

# Demographic Comparison Report

Wellsville, NY: 111 Boliver Rd  
 Site located at 42.1275, 77.9633

	5 MI RING		10 MI RING		20 MI RING	
<b>Population</b>						
2014 Projection	9,624		16,875		50,281	
2009 Estimate	9,794		17,179		51,712	
2000 Census	10,279		17,949		53,164	
1990 Census	10,825		18,671		53,800	
% Change 2009-2014	-1.7%		-1.8%		-2.8%	
% Change 2000-2009	-4.7%		-4.3%		-2.7%	
% Change 1990-2000	-5.0%		-3.9%		-1.2%	
<b>Households</b>						
2014 Projection	4,138		7,083		19,935	
2009 Estimate	4,148		7,089		19,905	
2000 Census	4,214		7,136		19,611	
1990 Census	4,246		7,078		18,583	
% Change 2009-2014	-0.2%		-0.1%		0.2%	
% Change 2000-2009	-1.6%		-0.7%		1.5%	
% Change 1990-2000	-0.8%		0.8%		5.5%	
<b>Population by Age</b>						
< 5 yrs	584	6.0%	1,079	6.3%	2,989	5.8%
5 - 9 yrs	467	4.8%	906	5.3%	2,722	5.3%
10 - 14 yrs	466	4.8%	911	5.3%	3,008	5.8%
15 - 24 yrs	1,077	11.0%	2,023	11.8%	9,582	18.5%
25 - 34 yrs	1,543	15.8%	2,723	15.9%	7,221	14.0%
35 - 44 yrs	1,008	10.3%	1,838	10.7%	5,437	10.5%
45 - 54 yrs	1,325	13.5%	2,393	13.9%	6,936	13.4%
55 - 64 yrs	1,248	12.7%	2,119	12.3%	6,089	11.8%
65 - 74 yrs	913	9.3%	1,520	8.8%	3,999	7.7%
75 - 84 yrs	765	7.8%	1,132	6.6%	2,572	5.0%
85+ yrs	397	4.1%	531	3.1%	1,134	2.2%
Median Age	42.8		40.7		37.6	
<b>Male Population by Age</b>						
< 19 yrs	1,042	22.1%	1,992	23.6%	7,081	27.0%
20 - 34 yrs	1,060	22.5%	1,925	22.9%	6,519	24.8%
35 - 44 yrs	487	10.3%	909	10.8%	2,705	10.3%
45 - 64 yrs	1,248	26.5%	2,214	26.3%	6,500	24.7%
65 - 84 yrs	750	15.9%	1,205	14.3%	3,053	11.6%
85+ yrs	130	2.8%	177	2.1%	392	1.5%
Median Age, Males	40.9		39.1		36.2	
<b>Female Population by Age</b>						
< 19 yrs	990	19.5%	1,891	21.6%	6,323	24.8%
20 - 34 yrs	1,046	20.6%	1,835	21.0%	5,598	22.0%
35 - 44 yrs	521	10.3%	929	10.6%	2,733	10.7%
45 - 64 yrs	1,325	26.1%	2,298	26.2%	6,524	25.6%
65 - 84 yrs	927	18.3%	1,448	16.5%	3,518	13.8%
85+ yrs	267	5.3%	354	4.0%	742	2.9%
Median Age, Females	44.7		42.4		39.2	

