

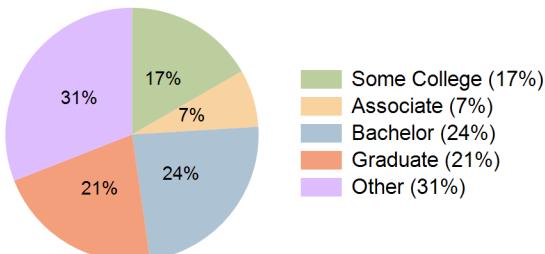
Current Year Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Current Population	22,813	281,565	629,543	202,714
Total Daytime Pop	20,681	232,532	598,545	172,940
Daytime Workers	9,809	87,872	277,165	70,305
Average Household Income	\$135,742	\$110,856	\$106,874	\$123,042
Median Household Income	\$91,333	\$69,027	\$67,453	\$79,344
Total Households	8,812	108,790	250,575	77,584
Median Home Value	\$373,154	\$298,439	\$317,695	\$356,836
Bachelors Degree	23.7%	21.6%	23.0%	23.7%
Graduate Degree	23.2%	19.0%	19.6%	21.4%
Consumer Spending Index	116	96	93	106

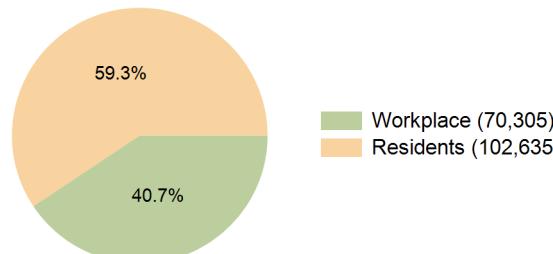
2030 Demographic Projections

Projected Population	22,601	280,450	635,435	202,195
Projected 5 Year Annual Growth Rate (Pop)	-0.2%	-0.1%	0.2%	-0.1%
Projected Households	8,788	109,226	255,731	78,014
Projected 5 Year Annual Growth Rate (HH)	-0.1%	0.1%	0.4%	0.1%

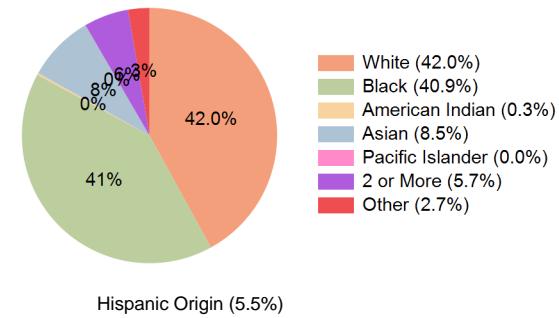
Education (10 Minute Drive)



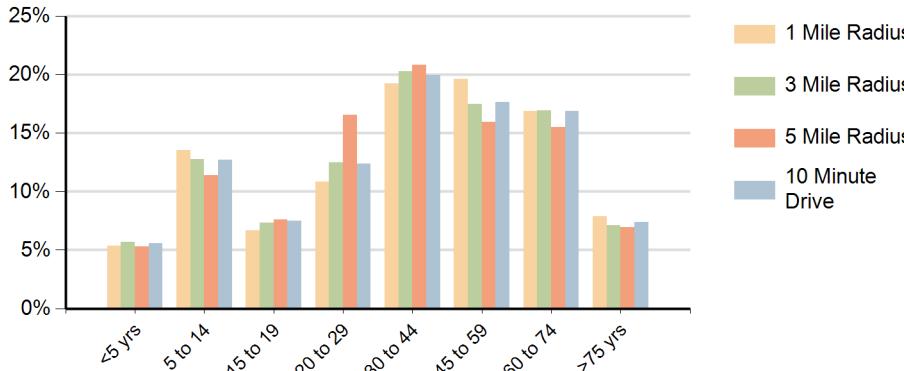
Daytime Population (10 Minute Drive)



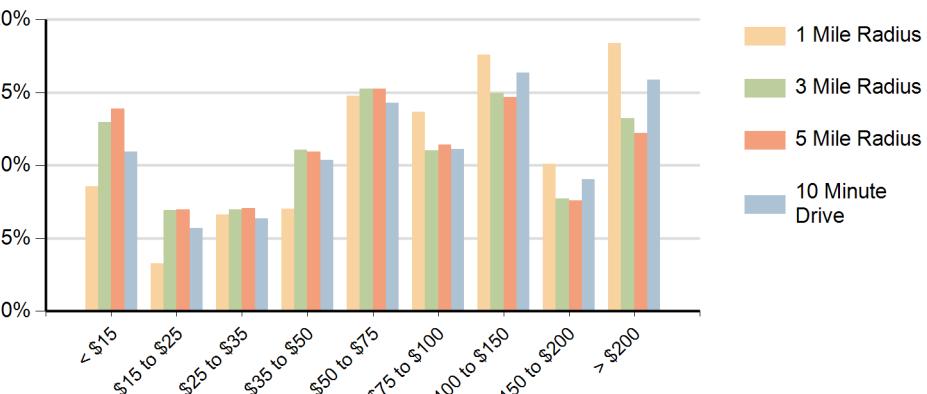
Race (10 Minute Drive)



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	22,813	281,565	629,543	202,714
	2020 Census Population	23,275	285,608	629,286	204,878
	2010 Census Population	22,030	274,942	605,898	197,484
	Historical Annual Growth 2010 to 2020	0.6%	0.4%	0.4%	0.4%
	Estimated Annual Growth 2020 to 2025	-0.4%	-0.3%	0.0%	-0.2%
	Projected Annual Growth 2025 to 2030	-0.2%	-0.1%	0.2%	-0.1%
Households	Current Estimated Households	8,812	108,790	250,575	77,584
	2020 Census Households	8,923	109,380	248,248	77,735
	2010 Census Households	8,484	105,674	233,878	75,466
	Historical Annual Growth 2010 to 2020	0.5%	0.4%	0.6%	0.3%
	Estimated Annual Growth 2020 to 2025	-0.2%	-0.1%	0.2%	0.0%
	Projected Annual Growth 2025 to 2030	-0.1%	0.1%	0.4%	0.1%
Race	Population per Household	2.6	2.5	2.4	2.5
	White	38.4%	34.4%	38.5%	42.0%
	Black or African American	43.2%	49.8%	45.1%	40.9%
	American Indian	0.3%	0.3%	0.3%	0.3%
	Asian	9.4%	7.1%	8.0%	8.5%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	5.9%	5.6%	5.7%	5.7%
	Other Races	2.8%	2.7%	2.4%	2.7%
	Hispanic Origin	5.7%	5.4%	5.4%	5.5%