

Demographic Summary Report

Chester Springs Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	9,935		34,151		209,513	
2011 Estimate	9,773		33,533		207,734	
2010 Census	9,744		33,330		208,094	
Growth 2011 - 2016	1.70%		1.80%		0.90%	
Growth 2010 - 2011	0.30%		0.60%		-0.20%	
2011 Population by Hispanic Origin	641		1,964		22,912	
2011 Population By Race	9,773		33,533		207,734	
White	8,990	91.99%	30,801	91.85%	179,832	86.57%
Black or African American	141	1.44%	581	1.73%	5,599	2.70%
American Indian and Alaska Native	11	0.11%	26	0.08%	288	0.14%
Asian	354	3.62%	1,273	3.80%	12,532	6.03%
Native Hawaiian and Pacific Islander	1	0.01%	2	0.01%	61	0.03%
Other Race	116	1.19%	326	0.97%	5,287	2.55%
Two or More Races	159	1.63%	525	1.57%	4,135	1.99%
Households						
2016 Projection	3,354		11,676		76,414	
2011 Estimate	3,290		11,396		75,598	
2010 Census	3,282		11,321		75,756	
Growth 2011 - 2016	1.90%		2.50%		1.10%	
Growth 2010 - 2011	0.20%		0.70%		-0.20%	
Owner Occupied	2,845	86.47%	9,806	86.05%	57,594	76.18%
Renter Occupied	444	13.50%	1,590	13.95%	18,004	23.82%
2011 Households by HH Income	3,290		11,396		75,598	
Income Less Than \$15,000	128	3.89%	364	3.19%	3,296	4.36%
Income: \$15,000 - \$24,999	111	3.37%	313	2.75%	3,233	4.28%
Income: \$25,000 - \$34,999	110	3.34%	366	3.21%	3,522	4.66%
Income: \$35,000 - \$49,999	225	6.84%	695	6.10%	5,905	7.81%
Income: \$50,000 - \$74,999	368	11.19%	1,234	10.83%	10,982	14.53%
Income: \$75,000 - \$99,999	401	12.19%	1,410	12.37%	10,468	13.85%
Income: \$100,000 - \$149,999	676	20.55%	2,609	22.89%	15,614	20.65%
Income: \$150,000 - \$199,999	357	10.85%	1,590	13.95%	9,201	12.17%
Income: \$200,000+	914	27.78%	2,815	24.70%	13,377	17.69%
2011 Avg Household Income	\$151,913		\$150,318		\$128,181	
2011 Med Household Income	\$117,379		\$119,856		\$100,801	
2011 Per Capita Income	\$51,951		\$51,307		\$46,964	

Demographic Detail Report

Chester Springs Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	9,935		34,151		209,513	
2011 Estimate	9,773		33,533		207,734	
2010 Census	9,744		33,330		208,094	
Growth 2011 - 2016	1.70%		1.80%		0.90%	
Growth 2010 - 2011	0.30%		0.60%		-0.20%	
2011 Population by Age						
	9,773		33,533		207,734	
Age 0 - 4	463	4.74%	1,617	4.82%	11,242	5.41%
Age 5 - 9	791	8.09%	2,659	7.93%	15,025	7.23%
Age 10 - 14	980	10.03%	3,229	9.63%	16,801	8.09%
Age 15 - 19	751	7.68%	2,736	8.16%	14,850	7.15%
Age 20 - 24	342	3.50%	1,238	3.69%	9,390	4.52%
Age 25 - 34	544	5.57%	2,042	6.09%	19,039	9.17%
Age 35 - 44	1,278	13.08%	4,491	13.39%	30,397	14.63%
Age 45 - 49	1,035	10.59%	3,605	10.75%	20,026	9.64%
Age 50 - 54	901	9.22%	3,223	9.61%	18,424	8.87%
Age 55 - 59	677	6.93%	2,390	7.13%	14,763	7.11%
Age 60 - 64	588	6.02%	2,063	6.15%	12,219	5.88%
Age 65 - 74	852	8.72%	2,583	7.70%	14,405	6.93%
Age 75 - 84	429	4.39%	1,246	3.72%	7,728	3.72%
Age 85 and over	142	1.45%	409	1.22%	3,426	1.65%
Age 65 and over	1,423	14.56%	4,238	12.64%	25,559	12.30%
Median Age	43.40		42.70		41.30	
Average Age	39.50		38.90		38.80	