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<b>Total Aggregate Income (\$Mil)</b>	\$240.8		\$377.6		\$1,038.6	
<b>Per Capita Income</b>	\$24,581		\$21,977		\$20,085	
<b>Households By Income</b>						
< \$10,000	425	10.2%	696	9.8%	1,909	9.6%
\$10,000 - \$14,999	380	9.2%	616	8.7%	1,503	7.6%
\$15,000 - \$19,999	369	8.9%	626	8.8%	1,620	8.1%
\$20,000 - \$24,999	271	6.5%	484	6.8%	1,431	7.2%
\$25,000 - \$29,999	277	6.7%	474	6.7%	1,368	6.9%
\$30,000 - \$34,999	224	5.4%	395	5.6%	1,207	6.1%
\$35,000 - \$39,999	217	5.2%	348	4.9%	1,059	5.3%
\$40,000 - \$49,999	434	10.5%	848	12.0%	2,467	12.4%
\$50,000 - \$59,999	306	7.4%	598	8.4%	1,798	9.0%
\$60,000 - \$74,999	428	10.3%	727	10.3%	2,081	10.5%
\$75,000 - \$99,999	326	7.8%	595	8.4%	1,768	8.9%
\$100,000 - \$124,999	240	5.8%	343	4.8%	882	4.4%
\$125,000 - \$149,999	119	2.9%	149	2.1%	315	1.6%
\$150,000 - \$199,999	64	1.6%	84	1.2%	224	1.1%
\$200,000 - \$249,999	13	0.3%	19	0.3%	57	0.3%
\$250,000+	54	1.3%	77	1.1%	183	0.9%
Aggregate Household Income (\$Mil)	\$210.2		\$347.0		\$958.2	
Average Household Income	\$50,665		\$48,943		\$48,139	
Median Household Income	\$37,783		\$38,287		\$39,332	
<b>Households by Disposable Income</b>						
< \$10,000	477	11.5%	793	11.2%	2,176	10.9%
\$10,000 - \$14,999	374	9.0%	584	8.2%	1,444	7.3%
\$15,000 - \$19,999	406	9.8%	675	9.5%	1,792	9.0%
\$20,000 - \$24,999	330	8.0%	598	8.4%	1,739	8.7%
\$25,000 - \$29,999	307	7.4%	566	8.0%	1,672	8.4%
\$30,000 - \$34,999	262	6.3%	448	6.3%	1,357	6.8%
\$35,000 - \$39,999	310	7.5%	546	7.7%	1,612	8.1%
\$40,000 - \$49,999	451	10.9%	906	12.8%	2,662	13.4%
\$50,000 - \$59,999	405	9.8%	665	9.4%	1,918	9.6%
\$60,000 - \$74,999	310	7.5%	556	7.8%	1,696	8.5%
\$75,000 - \$99,999	299	7.2%	445	6.3%	1,120	5.6%
\$100,000 - \$124,999	111	2.7%	151	2.1%	325	1.6%
\$125,000 - \$149,999	38	0.9%	54	0.8%	131	0.7%
\$150,000 - \$199,999	20	0.5%	25	0.4%	77	0.4%
\$200,000 - \$249,999	5	0.1%	7	0.1%	21	0.1%
\$250,000+	42	1.0%	58	0.8%	130	0.7%
Aggregate Disposable Income (\$Mil)	\$187.0		\$308.3		\$849.8	
Average Disposable Income	\$45,069		\$43,482		\$42,692	
Median Disposable Income	\$33,176		\$33,479		\$34,254	
<b>Average Family Income</b>	\$62,016		\$57,644		\$55,836	
<b>Median Family Income</b>	\$47,662		\$47,549		\$48,123	
<b>Average Non-family Income</b>	\$30,723		\$31,149		\$31,479	
<b>Median Non-family Income</b>	\$22,717		\$23,225		\$24,498	

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<b>Population by Race/Ethnicity</b>						
White	9,438	96.4%	16,653	96.9%	49,906	96.5%
Black	67	0.7%	119	0.7%	550	1.1%
Asian	172	1.8%	211	1.2%	554	1.1%
Pacific Islander	3	0.0%	4	0.0%	9	0.0%
American Indian	25	0.3%	37	0.2%	127	0.2%
Other/Multiple Races	90	0.9%	155	0.9%	565	1.1%
Hispanic Origin	76	0.8%	134	0.8%	496	1.0%
<b>Education</b>						
Population, Age 25+	7,199		12,257		33,392	
No High School Diploma	1,182	16.4%	2,026	16.5%	5,339	16.0%
High School Graduate	2,555	35.5%	4,689	38.3%	13,800	41.3%
College, No Degree	1,242	17.3%	2,058	16.8%	5,293	15.9%
Associate's Degree	837	11.6%	1,401	11.4%	3,561	10.7%
Bachelor's Degree	730	10.1%	1,096	8.9%	2,774	8.3%
Graduate/Professional Degree	654	9.1%	987	8.1%	2,624	7.9%
<b>Labor Force</b>						
Male Population, Age 16+	3,884		6,898		21,232	
Employed	2,360	60.8%	4,215	61.1%	12,846	60.5%
Unemployed	192	4.9%	348	5.0%	1,209	5.7%
In Armed Forces	0	0.0%	1	0.0%	27	0.1%
Not in Labor Force	1,332	34.3%	2,334	33.8%	7,149	33.7%
Female Population, Age 16+	4,279		7,314		21,056	
Employed	1,966	45.9%	3,495	47.8%	10,470	49.7%
Unemployed	202	4.7%	300	4.1%	1,023	4.9%
In Armed Forces	5	0.1%	5	0.1%	6	0.0%
Not in Labor Force	2,106	49.2%	3,515	48.1%	9,557	45.4%
White Collar Workers (2000)	2,453	57.4%	4,011	53.6%	11,950	52.1%
Blue Collar Workers (2000)	1,818	42.6%	3,477	46.4%	10,967	47.9%
<b>Vehicles Available</b>						
Total Vehicles	6,804		11,976		34,415	
Households with No Vehicles	413	9.9%	617	8.7%	1,530	7.7%
Households with 1 Vehicle	1,567	37.8%	2,551	36.0%	6,973	35.0%
Households with 2 Vehicles	1,520	36.6%	2,771	39.1%	8,051	40.4%
Households with 3 or More Vehicles	646	15.6%	1,144	16.1%	3,330	16.7%
Average Vehicle per Household	1.6		1.7		1.7	
Total Vehicles Owner Hshlds	5,412	79.5%	9,828	82.1%	28,607	83.1%
Total Vehicles Renter Hshlds	1,401	20.6%	2,187	18.3%	6,006	17.5%

