

APPENDIX 3

SUPPLEMENTARY MARKET ASSESSMENT MATERIALS

Prepared by the Cobalt Group, Inc. – February, 2008

Hotel/Lodging

Facilities within a 20-mile radius of Newbury Township Town Center

Demographic

Highway Traffic Counts

Ohio County Profiles, Office of Strategic Research (ODOD) – Geauga County Profile

NEO CANDO Profile for Geauga County

NEO CANDO profile for Newbury Township

Map – Ohio Counties and County Seats

Map – Ohio Metro- Micro- Combined Statistical Areas

State/County Population Maps

Ohio County Population Density – 2000 Census

Population Distribution – 2006 Census

Percent Population Change – 1990-2006

Projected Population Change – 2000-2020

Projected Population Distribution 2020

Households – 1990-2000

Per Capita Personal Income – 2005 Census

Profile of General Demographic Characteristics

State of Ohio

Geauga County

Auburn Township

Bainbridge Township

Burton Township

Chardon Township

Chester Township

Claridon Township

Hambden Township

Huntsburg Township

Middlefield Township
Munson Township
Montville Township
Newbury Township
Parkman Township
Russell Township
Thompson Township
Troy Township

Parks/Recreation

Ohio Department of Natural Resources Division of Natural Areas and Preserves – Chagrin State
Scenic River
Ground Water Resource Map for Ohio
Ground Water Resources of Geauga County
Chagrin River Watershed – What is a Watershed?

Retail

NOACA Northeast Ohio Regional Retail Analysis – August 2007
Executive Summary/Retail
NOACA at Work in Geauga County

Housing

Gauga County Rates of Taxation – Tax Year 2006
Gauga County Real Estate Report – 2005

Business, Industry and Education

Priority Investment Areas – 2008
Ohio Department of Development Economic Development Regions
Business Starts – 2006
Manufacturing Employment – 2005 Census
Manufacturing Employment as Percentage of Total County Employment – 2005
Distribution of Exporting Manufacturing Establishments – 2006
Distribution of Largest Manufacturing Establishments in Ohio – 2006
New and Expanding Facilities Annual Average – 1997-2006

Education

Newbury Local School District 2006 – 2007 School Year District Report Card

Facilities within a 20-mile Radius of Newbury Township Town Center

<u>Name</u>	<u>Street Address</u>	<u>City</u>	<u>Rooms</u>	<u>Suites</u>	<u>Internet Access</u>	<u>Pool</u>	<u>Fitness Area</u>	<u>Restaurant/Lounge/Bar</u>	<u>Mtg. Room Capacity</u>	<u>Lowest Average Nightly Rate</u>
Renaissance Quail Hollow	11080 Concord Hambden Rd.	Painesville	180	11	Yes	Yes	Yes	No	140	\$99.00
Best Western Lawnfield Inn	8434 Mentor Avenue	Mentor	50	18	Yes	Yes	Yes	L	50	\$83.00
Days Inn Cleveland Willoughby	4145 State Route 306	Willoughby	113	2	Yes	Yes	No	No	0	\$49.00
Residence Inn Cleveland Mentor	5660 Emerald Court	Mentor	96	0	Yes	Yes	Yes	No	100	\$89.00
Super 8 Mentor	7325 Palisades Parkway	Mentor	30	0	Yes	No	No	No	0	\$50.00
Comfort Inn Mentor	7701 Reynolds Road	Mentor	133	20	Yes	Yes	Yes	No	500	\$86.00
Courtyard Cleveland Willoughby	35103 Maplegrove Road	Willoughby	82	10	Yes	Yes	Yes	R,L,B	100	\$99.00
Fairfield Inn Cleveland Willoughby	35110 Maplegrove Road	Willoughby	130	0	Dial Up	Yes	No	No	0	\$79.00
Willoughby Travelodge Cleveland	34600 Maplegrove Road	Willoughby	110	0	Yes	Yes	No	No	0	\$65.00
Baymont Inn and Suites	1421 Golden Gate Boulevard	Maple Heights	99	10	Yes	No	No	No	50	\$80.00
Comfort Inn Wickliffe	28611 Euclid Avenue	Wickliffe	124	8	Yes	Yes	Yes	R,L,B	50	\$60.00
Lake Erie Lodge	24800 Euclid Avenue	Euclid	166	0	No	Yes	No	No	50	\$65.00
Super 8 Beachwood	3795 Orange Place	Beachwood	127	0	Yes	Yes	No	No	0	\$55.00
Clarian Hotel Cleveland East/Beachwood	26300 Chagrin Boulevard	Beachwood	127	7	Yes	Yes	Yes	No	150	\$86.00
Courtyard Cleveland East/Beachwood	3695 Orange Place	Beachwood	113	4	Yes	Yes	Yes	R,L,B	100	\$109.00
Hampton Inn & Suites Beachwood	3840 Orange Place	Beachwood	139	47	Yes	Yes	Yes	No	35	\$119.00
Hilton Cleveland East/Beachwood	3663 Park East Drive	Beachwood	403	8	Yes	Yes	Yes	R,L,B	400	\$99.00
Residence Inn Beachwood	3628 Park East Drive	Beachwood	174	0	Yes	Yes	Yes	No	60	\$109.00
Extended Stay America Beachwood	3820 Orange Place	Beachwood	113	0	Yes	No	No	No	0	\$75.00
Embassy Suites Beachwood	3775 Park East Drive	Beachwood	216	216	Yes	Yes	Yes	No	240	\$149.00
Spring Hill Suites Solon	30100 Aurora Road	Solon	119	119	Yes	Yes	Yes	No	49	\$119.00
Howard Johnson Express Geneva	1715 Route 534	Geneva	53	0	Yes	Yes	No	No	100	\$55.00
Hiram Inn	6867 Wakefield	Hiram	12	12	Yes	No	No	R,L,B	200	\$89.00
EconoLodge Warrensville	4353 Northfield Road	Warrensville Hts	80	0	Yes	No	No	R,L,B	0	\$50.00
Marriot East Cleveland	26300 Harvard Road	Warrensville Hts	291	4	Yes	Yes	Yes	R,L,B	480	\$89.00
Punderson State Park	11755 Kinsman Road	Newbury	31	26	Yes	Yes	Yes	R,L,B	120	\$122.00
Aurora Inn	3 Shawnee Trail	Aurora	66	0	Yes	Yes	No	R,L,B	150	\$119.00