

LOCATION SOLUTIONS MADE EASY

THE MARKET STUDY

DATE:	Date
DOCTOR:	Dr. Bernard Patrick
BASE LOCATION:	Anytown, US
SEARCH AREA:	20-Minute Drive Time Search Area
SPECIALTY:	Veterinarian
IdealRatio:	5,000
RADIUS:	3-Mile
DRIVE TIME:	15-Minute
HHI MINIMUM:	\$50,000
TOP RESULTS:	20

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Search Parameters

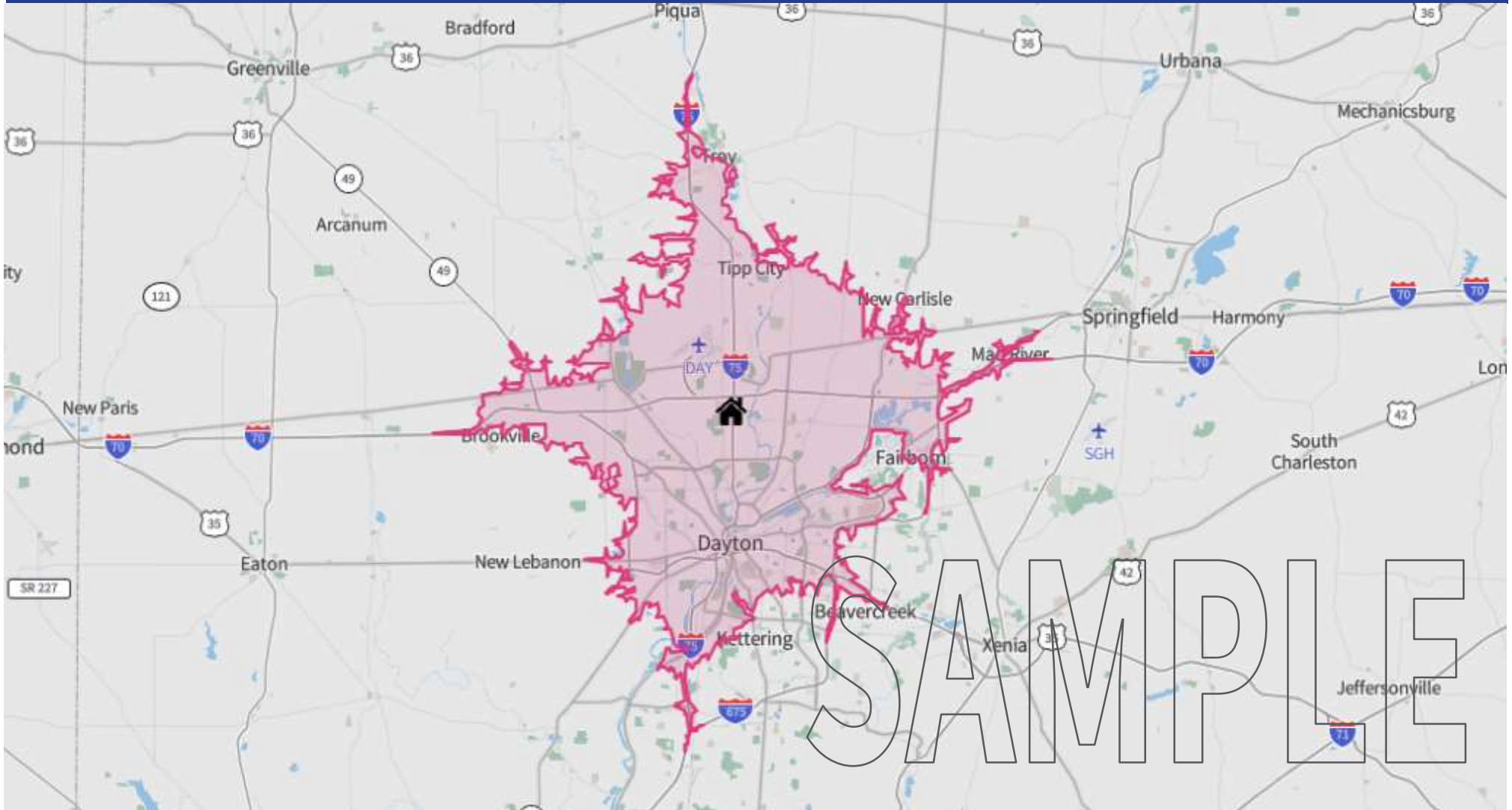
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TOP RESULTS:	Top 20 Overall Pockets - Composite Top 20 Radius Pockets & Data Top 20 Drive Time Pockets & Data