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<b>Households</b>	4,148		7,089		19,905	
Average Household Size	2.25		2.35		2.40	
<b>Families</b>	2,642		4,761		13,595	
Average Family Size	2.80		2.84		2.88	
<b>Non-Families</b>	1,506		2,329		6,310	
Average Non-Family Size	1.29		1.34		1.36	
<b>Group Quarters</b>	456		525		4,002	
<b>Household Type</b>						
Families						
Married Couples	2,083	78.8%	3,793	79.7%	11,021	81.1%
With Children	840	40.3%	1,610	42.5%	4,835	43.9%
Male Hshlder, No Wife	167	6.3%	315	6.6%	884	6.5%
With Children	101	60.7%	212	67.4%	587	66.4%
Female Hshlder, No Husband	393	14.9%	653	13.7%	1,679	12.4%
With Children	282	71.7%	464	71.1%	1,208	72.0%
Non-Families						
Male Hshlder, 1 Person	492	32.7%	801	34.4%	2,303	36.5%
Female Hshlder, 1 Persons	768	51.0%	1,145	49.2%	2,897	45.9%
Male Hshlder, 2+ Person	132	8.8%	220	9.4%	672	10.6%
Female Hshlder, 2+ Persons	114	7.5%	159	6.8%	437	6.9%
<b>Household Size</b>						
1 Person	1,252	30.2%	1,944	27.4%	5,120	25.7%
2 Persons	1,605	38.7%	2,724	38.4%	7,860	39.5%
3-4 Persons	1,050	25.3%	1,939	27.3%	5,487	27.6%
5+ Persons	241	5.8%	481	6.8%	1,424	7.2%
<b>Households by Age of Householder</b>						
< 25 yrs	187	4.5%	312	4.4%	973	4.9%
25 - 34 yrs	781	18.8%	1,314	18.5%	3,426	17.2%
35 - 44 yrs	547	13.2%	976	13.8%	2,975	14.9%
45 - 54 yrs	732	17.6%	1,331	18.8%	3,860	19.4%
55 - 64 yrs	721	17.4%	1,232	17.4%	3,628	18.2%
65 - 74 yrs	555	13.4%	941	13.3%	2,563	12.9%
75-84 yrs	449	10.8%	701	9.9%	1,764	8.9%
85+ yrs	175	4.2%	276	3.9%	689	3.5%
<b>Total Housing Units</b>						
Owned	2,772	58.4%	5,069	58.3%	14,889	57.0%
Rented	1,377	29.0%	2,020	23.2%	5,016	19.2%
Vacant	596	12.6%	1,605	18.5%	6,208	23.8%
<b>Housing Value (2000)</b>						
Average Home Value	\$59,583		\$57,424		\$62,887	
Median Home Value	\$51,319		\$49,914		\$53,751	
Average Contract Rent	\$325		\$321		\$317	
Median Contract Rent	\$340		\$336		\$328	

