27%

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DESCRIPTION	3.00 MILE RADIUS	5.00 MILE RADIUS	7.00 MILE RADIUS
1990 FAMILIES BY NUMBER OF WORKERS	6,766	20,943	44,830
NO WORKERS	9.80%	11.07%	14.32%
ONE WORKER	22.63%	22.96%	27.26%
TWO WORKERS	52.74%	51.10%	45.46%
THREE + WORKERS	14.84%	14.88%	12.97%
1990 HISPANIC POPULATION BY TYPE	24,025	75,747	168,792
NOT HISPANIC	97.88%	98.14%	96.02%
MEXICAN	1.64%	1.39%	3.36%
PUERTO RICAN	0.10%	0.08%	0.11%
CUBAN	0.05%	0.04%	0.05%
OTHER HISPANIC	0.33%	0.35%	0.46%
2002 HISPANICS BY RACE: BASE	771	2,315	9,090
WHITE ALONE	51.24%	52.02%	44.87%
BLACK ALONE	1.18%	2.32%	3.61%
AMER IND/ALASKAN ALONE	1.02%	1.12%	1.12%
ASIAN ALONE	0.00%	0.00%	0.19%
HAWAIIAN/PACISL ALONE	0.00%	0.09%	0.03%
SOME OTHER ALONE	39.85%	33.85%	38.94%
TWO OR MORE RACES	6.72%	10.61%	11.25%
1990 POP BY TRANSPORTATION TO WORK	11,877	37,497	75,864
DRIVE ALONE	88.95%	87.71%	85.48%
CAR POOL	5.54%	6.98%	8.54%
PUBLIC TRANSPORTATION	1.02%	1.36%	2.01%
DRIVE MOTORCYCLE	0.00%	0.04%	0.07%
WALKED ONLY	1.63%	1.51%	1.73%
OTHER MEANS	0.16%	0.39%	0.44%
WORKED AT HOME	2.70%	2.01%	1.73%
1990 POP BY TRAVEL TIME TO WORK	11,556	36,743	74,550
UNDER 10 MINUTES / WORK AT HOME	19.99%	18.12%	17.02%
10 TO 29 MINUTES	67.44%	68.67%	68.64%
30 TO 59 MINUTES	11.44%	12.23%	13.03%
60 TO 89 MINUTES	1.89%	1.63%	1.80%
90+ MINUTES	1.93%	1.36%	1.24%
AVERAGE TRAVEL TIME IN MINUTES	19.20	18.70	18.77
1990 HOUSEHOLDS BY NO. OF VEHICLES	9,340	29,624	65,752
NO VEHICLES	5.06%	5.55%	9.85%
1 VEHICLE	29.45%	33.02%	36.64%
2 VEHICLES	47.53%	44.64%	38.99%
3+ VEHICLES	17.96%	16.79%	14.52%
ESTIMATED TOTAL VEHICLES	16,996	52,149	105,911