Definition of a Idealratio

To effectively analyze Practitioner to Population Ratios, we compare them to proprietary saturation standards that measure the population (not patients) per practitioner that indicates a point where a market generally becomes saturated. For example, the saturation ratio for a Veterinarian is 5,000. A number higher than 5,000 would indicate the market has potential for an additional practitioner(s) and is shown with green text. A number below 5,000 indicates the area may be oversaturated and is shown with red text. While the IdealRatio can be used as a gauge for opportunity, it is never safely used as sole location-selection criteria. Furthermore, it is only one piece of the custom analysis for each client and their individual market.

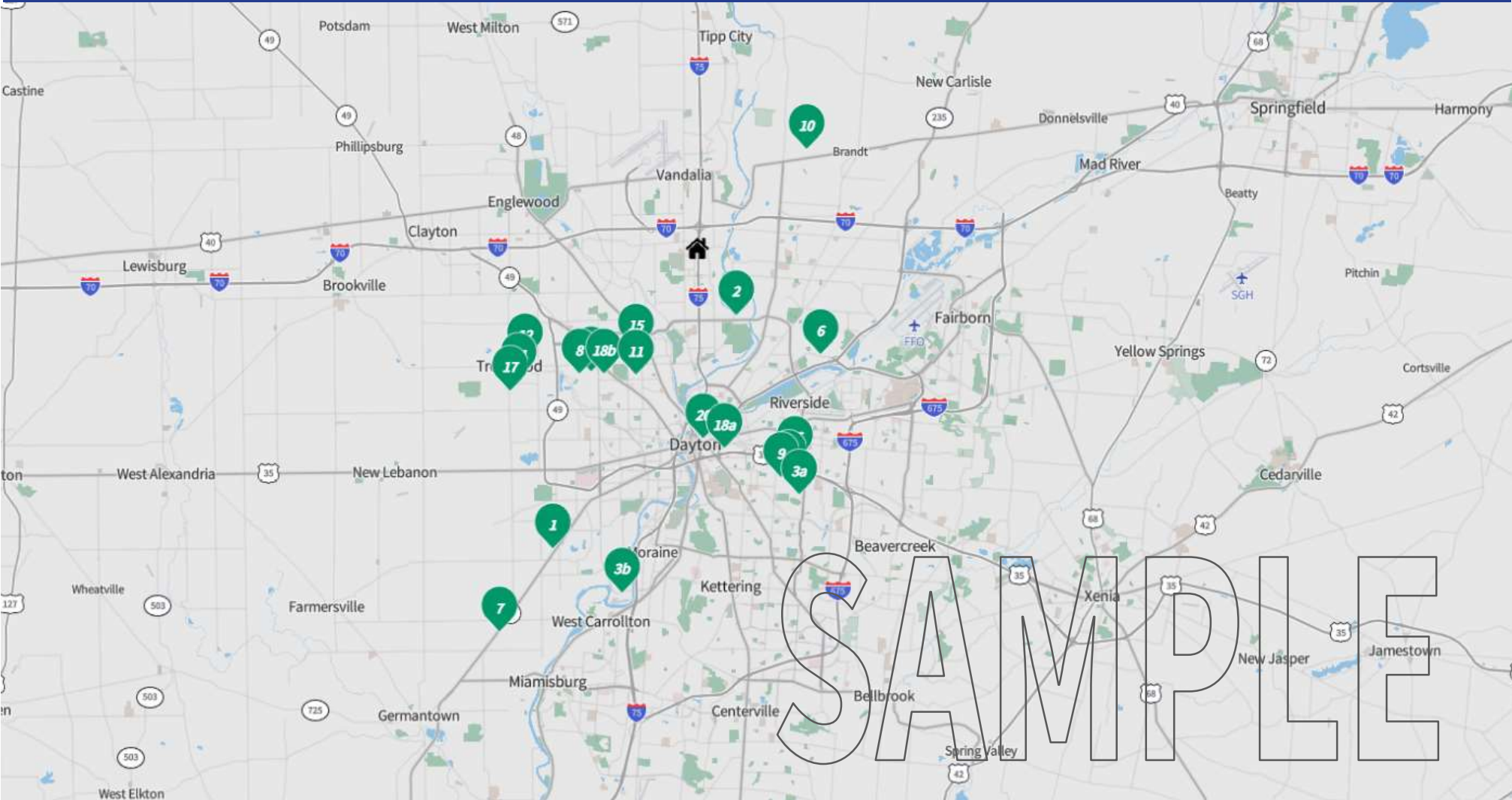
Due to the unique nature of the veterinary field, it is often difficult to distinguish whether a veterinarian serves at a clinic or at an Animal Hospital. For purposes of classification in this report, veterinarians who serve in Animal Hospitals will be classified as Animal Hospital Veterinarians. Emergency Services Veterinarians will be classified accordingly based on the practice name. All other veterinarians except for specialists will be classified as Veterinarians.

