

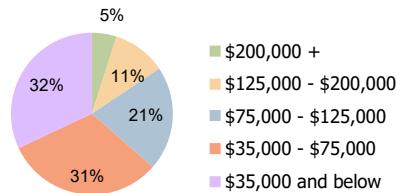
Shoppes at Vestal Vestal, NY	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

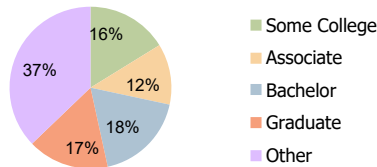
Current Population	5,311	48,834	102,432
Total Daytime Pop	7,378	79,017	124,286
Workplace Pop	3,849	26,966	43,565
Average Household Income	\$87,600	\$78,418	\$76,899
Average Disposable Income	\$65,338	\$60,208	\$58,918
Total Households	2,269	19,517	41,768
Median Home Value	\$175,371	\$144,385	\$142,322
College (4+)	43.5%	34.5%	35.0%
Total Consumer Spending/Capita (Weekly)	\$350	\$346	\$344
Population per Household	2.13	2.01	2.47
% of Households with Children	24.6%	22.3%	19.9%

2027 Demographic Projections

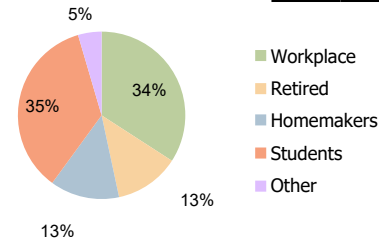
Projected Population	5,272	48,593	101,900
Projected 5 Year Annual Growth Rate (Pop)	-0.1%	-0.1%	-0.1%



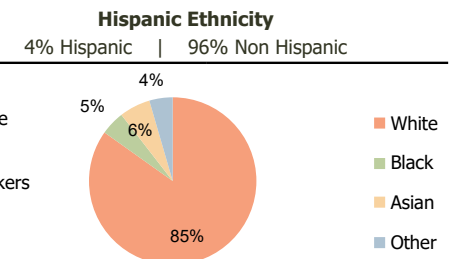
Household Income (3.00 Mile Radius)



Education (3.00 Mile Radius)



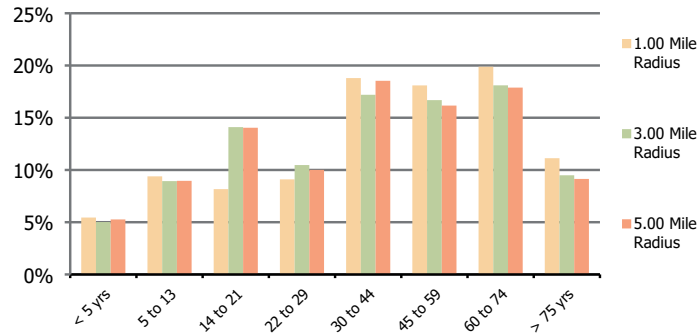
Daytime Population (3.00 Mile Radius)



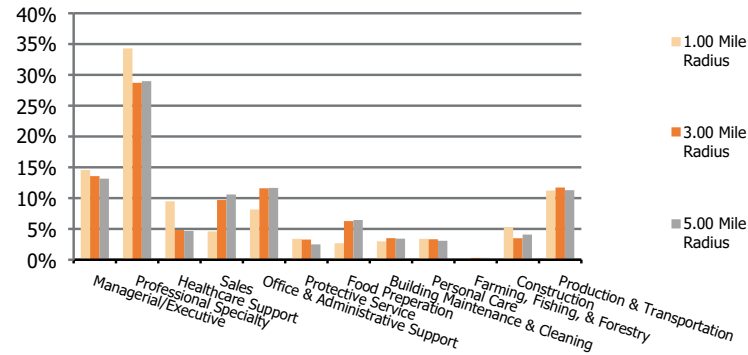
Race (3.00 Mile Radius)

Shoppes at Vestal Vestal, NY	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Population by Age Range



Occupation



	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	
Population	Current Estimated Population	5,311	48,834	102,432
	2010 Census Population	5,402	49,929	104,835
	2000 Census Population	5,556	49,275	103,194
	Historical Annual Growth 2000 to 2010	-0.3%	0.1%	0.2%
	Estimated Annual Growth 2010 to 2022	-0.1%	-0.2%	-0.2%
	Projected Annual Growth 2022 to 2027	-0.1%	-0.1%	-0.1%
Ethnic	Hispanic or Latino Population	2%	4%	4%
	Non Hispanic or Latino Population	98%	96%	96%
Race	White	84.0%	84.8%	84.0%
	Black or African American	1.8%	4.7%	5.1%
	Asian & Pacific Islander	11.2%	6.0%	6.1%
	Other Races	3.0%	4.5%	4.8%