

Merchants Village Charleston, South Carolina	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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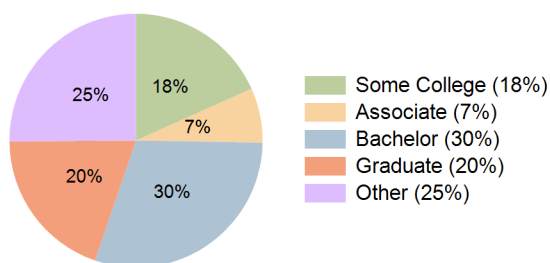
Current Year Demographics

Current Population	6,414	51,427	113,232	68,025
Total Daytime Pop	5,174	73,996	158,418	101,232
Workplace Pop	3,094	34,752	77,064	43,655
Average Household Income	\$77,876	\$94,050	\$84,402	\$87,085
Median Household Income	\$57,792	\$64,771	\$59,116	\$60,766
Total Households	3,189	23,046	48,737	29,506
Median Home Value	\$410,438	\$440,551	\$395,855	\$430,950
Bachelors Degree	33.2%	31.6%	29.0%	30.0%
Graduate Degree	20.7%	21.6%	18.0%	19.6%
Total Consumer Spending/Capita (Weekly)	\$309	\$318	\$313	\$313

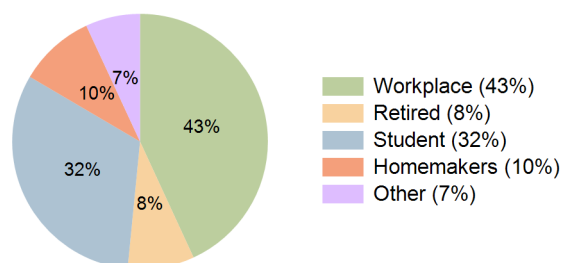
2023 Demographic Projections

Projected Population	6,454	50,322	111,767	66,709
Projected 5 Year Annual Growth Rate (Pop)	0.1%	-0.4%	-0.3%	-0.4%
Projected Households	3,214	22,502	47,969	28,868
Projected 5 Year Annual Growth Rate (HH)	0.2%	-0.5%	-0.3%	-0.4%

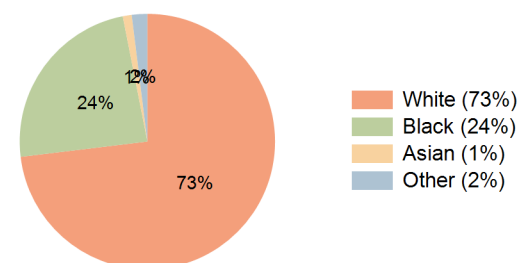
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

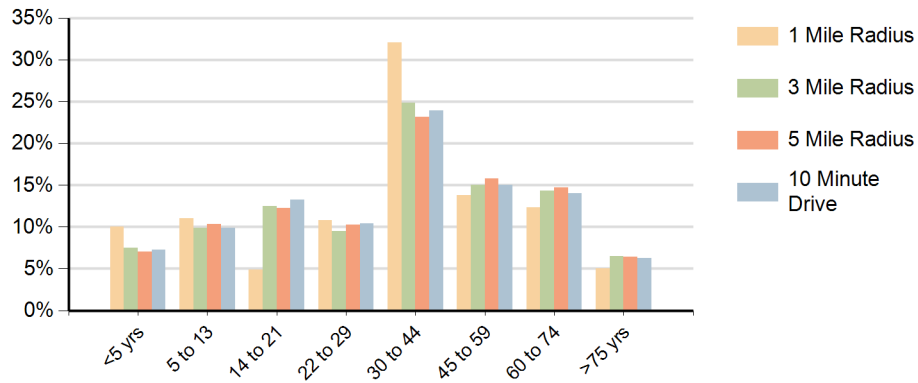


Race (10 Minute Drive)

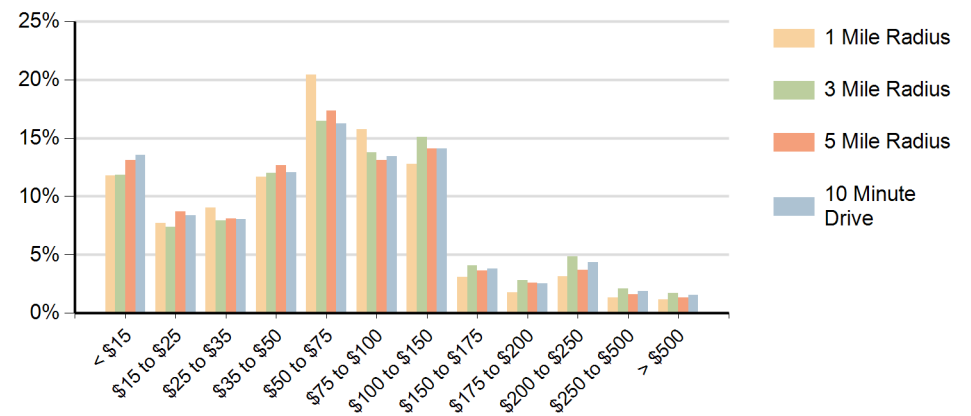


Hispanic Ethnicity
2% Hispanic | 98% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Merchants Village Charleston, South Carolina		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	6,414	51,427	113,232	68,025
	2010 Census Population	5,685	48,685	106,036	64,236
	2000 Census Population	5,226	46,641	102,021	61,332
	Historical Annual Growth 2000 to 2010	0.8%	0.4%	0.4%	0.5%
	Estimated Annual Growth 2010 to 2018	1.5%	0.7%	0.8%	0.7%
	Projected Annual Growth 2018 to 2023	0.1%	-0.4%	-0.3%	-0.4%
Households	Current Estimated Households	3,189	23,046	48,737	29,506
	2010 Census Households	2,812	21,806	45,637	27,824
	2000 Census Households	2,461	20,391	42,704	26,090
	Historical Annual Growth 2000 to 2010	1.3%	0.7%	0.7%	0.6%
	Estimated Annual Growth 2010 to 2018	1.5%	0.7%	0.8%	0.7%
	Projected Annual Growth 2018 to 2023	0.2%	-0.5%	-0.3%	-0.4%
	Population per Household	2.0	2.1	2.2	2.2
Ethnic	Hispanic or Latino Population	3%	2%	3%	2%
	Non Hispanic or Latino Population	97%	98%	97%	98%
Race	White	80.0%	80.7%	69.2%	73.1%
	Black or African American	15.9%	16.3%	27.1%	23.8%
	Asian & Pacific Islander	1.8%	1.2%	1.2%	1.1%
	Other Races	2.3%	1.8%	2.5%	2.0%