

Spring Valley Shopping Center
Washington, District of Columbia

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

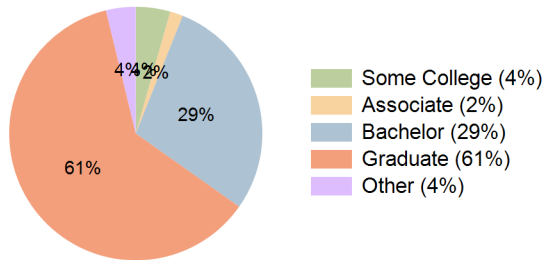
Current Year Demographics

Current Population	20,094	164,441	625,885	109,743
Total Daytime Pop	26,795	204,761	981,006	120,366
Daytime Workers	16,638	134,631	749,190	73,487
Average Household Income	\$271,342	\$238,790	\$206,247	\$226,503
Median Household Income	\$200,001	\$176,431	\$144,485	\$162,330
Total Households	6,617	71,916	282,578	49,921
Median Home Value	\$1,313,191	\$1,256,977	\$1,004,725	\$1,209,935
Bachelors Degree	23.8%	29.0%	31.6%	28.7%
Graduate Degree	67.3%	61.1%	50.6%	61.4%
Consumer Spending Index	230	205	179	195

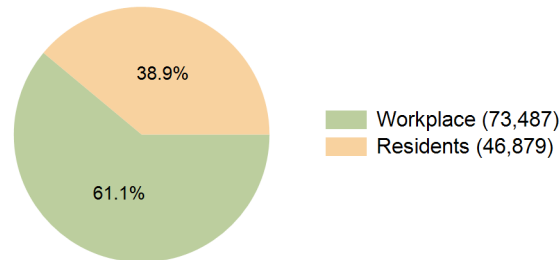
2029 Demographic Projections

Projected Population	20,641	168,010	642,096	110,887
Projected 5 Year Annual Growth Rate (Pop)	0.5%	0.4%	0.5%	0.2%
Projected Households	6,875	74,475	292,352	50,878
Projected 5 Year Annual Growth Rate (HH)	0.8%	0.7%	0.7%	0.4%

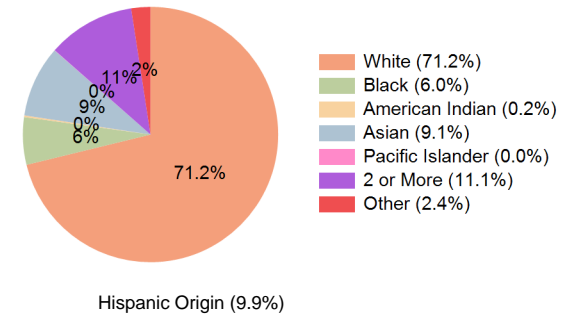
Education (10 Minute Drive)



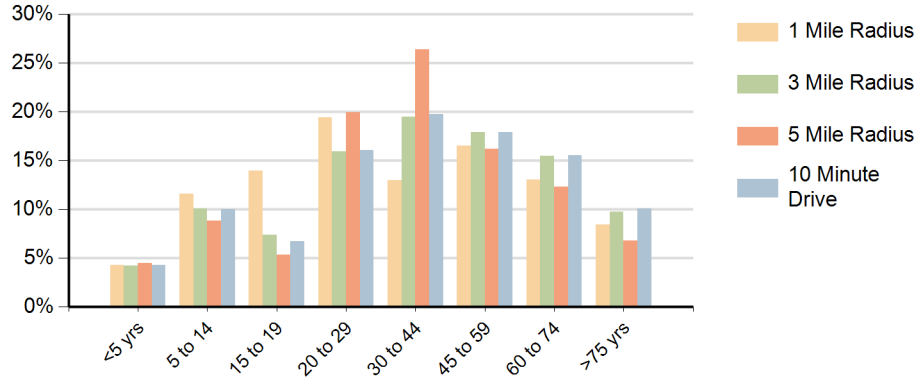
Daytime Population (10 Minute Drive)



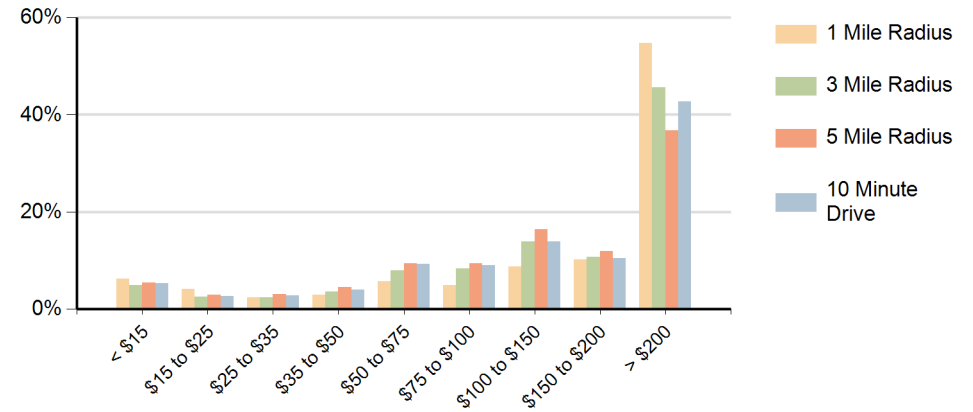
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Spring Valley Shopping Center Washington, District of Columbia		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	20,094	164,441	625,885	109,743
	2020 Census Population	21,509	167,579	621,530	112,978
	2010 Census Population	20,258	155,954	557,338	105,148
	Historical Annual Growth 2010 to 2020	0.6%	0.7%	1.1%	0.7%
	Estimated Annual Growth 2020 to 2024	-1.6%	-0.4%	0.2%	-0.7%
	Projected Annual Growth 2024 to 2029	0.5%	0.4%	0.5%	0.2%
Households	Current Estimated Households	6,617	71,916	282,578	49,921
	2020 Census Households	6,911	72,212	278,859	50,722
	2010 Census Households	6,712	68,974	252,389	48,850
	Historical Annual Growth 2010 to 2020	0.3%	0.5%	1.0%	0.4%
	Estimated Annual Growth 2020 to 2024	-1.0%	-0.1%	0.3%	-0.4%
	Projected Annual Growth 2024 to 2029	0.8%	0.7%	0.7%	0.4%
Population per Household		2.5	2.2	2.1	2.1
Race	White	72.7%	71.8%	58.9%	71.2%
	Black or African American	5.3%	5.8%	14.7%	6.0%
	American Indian	0.1%	0.3%	0.5%	0.2%
	Asian	8.6%	9.0%	9.4%	9.1%
	Pacific Islander	0.0%	0.0%	0.1%	0.0%
	2 or More Races	11.0%	10.9%	10.6%	11.1%
	Other Races	2.3%	2.4%	6.0%	2.4%
	Hispanic Origin	10.1%	9.6%	13.7%	9.9%