**Business Comparison Report**

Wellsville, NY: 111 Boliver Rd

Site located at 42.1275, 77.9633

	5 MI RING		10 MI RING		20 MI RING	
	<u>Estab</u>	<u>Emps</u>	<u>Estab</u>	<u>Emps</u>	<u>Estab</u>	<u>Emps</u>
<b>TOTAL ESTABLISHMENTS/EMPLOYEES</b>	<b>420</b>	<b>6,384</b>	<b>645</b>	<b>8,575</b>	<b>1,493</b>	<b>16,601</b>
<b>BUSINESS BY TYPE</b>						
<b>Industrial</b>	<b>49</b>	<b>644</b>	<b>76</b>	<b>747</b>	<b>198</b>	<b>1,811</b>
Mining	2	23	2	23	8	128
Construction	4	146	4	146	4	146
Construction, Small Firms	19	59	31	100	80	256
High-Tech & Research	1	6	1	6	3	18
Transportation/Communications/Utilities	2	43	6	68	16	242
Wholesale-Industrial	9	292	12	302	29	735
Warehousing	5	34	10	48	34	130
General Industrial	7	41	11	55	23	157
<b>Manufacturing</b>	<b>11</b>	<b>1,378</b>	<b>18</b>	<b>1,492</b>	<b>49</b>	<b>1,938</b>
Heavy Manufacturing	1	700	2	750	3	761
General Manufacturing	2	618	2	621	8	871
Light Manufacturing	2	47	3	90	5	186
Manufacturing, Small Module	6	13	11	31	33	120
<b>Commercial</b>	<b>149</b>	<b>1,269</b>	<b>213</b>	<b>1,469</b>	<b>513</b>	<b>3,030</b>
Retail Trade	62	448	91	532	198	1,048
Restaurants & Bars	18	412	28	456	83	1,004
Personal/Rent/Repair Services	18	62	24	69	67	131
Auto Repair Services	12	33	19	52	57	144
Hotels & Motels	3	16	3	16	9	38
Theaters & Retail Amusement	3	19	4	21	5	28
Equipment Rental	5	22	6	31	10	41
Wholesale-Commercial	3	34	6	40	8	46
General Commercial	25	223	32	252	75	551
<b>Office</b>	<b>117</b>	<b>1,199</b>	<b>153</b>	<b>1,515</b>	<b>293</b>	<b>3,269</b>
Business & Corporate Administration	1	20	1	20	4	936
Finance/Insurance/Real Estate	6	62	10	79	27	185
Finance/Insurance/Real Estate, Small Office	13	35	21	59	32	84
Professional Services	26	114	34	131	48	166
Business Services	0	0	2	9	11	69
General Office	37	712	46	943	81	1,371
Medical Services	34	256	39	274	90	458
<b>Other</b>	<b>89</b>	<b>1,868</b>	<b>177</b>	<b>3,315</b>	<b>410</b>	<b>6,419</b>
Schools & Colleges	10	692	11	772	33	2,036
Libraries	2	16	3	17	16	63
Hospitals & Related Medical Services	10	847	10	847	14	1,520
Museums, Art, & Gardens	2	16	2	16	3	18
Outdoor Recreation & Amusements	5	10	10	20	24	138
Public Administration	24	150	87	1,468	172	2,275
Churches	25	114	37	140	115	300
Other, Not Classified	11	23	17	35	33	70
<b>Agricultural</b>	<b>4</b>	<b>26</b>	<b>8</b>	<b>36</b>	<b>30</b>	<b>134</b>
Agricultural Production	0	0	0	0	0	0
Agriculture Services	4	26	8	36	30	134

**Consumer Expenditure Report**

Wellsville, NY: 111 Boliver Rd

Site located at 42.1275, 77.9633

Page 1 of 2

10/07/10

	5 MI RING	10 MI RING	20 MI RING
<b>TOTAL HOUSEHOLDS</b>	4,148	7,089	19,905
Owner Households	2,772	5,069	14,889
Renter Households	1,377	2,020	5,016
<b>AVERAGE HOUSEHOLD INCOME</b>	\$50,664	\$48,942	\$48,138
<b>AVERAGE ANNUAL HOUSEHOLD CEX</b>	\$43,256	\$42,315	\$41,877
<b>ANNUAL EXPENDITURE p/hshld</b>			
<b>Food, Alcohol, Tobacco</b>			
CEX, Food	\$5,548	\$5,459	\$5,416
Food Exp, At Home	\$3,153	\$3,107	\$3,079
Food Exp, Away	\$2,395	\$2,353	\$2,338
CEX, Alcoholic Beverage	\$428	\$418	\$415
CEX, Tobacco Products	\$321	\$320	\$320
<b>Housing</b>			
CEX, Housing	\$14,905	\$14,589	\$14,426
Shelter	\$8,758	\$8,568	\$8,471
Mortgage Interest/Charges	\$3,206	\$3,110	\$3,068
Property Tax	\$1,453	\$1,412	\$1,392
Maintenance/Repair/Ins	\$990	\$969	\$960
Utilities/Fuels/Services	\$3,208	\$3,168	\$3,144
Household Operations	\$819	\$788	\$772
Home/Garden Supplies	\$595	\$585	\$581
Furnishings & Equip.	\$1,524	\$1,480	\$1,458
<b>Apparel</b>			
CEX, Apparel	\$1,697	\$1,657	\$1,639
Men, 16+ yrs	\$323	\$317	\$315
Boys, 2-15 yrs	\$89	\$88	\$87
Women, 16+ yrs	\$562	\$548	\$540
Girls, 2-15 yrs	\$104	\$101	\$100
Children <2 yrs	\$80	\$80	\$79
Footwear	\$283	\$278	\$276
<b>Transportation</b>			
CEX, Transportation	\$7,591	\$7,456	\$7,408
Vehicle Purchases	\$2,987	\$2,919	\$2,894
Cars/Trucks, New	\$1,498	\$1,444	\$1,421
Cars/Trucks, Used	\$1,446	\$1,433	\$1,432
Other Vehicles	\$43	\$42	\$41
Gas/Motor Oil	\$2,051	\$2,031	\$2,025
Finance/Ins/Lease/License	\$1,492	\$1,471	\$1,466
Maintenance/Repair	\$631	\$621	\$617
Public Transport	\$429	\$414	\$407

