

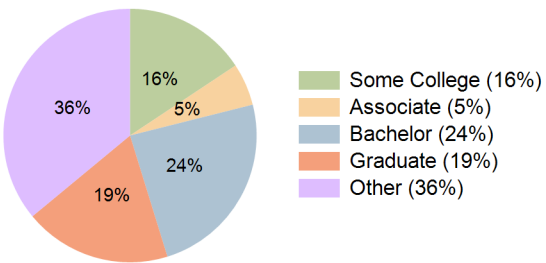
Black Rock Shopping Center
Fairfield, Connecticut

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Current Year Demographics				
Current Population	9,953	116,368	222,271	82,625
Total Daytime Pop	11,393	126,970	242,237	95,430
Workplace Pop	4,899	41,061	83,389	29,007
Average Household Income	\$143,044	\$107,691	\$106,650	\$116,852
Median Household Income	\$110,921	\$68,012	\$62,174	\$75,552
Total Households	3,744	40,816	78,216	28,850
Median Home Value	\$565,544	\$389,606	\$355,961	\$456,322
Bachelors Degree	31.2%	20.5%	19.5%	24.1%
Graduate Degree	25.9%	15.8%	14.5%	18.8%
Total Consumer Spending/Capita (Weekly)	\$456	\$410	\$405	\$419

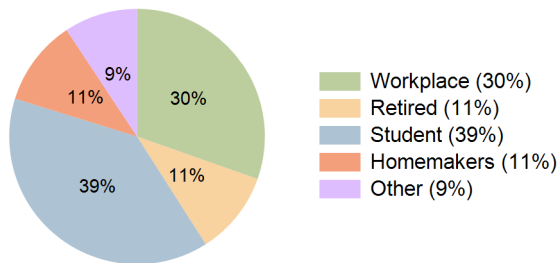
2023 Demographic Projections

Projected Population	9,932	116,087	221,297	82,400
Projected 5 Year Annual Growth Rate (Pop)	0.0%	0.0%	-0.1%	-0.1%
Projected Households	3,736	40,714	77,912	28,780
Projected 5 Year Annual Growth Rate (HH)	0.0%	0.0%	-0.1%	0.0%

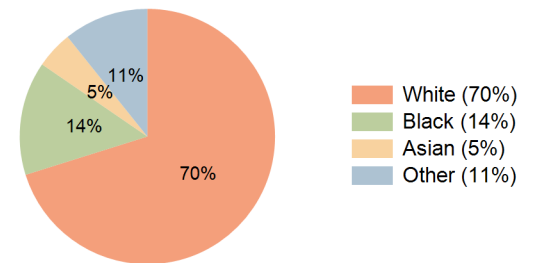
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

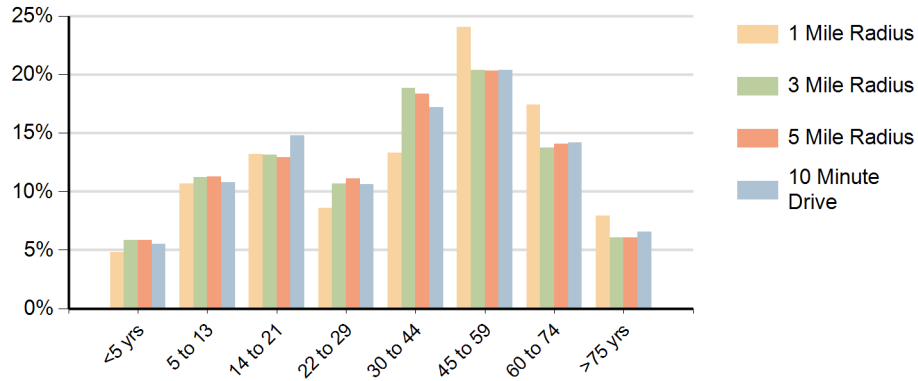


Race (10 Minute Drive)

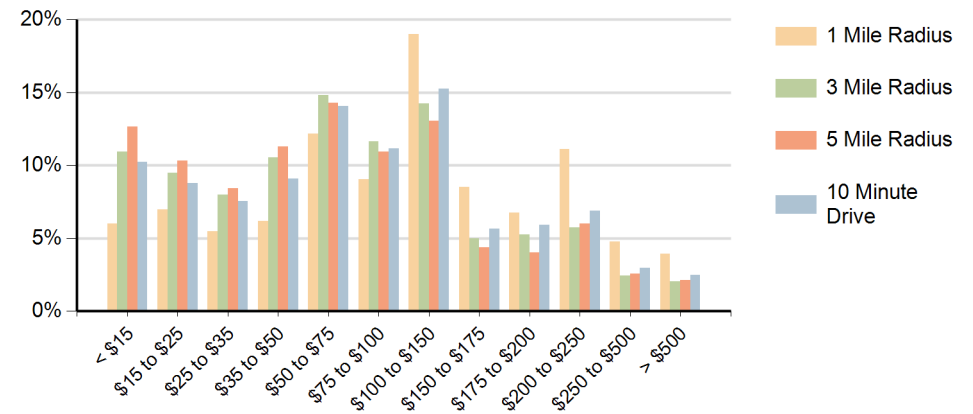


Hispanic Ethnicity
19% Hispanic | 81% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Black Rock Shopping Center Fairfield, Connecticut		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	9,953	116,368	222,271	82,625
	2010 Census Population	9,761	115,419	220,394	82,370
	2000 Census Population	9,256	112,360	213,004	80,252
	Historical Annual Growth 2000 to 2010	0.5%	0.3%	0.3%	0.3%
	Estimated Annual Growth 2010 to 2018	0.2%	0.1%	0.1%	0.0%
	Projected Annual Growth 2018 to 2023	0.0%	0.0%	-0.1%	-0.1%
Households	Current Estimated Households	3,744	40,816	78,216	28,850
	2010 Census Households	3,672	40,512	77,459	28,759
	2000 Census Households	3,670	40,697	76,285	28,735
	Historical Annual Growth 2000 to 2010	0.0%	0.0%	0.2%	0.0%
	Estimated Annual Growth 2010 to 2018	0.2%	0.1%	0.1%	0.0%
	Projected Annual Growth 2018 to 2023	0.0%	0.0%	-0.1%	0.0%
	Population per Household	2.6	2.7	2.7	2.7
Ethnic	Hispanic or Latino Population	5%	24%	26%	19%
	Non Hispanic or Latino Population	95%	76%	74%	81%
Race	White	89.2%	64.4%	58.5%	70.2%
	Black or African American	1.4%	17.6%	22.7%	14.4%
	Asian & Pacific Islander	5.5%	3.9%	3.6%	4.7%
	Other Races	3.9%	14.0%	15.2%	10.7%