

In the period from 1980 to 2005, every county in the Region had an increase in commercial employment (Table 11). However, although Montgomery County had the largest total increase in employment, Greene County employment increased over 150% during that 25-year period from 18,581 in 1980 to 46,740 in 2005. Employment in Miami County also increased significantly during the same period. Between the years of 2000 and 2005, the employment in the northern portion of Warren County increased by nearly 20%, which was the largest growth rate in the Region for that period.

The adjacent map (Figure 23) shows where the concentrations of commercial employment exist. This map illustrates commercial employment share in comparison to total employment.

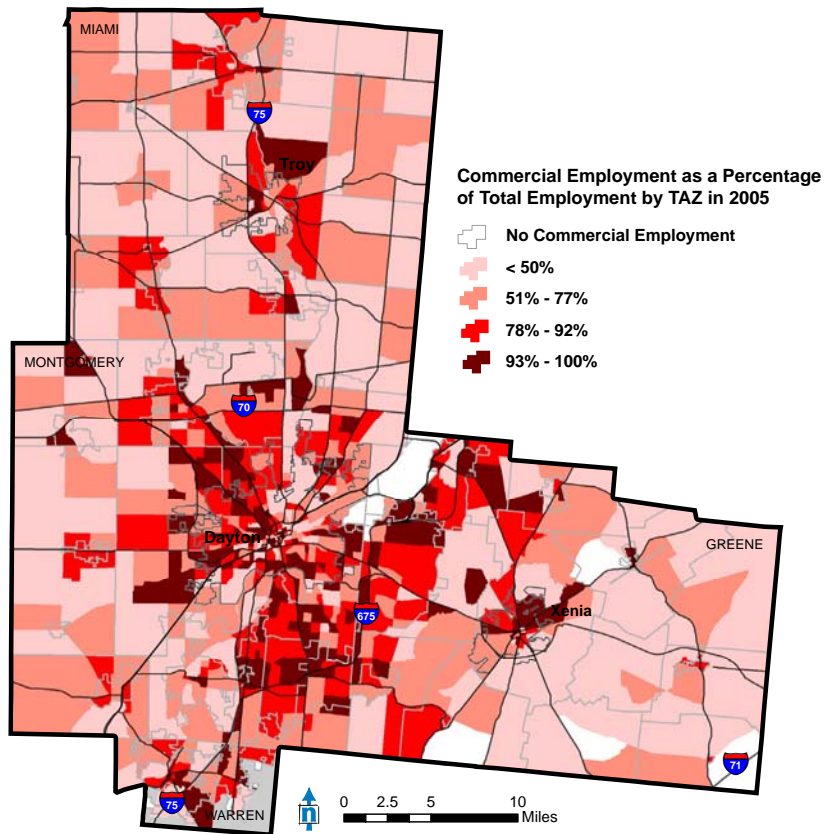
Reflecting the commercial land and GLA maps presented and discussed previously, employment concentrations are located in northwestern Greene County, northeastern Montgomery County, and along I-75 in Miami and Warren counties. Higher percentages of commercial employment are noticeable along major arterial roadways throughout the Region. It is also clear that there are very few areas with no employment, showing how scattered commercial employment is in the Region. Some parts of the I-75 corridor in Montgomery County appear to have little commercial employment concentration, due to the fact that those areas have such heavy concentrations of manufacturing employment.

**Table 11. Commercial Employment from 1980 to 2005**

	1980	1990	2000	2005
<b>Greene</b>	18,581	29,302	41,890	46,740
<b>Miami</b>	15,254	20,059	27,727	29,021
<b>Montgomery</b>	135,722	172,138	203,542	209,607
<b>Warren*</b>			6,856	8,126
<b>Regional Total**</b>	169,557	221,499	273,159	285,368

Source: MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008  
 Note: \* No data available for Carlisle, Franklin, and Springboro for 1980 and 1990  
 \*\* The 2000 and 2005 regional total does not include data from Warren County

**Figure 23. Commercial Employment Concentrations for 2005**

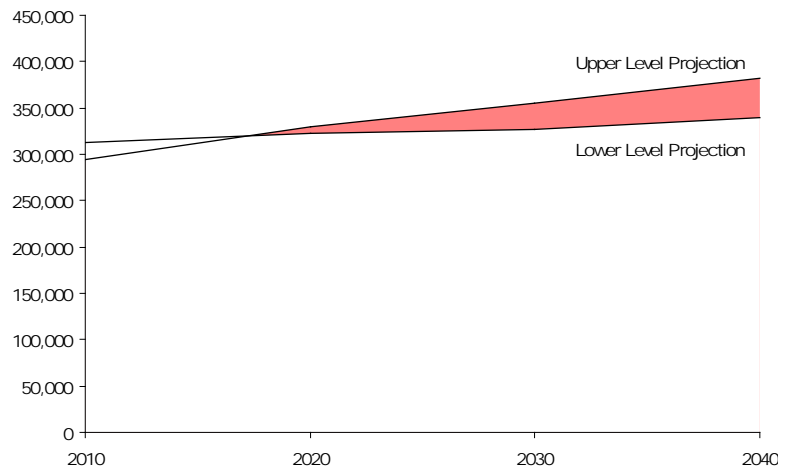


Source: MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008

MVRPC staff have developed commercial sector employment projections to 2040 (Figure 24). In doing so, MVRPC staff developed upper and lower level projections in order to provide insight as to what the commercial employment range could be in the future. In both cases, regional commercial employment is projected to increase between 2010 and 2040.

The projections show that the growth in commercial employment will be slight to moderate (Tables 12 and 13). The projections for employment in the year 2040 range from approximately 340,000 to 380,000 employees.

**Figure 24. Commercial Employment Projection Range**



Source: MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008

The upper level projection has a regional growth rate of 30.1%, while the lower level has a regional growth rate of 8.4%. However different rates of growth are expected among the four counties.

**Table 12. Upper Level Commercial Employment Projections**

	2010	2020	2030	2040
<b>Greene</b>	49,737	62,054	71,269	84,427
<b>Miami</b>	30,709	35,458	38,805	43,099
<b>Montgomery</b>	204,819	222,399	234,444	243,531
<b>Warren*</b>	8,823	9,958	10,672	11,667
<b>Regional Total</b>	294,088	329,870	355,190	382,724

Source: MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008  
 Note: \* Warren County includes only the cities of Carlisle, Franklin, and Springboro

**Table 13. Lower Level Commercial Employment Projections**

	2010	2020	2030	2040
<b>Greene</b>	53,099	60,566	65,421	74,540
<b>Miami</b>	32,786	34,607	35,620	38,052
<b>Montgomery</b>	218,666	217,065	215,204	215,013
<b>Warren*</b>	8,823	9,958	10,672	11,667
<b>Regional Total</b>	313,374	322,197	326,917	339,272

Source: MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008  
 Note: \* Warren County includes only the cities of Carlisle, Franklin, and Springboro

Greene County employment is expected to increase by the highest rate. According to the upper level projection, the county's commercial employment could grow nearly 70% between 2010 and 2040.

Miami County is also expected to see relatively significant commercial employment growth. In both upper level and lower level projections, commercial employment in Miami County is expected to grow steadily (16%-40%) between 2010 and 2040.

Montgomery County is projected to experience the lowest rate of commercial employment growth. In the upper level projection it is anticipated that there will be an increase from 204,819 in 2010 to 243,531 in 2040. In contrast, the lower level projection predicts a steady decline in commercial employment from 2010 to 2040.