Overall Unfiltered Search Area - Map View



This map shows the entire unfiltered search area for this Market Study.

Top 20 Overall Pockets - Map View

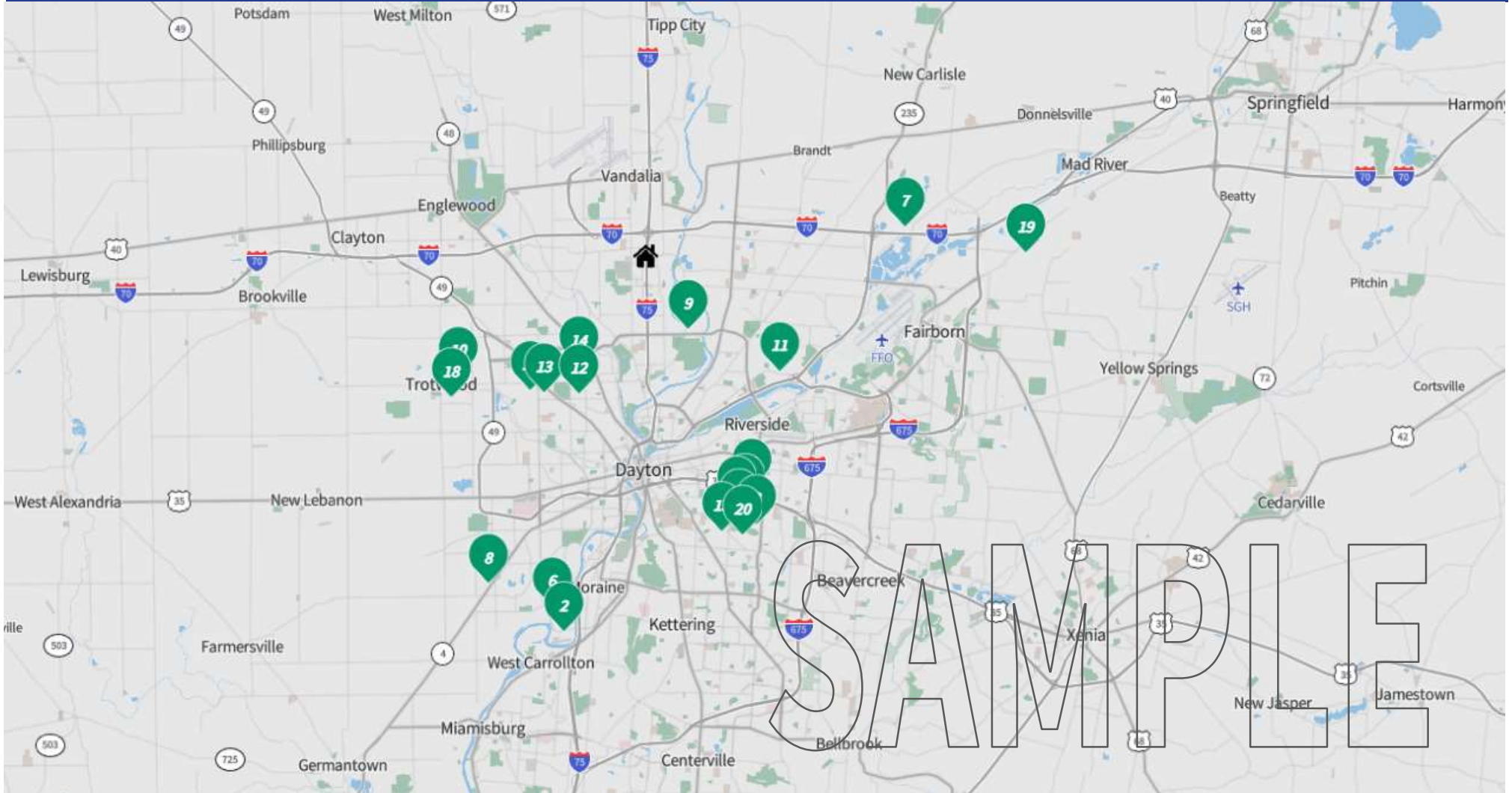


Icons are Locations that appear in the Top 20 Overall Pockets Composite Ranking list (Page 6).

Top 20 Overall Pockets - Composite Ranking

Overall Rank	Census Block Center	Average Household Income	Drive Time From Base (Minutes)	3-Mile Radius			15-Minute Drive Time			IdealRatio Market Saturation Level*	Composite Ranking (Lowest is Best)
				Rank	2022 Population	Radius Ratio	Rank	2022 Population	Drive Time Ratio		
1	5600 Eshbaugh Rd Dayton OH 45417	\$ 57,672	20:27	8	16,047	16,047	6	134,195	3,627	5,000	14
2	5164 Wagner Ford Rd Dayton OH 45414	\$ 72,811	7:50	9	48,065	16,022	9	195,063	3,422	5,000	18
3a	4803 Barnhart Ave Dayton OH 45432	\$ 75,775	1:31	3	108,142	21,628	17	213,056	3,329	5,000	20
3b	3564 Sellars Rd Moraine OH 45439	\$ 83,073	19:15	2	43,383	21,692	18	226,740	3,286	5,000	20
5	4218 Glenbrook Dr Dayton OH 45406	\$ 59,965	17:14	17	67,859	13,572	5	132,019	3,667	5,000	22
6	4024 Atha Ct Dayton OH 45424	\$ 83,630	17:27	11	45,411	15,137	12	179,813	3,393	5,000	23
7	7464 OH-4 Germantown OH 45327	\$ 82,145	23:57	23	11,972	11,972	1	98,437	4,102	5,000	24
