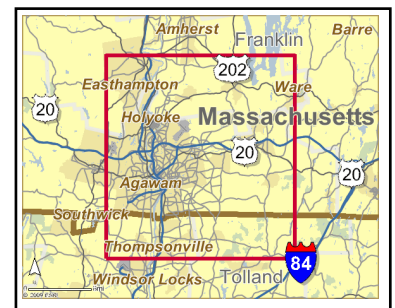
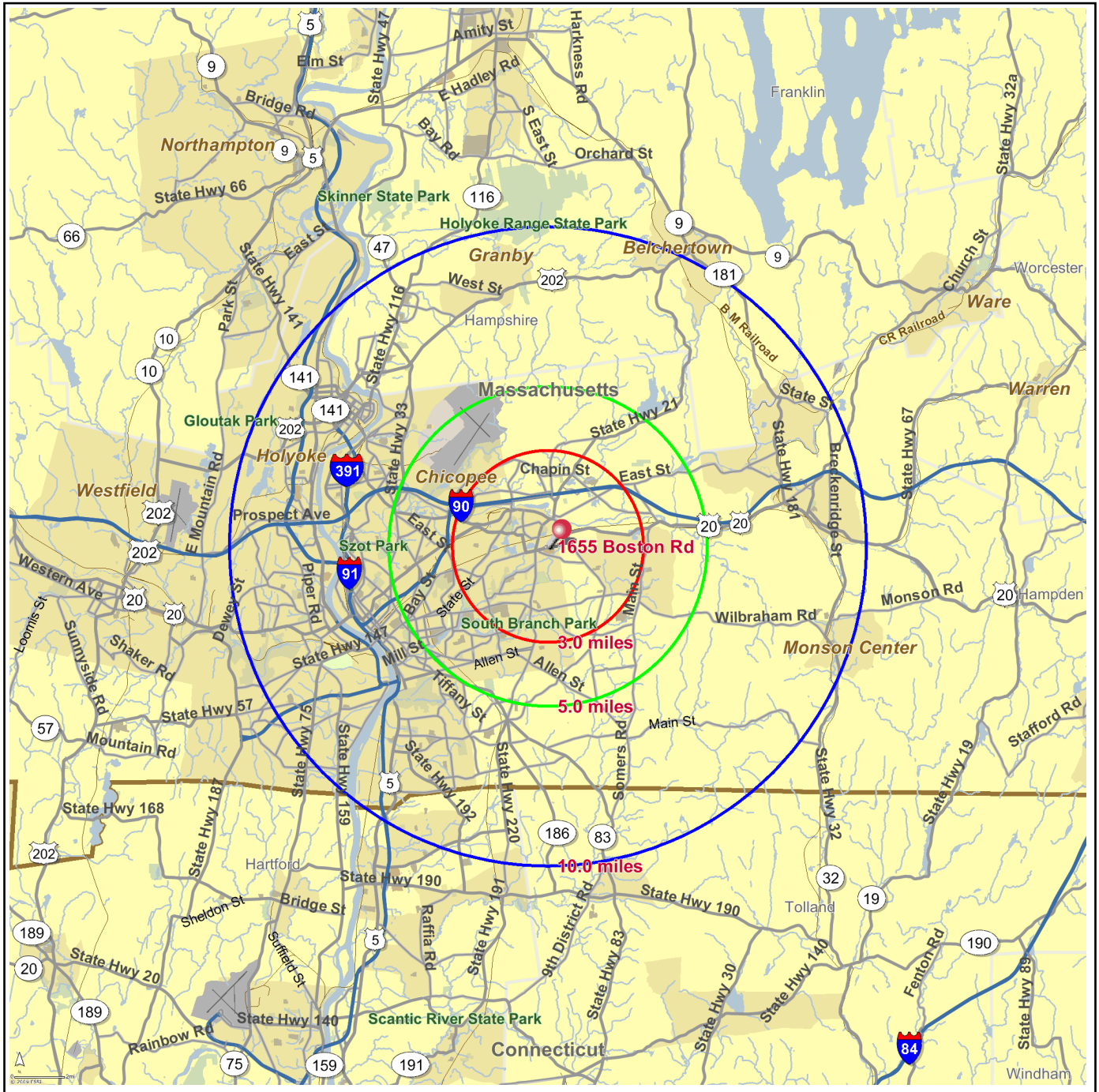


