

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2004 Estimates & 2009 Projections

Calculated using Proportional Block Groups

KORMAN



COMMERCIAL PROPERTIES

Lat/Lon: 40.098549/-74.947218

RF5

Brookwood Shopping Center	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2004)	15,397		97,423		282,940	
Census Population (1990)	14,507		99,816		287,630	
Census Population (2000)	15,421		98,275		285,209	
Projected Population (2009)	15,411		96,723		281,188	
Forecasted Population (2014)	15,403		95,834		278,874	
Historical Annual Growth (1990 to 2000)	914	0.6%	-1,541	-0.2%	-2,421	-0.1%
Historical Annual Growth (2000 to 2004)	-24	0.0%	-852	-0.2%	-2,269	-0.2%
Projected Annual Growth (2004 to 2009)	15	0.0%	-700	-0.1%	-1,752	-0.1%
Est. Population Density (2004)	4,908.05 <i>psm</i>		3,637.22 <i>psm</i>		3,824.86 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		26.79 <i>sq mi</i>		73.97 <i>sq mi</i>	
Households						
Estimated Households (2004)	6,089		37,975		112,830	
Census Households (1990)	5,533		34,959		105,461	
Census Households (2000)	5,955		37,039		110,020	
Projected Households (2009)	6,264		39,158		116,378	
Forecasted Households (2014)	6,432		40,312		119,835	
Households with Children (2004)	2,062	33.9%	13,006	34.2%	36,528	32.4%
Average Household Size (2004)	2.52		2.55		2.47	
Average Household Income						
Est. Average Household Income (2004)	\$52,099		\$57,355		\$55,761	
Proj. Average Household Income (2009)	\$54,107		\$58,432		\$57,745	
Average Family Income (2004)	\$58,910		\$64,267		\$63,593	
Median Household Income						
Est. Median Household Income (2004)	\$47,944		\$52,740		\$50,750	
Proj. Median Household Income (2009)	\$53,563		\$58,768		\$56,428	
Median Family Income (2004)	\$57,170		\$60,852		\$59,240	
Per Capita Income						
Est. Per Capita Income (2004)	\$20,605		\$22,447		\$22,431	
Proj. Per Capita Income (2009)	\$21,995		\$23,761		\$24,125	
Per Capita Income Est. 5 year change	\$1,389	6.7%	\$1,313	5.8%	\$1,693	7.5%
Other Income						
Est. Median Disposable Income (2004)	\$40,569		\$44,378		\$42,842	
Est. Median Disposable Income (2009)	\$44,719		\$48,692		\$46,934	
Disposable Income Est. 5 year change	\$4,149	10.2%	\$4,314	9.7%	\$4,092	9.6%
Est. Median Household Net Worth (2004)	\$35,449		\$41,819		\$41,852	
Daytime Demos						
Total Number of Businesses (2004)	615		3,400		9,432	
Total Number of Employees (2004)	6,357		55,165		125,973	
Company Headqtrs: Businesses (2004)	1	0.2%	36	1.1%	59	0.6%
Company Headqtrs: Employees (2004)	114	1.8%	5,323	9.6%	8,314	6.6%
Unemployment Rate (2004)	3.20%		3.40%		3.30%	
Employee Population per Business	10.3 to 1		16.2 to 1		13.4 to 1	
Residential Population per Business	25.0 to 1		28.7 to 1		30.0 to 1	

