

**Chestnut Ridge Shopping Center**  
Montvale, New Jersey

**1 Mile Radius**

**3 Mile Radius**

**5 Mile Radius**

**10 Minute Drive**

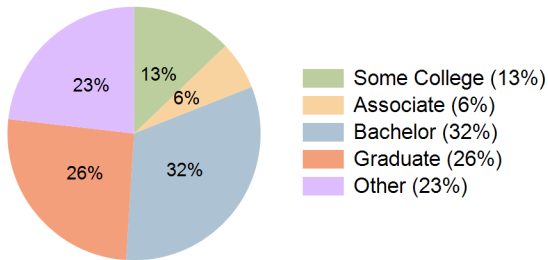
**Current Year Demographics**

|                          |           |           |           |           |
|--------------------------|-----------|-----------|-----------|-----------|
| Current Population       | 4,363     | 55,688    | 235,759   | 69,709    |
| Total Daytime Pop        | 18,557    | 69,003    | 242,755   | 78,728    |
| Daytime Workers          | 16,370    | 41,093    | 120,033   | 43,519    |
| Average Household Income | \$269,450 | \$236,752 | \$200,517 | \$225,233 |
| Median Household Income  | \$200,001 | \$172,941 | \$144,186 | \$163,957 |
| Total Households         | 1,791     | 18,789    | 76,733    | 22,788    |
| Median Home Value        | \$885,643 | \$757,515 | \$693,460 | \$733,618 |
| Bachelors Degree         | 36.3%     | 33.8%     | 32.3%     | 32.0%     |
| Graduate Degree          | 30.0%     | 27.2%     | 23.8%     | 25.8%     |
| Consumer Spending Index  | 226       | 200       | 172       | 191       |

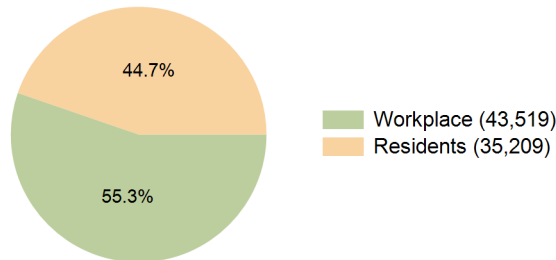
**2029 Demographic Projections**

|   |       |        |         |        |
|---|-------|--------|---------|--------|
| Projected Population                      | 5,197 | 56,996 | 237,398 | 71,116 |
| Projected 5 Year Annual Growth Rate (Pop) | 3.6%  | 0.5%   | 0.1%    | 0.4%   |
| Projected Households                      | 2,194 | 19,588 | 78,010  | 23,636 |
| Projected 5 Year Annual Growth Rate (HH)  | 4.1%  | 0.8%   | 0.3%    | 0.7%   |

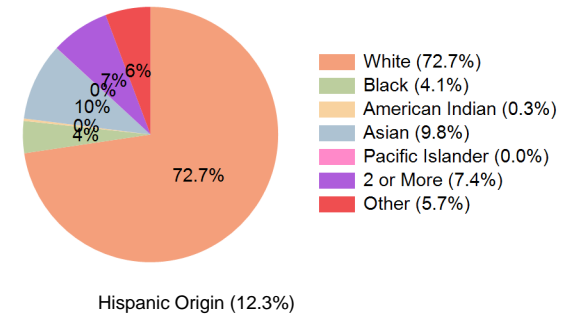
**Education (10 Minute Drive)**



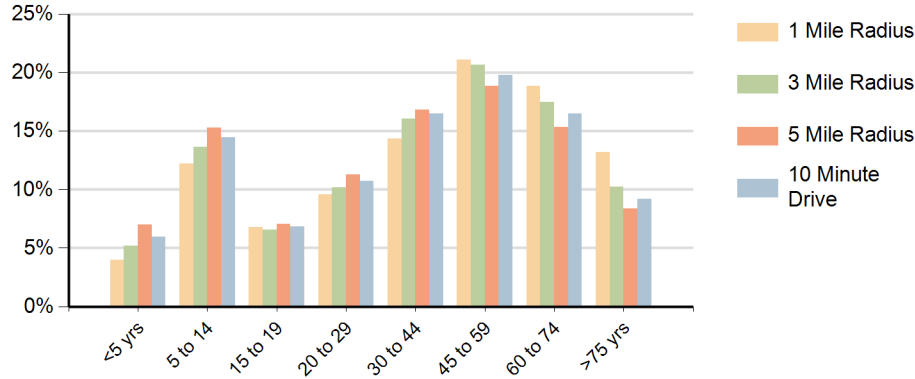
**Daytime Population (10 Minute Drive)**



