

Newtown Square Shopping Center Newtown Square, Pennsylvania	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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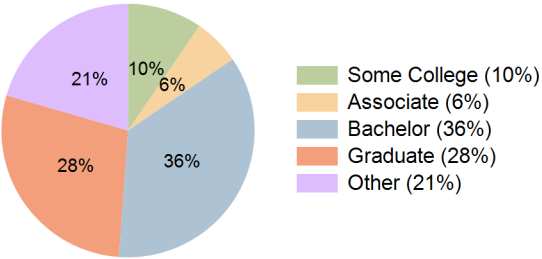
Current Year Demographics

Current Population	9,563	44,940	159,498	47,008
Total Daytime Pop	9,555	46,452	176,632	48,847
Daytime Workers	5,221	25,480	99,023	27,008
Average Household Income	\$174,550	\$198,384	\$185,655	\$197,532
Median Household Income	\$111,145	\$138,102	\$126,078	\$137,024
Total Households	4,213	17,078	58,464	17,864
Median Home Value	\$554,779	\$564,525	\$545,425	\$563,042
Bachelors Degree	36.7%	36.0%	34.5%	35.7%
Graduate Degree	27.0%	27.6%	31.7%	28.3%
Consumer Spending Index	151	170	159	169

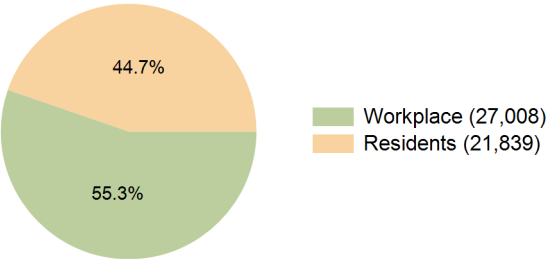
2029 Demographic Projections

Projected Population	9,702	45,148	159,553	47,260
Projected 5 Year Annual Growth Rate (Pop)	0.3%	0.1%	0.0%	0.1%
Projected Households	4,348	17,470	59,392	18,285
Projected 5 Year Annual Growth Rate (HH)	0.6%	0.5%	0.3%	0.5%

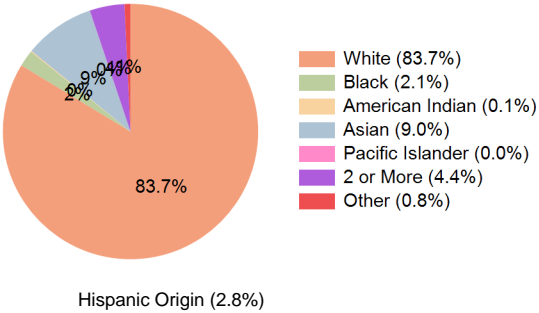
Education (10 Minute Drive)



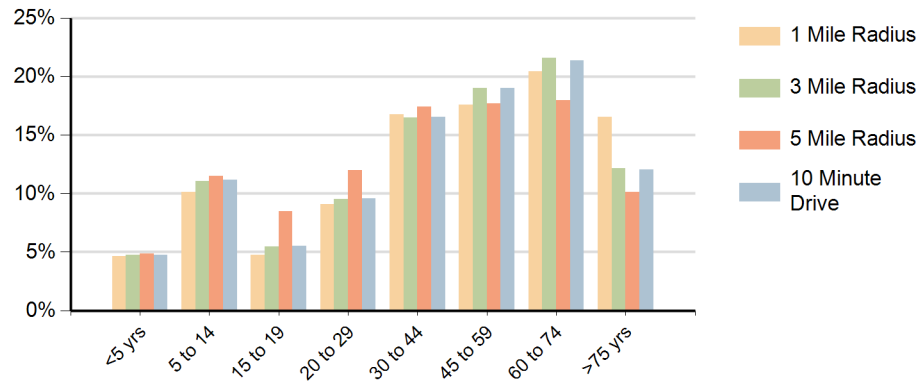
Daytime Population (10 Minute Drive)



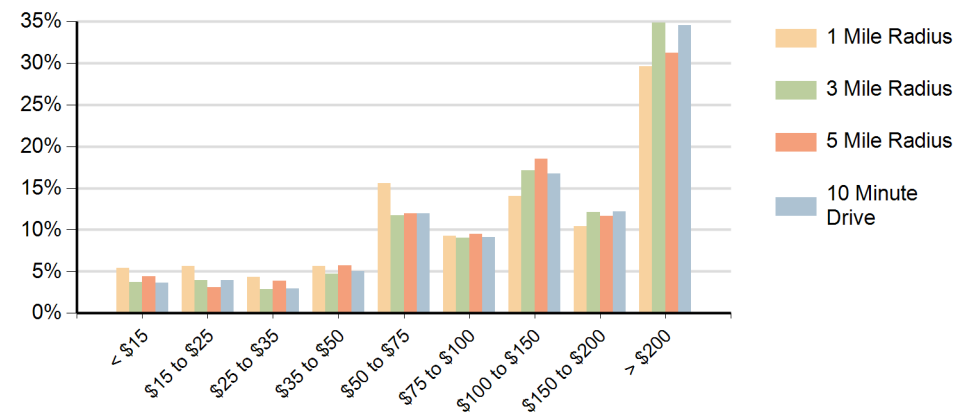
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Newtown Square Shopping Center Newtown Square, Pennsylvania		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	9,563	44,940	159,498	47,008
	2020 Census Population	8,858	44,068	157,825	46,206
	2010 Census Population	7,405	40,476	147,709	42,439
	Historical Annual Growth 2010 to 2020	1.8%	0.9%	0.7%	0.9%
	Estimated Annual Growth 2020 to 2024	1.8%	0.5%	0.3%	0.4%
	Projected Annual Growth 2024 to 2029	0.3%	0.1%	0.0%	0.1%
Households	Current Estimated Households	4,213	17,078	58,464	17,864
	2020 Census Households	3,930	16,545	57,644	17,358
	2010 Census Households	3,204	15,139	55,100	15,919
	Historical Annual Growth 2010 to 2020	2.1%	0.9%	0.5%	0.9%
	Estimated Annual Growth 2020 to 2024	1.7%	0.8%	0.3%	0.7%
	Projected Annual Growth 2024 to 2029	0.6%	0.5%	0.3%	0.5%
Race	Population per Household	2.2	2.6	2.5	2.6
	White	86.5%	84.0%	81.0%	83.7%
	Black or African American	2.0%	2.0%	3.8%	2.1%
	American Indian	0.1%	0.1%	0.1%	0.1%
	Asian	6.4%	8.8%	9.1%	9.0%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	4.2%	4.4%	5.0%	4.4%
	Other Races	0.8%	0.8%	0.9%	0.8%
Hispanic Origin		2.5%	2.8%	3.5%	2.8%