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 RAMCO-GERSHENSON

CROSSROADS CENTRE  
 ROSSFORD, OH

COORD: 41.550900 83.590990

DESCRIPTION	3.00 MILE RADIUS	5.00 MILE RADIUS	7.00 MILE RADIUS
1990 POPULATION 25+ BY EDUCATION LEVE	15,896	50,219	106,076
ELEMENTARY (0-8)	3.11%	4.19%	6.73%
SOME HIGH SCHOOL (9-11)	8.21%	9.42%	14.76%
HIGH SCHOOL GRADUATE (12)	28.71%	31.67%	33.42%
SOME COLLEGE (13-15)	19.58%	20.81%	19.22%
ASSOCIATES DEGREE ONLY	7.65%	8.34%	7.40%
BACHELORS DEGREE ONLY	21.66%	17.31%	12.44%
GRADUATE DEGREE	11.08%	8.26%	6.04%
1990 POPULATION ENROLLED IN SCHOOL	6,610	19,791	45,559
PUBLIC PRE- PRIMARY	4.71%	4.26%	4.03%
PRIVATE PRE- PRIMARY	3.34%	3.71%	2.90%
PUBLIC ELEM/HIGH	56.33%	50.97%	54.38%
PRIVATE ELEM/HIGH	8.06%	11.49%	11.03%
ENROLLED IN COLLEGE	27.56%	29.56%	27.67%
1990 HOUSING UNITS BY OCCUPANCY STATU	9,744	31,126	70,687
OCCUPIED	95.55%	95.43%	92.89%
VACANT	4.45%	4.57%	7.11%
1990 VACANT UNITS	433	1,424	5,029
FOR RENT	34.86%	45.77%	43.05%
FOR SALE ONLY	24.21%	21.73%	14.78%
SEASONAL	6.47%	5.61%	3.01%
OTHER	34.47%	26.89%	39.16%
1990 OWNER OCCUPIED PROPERTY VALUES	6,053	18,568	35,532
UNDER \$25,000	0.80%	0.95%	11.00%
\$25,000 TO \$49,999	6.86%	10.97%	25.37%
\$50,000 TO \$74,999	26.21%	34.45%	26.66%
\$75,000 TO \$99,999	27.10%	27.28%	17.55%
\$100,000 TO \$149,999	23.54%	17.56%	12.81%
\$150,000 TO \$199,999	8.16%	4.47%	3.64%
\$200,000 TO \$299,999	4.71%	2.84%	2.04%
\$300,000 TO \$399,999	1.40%	0.78%	0.51%
\$400,000 TO \$499,999	0.65%	0.35%	0.22%
\$500,000 +	0.57%	0.35%	0.22%
MEDIAN PROPERTY VALUE	\$89,884	\$78,329	\$62,792
TOTAL RENTAL UNITS	2,271	7,943	22,261
MEDIAN RENT	\$364	\$334	\$304

CUSTOM SUMMARY REPORT  
 (POP FACTS: FULL DATA REPORT)  
 BY CLARITAS INC. 800-866-6520  
 PREPARED FOR  
 RAMCO-GERSHENSON

CROSSROADS CENTRE  
 ROSSFORD, OH

COORD: 41.550900 83.590990

DESCRIPTION	3.00 MILE RADIUS	5.00 MILE RADIUS	7.00 MILE RADIUS
1990 PERSONS IN UNIT	9,310	29,702	65,659
1 PERSON UNITS	24.34%	25.76%	26.71%
2 PERSON UNITS	33.15%	33.47%	31.67%
3 PERSON UNITS	16.44%	16.39%	16.66%
4 PERSON UNITS	17.13%	15.56%	14.91%
5 PERSON UNITS	6.47%	6.43%	6.77%
6 PERSON UNITS	1.90%	1.84%	2.24%
7 + UNITS	0.58%	0.56%	1.05%
1990 YEAR ROUND UNITS IN STRUCTURE	9,744	31,126	70,687
SINGLE UNITS DETACHED	68.54%	67.32%	61.87%
SINGLE UNITS ATTACHED	5.09%	3.01%	3.82%
DOUBLE UNITS	3.12%	3.38%	5.91%
3 TO 9 UNITS	9.36%	7.35%	8.59%
10 TO 19 UNITS	2.78%	6.77%	7.55%
20 TO 49 UNITS	4.53%	4.99%	4.21%
50 + UNITS	0.94%	1.11%	1.46%
MOBILE HOME OR TRAILER	4.34%	5.21%	5.51%
ALL OTHER	1.30%	0.86%	1.09%
1990 SINGLE/MULTIPLE UNIT RATIO	3.55	2.98	2.37
1990 HOUSING UNITS BY YEAR BUILT	9,776	31,055	70,805
BUILT 1989 TO MARCH 1990	1.52%	1.48%	1.51%
BUILT 1985 TO 1988	8.31%	5.89%	5.02%
BUILT 1980 TO 1984	10.54%	7.74%	7.13%
BUILT 1970 TO 1979	25.04%	22.26%	21.79%
BUILT 1960 TO 1969	13.82%	17.05%	13.67%
BUILT 1950 TO 1959	19.62%	20.49%	14.40%
BUILT 1940 TO 1949	7.84%	8.89%	9.24%
BUILT 1939 OR EARLIER	13.31%	16.20%	27.23%

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CROSSROADS CENTRE  
 ROSSFORD, OH