8	5051 Copeland St Dayton OH 45406	\$ 60,633	18:48	22	62,154	12,431	3	122,467	3,951	5,000	25
9	1644 Emmons Ave Dayton OH 45410	\$ 74,648	18:03	1	106,007	26,502	27	278,039	3,055	5,000	28
10	5171 US-40 Tipp City OH 45371	\$ 101,059	15:09	28	20,903	10,452	2	47,880	3,990	5,000	30
11	2518 Elsmere Ave Dayton OH 45406	\$ 57,101	15:45	12	74,878	14,976	19	142,441	3,237	5,000	31
12	336 Vaniman Ave Dayton OH 45426	\$ 68,349	20:01	10	31,870	15,935	22	115,145	3,198	5,000	32
13	1638 Humphrey Ave Dayton OH 45410	\$ 73,070	18:23	4	103,264	20,653	29	267,765	3,009	5,000	33
14	34 Stubbs Dr Dayton OH 45426	\$ 61,410	21:14	18	26,780	13,390	16	106,692	3,334	5,000	34
15	4327 Seiber Ave Dayton OH 45405	\$ 62,340	12:38	14	70,312	14,062	23	143,506	3,189	5,000	37
16	1008 Cosler Dr Dayton OH 45403	\$ 68,719	1:04	5	94,860	18,972	33	134,707	2,928	5,000	38
17	1 N Union Rd Dayton OH 45417	\$ 62,335	21:22	25	22,106	11,053	15	117,238	3,350	5,000	40
18a	24 La Belle St Dayton OH 45403	\$ 63,353	14:24	33	100,053	10,005	8	262,477	3,454	5,000	41
18b	4038 Holyoke Ave Dayton OH 45406	\$ 58,959	17:04	13	71,262	14,252	28	135,836	3,019	5,000	41
20	132 Canal Boat Ct Dayton OH 45402	\$ 57,795	12:38	38	97,643	9,764	7	293,879	3,584	5,000	45

Top 20 Radius Pockets - Map View



Icons are Locations that appear in the Top 20 Radius Pockets & Data list (Page 8).