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Race & Ethnicity						
White (2004)	11,143	72.4%	82,192	84.4%	234,397	82.8%
Black or African American (2004)	1,362	8.8%	7,319	7.5%	27,174	9.6%
American Indian & Alaska Native (2004)	35	0.2%	188	0.2%	511	0.2%
Asian (2004)	1,815	11.8%	4,527	4.6%	11,354	4.0%
Hawaiian & Pacific Islander (2004)	12	0.1%	45	0.0%	96	0.0%
Other Race (2004)	635	4.1%	1,579	1.6%	4,534	1.6%
Two or More Races (2004)	396	2.6%	1,572	1.6%	4,874	1.7%
Not Hispanic or Latino Population (2004)	13,888	90.2%	92,918	95.4%	270,352	95.6%
Hispanic or Latino Population (2004)	1,508	9.8%	4,505	4.6%	12,589	4.4%
Not of Hispanic Origin Population (1990)	14,054	96.9%	97,613	97.8%	281,077	97.7%
Hispanic Origin Population (1990)	454	3.1%	2,203	2.2%	6,554	2.3%
Not Hispanic or Latino Population (2000)	14,010	90.8%	94,217	95.9%	274,144	96.1%
Hispanic or Latino Population (2000)	1,411	9.2%	4,058	4.1%	11,065	3.9%
Not Hispanic or Latino Population (2009)	13,779	89.4%	91,499	94.6%	266,216	94.7%
Hispanic or Latino Population (2009)	1,633	10.6%	5,224	5.4%	14,973	5.3%
Hist. Hispanic Ann Growth (1990 to 2004)	1,055	16.6%	2,302	7.5%	6,035	6.6%
Proj. Hispanic Ann Growth (2004 to 2009)	124	1.6%	719	3.2%	2,384	3.8%
Age Distribution						
Age 0 to 4 yrs (2004)	916	6.0%	5,814	6.0%	16,099	5.7%
Age 5 to 9 yrs (2004)	860	5.6%	5,668	5.8%	16,026	5.7%
Age 10 to 14 yrs (2004)	957	6.2%	6,409	6.6%	18,011	6.4%
Age 15 to 19 yrs (2004)	1,050	6.8%	6,616	6.8%	18,409	6.5%
Age 20 to 24 yrs (2004)	1,449	9.4%	7,180	7.4%	19,512	6.9%
Age 25 to 29 yrs (2004)	1,338	8.7%	7,184	7.4%	18,961	6.7%
Age 30 to 34 yrs (2004)	1,153	7.5%	6,916	7.1%	19,064	6.7%
Age 35 to 39 yrs (2004)	1,110	7.2%	7,141	7.3%	20,228	7.1%
Age 40 to 44 yrs (2004)	1,104	7.2%	7,482	7.7%	21,894	7.7%
Age 45 to 49 yrs (2004)	1,139	7.4%	7,573	7.8%	22,051	7.8%
Age 50 to 54 yrs (2004)	997	6.5%	7,012	7.2%	20,460	7.2%
Age 55 to 59 yrs (2004)	900	5.8%	6,204	6.4%	17,307	6.1%
Age 60 to 64 yrs (2004)	852	5.5%	5,031	5.2%	14,309	5.1%
Age 65 to 74 yrs (2004)	956	6.2%	6,433	6.6%	20,737	7.3%
Age 75 to 84 yrs (2004)	488	3.2%	3,672	3.8%	14,602	5.2%
Age 85 yrs plus (2004)	127	0.8%	1,087	1.1%	5,273	1.9%
Median Age (2004)	34.5	yrs	36.3	yrs	38.1	yrs
Gender Age Distribution						
Female Population (2004)	7,556	49.1%	49,165	50.5%	145,158	51.3%
Age 0 to 19 yrs (2004)	1,808	23.9%	11,848	24.1%	33,347	23.0%
Age 20 to 64 yrs (2004)	4,884	64.6%	30,991	63.0%	87,991	60.6%
Age 65 yrs plus (2004)	864	11.4%	6,326	12.9%	23,820	16.4%
Female Median Age (2004)	35.9	yrs	37.6	yrs	39.6	yrs
Male Population (2004)	7,841	50.9%	48,258	49.5%	137,782	48.7%
Age 0 to 19 yrs (2004)	1,976	25.2%	12,659	26.2%	35,197	25.5%
Age 20 to 64 yrs (2004)	5,158	65.8%	30,733	63.7%	85,794	62.3%
Age 65 yrs plus (2004)	707	9.0%	4,866	10.1%	16,791	12.2%
Male Median Age (2004)	33.2	yrs	35.1	yrs	36.6	yrs

