

City Avenue Shopping Center
Philadelphia, Pennsylvania

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

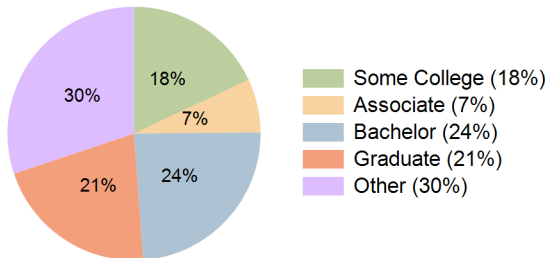
Current Year Demographics

Current Population	22,973	283,525	632,917	202,075
Total Daytime Pop	19,776	226,240	613,791	167,074
Daytime Workers	8,959	81,940	292,729	65,645
Average Household Income	\$137,305	\$108,231	\$103,609	\$119,171
Median Household Income	\$92,148	\$66,697	\$64,302	\$77,161
Total Households	8,857	109,357	251,082	77,237
Median Home Value	\$359,961	\$292,734	\$307,483	\$335,700
Bachelors Degree	24.3%	21.7%	22.9%	24.0%
Graduate Degree	24.1%	18.9%	19.8%	21.0%
Consumer Spending Index	120	96	92	105

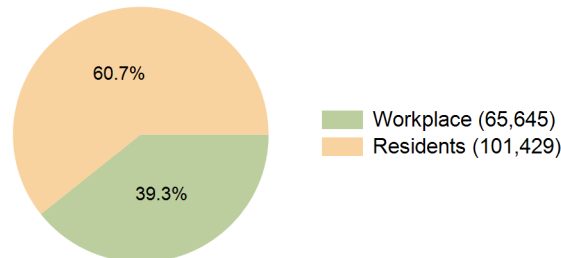
2029 Demographic Projections

Projected Population	22,458	278,986	631,589	199,512
Projected 5 Year Annual Growth Rate (Pop)	-0.5%	-0.3%	0.0%	-0.3%
Projected Households	8,792	109,406	255,586	77,559
Projected 5 Year Annual Growth Rate (HH)	-0.2%	0.0%	0.4%	0.1%

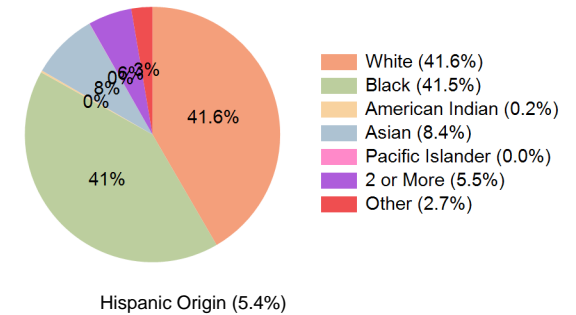
Education (10 Minute Drive)



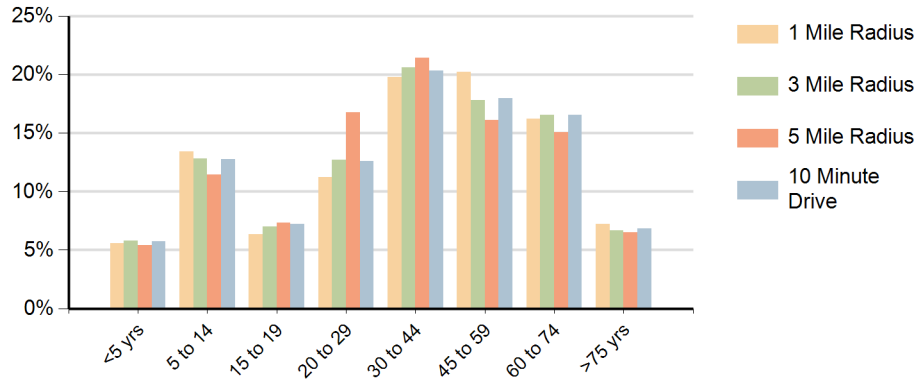
Daytime Population (10 Minute Drive)



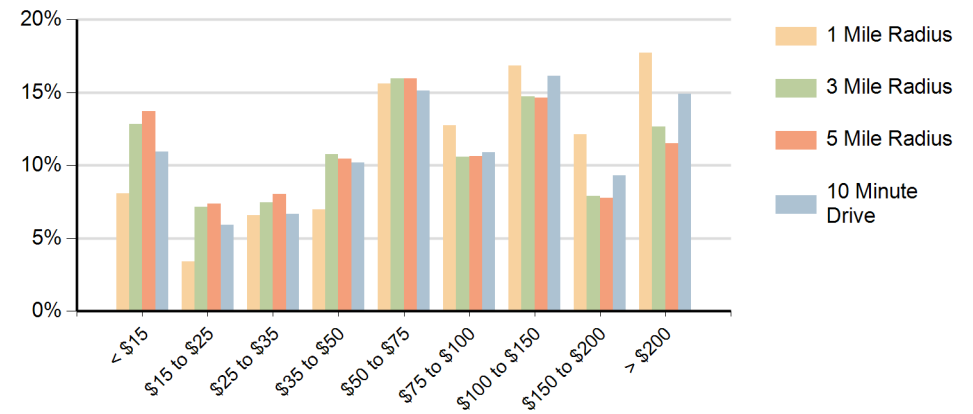
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



City Avenue Shopping Center Philadelphia, Pennsylvania		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	22,973	283,525	632,917	202,075
	2020 Census Population	23,275	285,608	629,286	203,154
	2010 Census Population	22,030	274,942	605,898	195,823
	Historical Annual Growth 2010 to 2020	0.6%	0.4%	0.4%	0.4%
	Estimated Annual Growth 2020 to 2024	-0.3%	-0.2%	0.1%	-0.1%
	Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	0.0%	-0.3%
Households	Current Estimated Households	8,857	109,357	251,082	77,237
	2020 Census Households	8,923	109,380	248,248	77,086
	2010 Census Households	8,484	105,674	233,878	74,784
	Historical Annual Growth 2010 to 2020	0.5%	0.4%	0.6%	0.3%
	Estimated Annual Growth 2020 to 2024	-0.2%	0.0%	0.3%	0.1%
	Projected Annual Growth 2024 to 2029	-0.2%	0.0%	0.4%	0.1%
Population per Household		2.6	2.5	2.4	2.5
Race	White	38.7%	34.6%	38.7%	41.6%
	Black or African American	43.2%	49.9%	45.1%	41.5%
	American Indian	0.3%	0.3%	0.2%	0.2%
	Asian	9.3%	7.0%	8.0%	8.4%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	5.8%	5.5%	5.6%	5.5%
	Other Races	2.8%	2.7%	2.4%	2.7%
	Hispanic Origin	5.6%	5.4%	5.3%	5.4%