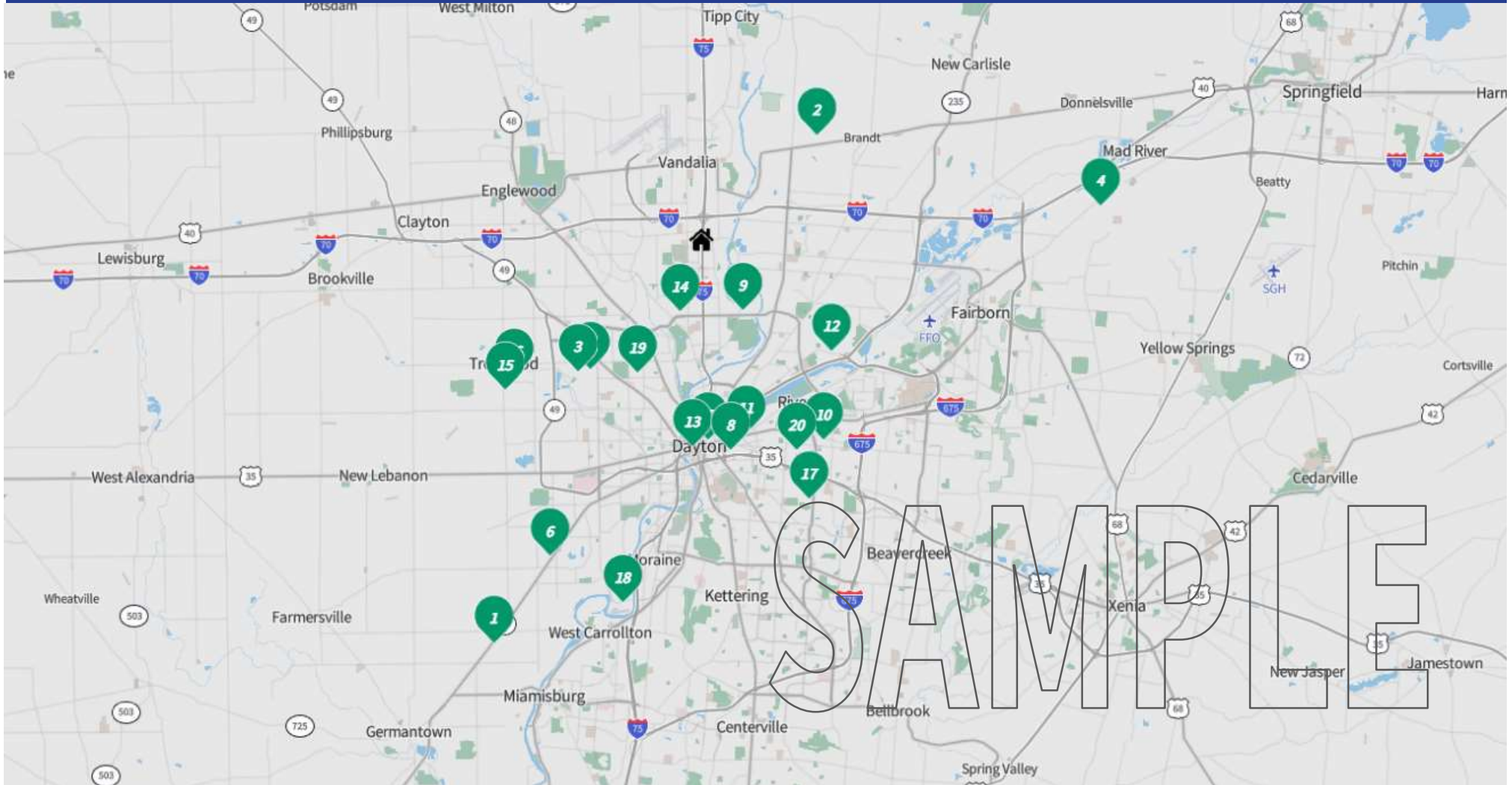
Top 20 Radius Pockets & Data

3-Mile Radius

Overall Rank	Radius Rank	Census Block Center	2022 Population	2027 Projected Population	% Growth	Average Household Income	Drive Time From Base (Minutes)	Total Competing Doctors	Competition Ratio (Existing Practice)	Competition Ratio (If New Start-Up)	IdealRatio Market Saturation Level	+/-
9	1	1644 Emmons Ave Dayton OH 45410	106,007	107,138	1.07%	\$ 74,648	18:03	4.00	26,502	21,201	5,000	21,502
3b	2	3564 Sellars Rd Moraine OH 45439	43,383	43,840	1.05%	\$ 83,073	19:15	2.00	21,692	14,461	5,000	9,461
3a	3	4803 Barnhart Ave Dayton OH 45432	108,142	109,364	1.13%	\$ 75,775	1:31	5.00	21,628	18,024	5,000	16,628
13	4	1638 Humphrey Ave Dayton OH 45410	103,264	104,383	1.08%	\$ 73,070	18:23	5.00	20,653	17,211	5,000	12,211
16	5	1008 Cosler Dr Dayton OH 45403	94,860	95,915	1.11%	\$ 68,719	1:04	5.00	18,972	15,810	5,000	13,972
30b	6	3429 Pinnacle Rd Moraine OH 45439	36,820	37,196	1.02%	\$ 70,521	21:32	2.00	18,410	12,273	5,000	7,273
24a	7	11605 Co Hwy 316 Medway OH 45341	16,594	16,727	0.80%	\$ 79,818	19:42	0.00	16,594	16,594	5,000	11,594
1	8	5600 Eshbaugh Rd Dayton OH 45417	16,047	16,206	0.99%	\$ 57,672	20:27	0.00	16,047	16,047	5,000	11,047
2	9	5164 Wagner Ford Rd Dayton OH 45414	48,065	48,586	1.08%	\$ 72,811	7:50	3.00	16,022	12,016	5,000	11,022
