

Table 5. Commercial GLA Per Employee (in square feet)

Region	GLA	Employees	GLA Per Employee
Region	126,311,198	293,494	430.4
Greene	20,331,522	46,740	435.0
Miami	12,829,501	29,021	442.1
Montgomery	90,629,535	209,607	432.4
Warren*	2,520,640	8,126	310.2

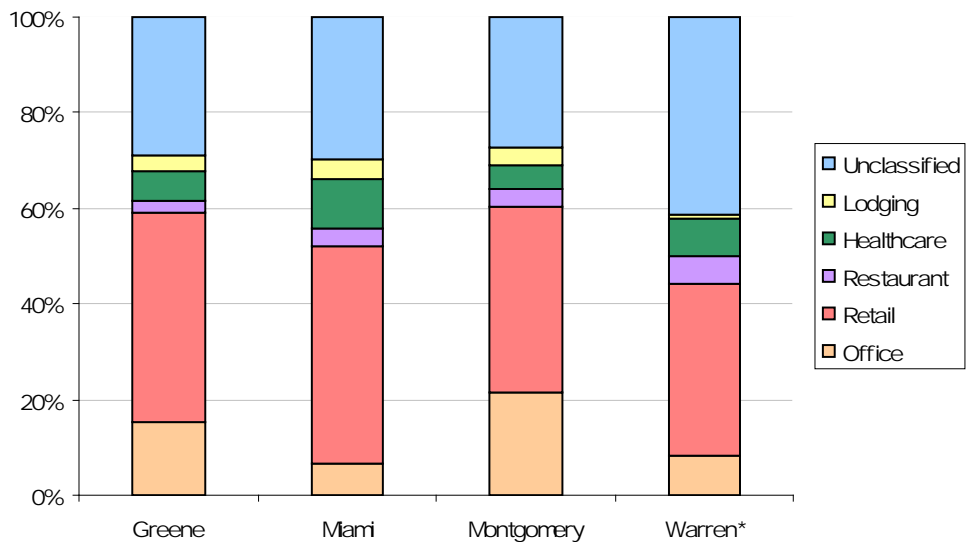
Source: Greene, Miami, Montgomery, and Warren counties, 2007; MVRPC, 2008
 Note: *Warren County only includes the cities of Carlisle, Franklin, and Springboro

At the regional level, there are over 126 million square feet of commercial GLA with nearly 300,000 employees, which translates to 430.4 square feet of commercial GLA per employee (Table 5). Montgomery County, even though it has the most GLA in the Region, with over 90 million square feet of GLA, has the least amount of GLA per employee. On the other hand, Miami County has the least amount of commercial GLA, but its GLA per employee is the largest between the four counties.

Montgomery County possesses the largest share of commercial GLA between the four counties, followed by Greene and Miami counties (Table 6). Over 70% of the Region’s commercial GLA is located in Montgomery County, including 82.4% of all office GLA. In addition, at least 60% of the Region’s commercial GLA in every category is located in Montgomery County. Retail and healthcare are the two largest categories in terms of regional percent share in Greene County, at 17.4% and 17.1% respectively. Miami County has its largest regional percent share in healthcare at 18.0%.

The retail category accounts for the largest share of every county’s commercial GLA (Figure 11). The office share of commercial land within Montgomery County (21.5%) is greater than that of any other county, followed by Greene County. Compared to other counties, Miami County has larger shares of retail and healthcare GLA. Miami County also has the smallest share of office GLA of all four counties. Warren County has the highest share of unclassified and restaurant GLA.

Figure 11. County Percent Distribution of Commercial GLA by Category for 2007



Source: Greene, Miami, Montgomery, and Warren counties, 2007; cities of Carlisle, Franklin, and Springboro, 2007
 Note: *Warren County only includes the cities of Carlisle, Franklin, and Springboro

Table 6. Commercial GLA by Category by County for 2007 (in square feet)

	Greene	Miami	Montgomery	Warren*	Region
Total Commercial GLA	20,331,522	12,829,501	90,629,535	2,520,640	126,311,198
% Share of Regional Commercial GLA	16.1%	10.2%	71.8%	2.0%	100.0%
Office	3,100,948	872,885	19,514,687	206,049	23,694,569
% Share of County Commercial GLA	15.3%	6.8%	21.5%	8.2%	18.8%
% Share of Regional Category GLA	13.1%	3.7%	82.4%	0.9%	100.0%
Retail	8,876,104	5,828,743	35,292,386	904,447	50,901,680
% Share of County Commercial GLA	43.7%	45.4%	38.9%	35.9%	40.3%
% Share of Regional Category GLA	17.4%	11.5%	69.3%	1.8%	100.0%
Restaurant	556,773	436,045	3,282,974	148,327	4,424,119
% Share of County Commercial GLA	2.7%	3.4%	3.6%	5.9%	3.5%
% Share of Regional Category GLA	12.6%	9.9%	74.2%	3.4%	100.0%
Healthcare	1,259,530	1,325,537	4,589,156	199,653	7,373,876
% Share of County Commercial GLA	6.2%	10.3%	5.1%	7.9%	5.8%
% Share of Regional Category GLA	17.1%	18.0%	62.2%	2.7%	100.0%
Lodging	672,574	534,228	3,387,119	18,187	4,612,108
% Share of County Commercial GLA	3.3%	4.2%	3.7%	0.7%	3.7%
% Share of Regional Category GLA	14.6%	11.6%	73.4%	0.4%	100.0%
Unclassified	5,865,593	3,832,063	24,563,213	1,043,977	35,304,846
% Share of County Commercial GLA	28.8%	29.9%	27.1%	41.4%	28.0%
% Share of Regional Category GLA	16.6%	10.9%	69.6%	3.0%	100.0%

Source: Greene, Miami, Montgomery, and Warren counties, 2007; cities of Carlisle, Franklin, and Springboro, 2007

Note: *Warren County only includes the cities of Carlisle, Franklin, and Springboro