Eastfield Mall
1655 Boston Rd
Springfield, MA 01129

Site Map

Prepared by MDC Retail
February 2, 2009

Latitude: 42.143238
Longitude: -72.488204





Demographic and Income Profile

Prepared by MDC Retail

Eastfield Mall
1655 Boston Rd
Springfield, MA 01129

Site Type: Radius

Latitude: 42.143238
Longitude: -72.488204
Radius: 3.0 mile

Summary	2000	2008	2013
Population	58,268	59,473	60,247
Households	22,415	23,104	23,508
Families	15,503	15,886	16,062
Average Household Size	2.51	2.49	2.48
Owner Occupied HUs	15,946	17,072	17,055
Renter Occupied HUs	6,468	6,032	6,454
Median Age	36.5	38.3	39.2

Trends: 2008-2013 Annual Rate	Area	State	National
Population	0.26%	0.27%	1.23%
Households	0.35%	0.33%	1.26%
Families	0.22%	0.21%	1.05%
Owner HHs	-0.02%	0.06%	1.07%
Median Household Income	3.27%	3.72%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,688	16.4%	2,727	11.8%	2,399	10.2%
\$15,000 - \$24,999	3,097	13.8%	2,622	11.3%	2,340	10.0%
\$25,000 - \$34,999	3,028	13.5%	2,680	11.6%	2,241	9.5%
\$35,000 - \$49,999	3,619	16.1%	3,471	15.0%	3,047	13.0%
\$50,000 - \$74,999	5,096	22.7%	4,754	20.6%	4,520	19.2%
\$75,000 - \$99,999	2,196	9.8%	3,902	16.9%	4,674	19.9%
\$100,000 - \$149,999	1,257	5.6%	1,986	8.6%	3,232	13.7%
\$150,000 - \$199,000	230	1.0%	577	2.5%	532	2.3%
\$200,000+	259	1.2%	386	1.7%	521	2.2%
Median Household Income	\$40,246		\$50,217		\$58,969	
Average Household Income	\$49,478		\$61,182		\$69,651	
Per Capita Income	\$19,309		\$24,054		\$27,492	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,666	6.3%	3,757	6.3%	3,802	6.3%
5 - 9	4,260	7.3%	3,619	6.1%	3,614	6.0%
10 - 14	4,306	7.4%	3,900	6.6%	3,716	6.2%
15 - 19	4,444	7.6%	4,595	7.7%	4,347	7.2%
20 - 24	3,869	6.6%	4,187	7.0%	4,357	7.2%
25 - 34	7,195	12.3%	7,224	12.1%	7,321	12.2%
35 - 44	9,041	15.5%	7,852	13.2%	7,278	12.1%
45 - 54	7,789	13.4%	8,824	14.8%	8,898	14.8%
55 - 64	5,073	8.7%	6,645	11.2%	7,797	12.9%
65 - 74	4,290	7.4%	4,083	6.9%	4,505	7.5%
75 - 84	3,431	5.9%	3,313	5.6%	2,963	4.9%
85+	902	1.5%	1,474	2.5%	1,650	2.7%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,837	78.7%	43,170	72.6%	41,378	68.7%
Black Alone	7,191	12.3%	9,007	15.1%	10,097	16.8%
American Indian Alone	150	0.3%	164	0.3%	170	0.3%
Asian Alone	640	1.1%	924	1.6%	1,132	1.9%
Pacific Islander Alone	18	0.0%	25	0.0%	29	0.0%
Some Other Race Alone	3,006	5.2%	4,422	7.4%	5,471	9.1%
Two or More Races	1,426	2.4%	1,763	3.0%	1,970	3.3%
Hispanic Origin (Any Race)	5,902	10.1%	8,538	14.4%	10,442	17.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

