Regency Centers.

Demographic Summary Report 2000, 2010 Census, 2022 Estimates & 2027 Projections Calculated Using TAS Retrieval

| O 011001D• | | | | Joing 1710 House |
|---|--------------------------------------|--|--|--|
| Lower Nazareth Commons Easton, Pennsylvania | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius | 10 Minute Drive |
| Current Year Demographics | | | | |
| Current Population | 2,325 | 36,346 | 128,896 | 112,142 |
| Total Daytime Pop | 2,214 | 40,095 | 139,925 | 127,738 |
| Workplace Pop | 1,371 | 17,751 | 52,870 | 48,881 |
| Average Household Income | \$123,358 | \$107,405 | \$102,063 | \$104,191 |
| Median Household Income | \$104,037 | \$87,835 | \$81,845 | \$84,131 |
| Total Households | 864 | 14,155 | 47,937 | 42,021 |
| Median Home Value | \$370,951 | \$350,610 | \$331,121 | \$339,539 |
| Bachelors Degree | 24.4% | 22.1% | 21.8% | 22.2% |
| Graduate Degree | 16.7% | 15.2% | 14.2% | 13.9% |
| Total Consumer Spending/Capita (Weekly) | \$420 | \$412 | \$407 | \$408 |
| 2027 Demographic Projections | | | | |
| Projected Population | 2,421 | 37,665 | 132,387 | 115,423 |
| Projected 5 Year Annual Growth Rate (Pop) | 0.8% | 0.7% | 0.5% | 0.6% |
| Projected Households | 900 | 14,669 | 49,264 | 43,265 |
| Projected 5 Year Annual Growth Rate (HH) | 0.8% | 0.7% | 0.5% | 0.6% |
| Education (10 Minute Drive) | Daytime Population (10 Minute Drive) | | Race (10 Minute Drive) | |
| 16% 38% 9% Associate (9%) Bachelor (22%) Graduate (14%) Other (38%) | 7% 8% 38% 30% | Workplace (38%) Retired (17%) Student (30%) Homemakers (7%) Other (8%) | Hispanic Ethnicity 11% Hispanic 89% Non Hi | White (84%) Black (6%) Asian (3%) Other (7%) |

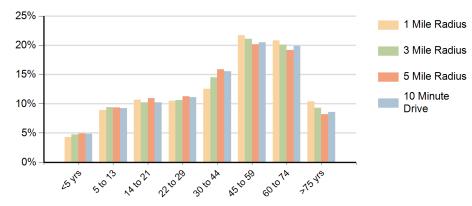
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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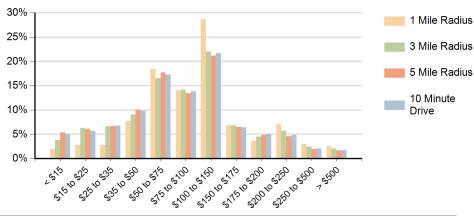
Demographic Summary Report

2000, 2010 Census, 2022 Estimates & 2027 Projections Calculated Using TAS Retrieval

Population by Age Range



Households by Income Range (\$000)



| Lower Nazareth Commons Easton, Pennsylvania | | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius | 10 Minute Drive |
|---|---------------------------------------|---------------|---------------|---------------|-----------------|
| Population | Current Estimated Population | 2,325 | 36,346 | 128,896 | 112,142 |
| | 2010 Census Population | 2,088 | 32,931 | 118,288 | 102,528 |
| | 2000 Census Population | 1,464 | 26,265 | 102,313 | 88,317 |
| | Historical Annual Growth 2000 to 2010 | 3.6% | 2.3% | 1.5% | 1.5% |
| | Estimated Annual Growth 2010 to 2022 | 0.9% | 0.8% | 0.7% | 0.7% |
| | Projected Annual Growth 2022 to 2027 | 0.8% | 0.7% | 0.5% | 0.6% |
| Households | Current Estimated Households | 864 | 14,155 | 47,937 | 42,021 |
| | 2010 Census Households | 776 | 12,837 | 43,927 | 38,411 |
| | 2000 Census Households | 543 | 10,182 | 38,167 | 32,884 |
| | Historical Annual Growth 2000 to 2010 | 3.6% | 2.3% | 1.4% | 1.6% |
| | Estimated Annual Growth 2010 to 2022 | 0.9% | 0.8% | 0.7% | 0.7% |
| | Projected Annual Growth 2022 to 2027 | 0.8% | 0.7% | 0.5% | 0.6% |
| | Population per Household | 2.7 | 2.5 | 2.6 | 2.6 |
| Ethnic | Hispanic or Latino Population | 9% | 8% | 11% | 11% |
| | Non Hispanic or Latino Population | 91% | 92% | 89% | 89% |
| Race | White | 84.9% | 87.7% | 82.2% | 83.7% |
| | Black or African American | 6.4% | 4.5% | 7.4% | 6.4% |
| | Asian & Pacific Islander | 3.9% | 3.6% | 3.3% | 3.3% |
| | Other Races | 4.8% | 4.2% | 7.0% | 6.6% |