



Executive Summary

Prepared by Tri-Oak Commercial Group

DG - Aberdeen, MS
Site Type: Radius

317 Ushy 45
Aberdeen, MS 39730
Radius: 1.0 mile

317 Ushy 45
Aberdeen, MS 39730
Radius: 3.0 mile

317 Ushy 45
Aberdeen, MS 39730
Radius: 5.0 mile

2008 Population

	317 Ushy 45 Aberdeen, MS 39730 Radius: 1.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 3.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 5.0 mile
Total Population	3,520	6,369	7,848
Male Population	43.9%	44.3%	45.2%
Female Population	56.1%	55.7%	54.8%
Median Age	35.8	35.2	35.3

2008 Income

	317 Ushy 45 Aberdeen, MS 39730 Radius: 1.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 3.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 5.0 mile
Median HH Income	\$23,740	\$25,542	\$29,303
Per Capita Income	\$12,127	\$13,478	\$14,132
Average HH Income	\$31,312	\$34,266	\$36,353

2008 Households

	317 Ushy 45 Aberdeen, MS 39730 Radius: 1.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 3.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 5.0 mile
Total Households	1,302	2,434	3,065
Average Household Size	2.53	2.52	2.48
1990-2000 Annual Rate	-0.52%	-0.3%	0.05%

2008 Housing

	317 Ushy 45 Aberdeen, MS 39730 Radius: 1.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 3.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 5.0 mile
Owner Occupied Housing Units	53.0%	56.7%	58.4%
Renter Occupied Housing Units	32.1%	30.5%	27.1%
Vacant Housing Units	14.9%	12.8%	14.6%

Population

	317 Ushy 45 Aberdeen, MS 39730 Radius: 1.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 3.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 5.0 mile
1990 Population	3,937	7,021	8,348
2000 Population	3,620	6,524	7,988
2008 Population	3,520	6,369	7,848
2013 Population	3,482	6,316	7,797
1990-2000 Annual Rate	-0.84%	-0.73%	-0.44%
2000-2008 Annual Rate	-0.34%	-0.29%	-0.21%
2008-2013 Annual Rate	-0.22%	-0.17%	-0.13%

In the identified market area, the current year population is 7,848. In 2000, the Census count in the market area was 7,988. The rate of change since 2000 was -0.21 percent annually. The five-year projection for the population in the market area is 7,797, representing a change of -0.13 percent annually from 2008 to 2013. Currently, the population is 45.2 percent male and 54.8 percent female.

Households

	317 Ushy 45 Aberdeen, MS 39730 Radius: 1.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 3.0 mile	317 Ushy 45 Aberdeen, MS 39730 Radius: 5.0 mile
1990 Households	1,380	2,500	3,016
2000 Households	1,310	2,427	3,032
2008 Households	1,302	2,434	3,065
2013 Households	1,298	2,436	3,075
1990-2000 Annual Rate	-0.52%	-0.3%	0.05%
2000-2008 Annual Rate	-0.07%	0.03%	0.13%
2008-2013 Annual Rate	-0.06%	0.02%	0.07%

The household count in this market area has changed from 3,032 in 2000 to 3,065 in the current year, a change of 0.13 percent annually. The five-year projection of households is 3,075, a change of 0.07 percent annually from the current year total. Average household size is currently 2.48, compared to 2.56 in the year 2000. The number of families in the current year is 2,125 in the market area.

Housing

Currently, 58.4 percent of the 3,587 housing units in the market area are owner occupied; 27.1 percent, renter occupied; and 14.6 percent are vacant. In 2000, there were 3,524 housing units— 59.9 percent owner occupied, 27.7 percent renter occupied and 12.4 percent vacant. The rate of change in housing units since 2000 is 0.22 percent. Median home value in the market area is \$76,493, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.67 percent annually to \$79,081. From 2000 to the current year, median home value changed by 3.6 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median HH Income	\$15,285	\$16,407	\$16,844
2000 Median HH Income	\$20,851	\$22,557	\$25,298
2008 Median HH Income	\$23,740	\$25,542	\$29,303
2013 Median HH Income	\$25,654	\$27,885	\$31,332
1990-2000 Annual Rate	3.15%	3.23%	4.15%
2000-2008 Annual Rate	1.59%	1.52%	1.8%
2008-2013 Annual Rate	1.56%	1.77%	1.35%
Per Capita Income			
1990 Per Capita Income	\$7,483	\$8,362	\$8,402
2000 Per Capita Income	\$10,383	\$11,553	\$12,089
2008 Per Capita Income	\$12,127	\$13,478	\$14,132
2013 Per Capita Income	\$13,010	\$14,447	\$15,223
1990-2000 Annual Rate	3.33%	3.29%	3.7%
2000-2008 Annual Rate	1.9%	1.89%	1.91%
2008-2013 Annual Rate	1.42%	1.4%	1.5%
Average Household Income			
1990 Average Household Income	\$19,859	\$22,704	\$23,094
2000 Average Household Income	\$27,518	\$30,247	\$31,928
2008 Average HH Income	\$31,312	\$34,266	\$36,353
2013 Average HH Income	\$33,204	\$36,325	\$38,727
1990-2000 Annual Rate	3.32%	2.91%	3.29%
2000-2008 Annual Rate	1.58%	1.52%	1.59%
2008-2013 Annual Rate	1.18%	1.17%	1.27%

Households by Income

Current median household income is \$29,303 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$31,332 in five years. In 2000, median household income was \$25,298, compared to \$16,844 in 1990.

Current average household income is \$36,353 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$38,727 in five years. In 2000, average household income was \$31,928, compared to \$23,094 in 1990.

Current per capita income is \$14,132 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$15,223 in five years. In 2000, the per capita income was \$12,089, compared to \$8,402 in 1990.

Population by Employment

Total Businesses	255	383	426
Total Employees	1,859	2,647	2,909

Currently, 85.2 percent of the civilian labor force in the identified market area is employed and 14.8 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 85.7 percent of the civilian labor force, and unemployment will be 14.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 52.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 45.3 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 16.0 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 38.7 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 76.3 percent of the market area population drove alone to work, and 1.6 percent worked at home. The average travel time to work in 2000 was 22.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 33.9 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 28.8 percent were high school graduates only (29.6 percent in the U.S.)
- 5.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 11.0 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 4.5 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)