

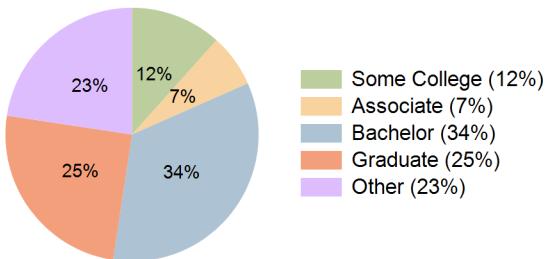
Current Year Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Current Population	4,520	55,936	235,790	69,916
Total Daytime Pop	13,640	66,669	238,924	77,136
Daytime Workers	11,381	38,555	115,932	41,687
Average Household Income	\$267,533	\$233,911	\$202,401	\$225,758
Median Household Income	\$211,220	\$176,410	\$145,652	\$165,600
Total Households	1,871	19,015	77,349	23,094
Median Home Value	\$933,155	\$821,166	\$730,810	\$792,769
Bachelors Degree	41.0%	35.9%	33.3%	34.0%
Graduate Degree	28.7%	26.5%	23.7%	25.0%
Consumer Spending Index	219	193	169	187

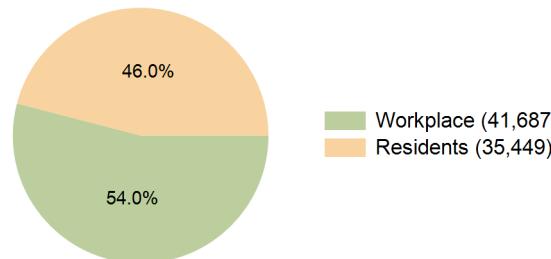
2030 Demographic Projections

Projected Population	5,200	57,288	237,781	71,504
Projected 5 Year Annual Growth Rate (Pop)	2.8%	0.5%	0.2%	0.5%
Projected Households	2,196	19,770	78,693	23,943
Projected 5 Year Annual Growth Rate (HH)	3.3%	0.8%	0.4%	0.7%

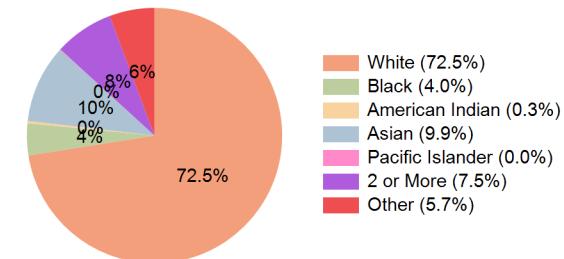
Education (10 Minute Drive)



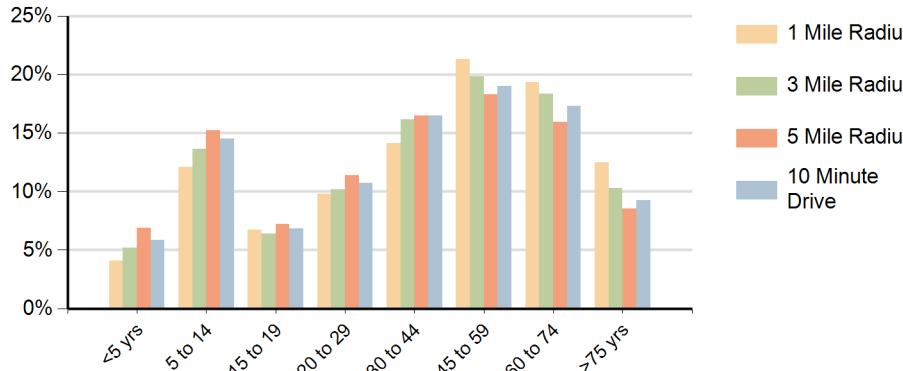
Daytime Population (10 Minute Drive)



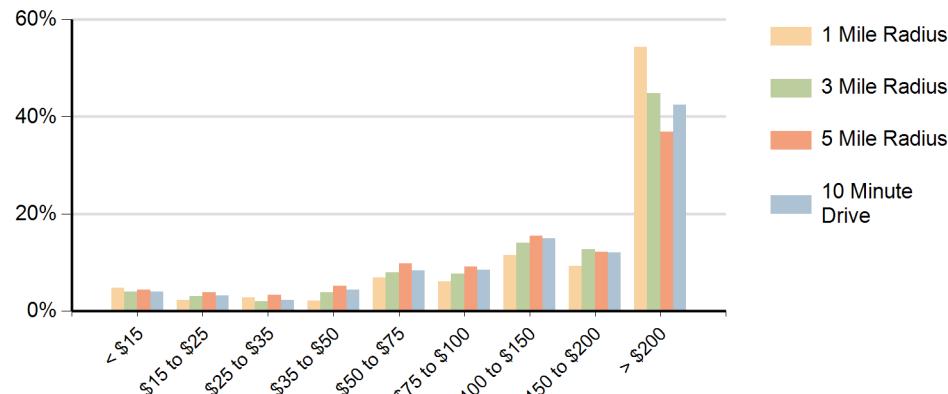
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Chestnut Ridge Shopping Center Montvale, New Jersey

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive	
Population	Current Estimated Population	4,520	55,936	235,790	69,916
	2020 Census Population	3,720	53,466	232,317	67,233
	2010 Census Population	3,445	50,224	214,494	62,691
	Historical Annual Growth 2010 to 2020	0.8%	0.6%	0.8%	0.7%
	Estimated Annual Growth 2020 to 2025	3.8%	0.9%	0.3%	0.8%
	Projected Annual Growth 2025 to 2030	2.8%	0.5%	0.2%	0.5%
Households	Current Estimated Households	1,871	19,015	77,349	23,094
	2020 Census Households	1,552	18,034	75,328	21,996
	2010 Census Households	1,368	17,626	72,461	21,479
	Historical Annual Growth 2010 to 2020	1.3%	0.2%	0.4%	0.2%
	Estimated Annual Growth 2020 to 2025	3.6%	1.0%	0.5%	0.9%
	Projected Annual Growth 2025 to 2030	3.3%	0.8%	0.4%	0.7%
Race	Population per Household	2.4	2.9	3.0	3.0
	White	78.2%	75.3%	72.1%	72.5%
	Black or African American	1.2%	2.6%	4.9%	4.0%
	American Indian	0.2%	0.2%	0.3%	0.3%
	Asian	12.2%	10.9%	8.7%	9.9%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	6.2%	7.4%	7.4%	7.5%
	Other Races	2.0%	3.5%	6.5%	5.7%
	Hispanic Origin	7.4%	9.6%	13.1%	12.4%