COORD: 41.529990 83.564800

DESCRIPTION	TOTALS
<b>POPULATION</b>	
2007 PROJECTION	73,388
2002 ESTIMATE	72,172
1990 CENSUS	68,253
1980 CENSUS	65,233
GROWTH 1980 - 1990	4.63%
<b>HOUSEHOLDS</b>	
2007 PROJECTION	29,675
2002 ESTIMATE	28,718
1990 CENSUS	25,967
1980 CENSUS	23,590
GROWTH 1980 - 1990	10.08%
<b>2002 ESTIMATED POPULATION BY RACE</b>	<b>72,172</b>
WHITE ALONE	92.42%
BLACK ALONE	2.69%
AMER IND/ALASKAN ALONE	0.27%
ASIAN ALONE	0.98%
HAWAIIAN/PACISL ALONE	0.03%
SOME OTHER ALONE	1.93%
TWO OR MORE RACES	1.68%
<b>2002 ESTIMATED POPULATION HISPANIC ORIGIN</b>	<b>72,172</b>
	4.71%
<b>1990 OCCUPIED UNITS</b>	<b>25,967</b>
OWNER OCCUPIED	72.30%
RENTER OCCUPIED	27.70%
AVERAGE PERSONS PER HH	2.61
<b>2002 EST. HOUSEHOLDS BY INCOME</b>	<b>28,718</b>
\$150,000 OR MORE	5.63%
\$100,000 TO \$149,999	8.69%
\$ 75,000 TO \$ 99,999	11.75%
\$ 50,000 TO \$ 74,999	22.52%
\$ 35,000 TO \$ 49,999	16.68%
\$ 25,000 TO \$ 34,999	12.43%
\$ 15,000 TO \$ 24,999	10.85%
\$ 5,000 TO \$ 15,000	8.88%
UNDER \$ 5,000	2.57%
<b>2002 EST. AVERAGE HOUSEHOLD INCOME</b>	<b>\$63,115</b>
<b>2002 EST. MEDIAN HOUSEHOLD INCOME</b>	<b>\$48,730</b>
<b>2002 EST. PER CAPITA INCOME</b>	<b>\$25,858</b>

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CROSSROADS CENTRE  
ROSSFORD, OH

COORD: 41.529990 83.564800

DESCRIPTION	TOTALS
2002 ESTIMATED POPULATION BY SEX	72,172
MALE	48.21%
FEMALE	51.79%
1990 MARITAL STATUS	52,665
SINGLE MALE	12.17%
SINGLE FEMALE	10.83%
MARRIED	59.37%
PREVIOUSLY MARRIED MALE	5.43%
PREVIOUSLY MARRIED FEMALE	12.20%
1990 HOUSEHOLDS WITH CHILDREN	9,984
MARRIED COUPLE FAMILY	76.76%
OTHER FAMILY-MALE HEAD	4.05%
OTHER FAMILY-FEMALE HEAD	18.01%
NON FAMILY	1.18%
2002 ESTIMATED POPULATION BY AGE	72,172
UNDER 5 YEARS	6.77%
5 TO 9 YEARS	7.43%
10 TO 14 YEARS	8.01%
15 TO 17 YEARS	4.83%
18 TO 20 YEARS	3.67%
21 TO 24 YEARS	4.65%
25 TO 29 YEARS	6.10%
30 TO 34 YEARS	6.50%
35 TO 39 YEARS	7.29%
40 TO 49 YEARS	16.42%
50 TO 59 YEARS	12.22%
60 TO 64 YEARS	3.81%
65 TO 69 YEARS	3.32%
70 TO 74 YEARS	3.05%
75 + YEARS	5.94%
MEDIAN AGE	36.40
AVERAGE AGE	36.49

