

Ridgeway Shopping Center
Stamford, Connecticut

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

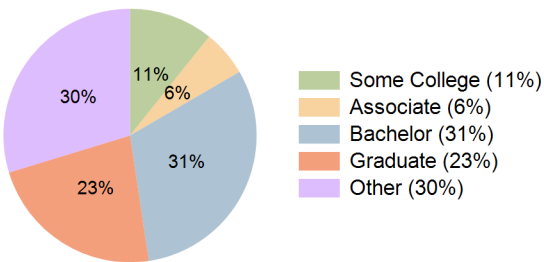
Current Year Demographics

Current Population	32,387	146,207	190,971	115,654
Total Daytime Pop	41,124	156,299	209,541	127,949
Daytime Workers	28,335	91,347	119,777	77,029
Average Household Income	\$143,917	\$159,985	\$186,993	\$152,231
Median Household Income	\$105,628	\$108,292	\$123,752	\$104,951
Total Households	14,479	57,950	73,542	46,675
Median Home Value	\$571,970	\$663,221	\$762,506	\$635,691
Bachelors Degree	36.9%	31.7%	32.6%	31.0%
Graduate Degree	26.7%	23.1%	27.3%	22.7%
Consumer Spending Index	127	140	162	133

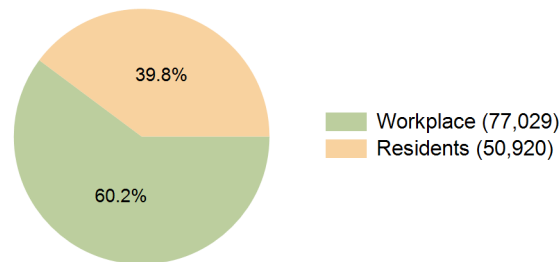
2029 Demographic Projections

Projected Population	33,308	147,672	191,493	117,572
Projected 5 Year Annual Growth Rate (Pop)	0.6%	0.2%	0.1%	0.3%
Projected Households	15,290	60,050	75,539	48,782
Projected 5 Year Annual Growth Rate (HH)	1.1%	0.7%	0.5%	0.9%

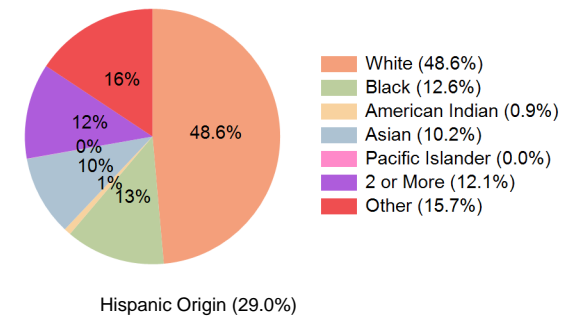
Education (10 Minute Drive)



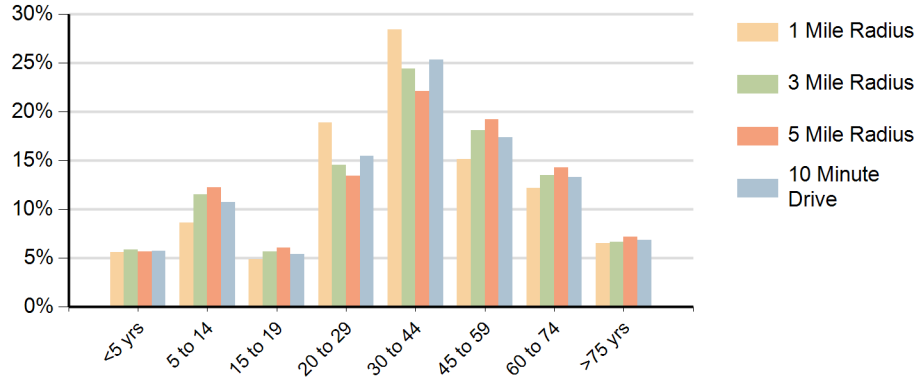
Daytime Population (10 Minute Drive)



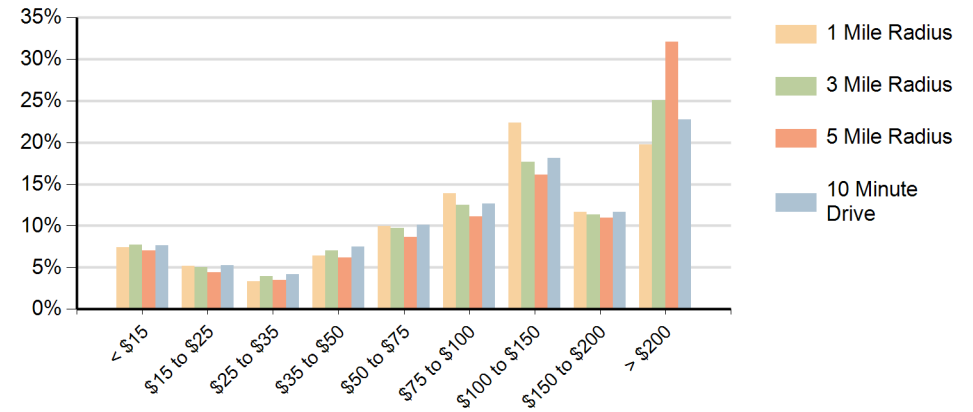
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Ridgeway Shopping Center Stamford, Connecticut		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	32,387	146,207	190,971	115,654
	2020 Census Population	31,855	142,359	187,903	111,676
	2010 Census Population	27,159	128,200	173,043	99,380
	Historical Annual Growth 2010 to 2020	1.6%	1.1%	0.8%	1.2%
	Estimated Annual Growth 2020 to 2024	0.4%	0.6%	0.4%	0.8%
	Projected Annual Growth 2024 to 2029	0.6%	0.2%	0.1%	0.3%
Households	Current Estimated Households	14,479	57,950	73,542	46,675
	2020 Census Households	14,059	55,231	70,882	43,976
	2010 Census Households	12,323	49,196	64,875	38,414
	Historical Annual Growth 2010 to 2020	1.3%	1.2%	0.9%	1.4%
	Estimated Annual Growth 2020 to 2024	0.7%	1.1%	0.9%	1.4%
	Projected Annual Growth 2024 to 2029	1.1%	0.7%	0.5%	0.9%
Population per Household		2.2	2.5	2.6	2.4
Race	White	48.7%	51.2%	58.1%	48.6%
	Black or African American	11.3%	11.3%	9.0%	12.6%
	American Indian	0.6%	0.8%	0.7%	0.9%
	Asian	16.1%	9.4%	8.6%	10.2%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	10.4%	12.3%	11.7%	12.1%
	Other Races	12.9%	14.9%	12.0%	15.7%
	Hispanic Origin	23.8%	28.3%	23.8%	29.0%