

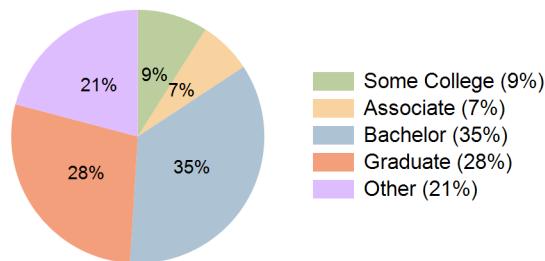
Current Year Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Current Population	9,802	45,459	160,071	47,826
Total Daytime Pop	10,038	48,895	182,697	51,158
Daytime Workers	5,460	27,075	102,690	28,287
Average Household Income	\$169,767	\$204,192	\$191,668	\$203,605
Median Household Income	\$109,267	\$141,712	\$129,399	\$141,185
Total Households	4,329	17,321	58,766	18,252
Median Home Value	\$599,275	\$612,877	\$600,722	\$615,525
Bachelors Degree	37.1%	35.5%	34.4%	35.3%
Graduate Degree	27.2%	27.4%	31.7%	28.1%
Consumer Spending Index	143	171	160	170

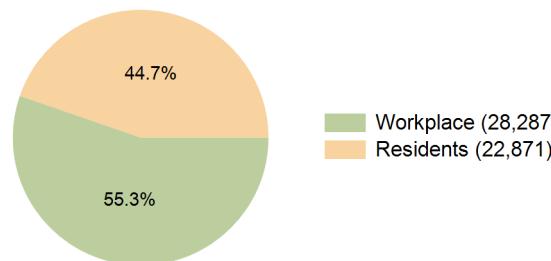
2030 Demographic Projections

Projected Population	10,063	45,883	160,473	48,277
Projected 5 Year Annual Growth Rate (Pop)	0.5%	0.2%	0.1%	0.2%
Projected Households	4,477	17,638	59,314	18,590
Projected 5 Year Annual Growth Rate (HH)	0.7%	0.4%	0.2%	0.4%

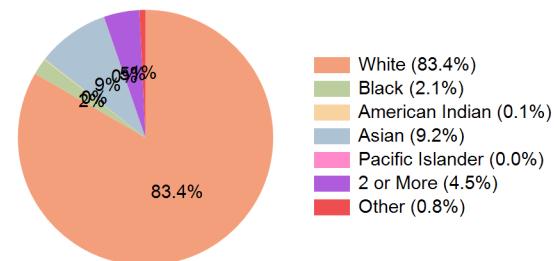
Education (10 Minute Drive)



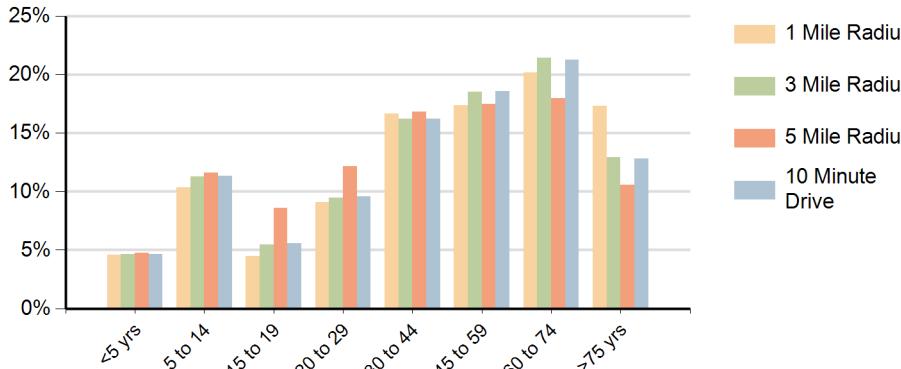
Daytime Population (10 Minute Drive)



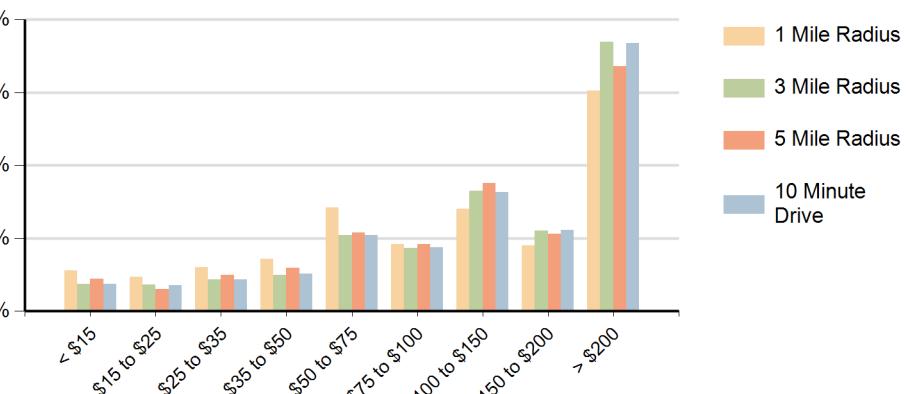
Race (10 Minute Drive)



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	9,802	45,459	160,071	47,826
	2020 Census Population	8,858	44,068	157,825	46,448
	2010 Census Population	7,405	40,476	147,709	42,745
	Historical Annual Growth 2010 to 2020	1.8%	0.9%	0.7%	0.8%
	Estimated Annual Growth 2020 to 2025	2.0%	0.6%	0.3%	0.6%
	Projected Annual Growth 2025 to 2030	0.5%	0.2%	0.1%	0.2%
Households	Current Estimated Households	4,329	17,321	58,766	18,252
	2020 Census Households	3,930	16,545	57,644	17,459
	2010 Census Households	3,204	15,139	55,100	16,039
	Historical Annual Growth 2010 to 2020	2.1%	0.9%	0.5%	0.9%
	Estimated Annual Growth 2020 to 2025	1.9%	0.9%	0.4%	0.9%
	Projected Annual Growth 2025 to 2030	0.7%	0.4%	0.2%	0.4%
Race	Population per Household	2.2	2.6	2.5	2.6
	White	86.2%	83.7%	80.7%	83.4%
	Black or African American	2.0%	2.0%	3.9%	2.1%
	American Indian	0.1%	0.1%	0.1%	0.1%
	Asian	6.5%	8.9%	9.2%	9.2%
	Pacific Islander	0.1%	0.0%	0.0%	0.0%
	2 or More Races	4.3%	4.5%	5.2%	4.5%
	Other Races	0.8%	0.8%	1.0%	0.8%
	Hispanic Origin	2.6%	2.9%	3.5%	2.9%