

**City Avenue Shopping Center**  
Philadelphia, Pennsylvania

**1 Mile Radius**

**3 Mile Radius**

**5 Mile Radius**

**10 Minute Drive**

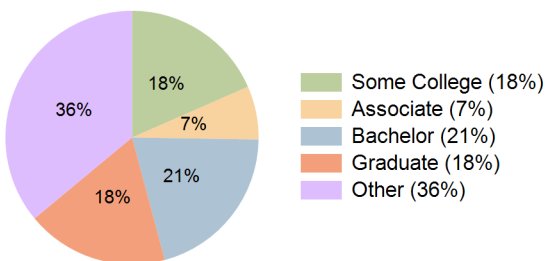
### Current Year Demographics

Current Population	22,554	277,131	628,642	272,372
Total Daytime Pop	14,596	240,632	635,188	251,628
Workplace Pop	4,012	74,772	210,995	90,880
Average Household Income	\$87,862	\$77,296	\$76,168	\$85,717
Median Household Income	\$63,788	\$49,278	\$48,705	\$55,060
Total Households	8,610	106,510	243,783	106,339
Median Home Value	\$190,915	\$182,977	\$192,515	\$228,384
Bachelors Degree	22.2%	18.1%	18.8%	20.6%
Graduate Degree	20.2%	15.6%	15.4%	18.1%
Total Consumer Spending/Capita (Weekly)	\$352	\$342	\$339	\$349

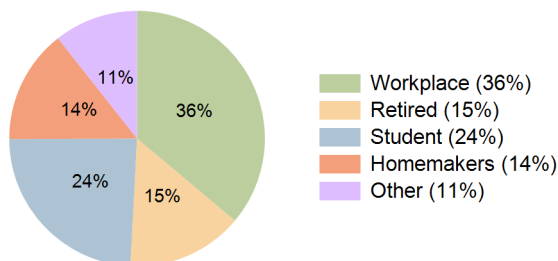
### 2023 Demographic Projections

Projected Population	22,811	283,202	649,123	279,037
Projected 5 Year Annual Growth Rate (Pop)	0.2%	0.4%	0.6%	0.5%
Projected Households	8,714	108,904	252,544	109,166
Projected 5 Year Annual Growth Rate (HH)	0.2%	0.4%	0.7%	0.5%

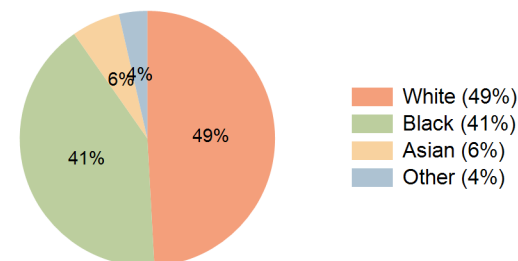
**Education (10 Minute Drive)**



**Daytime Population (10 Minute Drive)**



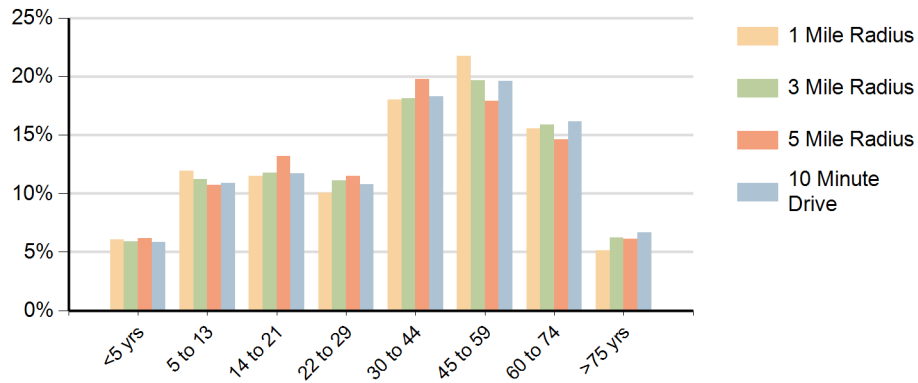
**Race (10 Minute Drive)**



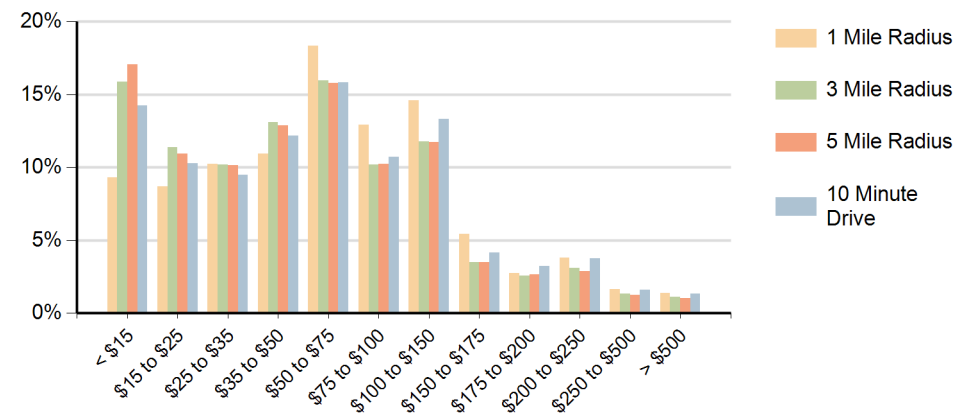
**Hispanic Ethnicity**

3% Hispanic | 97% 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	22,554	277,131	628,642	272,372
	2010 Census Population	22,231	273,428	608,729	267,790
	2000 Census Population	21,922	281,159	625,509	275,211
	Historical Annual Growth 2000 to 2010	0.1%	-0.3%	-0.3%	-0.3%
	Estimated Annual Growth 2010 to 2018	0.2%	0.2%	0.4%	0.2%
	Projected Annual Growth 2018 to 2023	0.2%	0.4%	0.6%	0.5%
Households	Current Estimated Households	8,610	106,510	243,783	106,339
	2010 Census Households	8,452	105,026	234,840	104,143
	2000 Census Households	8,492	107,610	239,787	107,246
	Historical Annual Growth 2000 to 2010	0.0%	-0.2%	-0.2%	-0.3%
	Estimated Annual Growth 2010 to 2018	0.2%	0.2%	0.5%	0.3%
	Projected Annual Growth 2018 to 2023	0.2%	0.4%	0.7%	0.5%
	Population per Household	2.6	2.6	2.5	2.5
Ethnic	Hispanic or Latino Population	3%	3%	3%	3%
	Non Hispanic or Latino Population	97%	97%	97%	97%
Race	White	45.9%	40.7%	44.3%	49.1%
	Black or African American	43.4%	50.4%	46.3%	41.1%
	Asian & Pacific Islander	6.8%	5.3%	5.8%	6.1%
	Other Races	3.9%	3.6%	3.6%	3.6%