12	10	336 Vaniman Ave Dayton OH 45426	31,870	32,228	1.12%	\$ 68,349	20:01	2.00	15,935	10,623	5,000	5,623
6	11	4024 Atha Ct Dayton OH 45424	45,411	45,951	1.19%	\$ 83,630	17:27	3.00	15,137	11,353	5,000	10,137
11	12	2518 Elsmere Ave Dayton OH 45406	74,878	75,653	1.04%	\$ 57,101	15:45	5.00	14,976	12,480	5,000	7,480
18b	13	4038 Holyoke Ave Dayton OH 45406	71,262	72,008	1.05%	\$ 58,959	17:04	5.00	14,252	11,877	5,000	9,252
15	14	4327 Seiber Ave Dayton OH 45405	70,312	71,045	1.04%	\$ 62,340	12:38	5.00	14,062	11,719	5,000	6,719
27b	15	2636 Westfield Ave Dayton OH 45420	112,421	113,589	1.04%	\$ 76,158	20:09	8.00	14,053	12,491	5,000	9,053
30a	16	4262 Farnham Ave Dayton OH 45420	110,375	111,563	1.08%	\$ 76,424	19:39	8.00	13,797	12,264	5,000	7,264
5	17	4218 Glenbrook Dr Dayton OH 45406	67,859	68,566	1.04%	\$ 59,965	17:14	5.00	13,572	11,310	5,000	8,572
14	18	34 Stubbs Dr Dayton OH 45426	26,780	27,079	1.12%	\$ 61,410	21:14	2.00	13,390	8,927	5,000	3,927
39a	19	5172 Saum St Fairborn OH 45324	12,604	12,693	0.71%	\$ 95,467	21:41	1.00	12,604	6,302	5,000	7,604
38	20	1154 Chelsea Ave Dayton OH 45420	113,210	114,446	1.09%	\$ 77,742	21:23	9.00	12,579	11,321	5,000	6,321

*Less than 5,000 = Market Saturation; Higher than 5,000=Market Potential - For a full definition of the IdealRatio levels, see page 3.