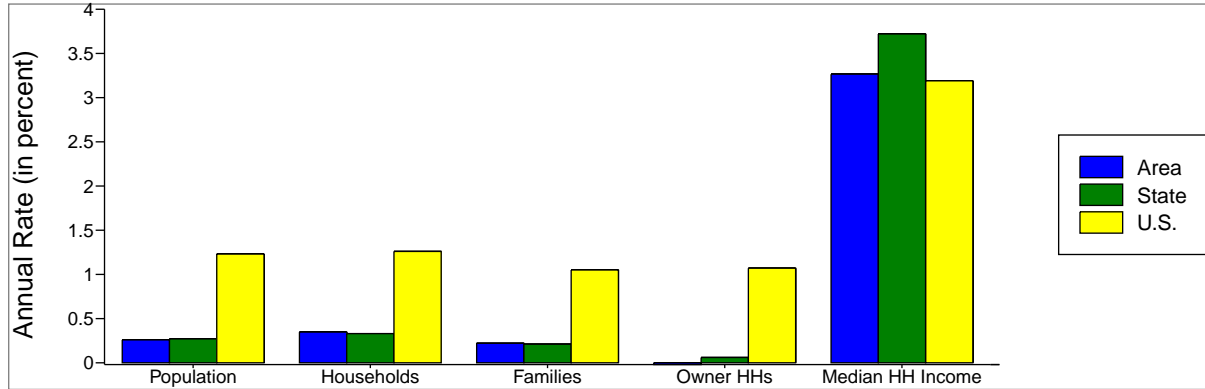
Prepared by MDC Retail

Eastfield Mall
1655 Boston Rd
Springfield, MA 01129

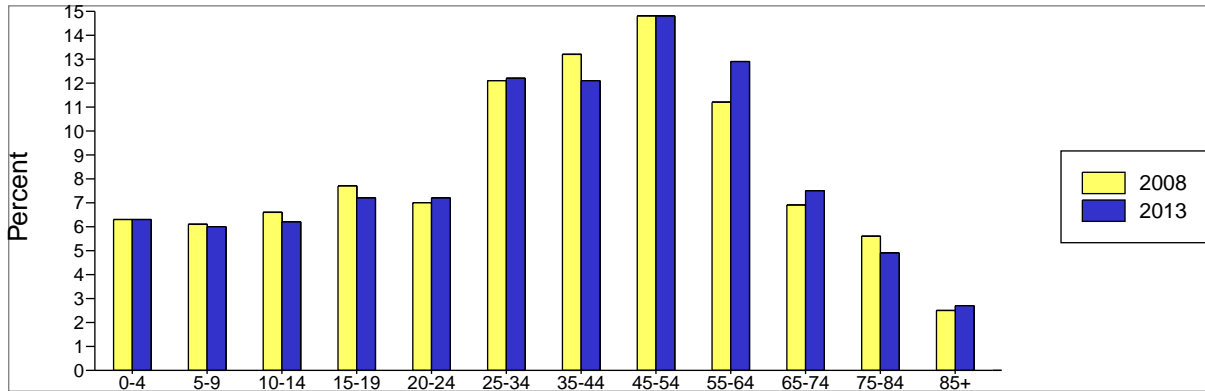
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Site Type: Radius