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DESCRIPTION	TOTALS
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2002 ESTIMATED FEMALE POP. BY AGE	37,376
UNDER 5 YEARS	6.50%
5 TO 9 YEARS	6.99%
10 TO 14 YEARS	7.56%
15 TO 17 YEARS	4.62%
18 TO 20 YEARS	3.45%
21 TO 24 YEARS	4.80%
25 TO 29 YEARS	5.89%
30 TO 34 YEARS	6.45%
35 TO 39 YEARS	7.26%
40 TO 49 YEARS	16.23%
50 TO 59 YEARS	12.07%
60 TO 64 YEARS	3.84%
65 TO 69 YEARS	3.43%
70 TO 74 YEARS	3.27%
75 + YEARS	7.65%
FEMALE MEDIAN AGE	37.58
FEMALE AVERAGE AGE	37.80
1990 POP BY HOUSEHOLD TYPE	68,253
FAMILY HOUSEHOLDS	86.96%
NON-FAMILY HOUSEHOLDS	12.44%
GROUP QUARTERS	0.60%
1990 HOUSEHOLDS BY TYPE	25,967
SINGLE MALE	9.52%
SINGLE FEMALE	14.72%
MARRIED COUPLE	58.85%
OTHER FAMILY-MALE HEAD	2.86%
OTHER FAMILY-FEMALE HEAD	10.33%
NON FAMILY-MALE HEAD	2.38%
NON FAMILY-FEMALE HEAD	1.33%
POPULATION BY URBAN VS. RURAL	68,248
URBAN	84.82%
RURAL	15.18%

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DESCRIPTION	TOTALS
1990 FEMALES 16+ WITH CHILDREN 0 - 17	27,358
WORKING WITH CHILD 0 - 5	4.97%
NOT WORKING WITH CHILD 0 - 5	0.55%
NOT IN LABOR FORCE WITH CHILD 0 - 5	2.88%
WORKING WITH CHILD 6 - 17	13.34%
NOT WORKING WITH CHILD 6 - 17	0.61%
NOT IN LAB. FORCE WITH CHILD 6 - 17	4.90%
WORKING WITH CHILD 0 - 5 & 6 - 18	4.32%
NOT WORKING WITH CHILD 0-5 & 6-18	0.30%
NOT IN LAB. FORCE W/CHILD 0-5 & 6-18	2.50%
WORKING WITH NO CHILDREN	32.17%
NOT WORKING WITH NO CHILDREN	1.85%
NOT IN LAB. FORCE WITH NO CHILD.	31.60%
1990 HH BY AGE BY POVERTY STATUS	25,959
ABOVE POVERTY UNDER AGE 65	73.47%
ABOVE POVERTY AGE 65 +	18.05%
BELOW POVERTY UNDER AGE 65	6.09%
BELOW POVERTY AGE 65 +	2.39%
1990 POP 16+ BY EMPLOYMENT STATUS	51,781
EMPLOYED IN ARMED FORCES	0.16%
EMPLOYED CIVILIANS	63.36%
UNEMPLOYED CIVILIANS	4.19%
NOT IN LABOR FORCE	32.29%
1990 POPULATION 16+ BY OCCUPATION	32,807
EXECUTIVE AND MANAGERIAL	11.54%
PROFESSIONAL SPECIALTY	13.66%
TECHNICAL SUPPORT	3.88%
SALES	11.72%
ADMINISTRATIVE SUPPORT	16.17%
SERVICE: PRIVATE HOUSEHOLD	0.22%
SERVICE: PROTECTIVE	1.02%
SERVICE: OTHER	12.13%
FARMING FORESTRY & FISHING	0.90%
PRECISION PRODUCTION & CRAFT	12.23%
MACHINE OPERATOR	7.09%
TRANS. AND MATERIAL MOVING	5.25%
LABORERS	4.19%