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Household Income Distribution			
HH Income \$200,000 or More (2004)	74 1.2%	463 1.2%	1,375 1.2%
HH Income \$150,000 to \$199,999 (2004)	99 1.6%	555 1.5%	1,725 1.5%
HH Income \$100,000 to \$149,999 (2004)	579 9.5%	4,092 10.8%	11,567 10.3%
HH Income \$75,000 to \$99,999 (2004)	761 12.5%	5,677 14.9%	16,097 14.3%
HH Income \$50,000 to \$74,999 (2004)	1,238 20.3%	9,089 23.9%	25,926 23.0%
HH Income \$35,000 to \$49,999 (2004)	1,053 17.3%	6,289 16.6%	18,236 16.2%
HH Income \$25,000 to \$34,999 (2004)	778 12.8%	4,356 11.5%	12,647 11.2%
HH Income \$15,000 to \$24,999 (2004)	552 9.1%	3,642 9.6%	11,774 10.4%
HH Income \$0 to \$14,999 (2004)	955 15.7%	3,811 10.0%	13,483 11.9%
HH Income \$35,000+ (2004)	3,804 62.5%	26,166 68.9%	74,927 66.4%
HH Income \$75,000+ (2004)	1,512 24.8%	10,788 28.4%	30,764 27.3%
Housing			
Total Housing Units (2004)	6,355	39,301	117,007
Housing Units, Occupied (2004)	6,089 95.8%	37,975 96.6%	112,830 96.4%
<i>Housing Units, Owner-Occupied (2004)</i>	2,562 12.1%	25,172 56.3%	74,891 56.4%
<i>Housing Units, Renter-Occupied (2004)</i>	3,526 57.9%	12,803 33.7%	37,940 33.6%
Housing Units, Vacant (2004)	267 4.2%	1,326 3.4%	4,176 3.6%
Median Years in Residence (2004)	4.2 yrs	5.6 yrs	5.4 yrs
Marital Status			
Never Married (2004)	3,985 31.5%	23,430 29.5%	66,308 28.5%
Now Married (2004)	6,234 49.2%	40,579 51.0%	116,229 49.9%
Separated (2004)	668 5.3%	3,741 4.7%	11,937 5.1%
Widowed (2004)	1,014 8.0%	6,662 8.4%	19,814 8.5%
Divorced (2004)	762 6.0%	5,120 6.4%	18,517 8.0%
Household Type			
Population Family (2004)	12,092 78.5%	80,009 82.1%	228,399 80.7%
Population Non-Family (2004)	3,280 21.3%	16,705 17.1%	50,016 17.7%
Population Group Qtrs (2004)	25 0.2%	709 0.7%	4,526 1.6%
Family Households (2004)	3,951 64.9%	26,031 68.5%	75,563 67.0%
Married Couple With Children (2004)	1,386 22.2%	9,181 22.6%	25,518 22.0%
Average Family Household Size (2004)	3.06	3.07	3.02
Non-Family Households (2004)	2,138 35.1%	11,944 31.5%	37,267 33.0%
Household Size			
1 Person Household (2004)	1,536 25.2%	7,986 21.0%	24,820 22.0%
2 Person Households (2004)	1,907 31.3%	12,350 32.5%	37,684 33.4%
3 Person Households (2004)	1,080 17.7%	7,221 19.0%	21,082 18.7%
4 Person Households (2004)	891 14.6%	6,087 16.0%	17,284 15.3%
5 Person Households (2004)	427 7.0%	2,837 7.5%	7,863 7.0%
6+ Person Households (2004)	247 4.0%	1,494 3.9%	4,098 3.6%
Household Vehicles			
Total Vehicles Available (2004)	10,737	63,184	179,348
Household: 0 Vehicles Available (2004)	701 11.5%	3,348 8.8%	12,155 10.8%
Household: 1 Vehicles Available (2004)	2,615 43.0%	14,892 39.2%	45,039 39.9%
Household: 2+ Vehicles Available (2004)	2,773 45.5%	19,735 52.0%	55,636 49.3%
Average Vehicles Per Household (2004)	1.8	1.7	1.6