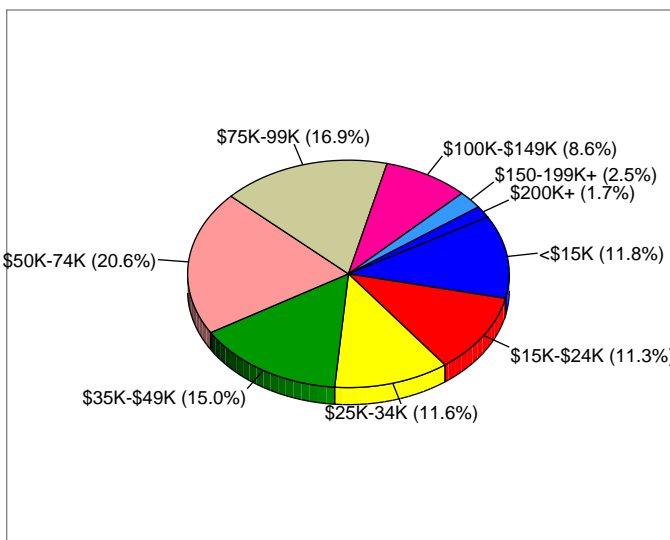
Trends 2008-2013



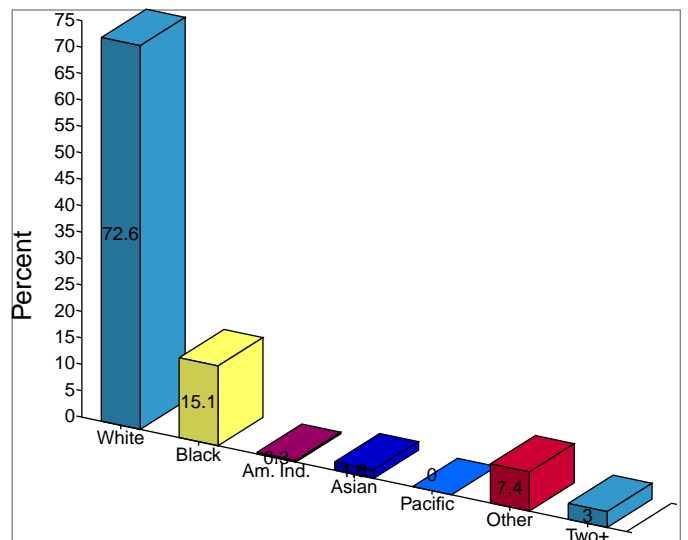
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 14.4%



Demographic and Income Profile

Prepared by MDC Retail

Eastfield Mall
1655 Boston Rd
Springfield, MA 01129

Site Type: Radius

Latitude: 42.143238
Longitude: -72.488204
Radius: 5.0 mile

Summary	2000	2008	2013
Population	143,203	144,988	146,351
Households	53,071	54,243	54,993
Families	36,817	37,429	37,722
Average Household Size	2.58	2.56	2.55
Owner Occupied HUs	36,416	38,740	38,534
Renter Occupied HUs	16,655	15,504	16,459
Median Age	35.9	37.4	38.2

Trends: 2008-2013 Annual Rate	Area	State	National
Population	0.19%	0.27%	1.23%
Households	0.28%	0.33%	1.26%
Families	0.16%	0.21%	1.05%
Owner HHs	-0.11%	0.06%	1.07%
Median Household Income	2.99%	3.72%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	9,068	17.0%	6,727	12.4%	5,936	10.8%
\$15,000 - \$24,999	7,317	13.7%	6,281	11.6%	5,722	10.4%
\$25,000 - \$34,999	6,983	13.1%	6,131	11.3%	5,325	9.7%
\$35,000 - \$49,999	8,650	16.2%	7,863	14.5%	6,769	12.3%
\$50,000 - \$74,999	11,197	21.0%	10,769	19.9%	10,599	19.3%
\$75,000 - \$99,999	5,558	10.4%	8,955	16.5%	10,136	18.4%
\$100,000 - \$149,999	3,236	6.1%	4,992	9.2%	7,715	14.0%
\$150,000 - \$199,000	638	1.2%	1,511	2.8%	1,389	2.5%
\$200,000+	623	1.2%	1,015	1.9%	1,402	2.5%
Median Household Income	\$40,311		\$50,204		\$58,178	
Average Household Income	\$49,851		\$61,786		\$70,061	
Per Capita Income	\$18,887		\$23,725		\$27,008	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,138	6.4%	9,356	6.5%	9,495	6.5%
5 - 9	10,859	7.6%	9,137	6.3%	9,128	6.2%
10 - 14	11,026	7.7%	9,817	6.8%	9,231	6.3%
15 - 19	11,092	7.7%	11,582	8.0%	10,844	7.4%
20 - 24	9,806	6.8%	10,891	7.5%	11,344	7.8%
25 - 34	17,791	12.4%	17,279	11.9%	17,759	12.1%
35 - 44	22,143	15.5%	19,225	13.3%	17,550	12.0%
45 - 54	18,653	13.0%	21,217	14.6%	21,304	14.6%
55 - 64	12,023	8.4%	15,816	10.9%	18,581	12.7%
65 - 74	10,136	7.1%	9,438	6.5%	10,399	7.1%
75 - 84	8,167	5.7%	7,681	5.3%	6,819	4.7%
85+	2,371	1.7%	3,551	2.4%	3,897	2.7%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	104,827	73.2%	98,636	68.0%	94,653	64.7%
Black Alone	23,815	16.6%	27,019	18.6%	28,947	19.8%
American Indian Alone	349	0.2%	363	0.3%	373	0.3%
Asian Alone	1,876	1.3%	2,572	1.8%	3,072	2.1%
Pacific Islander Alone	71	0.0%	92	0.1%	107	0.1%
Some Other Race Alone	8,751	6.1%	12,165	8.4%	14,654	10.0%
Two or More Races	3,514	2.5%	4,142	2.9%	4,545	3.1%
Hispanic Origin (Any Race)	17,444	12.2%	23,907	16.5%	28,501	19.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

