

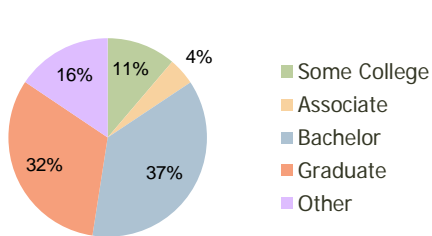
Gateway Shopping Center Wayne, PA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
--------------------------------------	---------------------	---------------------	---------------------

Current Year Demographics

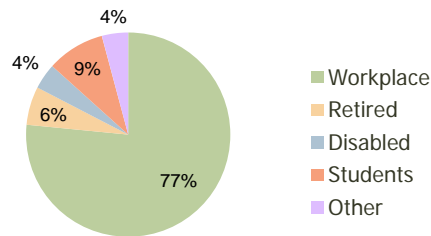
Current Population	4,805	43,215	114,667
Adjusted Total Pop (Carrier Route)	5,002	46,599	116,402
Total Daytime Pop	9,926	97,328	219,265
Workplace Pop	7,901	74,500	145,359
Average Household Income	\$130,311	\$126,731	\$129,315
Median Household Income	\$90,797	\$90,660	\$89,878
Total Housing Units	2,124	18,144	45,221
Median Home Value	\$377,695	\$418,379	\$384,466
Bachelors Degree	37.7%	36.8%	34.1%
Graduate Degree	34.9%	32.0%	28.2%
Total Consumer Spending/Capita	\$337	\$334	\$333

2016 Demographic Projections

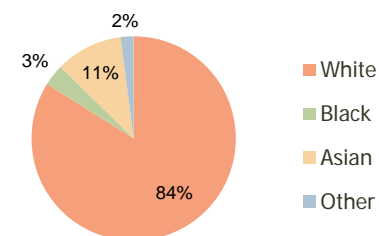
Projected Population	5,227	45,166	117,661
Projected 5 Year Pop Growth	1.7%	0.9%	0.5%
Projected Households	2,298	18,892	46,374
Projected 5 Year Household Growth	1.6%	0.8%	0.5%



Education (3-Mile)



Daytime Population (3-Mile)



Ethnicity (3-Mile)

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

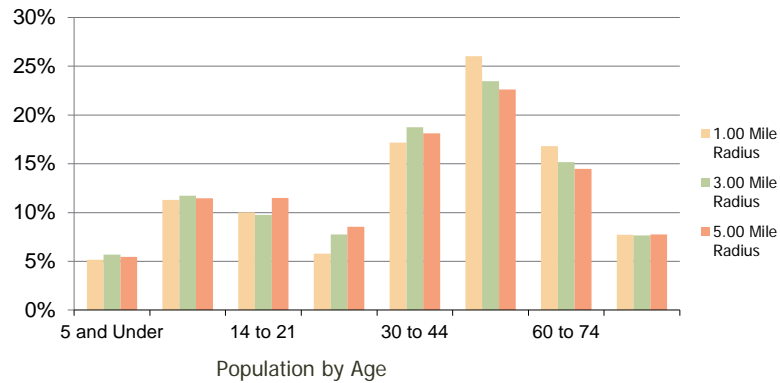
Gateway Shopping Center
Wayne, PA

1.00 Mile
Radius

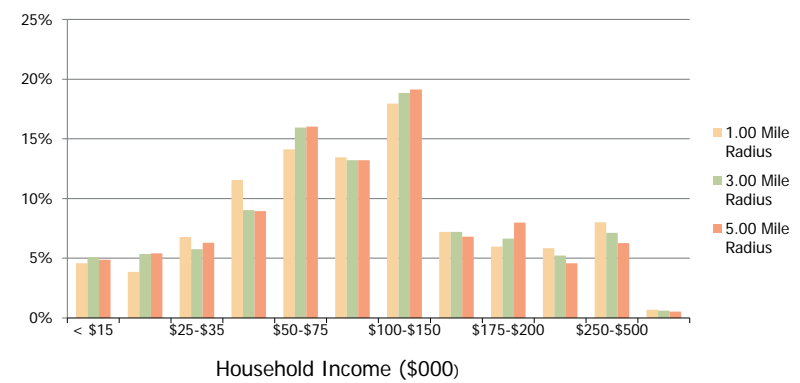
3.00 Mile
Radius

5.00 Mile
Radius

Population by Age Range



Household Income by Income Range



	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Current Estimated Population	4,805	43,215	114,667
2010 Census Population	4,743	43,003	114,488
2000 Census Population	4,905	42,115	105,826
Historical Annual Growth 2000 to 2010	-0.34%	0.21%	0.79%
Estimated Annual Growth 2010 to 2011	0.75%	0.28%	0.09%
Projected Annual Growth 2011 to 2016	1.70%	0.89%	0.52%
Households			
Current Estimated Households	2,124	18,144	45,221
2010 Census Households	2,111	18,095	45,181
2000 Census Households	2,250	18,152	42,613
Historical Annual Growth 2000 to 2010	-0.6%	0.0%	0.6%
Estimated Annual Growth 2010 to 2011	0.4%	0.2%	0.1%
Projected Annual Growth 2011 to 2016	1.6%	0.8%	0.5%
Population per Household	2.3	2.4	2.4
Ethnicity			
White	88.4%	83.9%	83.9%
Black or African American	1.8%	3.4%	4.2%
Asian & Pacific Islander	8.3%	10.6%	9.4%
Other Races	1.6%	2.0%	2.5%
Hispanic or Latino Population	1.9%	2.5%	3.0%
Non Hispanic or Latino Population	98.1%	97.5%	97.0%

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.