Demographic Detail Report

Chester Springs Shopping Center

Radius	3 Mile	5 Mile	10 Mile
2011 Population By Race	9,773	33,533	207,734
White	8,990 91.99%	30,801 91.85%	179,832 86.57%
Black or African American	141 1.44%	581 1.73%	5,599 2.70%
American Indian and Alaska Native	11 0.11%	26 0.08%	288 0.14%
Asian	354 3.62%	1,273 3.80%	12,532 6.03%
Native Hawaiian and Pacific Islander	1 0.01%	2 0.01%	61 0.03%
Other Race	116 1.19%	326 0.97%	5,287 2.55%
Two or More Races	159 1.63%	525 1.57%	4,135 1.99%
2011 Population by Hispanic Origin	9,772	33,534	207,734
Not Hispanic or Latino	9,131 93.44%	31,570 94.14%	184,822 88.97%
Hispanic or Latino	641 6.56%	1,964 5.86%	22,912 11.03%
2011 Age 5+ Language at Home	8,842	30,035	193,482
Speak Only English	7,790 88.10%	26,579 88.49%	157,022 81.16%
Speak Asian or Pacific Island	87 0.98%	366 1.22%	5,557 2.87%
Speak IndoEuropean	624 7.06%	1,758 5.85%	12,186 6.30%
Speak Spanish	329 3.72%	1,251 4.17%	16,887 8.73%
Speak Other Language	12 0.14%	81 0.27%	1,830 0.95%
2011 Median Age, Male	42.80	42.10	40.50
2011 Average Age, Male	38.70	38.10	37.90
Median Age, Female	43.90	43.30	42.10
Average Age, Female	40.30	39.60	39.70
2011 Population by Occupation Classification (Age 16+)	4,547	15,826	106,118
Blue Collar	408 8.97%	1,603 10.13%	14,342 13.52%
White Collar	3,661 80.51%	12,592 79.57%	79,149 74.59%
Service	478 10.51%	1,631 10.31%	12,627 11.90%
2011 Population by Marital Status (Age 15+)	7,208	24,374	161,011
Total, Never Married	1,480 20.53%	5,389 22.11%	40,585 25.21%
Married	5,095 70.69%	16,845 69.11%	99,435 61.76%
Widowed	296 4.11%	922 3.78%	8,288 5.15%
Divorced	337 4.68%	1,218 5.00%	12,703 7.89%

