

City Avenue Shopping Center
Philadelphia, Pennsylvania

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

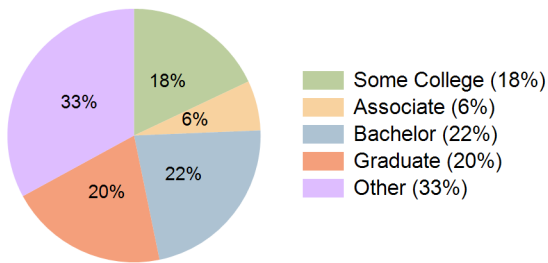
Current Year Demographics

Current Population	22,381	276,158	629,717	271,281
Total Daytime Pop	14,532	234,249	615,749	245,051
Workplace Pop	3,696	68,198	193,447	81,854
Average Household Income	\$106,868	\$92,935	\$91,855	\$102,422
Median Household Income	\$79,280	\$59,072	\$59,757	\$65,784
Total Households	8,537	106,177	244,401	105,864
Median Home Value	\$239,823	\$223,462	\$235,063	\$278,132
Bachelors Degree	24.5%	20.4%	21.1%	22.4%
Graduate Degree	23.4%	17.6%	17.7%	20.3%
Total Consumer Spending/Capita (Weekly)	\$398	\$391	\$388	\$396

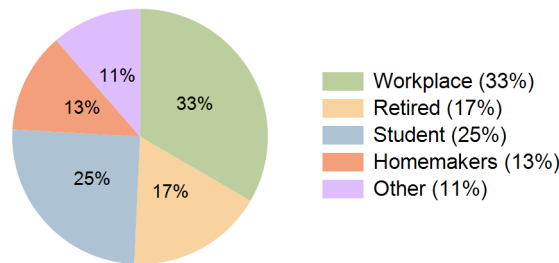
2027 Demographic Projections

Projected Population	22,519	279,943	645,628	275,466
Projected 5 Year Annual Growth Rate (Pop)	0.1%	0.3%	0.5%	0.3%
Projected Households	8,593	107,692	251,314	107,633
Projected 5 Year Annual Growth Rate (HH)	0.1%	0.3%	0.6%	0.3%

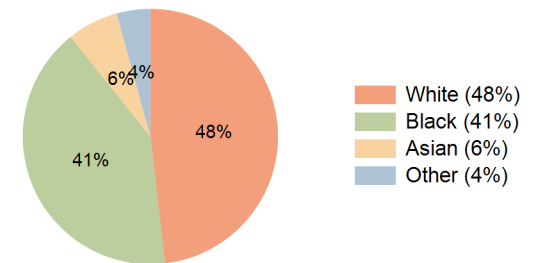
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

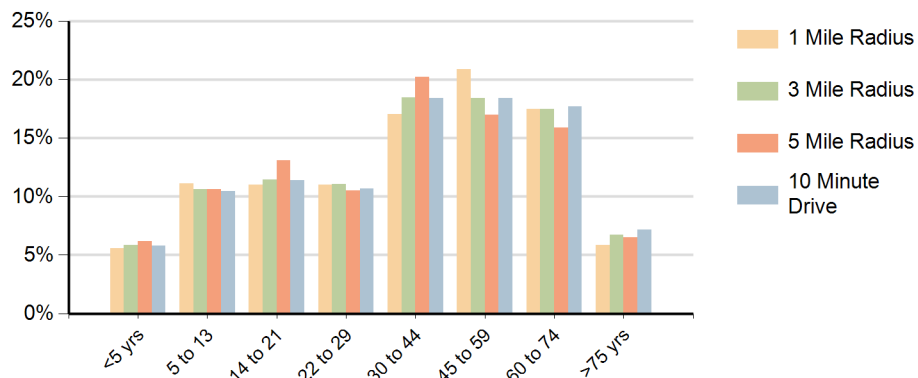


Race (10 Minute Drive)

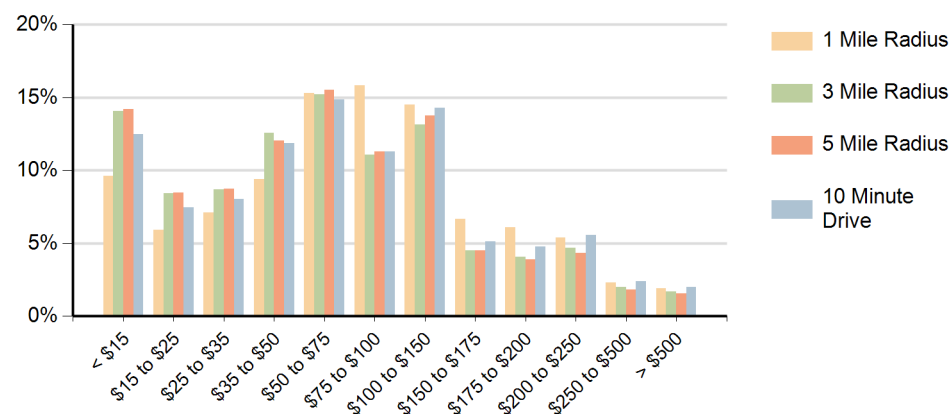


Hispanic Ethnicity
4% Hispanic | 96% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



City Avenue Shopping Center Philadelphia, Pennsylvania		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	22,381	276,158	629,717	271,281
	2010 Census Population	22,231	273,376	607,929	267,088
	2000 Census Population	21,922	281,102	624,617	274,565
	Historical Annual Growth 2000 to 2010	0.1%	-0.3%	-0.3%	-0.3%
	Estimated Annual Growth 2010 to 2022	0.1%	0.1%	0.3%	0.1%
	Projected Annual Growth 2022 to 2027	0.1%	0.3%	0.5%	0.3%
Households	Current Estimated Households	8,537	106,177	244,401	105,864
	2010 Census Households	8,452	105,000	234,518	103,881
	2000 Census Households	8,492	107,575	239,399	107,023
	Historical Annual Growth 2000 to 2010	0.0%	-0.2%	-0.2%	-0.3%
	Estimated Annual Growth 2010 to 2022	0.1%	0.1%	0.3%	0.2%
	Projected Annual Growth 2022 to 2027	0.1%	0.3%	0.6%	0.3%
	Population per Household	2.6	2.6	2.5	2.5
Ethnic	Hispanic or Latino Population	4%	4%	4%	4%
	Non Hispanic or Latino Population	96%	96%	96%	96%
Race	White	45.9%	40.3%	43.5%	48.2%
	Black or African American	43.3%	49.8%	46.1%	41.1%
	Asian & Pacific Islander	6.9%	5.6%	6.1%	6.5%
	Other Races	3.9%	4.3%	4.4%	4.3%