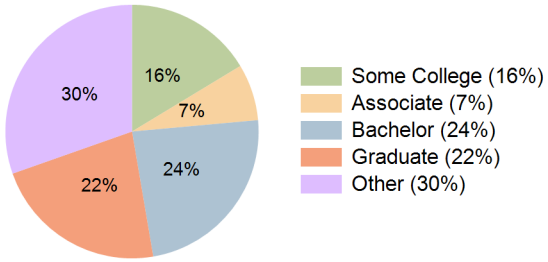
Regency Centers.

Demographic Summary Report

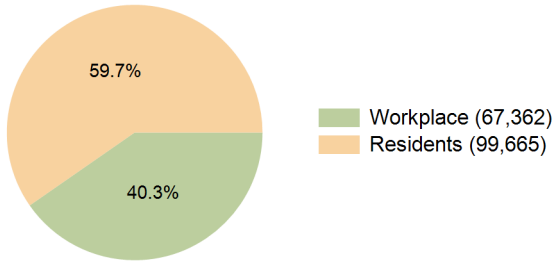
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

City Avenue Shopping Center Philadelphia, Pennsylvania	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	23,019	285,117	641,380	194,708
Total Daytime Pop	20,079	237,226	605,364	167,027
Daytime Workers	9,177	89,631	272,832	67,362
Average Household Income	$149,909	$119,891	$115,351	$135,219
Median Household Income	$97,123	$72,061	$69,871	$83,767
Total Households	8,882	110,109	255,152	74,403
Median Home Value	$379,020	$305,548	$325,033	$361,319
Bachelors Degree	24.4%	21.6%	23.3%	23.8%
Graduate Degree	24.9%	19.7%	20.1%	22.3%
Consumer Spending Index	121	98	95	110
2031 Demographic Projections				
Projected Population	22,835	284,279	644,173	194,560
Projected 5 Year Annual Growth Rate (Pop)	-0.2%	-0.1%	0.1%	0.0%
Projected Households	8,845	110,443	258,131	74,844
Projected 5 Year Annual Growth Rate (HH)	-0.1%	0.1%	0.2%	0.1%

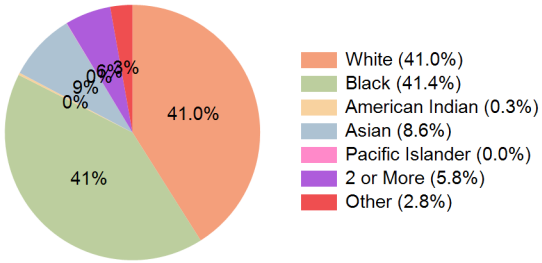
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (5.8%)

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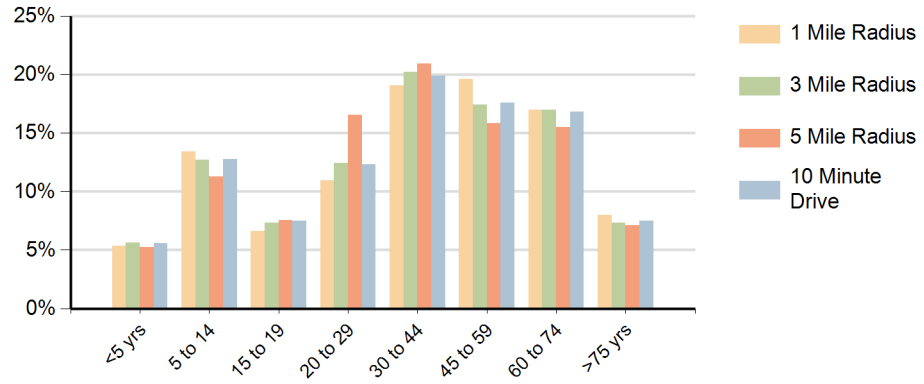
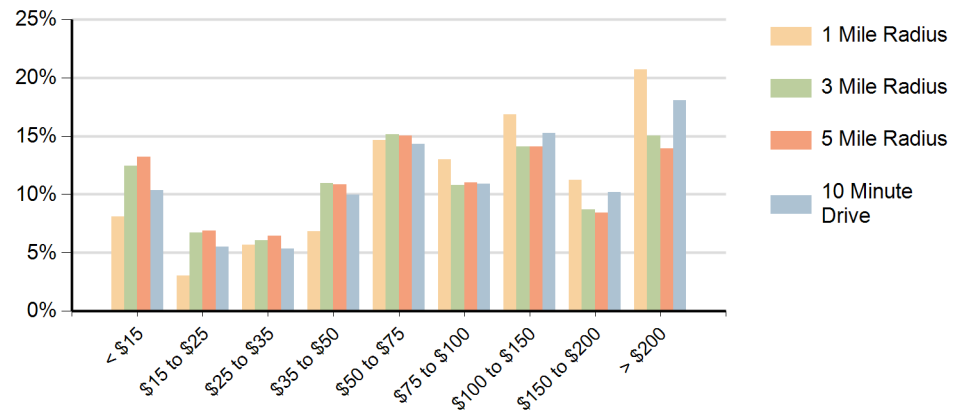
Population by Age Range



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	23,019	285,117	641,380	194,708
	2020 Census Population	23,275	285,528	629,156	194,336
	2010 Census Population	22,030	274,895	605,774	187,264
	Historical Annual Growth 2010 to 2020	0.6%	0.4%	0.4%	0.4%
	Estimated Annual Growth 2020 to 2026	-0.2%	0.0%	0.3%	0.0%
	Projected Annual Growth 2026 to 2031	-0.2%	-0.1%	0.1%	0.0%
Households	Current Estimated Households	8,882	110,109	255,152	74,403
	2020 Census Households	8,923	109,360	248,204	73,665
	2010 Census Households	8,484	105,657	233,832	71,489
	Historical Annual Growth 2010 to 2020	0.5%	0.4%	0.6%	0.3%
	Estimated Annual Growth 2020 to 2026	-0.1%	0.1%	0.4%	0.2%
	Projected Annual Growth 2026 to 2031	-0.1%	0.1%	0.2%	0.1%
	Population per Household	2.6	2.5	2.4	2.6
Race	White	38.2%	34.1%	38.3%	41.0%
	Black or African American	43.1%	49.9%	44.9%	41.4%
	American Indian	0.4%	0.3%	0.3%	0.3%
	Asian	9.4%	7.1%	8.1%	8.6%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	6.1%	5.8%	5.9%	5.8%
	Other Races	2.9%	2.8%	2.5%	2.8%
	Hispanic Origin	6.0%	5.7%	5.6%	5.8%

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