Demographic Detail Report

Chester Springs Shopping Center

Radius	3 Mile	5 Mile	10 Mile
2011 Population by Education	6,150	20,465	135,792
Less Than 9th Grade	65 1.06%	217 1.06%	2,911 2.14%
Some High School, No Diploma	96 1.56%	444 2.17%	5,183 3.82%
High School Grad (Incl Equivalency)	943 15.33%	3,380 16.52%	30,128 22.19%
Some College, No Degree	980 15.93%	3,161 15.45%	20,923 15.41%
Associate Degree	434 7.06%	1,462 7.14%	8,458 6.23%
Bachelor Degree	2,039 33.15%	6,948 33.95%	40,411 29.76%
Advanced Degrees	1,593 25.90%	4,853 23.71%	27,778 20.46%
2011 Population by Occupation (Age 16+)	5,024	17,459	118,744
Management, Business, & Financial	1,932 38.46%	6,705 38.40%	42,577 35.86%
Professional & Related Occupations	245 4.88%	821 4.70%	6,041 5.09%
Services	1,870 37.22%	6,453 36.96%	45,138 38.01%
Sales & Office	629 12.52%	2,160 12.37%	13,495 11.36%
Farming, Fishing, and Forestry	45 0.90%	104 0.60%	313 0.26%
Construction and Extraction, Maint	147 2.93%	617 3.53%	4,414 3.72%
Production & Transportation	156 3.11%	599 3.43%	6,766 5.70%
2011 Workers by Travel Time to Work (Age 16+)	4,664	16,318	110,252
Less Than 15 Minutes	798 17.11%	2,914 17.86%	21,423 19.43%
15 to 29 Minutes	991 21.25%	3,393 20.79%	26,117 23.69%
30 to 44 Minutes	992 21.27%	3,344 20.49%	21,473 19.48%
45 to 59 Minutes	597 12.80%	2,137 13.10%	12,926 11.72%
60+ Minutes	1,286 27.57%	4,530 27.76%	28,313 25.68%
2000 Households by HH Size	3,281	11,320	75,756
1-Person Households	523 15.94%	1,714 15.14%	16,684 22.02%
2-Person Households	1,098 33.47%	3,604 31.84%	23,282 30.73%
3-Person Households	503 15.33%	1,997 17.64%	13,174 17.39%
4-Person Households	682 20.79%	2,497 22.06%	13,975 18.45%
5-Person Households	337 10.27%	1,086 9.59%	6,040 7.97%
6-Person Households	98 2.99%	309 2.73%	1,798 2.37%
7 or more Person Households	40 1.22%	113 1.00%	803 1.06%
2011 Average Household Size	2.95	2.91	2.71

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Growth 2011 - 2016	1.90%	2.50%	1.10%
Growth 2010 - 2011	0.20%	0.70%	-0.20%
2011 Households by HH Income	3,290	11,396	75,598
Income: Less than \$15,000	128 3.89%	364 3.19%	3,296 4.36%
Income: \$15,000 - \$24,999	111 3.37%	313 2.75%	3,233 4.28%
Income: \$25,000 - \$34,999	110 3.34%	366 3.21%	3,522 4.66%
Income: \$35,000 - \$49,999	225 6.84%	695 6.10%	5,905 7.81%
Income: \$50,000 - \$74,999	368 11.19%	1,234 10.83%	10,982 14.53%
Income: \$75,000 - \$99,999	401 12.19%	1,410 12.37%	10,468 13.85%
Income: \$100,000 - \$149,999	676 20.55%	2,609 22.89%	15,614 20.65%
Income: \$150,000 - \$199,999	357 10.85%	1,590 13.95%	9,201 12.17%
Income: \$200,000+	914 27.78%	2,815 24.70%	13,377 17.69%
2011 Avg Household Income	\$151,913	\$150,318	\$128,181
2011 Med Household Income	\$117,379	\$119,856	\$100,801
2011 Per Capita Income	\$51,951	\$51,307	\$46,964
2011 Occupied Housing	3,289	11,396	75,598
Owner Occupied	2,845 86.50%	9,806 86.05%	57,594 76.18%
Renter Occupied	444 13.50%	1,590 13.95%	18,004 23.82%
2000 Housing Units	3,240	10,747	77,364
1 Unit Attached	154 4.75%	353 3.28%	6,961 9.00%
1 Unit Detached	2,891 89.23%	9,771 90.92%	53,128 68.67%
2 Units	55 1.70%	245 2.28%	2,056 2.66%
3 - 19 Units	26 0.80%	170 1.58%	12,065 15.60%
20 - 49 Units	71 2.19%	112 1.04%	1,689 2.18%
50 or more Units	8 0.25%	46 0.43%	1,385 1.79%
Mobile Home or Trailer	35 1.08%	50 0.47%	80 0.10%
Boat, RV, Van, Etc.	0 0.00%	0 0.00%	0 0.00%