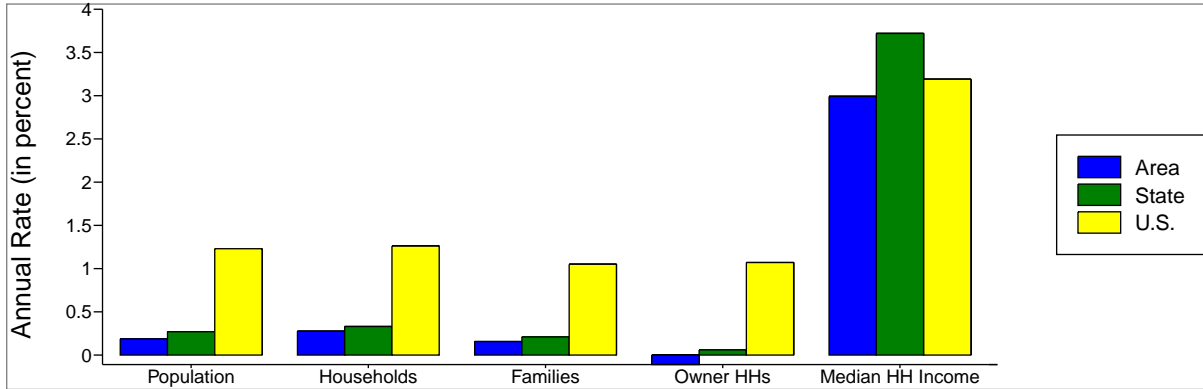
Prepared by MDC Retail

Eastfield Mall
 1655 Boston Rd
 Springfield, MA 01129

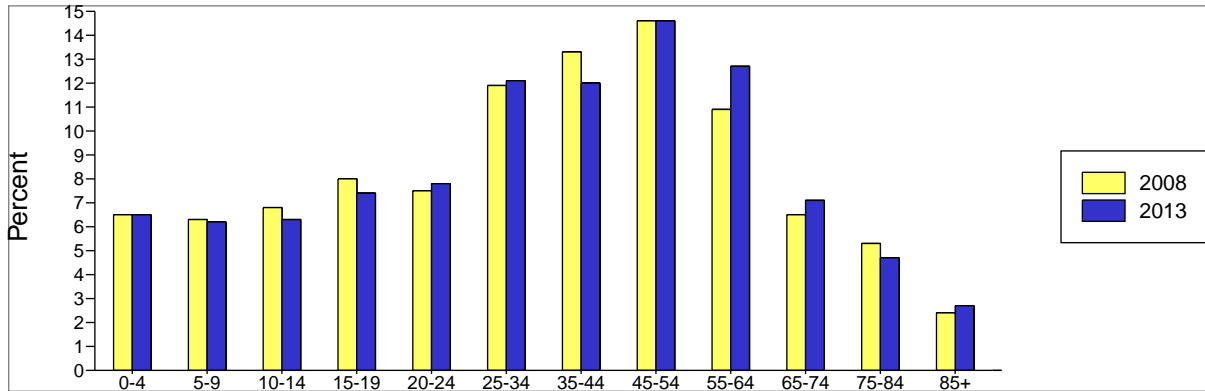
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Site Type: Radius

