

Lodging	Office
Commercial Camp Grounds	Condominium Office Units
Hotels	Full Service Banks
Motels & Tourist Cabins	Office Buildings- 1 & 2 stories
Healthcare	Office Buildings- 3 or more stories, elevator
Charitable Exemptions- Hospitals, Homes for Aged, etc.	Office Buildings- 3 or more stories, stairs
Exempt Property Owned by a Municipality	Savings & Loans
Exempt Property Owned by the State of Ohio	Vacant-Unbuilt
Medical Clinics & Offices	Vacant Land
Nursing Homes & Private Hospitals	Unclassified
Office Buildings- 3 or more stories	Bowling Alleys
Other Commercial Structures	Commercial Truck Terminals
Vacant Land	Commercial Warehouses
Restaurants	Community Reinvestment Area Tax Abatements
Drive-In Restaurant or Food Service	Community urban redevelopment corporation tax abatements
Other Food Service Structures	Drive-In Theaters
Restaurant, Cafeteria, and/or Bar	Funeral Homes
Retail	Golf Courses
Automotive Car Sales & Services	Golf Driving Ranges & Miniature Golf Courses
Automotive Service Stations	Lodge Halls & Amusement Parks
Car Washes	Marine Service Facilities
Commercial Garages	Other Commercial Structures
Community Shopping Centers	Parking Garages, Structures, and Lots
Discount Stores & Junior Department Stores	Theaters
Dry Cleaning Plants & Laundries	Undefined
Full Line Department Stores	
Neighborhood Shopping Centers	
Other Retail Structures	
Regional Shopping Centers	
Small (< 10,000 sf) Detached Retail	
Supermarkets	

Source: Greene, Miami, Montgomery, and Warren Counties, 2007; Cities of Carlisle, Franklin, and Springboro, 2007

The retail market trade areas analysis on page 17 was performed using the parcel data with land use codes of 425, 426, and 427, which represent neighborhood, community, and regional shopping centers. Each type of shopping center was assigned a different series of buffers, intended to represent the influence that each shopping center has based on its size and surrounding context. The table below shows the buffer distances and score applied to the areas within each buffer for each type of shopping center. The composite layer was created by adding the scores of each layer of shopping center buffers. While the buffers differ according to shopping center type, the consistency in the scoring was maintained in order to emphasize the equivalent value among the transportation modes of walking, biking, and driving. Although it appears in the map that eastern Greene County is the only place in the Region that does not have any shopping center coverage, it should be noted that an outlet mall just east of the Greene County border was not included in the analysis because of the study boundaries. However, this shows that shopping centers in bordering counties can represent further market saturation in this Region.

Shopping Center	LU Code	Buffer Distance	Score
Neighborhood	425	1/4 mile	4
		1/2 mile	3
		1 mile	2
		2 miles	1
Community	426	1/2 mile	4
		1 mile	3
		2 miles	2
		4 miles	1
Regional	427	2 miles	4
		4 miles	3
		8 miles	2
		16 miles	1
Composite Score Range		Low: 0 High: 12	

Greene County Land and GLA by Jurisdiction

	Land (acres)	GLA (square feet)
Bath Twp	200.1	251,019
Beavercreek	1,409.1	7,309,685
Beavercreek Twp	241.7	737,608
Bellbrook	71.1	329,251
Bowersville	3.0	7,290
Caesarscreek Twp	14.2	23,808
Cedarville	27.0	182,366
Cedarville Twp	327.4	32,036
Clifton	5.3	40,557
Fairborn	1,063.6	5,569,675
Jamestown	52.2	300,747
Jefferson Twp	28.8	41,659
Miami Twp	7.1	9,306
New Jasper Twp	33.8	19,881
Ross Twp	7.1	33,906
Silvercreek Twp	38.8	46,865
Spring Valley	4.4	58,441
Spring Valley Twp	70.7	160,917
Sugarcreek Twp	510.4	1,528,499
WPAFB	17.9	26,329
Xenia	687.1	2,928,624
Xenia Twp	421.9	328,881
Yellow Springs	41.8	364,172

Source: Greene County, 2007

Miami County Land and GLA by Jurisdiction

	Land (acres)	GLA (square feet)
Bethel Twp	386.8	234,420
Bradford	7.5	50,171
Brown Twp	92.9	291,536
Butler Twp	0.8	8,260
Casstown	593.4	1,232,192
Concord Twp	82.6	502,245
Covington	81.9	37,638
Elizabeth Twp	4.5	52,088
Fletcher	54.3	21,809
Huber Heights	5.2	37,711
Laura	7.9	8,400
Lostcreek Twp	11.4	14,994
Ludlow Falls	163.2	102,406
Monroe Twp	78.3	66,168
Newberry Twp	69.5	27,137
Newton Twp	761.4	4,125,112
Piqua	4.9	59,662
Pleasant Hill	0.4	3,340
Potsdam	266.2	149,661
Springcreek Twp	162.0	34,400
Staunton Twp	515.2	1,267,122
Tipp City	755.7	3,853,510
Troy	14.6	0
Union	103.7	40,443
Union Twp	166.8	253,215
Washington Twp	110.6	355,861
West Milton	14.1	75,982

Source: Miami County, 2007

Montgomery County Land and GLA by Jurisdiction

	Land (acres)	GLA (square feet)
Brookville	319.3	1,080,624
Butler Twp	573.8	1,809,830
Centerville	657.7	3,585,479
Clay Twp	335.1	298,828
Clayton	272.3	480,136
Dayton	3,388.9	30,051,429
Englewood	649.7	2,888,067
Farmersville	5.9	96,276
German Twp	198.2	37,748
Germantown	84.6	600,193
Harrison Twp	828.7	4,921,130
Huber Heights	1,340.9	5,293,327
Jackson Twp	211.8	37,418
Jefferson Twp	260.7	269,191
Kettering	1,183.2	7,261,860
Miami Twp	1,130.7	6,959,866
Miamisburg	563.0	3,574,653
Monroe Twp	0.0	0
Moraine	684.4	4,196,036
New Lebanon	75.6	416,140
Oakwood	56.5	410,281
Perry Twp	87.3	29,044
Phillipsburg	3.5	41,120
Riverside	574.8	2,305,719
Springboro	36.1	238,866
Trotwood	1,616.5	4,163,888
Union	98.2	160,988
Vandalia	721.4	2,759,645
Washington Twp	894.9	4,842,876
West Carrollton	311.4	1,818,877

Source: Montgomery County, 2007

Warren County Land and GLA by Jurisdiction

	Land (acres)	GLA (square feet)
Carlisle	174.0	132,314
Franklin	395.0	1,038,478
Springboro	514.6	1,349,848

Source: Warren County, 2007; Cities of Carlisle, Franklin, and Springboro, 2007