Demographic Detail Report

Chester Springs Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
2011 Housing Value - Owner Occupied	2,861		9,651		57,883	
Value Less than \$20,000	0	0.00%	4	0.04%	126	0.22%
Value \$20,000 - \$39,999	6	0.21%	14	0.15%	74	0.13%
Value \$40,000 - \$59,999	4	0.14%	15	0.16%	199	0.34%
Value \$60,000 - \$79,999	12	0.42%	13	0.13%	228	0.39%
Value \$80,000 - \$99,999	15	0.52%	23	0.24%	313	0.54%
Value \$100,000 - \$149,999	23	0.80%	63	0.65%	808	1.40%
Value \$150,000 - \$199,999	6	0.21%	60	0.62%	1,469	2.54%
Value \$200,000 - \$299,999	83	2.90%	240	2.49%	6,148	10.62%
Value \$300,000 - \$399,999	348	12.16%	1,351	14.00%	11,975	20.69%
Value \$400,000 - \$499,999	445	15.55%	2,012	20.85%	9,897	17.10%
Value \$500,000 - \$749,999	818	28.59%	3,019	31.28%	14,660	25.33%
Value \$750,000 - \$999,999	524	18.32%	1,480	15.34%	6,374	11.01%
Value \$1,000,000 or more	577	20.17%	1,357	14.06%	5,612	9.70%
2011 Med Housing Val-Owner Occupied	\$649,297		\$585,376		\$476,796	
2011 Housing Units by Yr Built	3,239		10,747		77,363	
Built 2005 to Present	55	1.70%	141	1.31%	1,025	1.32%
Built 2000 to 2004	348	10.74%	678	6.31%	4,670	6.04%
Built 1990 to 1999	495	15.28%	1,507	14.02%	11,848	15.31%
Built 1980 to 1989	436	13.46%	1,654	15.39%	12,842	16.60%
Built 1970 to 1979	521	16.09%	2,294	21.35%	14,798	19.13%
Built 1960 to 1969	789	24.36%	2,198	20.45%	11,640	15.05%
Built 1950 to 1959	174	5.37%	720	6.70%	7,705	9.96%
Built 1940 to 1949	120	3.70%	409	3.81%	3,981	5.15%
Built 1939 or Earlier	301	9.29%	1,146	10.66%	8,854	11.44%
2011 Median Year Built	1975		1974		1974	

Demographic Market Comparison Report

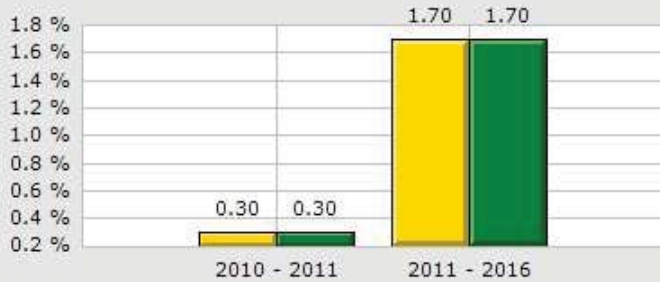
3 mile radius

Chester Springs Shopping Center

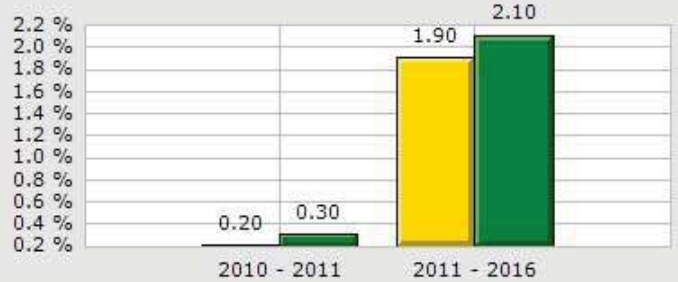
Type: Shopping Center/Community Center
 County: Morris