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Labor Force			
Est. Labor: Population Age 16+ (2004)	12,461	78,217	229,225
Est. Civilian Employed (2004)	7,985 64.1%	50,935 65.1%	141,706 61.8%
Est. Civilian Unemployed (2004)	403 3.2%	2,650 3.4%	7,470 3.3%
Est. in Armed Forces (2004)	18 0.1%	44 0.1%	243 0.1%
Est. not in Labor Force (2004)	4,055 32.5%	24,588 31.4%	79,806 34.8%
Occupation			
Occupation: Population Age 16+ (2000)	7,785	50,603	140,504
Mgmt, Business, & Financial Operations (2000)	884 11.4%	5,958 11.8%	16,597 11.8%
Professional and Related (2000)	1,492 19.2%	9,009 17.8%	26,081 18.6%
Service (2000)	1,093 14.0%	6,950 13.7%	19,554 13.9%
Sales and Office (2000)	2,196 28.2%	16,224 32.1%	43,456 30.9%
Farming, Fishing, and Forestry (2000)	34 0.4%	65 0.1%	121 0.1%
Construct, Extraction, & Maintenance (2000)	800 10.3%	5,121 10.1%	14,192 10.1%
Production, Transp. & Material Moving (2000)	1,286 16.5%	7,277 14.4%	20,503 14.6%
<i>Percent White Collar Workers (2000)</i>	58.7%	61.6%	61.3%
<i>Percent Blue Collar Workers (2000)</i>	41.3%	38.4%	38.7%
Consumer Expenditure (in \$,000,000s)			
Total Household Expenditure (2004)	\$267	\$1,747	\$5,118
<i>Total Non-Retail Expenditures (2004)</i>	\$155 58.1%	\$1,012 58.0%	\$2,966 57.9%
<i>Total Retail Expenditures (2004)</i>	\$112 41.9%	\$734 42.0%	\$2,152 42.1%
Apparel (2004)	\$15 5.5%	\$95 5.5%	\$279 5.5%
Contributions (2004)	\$7 2.8%	\$50 2.8%	\$146 2.8%
Education (2004)	\$5 1.8%	\$32 1.8%	\$93 1.8%
Entertainment (2004)	\$14 5.2%	\$90 5.2%	\$264 5.2%
Food And Beverages (2004)	\$44 16.6%	\$288 16.5%	\$843 16.5%
Furnishings And Equipment (2004)	\$11 4.0%	\$70 4.0%	\$204 4.0%
Gifts (2004)	\$8 3.0%	\$53 3.0%	\$156 3.0%
Health Care (2004)	\$17 6.5%	\$113 6.5%	\$331 6.5%
Household Operations (2004)	\$9 3.2%	\$56 3.2%	\$165 3.2%
Miscellaneous Expenses (2004)	\$3 1.2%	\$20 1.2%	\$59 1.2%
Personal Care (2004)	\$4 1.7%	\$29 1.7%	\$85 1.7%
Personal Insurance (2004)	\$3 1.1%	\$20 1.1%	\$59 1.1%
Reading (2004)	\$1 0.5%	\$9 0.5%	\$27 0.5%
Shelter (2004)	\$46 17.2%	\$305 17.4%	\$892 17.4%
Tobacco (2004)	\$2 0.9%	\$16 0.9%	\$48 0.9%
Transportation (2004)	\$56 20.9%	\$363 20.8%	\$1,063 20.8%
Utilities (2004)	\$21 8.0%	\$138 7.9%	\$405 7.9%
Educational Attainment			
Adult Population (25 Years or Older) (2004)	10,164	65,736	194,884
Elementary (0 to 8) (2004)	497 4.9%	2,444 3.7%	8,345 4.3%
Some High School (9 to 11) (2004)	1,536 15.1%	9,702 14.8%	27,181 13.9%
High School Graduate (12) (2004)	3,489 34.3%	25,715 39.1%	75,401 38.7%
Some College (13 to 16) (2004)	1,819 17.9%	12,283 18.7%	36,253 18.6%
Associate Degree Only (2004)	734 7.2%	3,992 6.1%	11,513 5.9%
Bachelor Degree Only (2004)	1,424 14.0%	7,875 12.0%	24,547 12.6%
Graduate Degree (2004)	666 6.6%	3,725 5.7%	11,645 6.0%

