

Shops at Erwin Mill
Durham, North Carolina

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

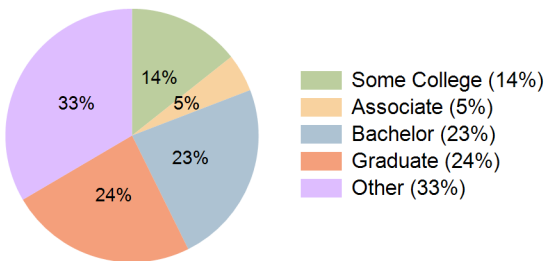
Current Year Demographics

Current Population	16,234	96,068	178,386	103,165
Total Daytime Pop	48,013	156,117	241,327	177,210
Workplace Pop	23,938	72,892	104,137	79,155
Average Household Income	\$84,597	\$78,866	\$80,957	\$80,320
Median Household Income	\$52,792	\$52,985	\$55,390	\$53,794
Total Households	5,892	39,084	71,489	41,554
Median Home Value	\$434,853	\$331,380	\$296,781	\$329,117
Bachelors Degree	30.3%	23.9%	22.2%	23.5%
Graduate Degree	33.6%	24.3%	21.4%	23.9%
Total Consumer Spending/Capita (Weekly)	\$356	\$356	\$357	\$357

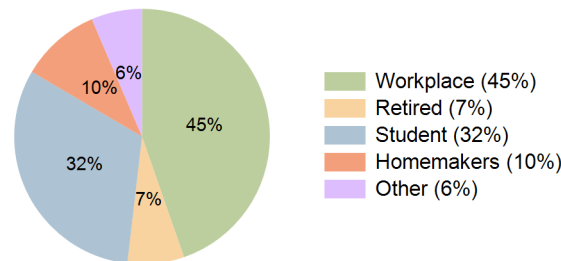
2027 Demographic Projections

Projected Population	16,634	98,673	183,114	106,504
Projected 5 Year Annual Growth Rate (Pop)	0.5%	0.5%	0.5%	0.6%
Projected Households	6,094	40,335	73,497	43,067
Projected 5 Year Annual Growth Rate (HH)	0.7%	0.6%	0.6%	0.7%

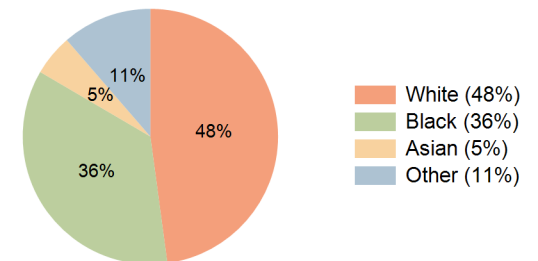
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

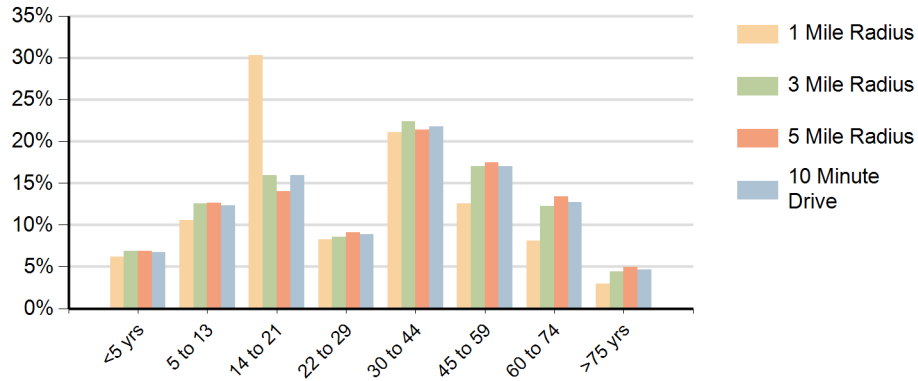


Race (10 Minute Drive)

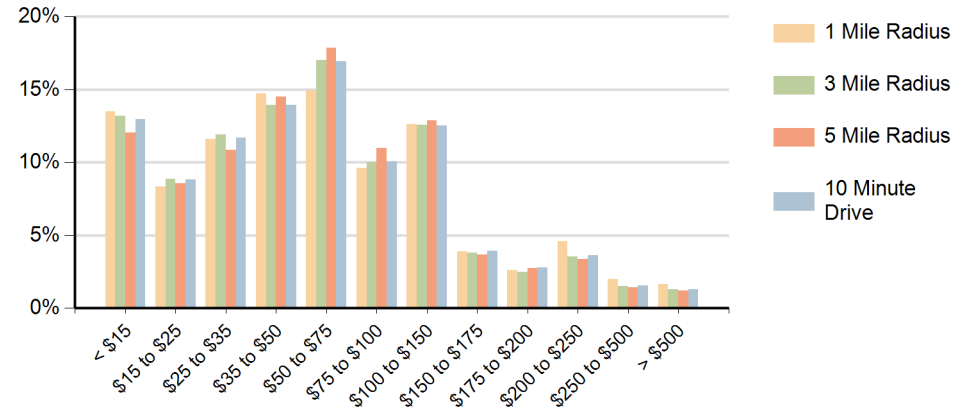


Hispanic Ethnicity
17% Hispanic | 83% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Shops at Erwin Mill Durham, North Carolina		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	16,234	96,068	178,386	103,165
	2010 Census Population	14,205	82,341	153,621	87,955
	2000 Census Population	13,510	82,209	143,635	89,269
	Historical Annual Growth 2000 to 2010	0.5%	0.0%	0.7%	-0.1%
	Estimated Annual Growth 2010 to 2022	1.1%	1.3%	1.2%	1.3%
	Projected Annual Growth 2022 to 2027	0.5%	0.5%	0.5%	0.6%
Households	Current Estimated Households	5,892	39,084	71,489	41,554
	2010 Census Households	4,879	32,665	60,729	34,589
	2000 Census Households	4,591	32,057	56,241	34,442
	Historical Annual Growth 2000 to 2010	0.6%	0.2%	0.8%	0.0%
	Estimated Annual Growth 2010 to 2022	1.6%	1.5%	1.3%	1.5%
	Projected Annual Growth 2022 to 2027	0.7%	0.6%	0.6%	0.7%
	Population per Household	2.1	2.2	2.4	2.3
Ethnic	Hispanic or Latino Population	12%	17%	18%	17%
	Non Hispanic or Latino Population	88%	83%	82%	83%
Race	White	60.9%	47.4%	44.1%	47.9%
	Black or African American	19.6%	35.6%	39.6%	35.6%
	Asian & Pacific Islander	9.9%	5.4%	4.5%	5.2%
	Other Races	9.6%	11.6%	11.8%	11.4%