Top 20 Drive Time Pockets & Data



Icons are Locations that appear in the Top 20 Drive Time Pockets & Data list (Page 10).

Top 20 Drive Time Pockets & Data

15-Minute Drive Time

Overall Rank	Drive Time Rank	Census Block Center	2022 Population	2027 Projected Population	% Growth	Average Household Income	Drive Time From Base (Minutes)	Total Competing Doctors	Competition Ratio (Existing Practice)	Competition Ratio (If New Start-Up)	IdealRatio Market Saturation Level	+/-
7	1	7464 OH-4 Germantown OH 45327	98,437	99,679	1.26%	\$ 73,072	23:57	24.00	4,102	3,937	5,000	-898
10	2	5171 US-40 Tipp City OH 45371	47,880	48,433	1.15%	\$ 92,986	15:09	12.00	3,990	3,683	5,000	-1,010
8	3	5051 Copeland St Dayton OH 45406	122,467	123,756	1.05%	\$ 64,646	18:48	31.00	3,951	3,827	5,000	-1,049
22a	4	7000 New Horizon Ave Enon OH 45323	63,185	63,672	0.77%	\$ 78,385	23:40	16.00	3,949	3,717	5,000	-1,051
5	5	4218 Glenbrook Dr Dayton OH 45406	132,019	133,412	1.06%	\$ 65,259	17:14	36.00	3,667	3,568	5,000	-1,333
1	6	5600 Eshbaugh Rd Dayton OH 45417	134,195	135,579	1.03%	\$ 61,916	20:27	37.00	3,627	3,531	5,000	-1,373
20	7	132 Canal Boat Ct Dayton OH 45402	293,879	297,167	1.12%	\$ 71,664	12:38	82.00	3,584	3,541	5,000	-1,416
18a	8	24 La Belle St Dayton OH 45403	262,477	265,472	1.14%	\$ 71,435	14:24	76.00	3,454	3,409	5,000	-1,546
2	9	5164 Wagner Ford Rd Dayton OH 45414	195,063	197,186	1.09%	\$ 71,010	7:50	57.00	3,422	3,363	5,000	-1,578
21	10	5186 Bayside Dr Dayton OH 45431	208,651	211,484	1.36%	\$ 77,939	20:50	61.00	3,421	3,365	5,000	-1,579
27a	11	5 Lombard Ave Dayton OH 45403	258,876	261,851	1.15%	\$ 70,724	13:10	76.00	3,406	3,362	5,000	-1,594
6	12	4024 Atha Ct Dayton OH 45424	179,813	182,122	1.28%	\$ 72,908	17:27	53.00	3,393	3,330	5,000	-1,607
34c	13	Ohio, USA null OH null	294,065	297,403	1.14%	\$ 72,205	12:21	87.00	3,380	3,342	5,000	-1,620
24b	14	5208 Northcutt Pl Dayton OH 45414	172,184	173,997	1.05%	\$ 69,102	7:22	51.00	3,376	3,311	5,000	-1,624
17	15	1 N Union Rd Dayton OH 45417	117,238	118,470	1.05%	\$ 67,153	21:22	35.00	3,350	3,257	5,000	-1,650
14	16	34 Stubbs Dr Dayton OH 45426	106,692	107,814	1.05%	\$ 66,724	21:14	32.00	3,334	3,233	5,000	-1,666
3a	17	4803 Barnhart Ave Dayton OH 45432	213,056	215,773	1.28%	\$ 83,481	1:31	64.00	3,329	3,278	5,000	-1,671
3b	18	3564 Sellars Rd Moraine OH 45439	226,740	229,155	1.07%	\$ 81,020	19:15	69.00	3,286	3,239	5,000	-1,714
11	19	2518 Elsmere Ave Dayton OH 45406	142,441	143,924	1.04%	\$ 62,791	15:45	44.00	3,237	3,165	5,000	-1,763
37	20	1816 Darst Ave Dayton OH 45403	241,945	244,902	1.22%	\$ 76,682	19:46	75.00	3,226	3,183	5,000	-1,774

*Less than 5,000 = Market Saturation; Higher than 5,000=Market Potential - For a full definition of the IdealRatio levels, see page 3.

Map data provided by [Mapbox](#) and [OpenStreetMap](#).