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Units In Structure						
1 Detached Unit (2000)	1,734	27.9%	11,986	31.3%	42,547	37.3%
1 Attached Unit (2000)	1,015	16.3%	13,648	35.6%	32,170	28.2%
2 to 4 Units (2000)	484	7.8%	3,284	8.6%	12,921	11.3%
5 to 9 Units (2000)	962	15.5%	2,631	6.9%	5,592	4.9%
10 to 19 Units (2000)	493	7.9%	1,972	5.1%	8,019	7.0%
20 to 49 Units (2000)	914	14.7%	2,018	5.3%	4,986	4.4%
50 or more Units (2000)	615	9.9%	1,932	5.0%	6,419	5.6%
Mobile Home or Trailer (2000)	0		863	2.2%	1,436	1.3%
Other Structure (2000)	0		19	0.0%	57	0.1%
Homes Built By Year						
Homes Built 1999 to 2000	5	0.1%	45	0.1%	237	0.2%
Homes Built 1995 to 1998	5	0.1%	347	0.9%	1,617	1.4%
Homes Built 1990 to 1994	219	3.5%	1,551	4.0%	3,633	3.2%
Homes Built 1980 to 1989	568	9.1%	4,003	10.4%	12,312	10.8%
Homes Built 1970 to 1979	1,742	28.0%	9,266	24.2%	25,775	22.6%
Homes Built 1960 to 1969	2,437	39.2%	12,950	33.8%	31,223	27.4%
Homes Built 1950 to 1959	788	12.7%	6,302	16.4%	22,375	19.6%
Homes Built Before 1949	454	7.3%	3,889	10.1%	16,974	14.9%
Home Values						
Home Values \$1,000,000 or More (2000)	3	0.1%	16	0.1%	50	0.1%
Home Values \$500,000 to \$999,999 (2000)	0		37	0.2%	79	0.1%
Home Values \$400,000 to \$499,999 (2000)	0		20	0.1%	56	0.1%
Home Values \$300,000 to \$399,999 (2000)	0		80	0.4%	288	0.4%
Home Values \$200,000 to \$299,999 (2000)	84	3.4%	807	3.5%	2,607	4.0%
Home Values \$150,000 to \$199,999 (2000)	651	26.5%	2,907	12.8%	9,462	14.5%
Home Values \$100,000 to \$149,999 (2000)	788	32.0%	7,242	31.8%	25,839	39.5%
Home Values \$70,000 to \$99,999 (2000)	884	36.0%	10,652	46.7%	23,641	36.1%
Home Values \$50,000 to \$69,999 (2000)	35	1.4%	801	3.5%	2,383	3.6%
Home Values \$25,000 to \$49,999 (2000)	13	0.5%	173	0.8%	604	0.9%
Home Values \$0 to \$24,999 (2000)	0		66	0.3%	414	0.6%
Owner Occupied Median Home Value (2000)	\$126,681		\$111,936		\$115,538	
Renter Occupied Median Rent (2000)	\$589		\$581		\$575	
Transportation To Work						
Drive to Work Alone (2000)	5,779	73.4%	38,955	76.7%	107,805	76.3%
Drive to Work in Carpool (2000)	1,328	16.9%	6,475	12.7%	17,669	12.5%
Travel to Work - Public Transportation (2000)	382	4.8%	2,882	5.7%	8,639	6.1%
Drive to Work on Motorcycle (2000)	7	0.1%	29	0.1%	111	0.1%
Walk or Bicycle to Work (2000)	205	2.6%	1,354	2.7%	3,858	2.7%
Other Means (2000)	41	0.5%	255	0.5%	787	0.6%
Work at Home (2000)	134	1.7%	850	1.7%	2,452	1.7%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	2,079	26.9%	12,470	25.0%	33,386	24.0%
Travel to Work in 14 to 29 Minutes (2000)	2,341	30.2%	15,623	31.3%	46,180	33.3%
Travel to Work in 30 to 59 Minutes (2000)	2,543	32.9%	17,061	34.2%	45,761	33.0%
Travel to Work in 60 Minutes or More (2000)	779	10.1%	4,794	9.6%	13,542	9.8%
Average Travel Time to Work (2000)	27.7 mins		27.3 mins		27.2 mins	

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