3 Mile
 County

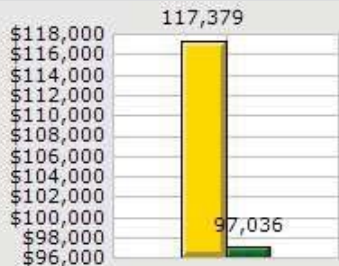
Population Growth



Household Growth



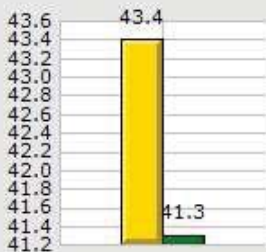
2011 Med Household Inc



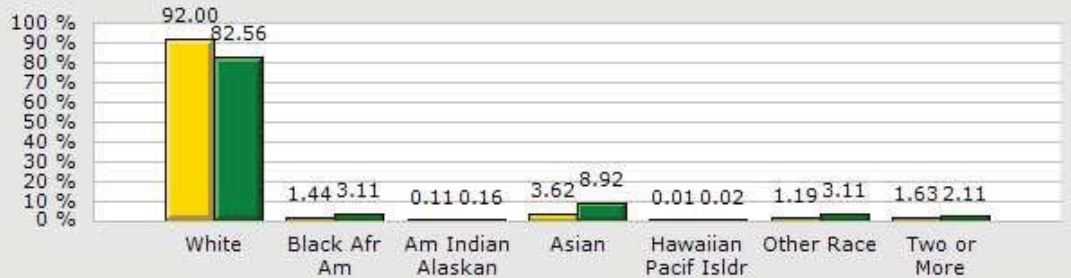
2011 Households by Household Income



2011 Median Age



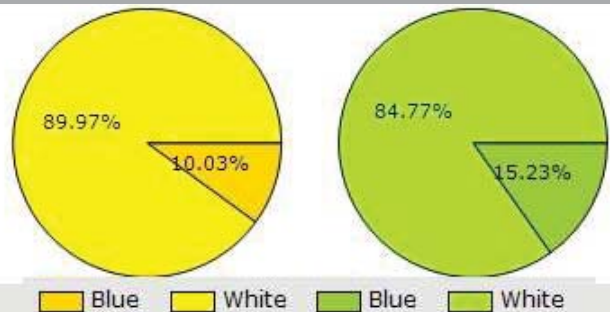
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Chester Springs Shopping Center

Type: **Shopping Center/Community Center**
 County: **Morris**

	3 Mile		County	
Population				
Growth 2010 - 2011	0.30%		0.30%	
Growth 2011 - 2016	1.70%		1.70%	
2011 Blue Collar	408	10.03%	33,614	15.23%
2011 White Collar	3,661	89.97%	187,161	84.77%
2011 Population By Race				
	9,772		493,572	
White	8,990	92.00%	407,516	82.56%
Black Afr Am	141	1.44%	15,363	3.11%
Am Indian Alaskan	11	0.11%	805	0.16%
Asian	354	3.62%	44,027	8.92%
Hawaiian Pacif Islldr	1	0.01%	106	0.02%
Other Race	116	1.19%	15,337	3.11%
Two or More	159	1.63%	10,418	2.11%
Households				
Growth 2010 - 2011	0.20%		0.30%	
Growth 2011 - 2016	1.90%		2.10%	
Renter Occupied	444	13.50%	46,526	25.70%
Owner Occupied	2,845	86.50%	134,492	74.30%
2011 Households by HH Income				
	3,290		181,018	
Income < \$35,000	349	10.61%	26,025	14.38%
Income \$35,000 - \$74,999	593	18.02%	41,398	22.87%
Income \$75,000 - \$149,999	1,077	32.74%	64,512	35.64%
Income \$150,000 - \$199,999	357	10.85%	21,445	11.85%
Income \$200,000+	914	27.78%	27,638	15.27%
2011 Median Household Income	\$117,379		\$97,036	
2011 Median Age	43.40		41.30	