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Page 2 of 2

10/07/10

**5 MI RING****10 MI RING****20 MI RING****ANNUAL EXPENDITURE p/hshld (Cont'd)****Healthcare**

CEX, Healthcare	\$2,583	\$2,553	\$2,535
Insurance	\$1,388	\$1,374	\$1,364
Medical Services	\$593	\$583	\$579
Drugs	\$501	\$496	\$492
Medical Supplies	\$101	\$100	\$99

**Entertainment**

CEX, Entertainment	\$2,054	\$1,999	\$1,974
Fees/Admissions	\$508	\$486	\$475
TV/Radio/Sound Equipment	\$831	\$818	\$812
Pets/Toys/Play Equipment	\$361	\$355	\$353
Other Entertainment	\$355	\$340	\$334

**Personal Care Products/Services**

	\$527	\$518	\$513
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**Reading**

	\$98	\$95	\$93
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**Education**

	\$735	\$698	\$678
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**Cash Contributions**

	\$1,573	\$1,522	\$1,498
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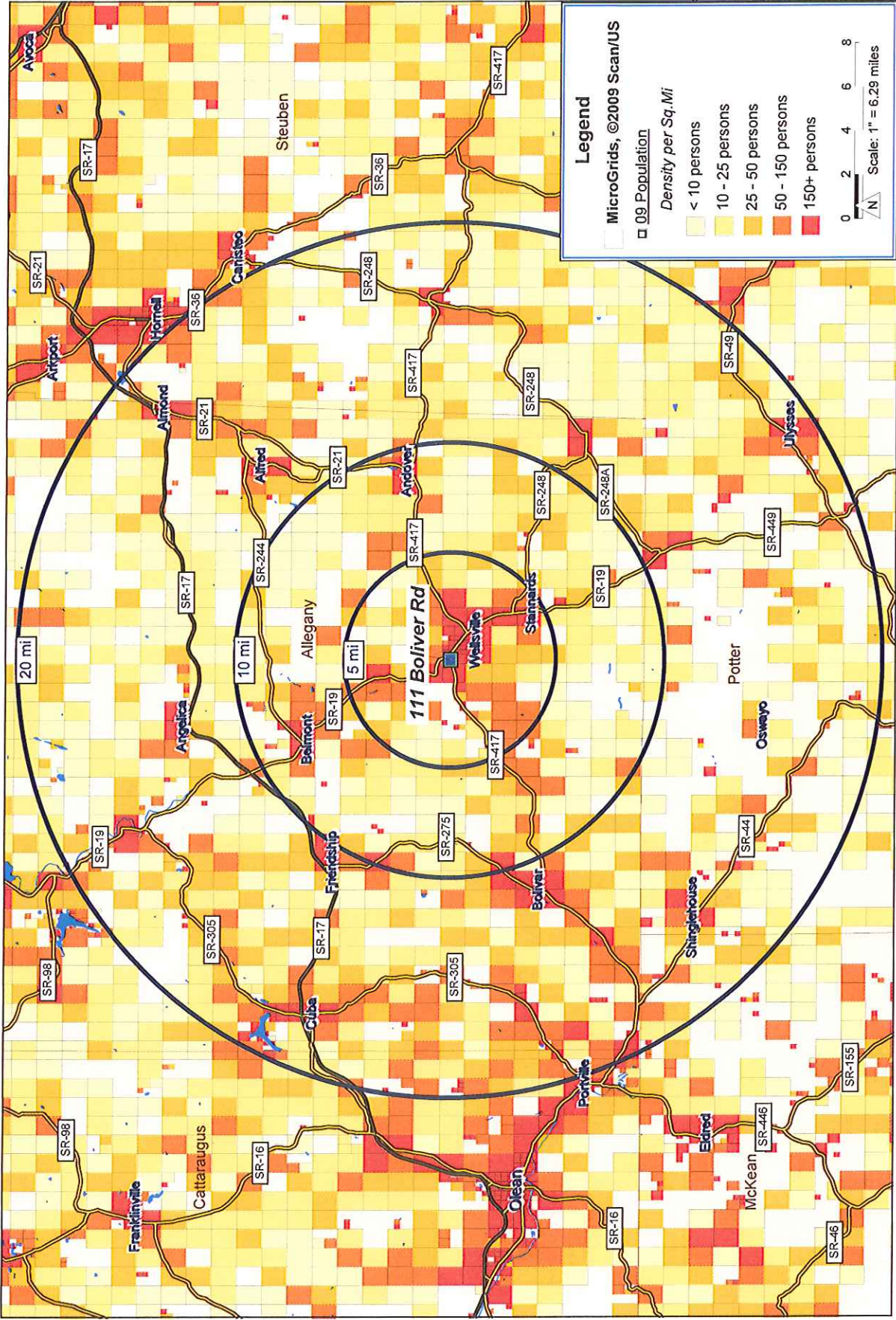
**Personal Insurance/Pensions**