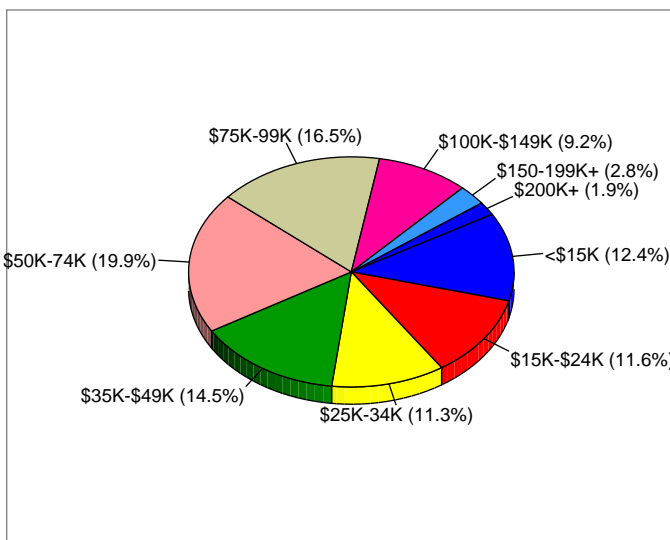
Trends 2008-2013



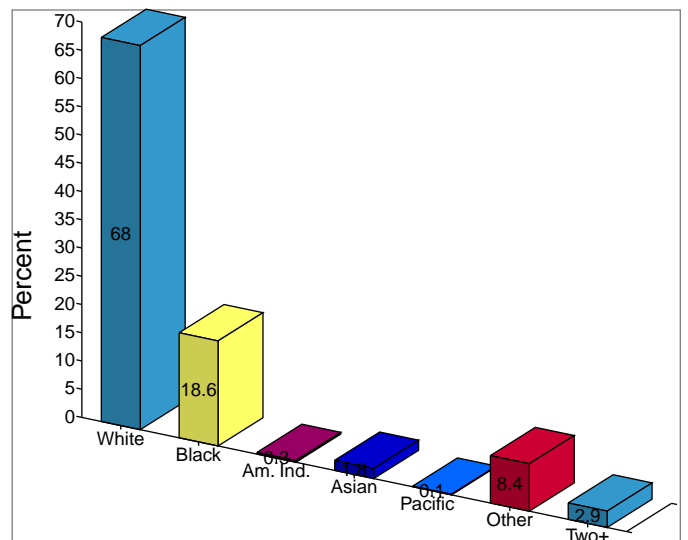
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 16.5%



Demographic and Income Profile

Prepared by MDC Retail

Eastfield Mall
1655 Boston Rd
Springfield, MA 01129

Site Type: Radius

Latitude: 42.143238
 Longitude: -72.488204
 Radius: 10.0 mile

Summary	2000	2008	2013
Population	420,311	425,585	429,208
Households	160,279	163,373	165,471
Families	104,959	106,381	107,028
Average Household Size	2.50	2.49	2.48
Owner Occupied HUs	98,031	104,494	103,764
Renter Occupied HUs	62,248	58,879	61,707
Median Age	36.3	37.9	38.5