Consumer Spending Report

Chester Springs Shopping Center

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$254,736	\$878,310	\$5,020,949
Total Apparel	\$10,402	\$35,657	\$204,751
Women's Apparel	3,776	12,892	72,921
Men's Apparel	2,207	7,535	42,709
Girl's Apparel	802	2,784	15,974
Boy's Apparel	569	2,010	11,862
Infant Apparel	554	1,934	11,805
Footwear (excl. Infants)	1,367	4,705	27,351
Other Apparel Prod/Services	1,128	3,796	22,129
Total Entertainment	\$26,586	\$90,508	\$504,689
Sports and Recreation	1,073	3,680	20,599
TV, Radio and Sound Equipment	8,046	27,851	161,510
Reading Materials	1,164	3,949	21,955
Travel	15,994	53,956	294,474
Photographic Equipment	310	1,073	6,153
Total Food At Home	\$20,026	\$68,897	\$399,730
Cereal Products	1,194	4,116	24,093
Bread & Bakery Products	2,650	9,145	52,749
Seafood	1,153	3,914	22,431
Meat/Poultry/Fish/Eggs	6,598	22,783	132,966
Dairy Products	3,168	10,933	63,540
Fruits and Vegetables	5,263	18,007	103,951
Total Food Away From Home	\$20,470	\$70,738	\$409,716
Breakfast and Brunch	1,938	6,630	38,757
Dinner	9,718	33,566	193,415
Lunch	6,448	22,410	131,194
Snacks and Non Alcoholic Bev	1,494	5,133	30,192
Catered Affairs	873	2,998	16,158