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DESCRIPTION	TOTALS
1990 FAMILIES BY NUMBER OF WORKERS	18,624
NO WORKERS	11.04%
ONE WORKER	25.97%
TWO WORKERS	49.26%
THREE + WORKERS	13.72%
1990 HISPANIC POPULATION BY TYPE	68,253
NOT HISPANIC	96.63%
MEXICAN	2.80%
PUERTO RICAN	0.10%
CUBAN	0.05%
OTHER HISPANIC	0.42%
2002 HISPANICS BY RACE: BASE	3,398
WHITE ALONE	47.42%
BLACK ALONE	1.99%
AMER IND/ALASKAN ALONE	1.12%
ASIAN ALONE	0.00%
HAWAIIAN/PACISL ALONE	0.00%
SOME OTHER ALONE	38.82%
TWO OR MORE RACES	10.66%
1990 POP BY TRANSPORTATION TO WORK	32,109
DRIVE ALONE	87.17%
CAR POOL	7.57%
PUBLIC TRANSPORTATION	0.96%
DRIVE MOTORCYCLE	0.06%
WALKED ONLY	1.89%
OTHER MEANS	0.28%
WORKED AT HOME	2.07%
1990 POP BY TRAVEL TIME TO WORK	31,446
UNDER 10 MINUTES / WORK AT HOME	19.11%
10 TO 29 MINUTES	66.35%
30 TO 59 MINUTES	13.17%
60 TO 89 MINUTES	1.66%
90+ MINUTES	1.77%
AVERAGE TRAVEL TIME IN MINUTES	19.13
1990 HOUSEHOLDS BY NO. OF VEHICLES	26,024
NO VEHICLES	6.78%
1 VEHICLE	32.67%
2 VEHICLES	43.27%
3+ VEHICLES	17.29%
ESTIMATED TOTAL VEHICLES	45,419

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DESCRIPTION	TOTALS
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1990 POPULATION 25+ BY EDUCATION LEVEL	43,436
ELEMENTARY (0-8)	5.63%
SOME HIGH SCHOOL (9-11)	13.41%
HIGH SCHOOL GRADUATE (12)	36.04%
SOME COLLEGE (13-15)	18.72%
ASSOCIATES DEGREE ONLY	7.71%
BACHELORS DEGREE ONLY	12.39%
GRADUATE DEGREE	6.10%
1990 POPULATION ENROLLED IN SCHOOL	18,482
PUBLIC PRE- PRIMARY	4.97%
PRIVATE PRE- PRIMARY	2.99%
PUBLIC ELEM/HIGH	60.82%
PRIVATE ELEM/HIGH	7.69%
ENROLLED IN COLLEGE	23.53%
1990 HOUSING UNITS BY OCCUPANCY STATUS	27,569
OCCUPIED	94.19%
VACANT	5.81%
1990 VACANT UNITS	1,602
FOR RENT	37.87%
FOR SALE ONLY	20.53%
SEASONAL	4.15%
OTHER	37.44%
1990 OWNER OCCUPIED PROPERTY VALUES	15,049
UNDER \$25,000	5.94%
\$25,000 TO \$49,999	21.33%
\$50,000 TO \$74,999	29.38%
\$75,000 TO \$99,999	20.32%
\$100,000 TO \$149,999	13.87%
\$150,000 TO \$199,999	4.64%
\$200,000 TO \$299,999	3.00%
\$300,000 TO \$399,999	0.75%
\$400,000 TO \$499,999	0.35%
\$500,000 +	0.41%
MEDIAN PROPERTY VALUE	\$69,338
TOTAL RENTAL UNITS	6,803
MEDIAN RENT	\$304

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DESCRIPTION	TOTALS
1990 PERSONS IN UNIT	25,967
1 PERSON UNITS	24.25%
2 PERSON UNITS	31.56%
3 PERSON UNITS	17.05%
4 PERSON UNITS	17.04%
5 PERSON UNITS	7.19%
6 PERSON UNITS	2.13%
7 + UNITS	0.78%
1990 YEAR ROUND UNITS IN STRUCTURE	27,569
SINGLE UNITS DETACHED	65.74%
SINGLE UNITS ATTACHED	2.73%
DOUBLE UNITS	5.02%
3 TO 9 UNITS	7.24%
10 TO 19 UNITS	4.53%
20 TO 49 UNITS	3.12%
50 + UNITS	0.91%
MOBILE HOME OR TRAILER	9.62%
ALL OTHER	1.10%
1990 SINGLE/MULTIPLE UNIT RATIO	3.29
1990 HOUSING UNITS BY YEAR BUILT	27,645
BUILT 1989 TO MARCH 1990	1.77%
BUILT 1985 TO 1988	6.35%
BUILT 1980 TO 1984	6.87%
BUILT 1970 TO 1979	21.62%
BUILT 1960 TO 1969	14.72%
BUILT 1950 TO 1959	15.14%
BUILT 1940 TO 1949	8.94%
BUILT 1939 OR EARLIER	24.59%