Trends: 2008-2013 Annual Rate	Area	State	National
Population	0.17%	0.27%	1.23%
Households	0.26%	0.33%	1.26%
Families	0.12%	0.21%	1.05%
Owner HHs	-0.14%	0.06%	1.07%
Median Household Income	3.06%	3.72%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	31,601	19.7%	23,639	14.5%	20,930	12.6%
\$15,000 - \$24,999	21,122	13.2%	18,930	11.6%	17,647	10.7%
\$25,000 - \$34,999	20,732	12.9%	17,578	10.8%	15,225	9.2%
\$35,000 - \$49,999	25,486	15.9%	23,028	14.1%	19,863	12.0%
\$50,000 - \$74,999	31,575	19.7%	30,876	18.9%	30,337	18.3%
\$75,000 - \$99,999	15,788	9.8%	25,468	15.6%	28,474	17.2%
\$100,000 - \$149,999	9,852	6.1%	15,401	9.4%	23,272	14.1%
\$150,000 - \$199,000	2,105	1.3%	4,796	2.9%	4,703	2.8%
\$200,000+	2,173	1.4%	3,657	2.2%	5,020	3.0%
Median Household Income	\$38,757		\$48,880		\$56,825	
Average Household Income	\$49,314		\$61,997		\$71,151	
Per Capita Income	\$19,309		\$24,517		\$28,239	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	27,010	6.4%	27,655	6.5%	28,199	6.6%
5 - 9	30,980	7.4%	26,165	6.1%	26,109	6.1%
10 - 14	31,554	7.5%	27,826	6.5%	26,078	6.1%
15 - 19	30,688	7.3%	32,608	7.7%	30,182	7.0%
20 - 24	26,864	6.4%	31,744	7.5%	33,042	7.7%
25 - 34	54,532	13.0%	51,431	12.1%	54,024	12.6%
35 - 44	65,762	15.6%	56,586	13.3%	50,715	11.8%
45 - 54	54,986	13.1%	61,536	14.5%	61,910	14.4%
55 - 64	35,592	8.5%	46,878	11.0%	53,991	12.6%
65 - 74	30,074	7.2%	28,252	6.6%	31,205	7.3%
75 - 84	24,078	5.7%	23,315	5.5%	21,124	4.9%
85+	8,188	1.9%	11,591	2.7%	12,630	2.9%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	322,903	76.8%	307,107	72.2%	296,893	69.2%
Black Alone	39,168	9.3%	44,361	10.4%	47,412	11.0%
American Indian Alone	1,125	0.3%	1,176	0.3%	1,205	0.3%
Asian Alone	6,061	1.4%	8,616	2.0%	10,389	2.4%
Pacific Islander Alone	307	0.1%	370	0.1%	410	0.1%
Some Other Race Alone	40,319	9.6%	51,687	12.1%	59,468	13.9%
Two or More Races	10,427	2.5%	12,267	2.9%	13,430	3.1%
Hispanic Origin (Any Race)	68,683	16.3%	87,471	20.6%	100,217	23.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