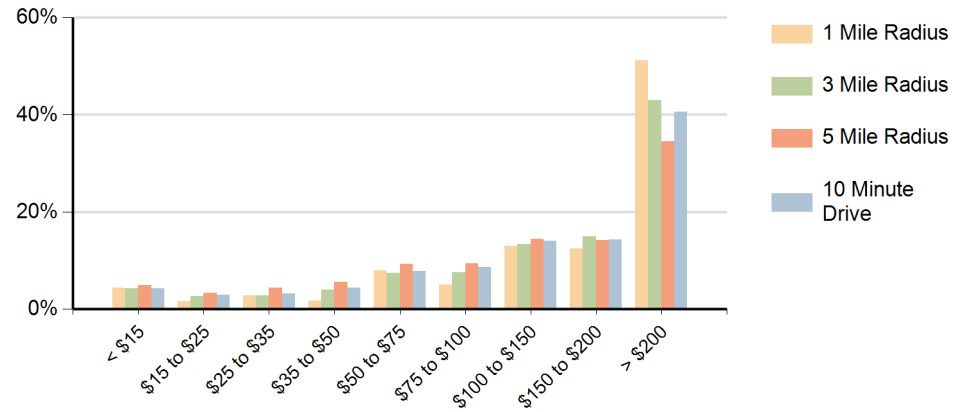
**Race (10 Minute Drive)**



## Population by Age Range



## Households by Income Range (\$000)



| Chestnut Ridge Shopping Center<br>Montvale, New Jersey |                                       | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius | 10 Minute Drive |
|--|---------------------------------------|---------------|---------------|---------------|-----------------|
| Population   | Current Estimated Population          | 4,363         | 55,688        | 235,759       | 69,709          |
|  | 2020 Census Population                | 3,720         | 53,533        | 232,317       | 67,338          |
|  | 2010 Census Population                | 3,445         | 50,290        | 214,494       | 62,850          |
|  | Historical Annual Growth 2010 to 2020 | 0.8%          | 0.6%          | 0.8%          | 0.7%            |
|  | Estimated Annual Growth 2020 to 2024  | 3.8%          | 0.9%          | 0.4%          | 0.8%            |
|  | Projected Annual Growth 2024 to 2029  | 3.6%          | 0.5%          | 0.1%          | 0.4%            |
| Households   | Current Estimated Households          | 1,791         | 18,789        | 76,733        | 22,788          |
|  | 2020 Census Households                | 1,552         | 18,058        | 75,328        | 21,961          |
|  | 2010 Census Households                | 1,368         | 17,648        | 72,461        | 21,451          |
|  | Historical Annual Growth 2010 to 2020 | 1.3%          | 0.2%          | 0.4%          | 0.2%            |
|  | Estimated Annual Growth 2020 to 2024  | 3.4%          | 0.9%          | 0.4%          | 0.9%            |
|  | Projected Annual Growth 2024 to 2029  | 4.1%          | 0.8%          | 0.3%          | 0.7%            |
|  | Population per Household              | 2.4           | 2.9           | 3.0           | 3.0             |
| Race   | White                                 | 78.4%         | 75.6%         | 72.3%         | 72.7%           |
|  | Black or African American             | 1.2%          | 2.7%          | 5.0%          | 4.1%            |
|  | American Indian                       | 0.2%          | 0.2%          | 0.3%          | 0.3%            |
|  | Asian                                 | 12.1%         | 10.8%         | 8.6%          | 9.8%            |
|  | Pacific Islander                      | 0.0%          | 0.0%          | 0.0%          | 0.0%            |
|  | 2 or More Races                       | 6.0%          | 7.2%          | 7.3%          | 7.4%            |
|  | Other Races                           | 2.0%          | 3.5%          | 6.5%          | 5.7%            |
|  | Hispanic Origin                       | 7.2%          | 9.5%          | 13.0%         | 12.3%           |