

Carytown Exchange Richmond, Virginia	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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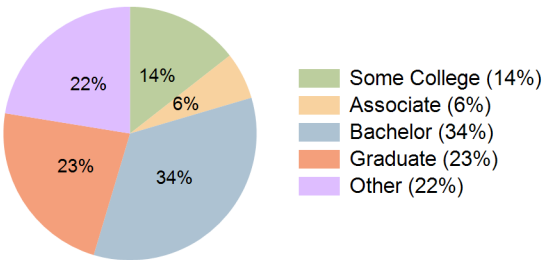
Current Year Demographics

Current Population	19,145	112,454	278,202	172,638
Total Daytime Pop	16,537	156,551	372,625	274,914
Daytime Workers	11,280	111,063	251,091	205,902
Average Household Income	\$154,276	\$127,801	\$108,028	\$115,803
Median Household Income	\$103,604	\$83,115	\$72,188	\$77,125
Total Households	10,639	54,633	128,372	85,166
Median Home Value	\$591,064	\$494,316	\$415,893	\$453,694
Bachelors Degree	42.2%	37.0%	29.3%	34.2%
Graduate Degree	32.3%	26.4%	19.1%	22.9%
Consumer Spending Index	132	111	94	100

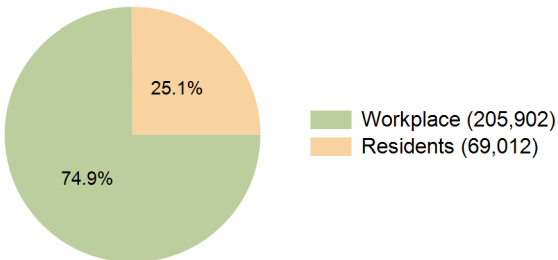
2030 Demographic Projections

Projected Population	19,545	117,642	285,580	180,014
Projected 5 Year Annual Growth Rate (Pop)	0.4%	0.9%	0.5%	0.8%
Projected Households	10,974	57,978	133,497	90,077
Projected 5 Year Annual Growth Rate (HH)	0.6%	1.2%	0.8%	1.1%

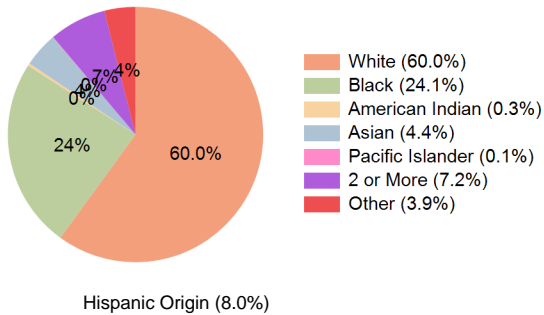
Education (10 Minute Drive)



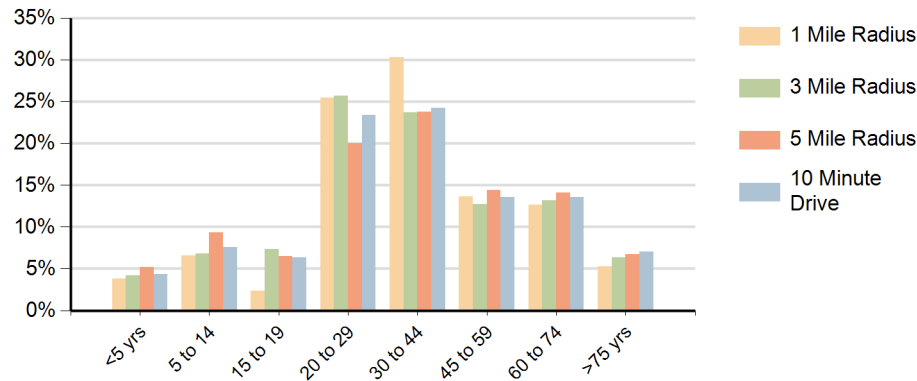
Daytime Population (10 Minute Drive)



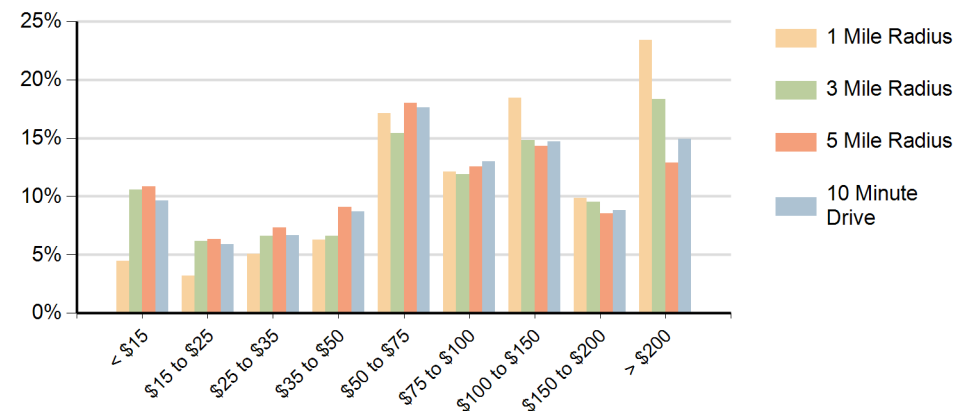
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Carytown Exchange Richmond, Virginia		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	19,145	112,454	278,202	172,638
	2020 Census Population	19,182	107,046	267,501	163,891
	2010 Census Population	17,700	95,065	244,429	144,463
	Historical Annual Growth 2010 to 2020	0.8%	1.2%	0.9%	1.3%
	Estimated Annual Growth 2020 to 2025	0.0%	0.9%	0.8%	1.0%
	Projected Annual Growth 2025 to 2030	0.4%	0.9%	0.5%	0.8%
Households	Current Estimated Households	10,639	54,633	128,372	85,166
	2020 Census Households	10,438	50,952	120,841	78,962
	2010 Census Households	9,620	44,173	105,429	67,384
	Historical Annual Growth 2010 to 2020	0.8%	1.4%	1.4%	1.6%
	Estimated Annual Growth 2020 to 2025	0.4%	1.3%	1.2%	1.5%
	Projected Annual Growth 2025 to 2030	0.6%	1.2%	0.8%	1.1%
Race	Population per Household	1.8	1.9	2.1	1.9
	White	83.8%	65.3%	49.6%	60.0%
	Black or African American	5.4%	20.5%	34.0%	24.1%
	American Indian	0.2%	0.2%	0.4%	0.3%
	Asian	2.3%	4.4%	3.7%	4.4%
	Pacific Islander	0.0%	0.0%	0.1%	0.1%
	2 or More Races	6.5%	6.8%	6.8%	7.2%
	Other Races	1.9%	2.6%	5.5%	3.9%
Hispanic Origin		5.3%	6.2%	9.4%	8.0%