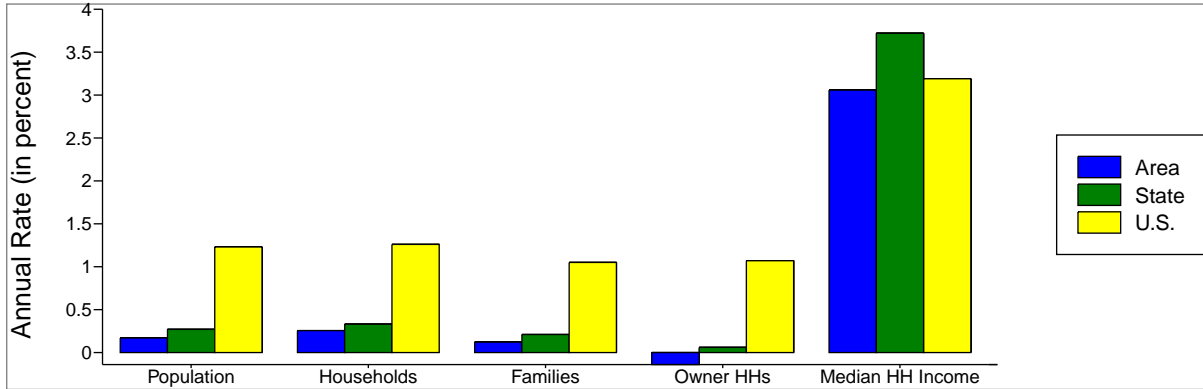
Prepared by MDC Retail

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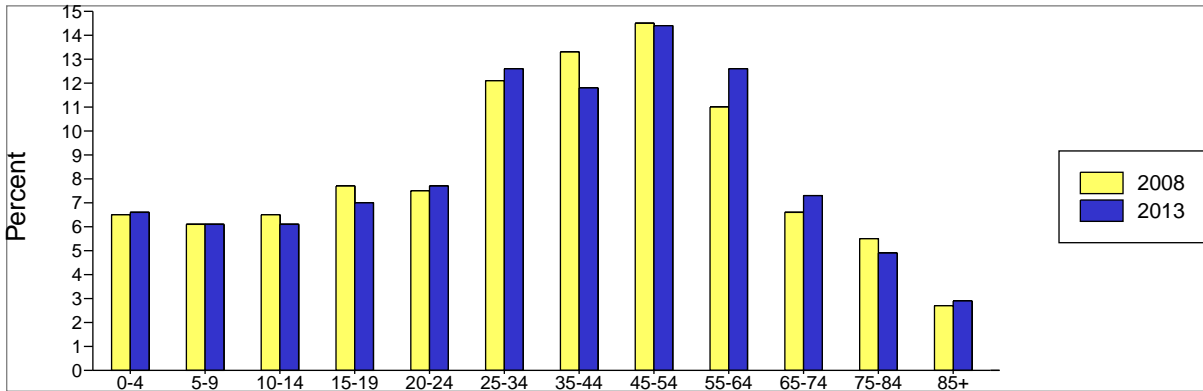
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Site Type: Radius

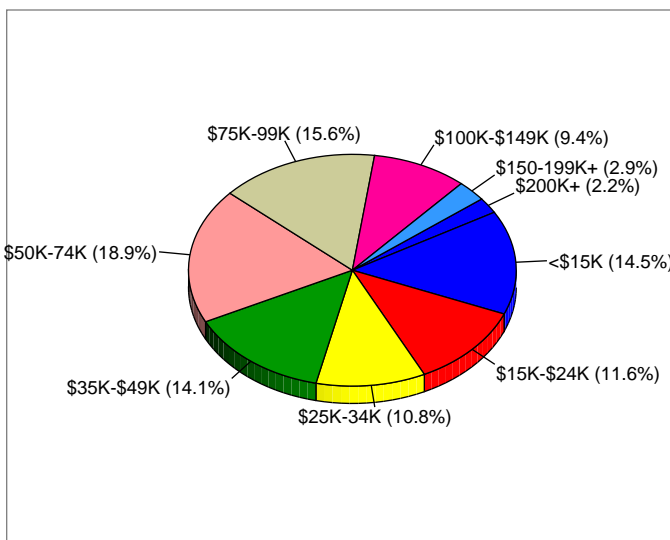
Trends 2008-2013



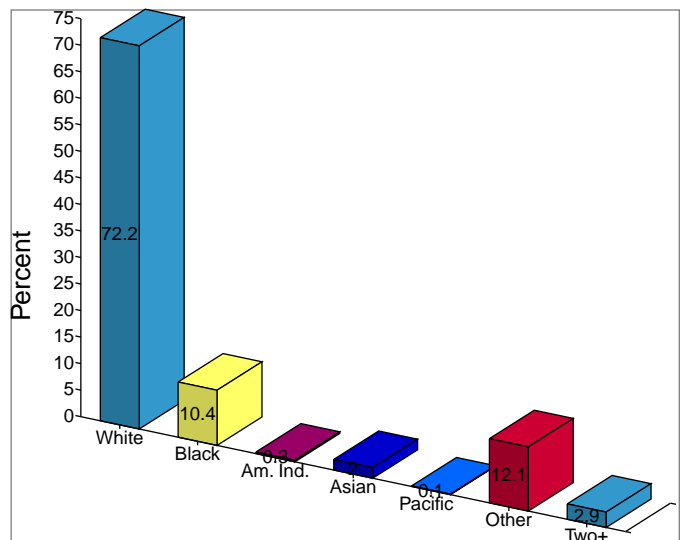
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 20.6%