	\$4,451	\$4,305	\$4,245
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**Misc Services**

	\$747	\$727	\$717
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# Wellsville, NY: 2009 Population Density

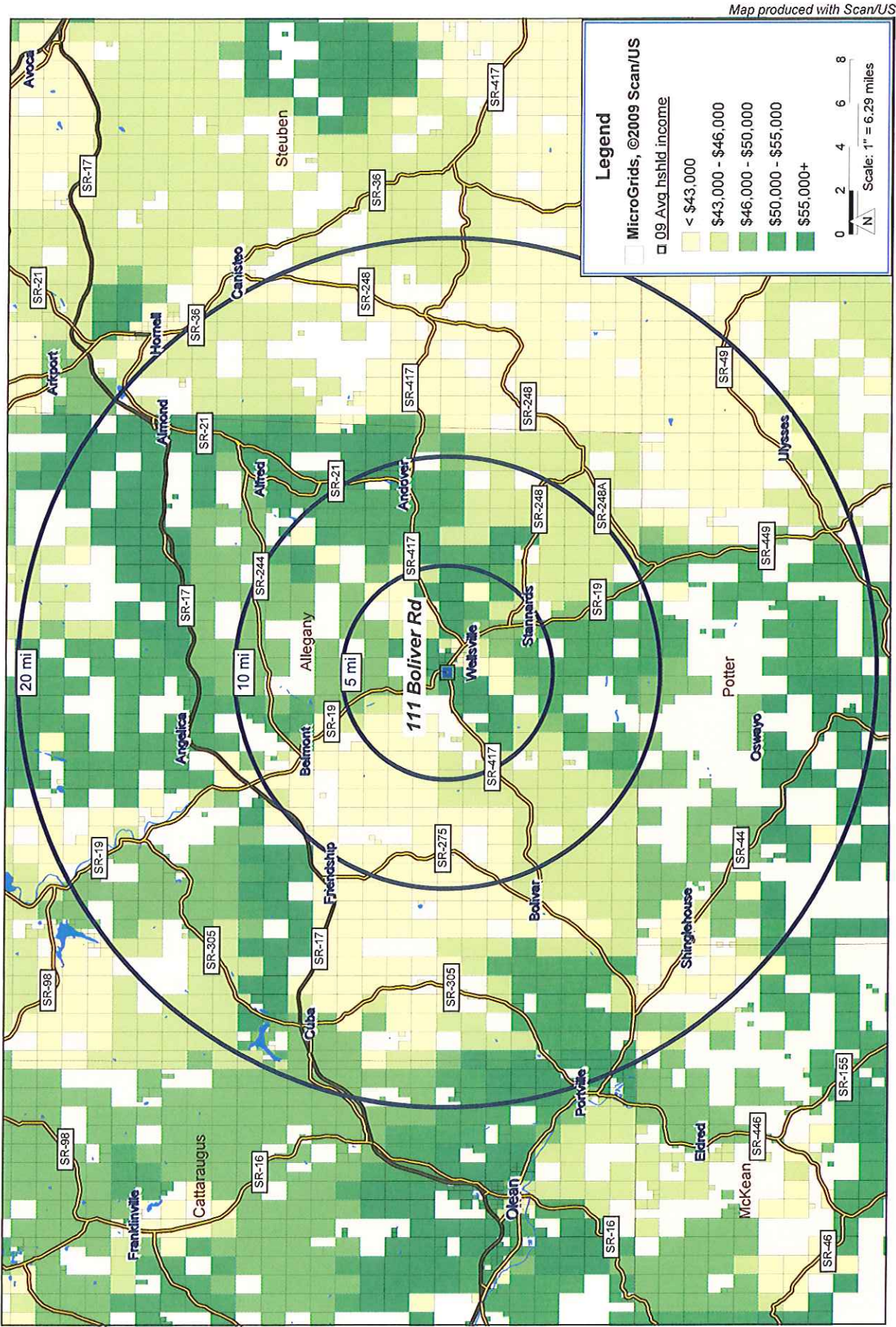


10/07/10

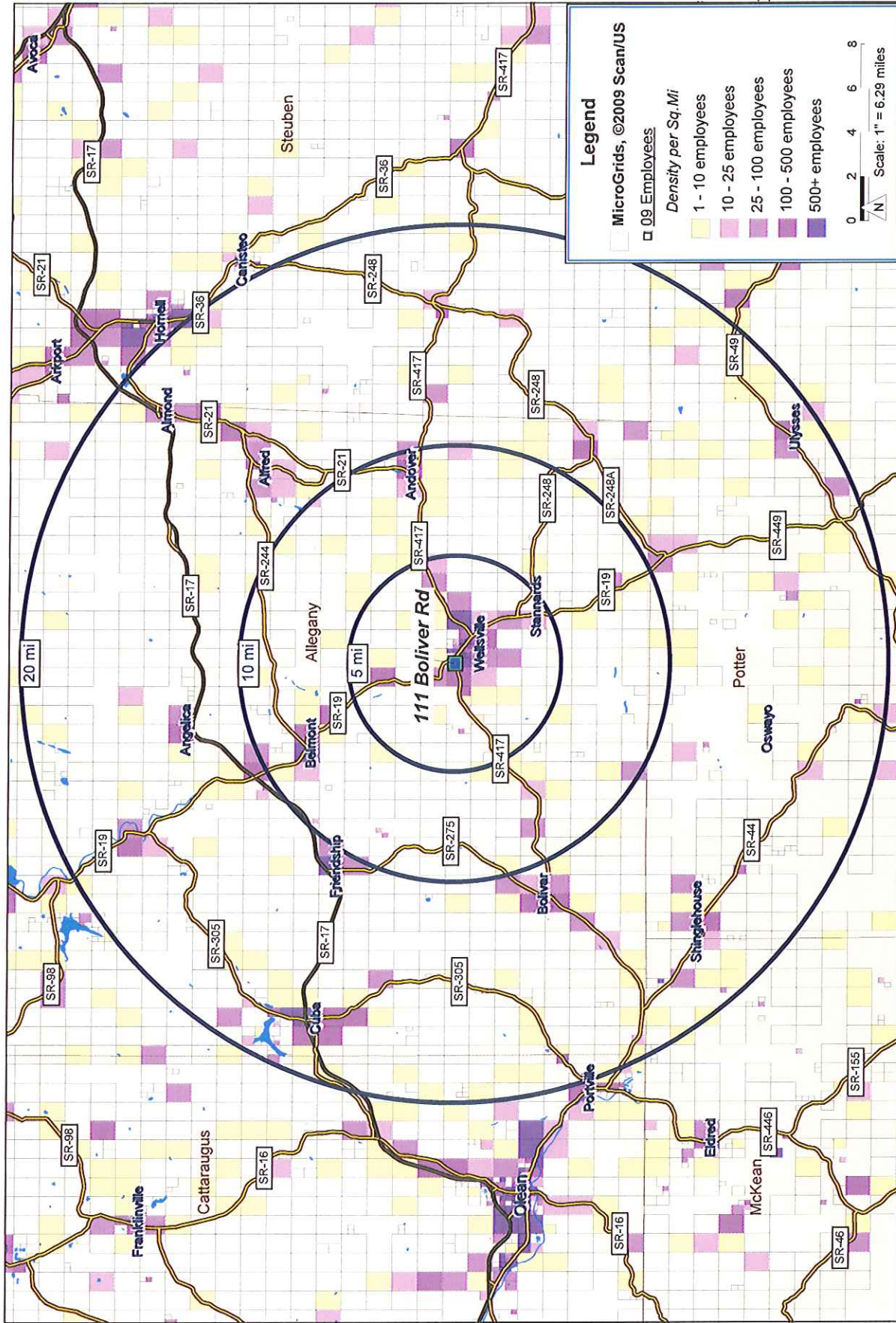
Prepared by DecisionWhere, Inc. (949)365-0125