Consumer Spending Report

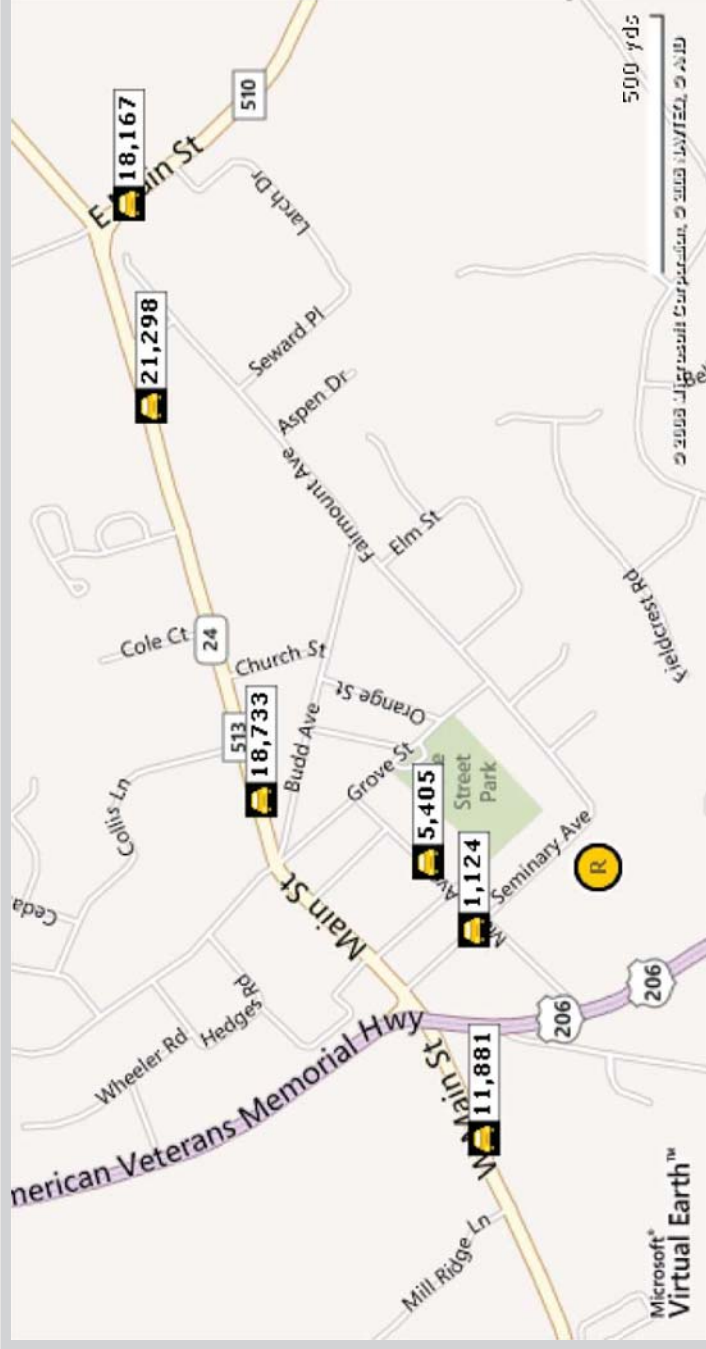
Chester Springs Shopping Center

Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$3,997	\$13,726	\$79,233
Alcoholic Bev. at Home	2,356	8,067	46,091
Alcoholic Bev. away from Home	1,641	5,659	33,142
Total Furniture/Appliances	\$25,780	\$87,819	\$491,627
Bedroom Furniture	1,363	4,658	26,476
Living Room Furniture	2,421	8,124	44,939
Other Living & Family Room Furniture	652	2,227	12,216
Other Furniture	332	1,128	6,072
Major Appliances	2,184	7,483	41,680
Small Appliances & Housewares	5,112	17,491	99,032
Misc Household Equipment	13,717	46,708	261,212
Total Transportation/Maint.	\$54,164	\$188,138	\$1,085,232
New Autos/Trucks/Vans	16,350	56,312	316,088
Used Vehicles	11,884	41,712	249,183
Purchase of RVs or Boats	2,290	7,548	39,909
Gasoline	16,844	59,181	346,833
Diesel Fuel	313	1,081	6,106
Automotive Maintenance/Repair	6,482	22,304	127,112
Total Health Care	\$10,371	\$35,833	\$202,497
Medical Services	6,382	21,971	123,969
Prescription Drugs	2,910	10,156	57,797
Medical Supplies	1,079	3,706	20,731
Total Education/Day Care	\$21,987	\$75,804	\$420,916
Education	9,689	33,378	184,735
Room and Board	1,064	3,709	19,719
Tuition/School Supplies	8,667	29,733	163,829
Day Care, Nursery & Preschool	2,566	8,983	52,632

Chester Springs Shopping Center

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	817	4,569	6
Total Retail	204	1,331	7
Home Improvement Stores	13	61	5
General Merchandise Stores	4	23	6
Food Stores	20	444	22
Auto Dealers and Gas Stations	10	42	4
Apparel and Accessory Stores	29	160	6
Furniture and Home Furnishings	25	82	3
Eating and Drinking Places	34	319	9
Miscellaneous Retail Stores	69	200	3
Finance-Insurance-Real Estate	67	478	7
Banks, Saving and Lending Inst.	12	120	10
Security Brokers and Investments	16	48	3
Insurance Carriers and Agencies	15	85	6
Real Estate-Trust-Holding Co.	24	225	9
Services	350	1,930	6
Hotels and Lodging	3	86	29
Motion Picture and Amusement	23	109	5
Health Services	53	188	4
Legal Services	8	33	4
Educational Services	14	543	39
Auto Services	15	34	2
Other Services	234	937	4
Agriculture/Mining	37	82	2
Construction	89	317	4
Manufacturing	14	75	5
Transportation, Comm./Pub Util.	17	41	2
Wholesale Trade	27	163	6
Government	12	152	13
Daytime Population	4,569		
Daytime Population/Business	6		

Chester Springs Shopping Center



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Seminary Ave	Maple Ave	0.02 SE	2010	1,118	MPSI	.15
2 Seminary Ave	Maple Ave	0.02 SE	2009	1,124	ADT	.15
3 Maple Ave	Perry St	0.04 SW	2010	5,405	MPSI	.19
4 W Main St	Mill Ridge Ln	0.08 SW	2010	11,578	MPSI	.33
5 W Main St	Mill Ridge Ln	0.08 SW	2006	11,881	ADT	.33
6 Main St	Collis Ln	0.07 E	2010	18,733	MPSI	.39
7 Main St	Sentry Ln	0.07 E	2010	21,298	MPSI	.72
8 Main St	Ashland Ter	0.03 SE	2010	18,167	MPSI	.91