# Wellsville, NY: 2009 Average Household Income



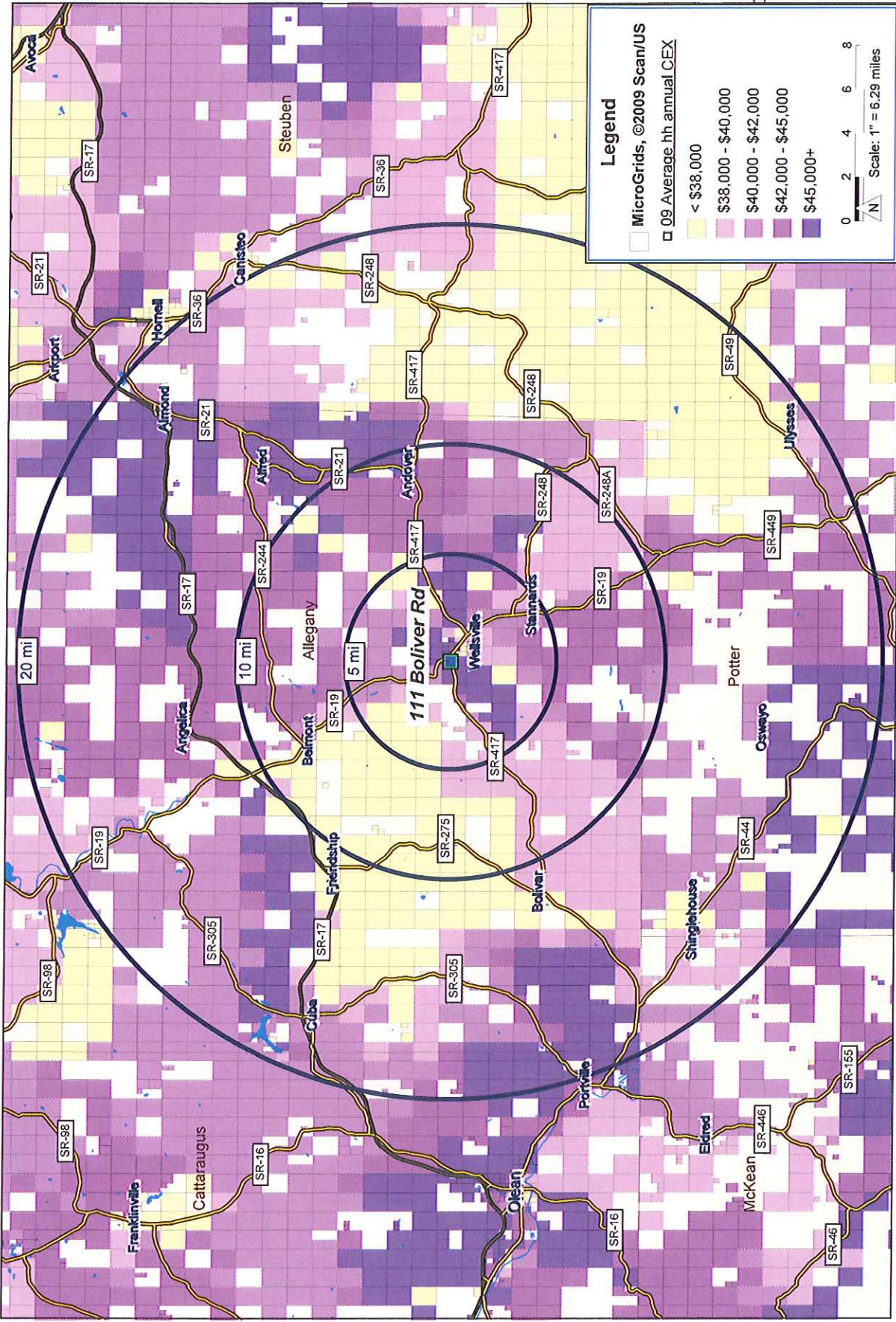
# Wellsville, NY: 2009 Employee Density



10/07/10

Prepared by DecisionWhere, Inc. (949)365-0125

# Wellsville, NY: 2009 Average Annual Household Consumer Expenditure



Name	Population	Probable	County Name	State	Approximate Travel Time
Wellsville	7,678	YES	Allegany	New York	5
Scio	1,914	YES	Allegany	New York	7
Andover	1,945	YES	Allegany	New York	10
Ward	390	YES	Allegany	New York	10
Willing	1,371	YES	Allegany	New York	10
Alma	847	YES	Allegany	New York	15
Amity	2,245	YES	Allegany	New York	15
Bolivar	2,223	YES	Allegany	New York	20
Friendship	1,927	YES	Allegany	New York	20
GBNRSBB	789	YES	Potter	Pennsylvania	20
Wirt	1,215	YES	Allegany	New York	25
Genesee	1,803	YES	Allegany	New York	26
Angelica	1,411	YES	Allegany	New York	27
Belfast	1,714	YES	Allegany	New York	30
Greenwood	849	YES	Steuben	New York	30
Independence	1,074	YES	Allegany	New York	30
BINGHAM	687	YES	Potter	Pennsylvania	32
West Almond	353	YES	Allegany	New York	34
ALLEGANY	402	YES	Potter	Pennsylvania	35
West Union	399	YES	Steuben	New York	35
Caneadea	2,694	YES	Allegany	New York	37
ULYSSES	684	YES	Potter	Pennsylvania	39
ULYSSES	691	YES	Potter	Pennsylvania	39
Allen	462	YES	Allegany	New York	40
Birdsall	268	YES	Allegany	New York	45
Harrison	1,093	YES	Potter	Pennsylvania	48
	<b>37,128</b>				
<p>Due to the configurations of highways the primary direction of travel is North - South for longer distances and East - West is much smaller. Olean to the west and Hornell to the northeast pull toward their markets.</p> <p>The road network in Pennsylvania is much worse and there are very few larger communities in that state near to Wellsville. As such Wellsville offers a shopping destination that is still closer &amp; larger than what is offered in PA.</p>					