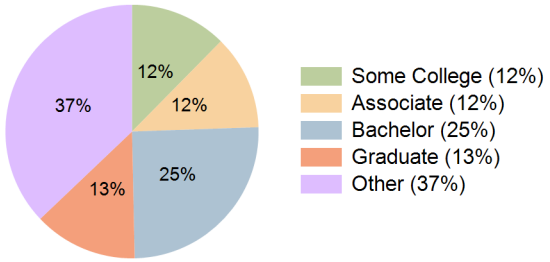
Regency Centers.

Demographic Summary Report

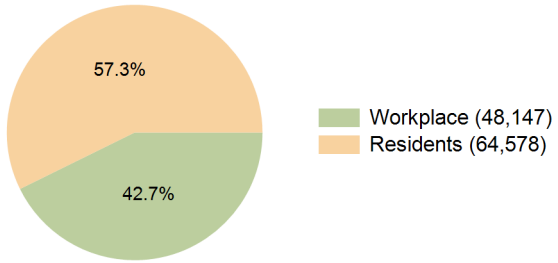
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Shoppes @ 104 Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	32,807	179,564	354,258	132,587
Total Daytime Pop	24,446	152,878	293,368	112,725
Daytime Workers	8,858	65,910	121,397	48,147
Average Household Income	$109,847	$118,660	$127,069	$113,640
Median Household Income	$95,468	$97,520	$100,847	$94,047
Total Households	11,872	62,433	121,826	46,793
Median Home Value	$469,783	$495,340	$513,997	$488,224
Bachelors Degree	24.6%	25.4%	25.6%	25.2%
Graduate Degree	12.4%	12.8%	12.9%	13.3%
Consumer Spending Index	89	96	103	92
2031 Demographic Projections				
Projected Population	31,959	176,820	349,390	130,283
Projected 5 Year Annual Growth Rate (Pop)	-0.5%	-0.3%	-0.3%	-0.4%
Projected Households	11,744	62,453	122,077	46,699
Projected 5 Year Annual Growth Rate (HH)	-0.2%	0.0%	0.0%	0.0%

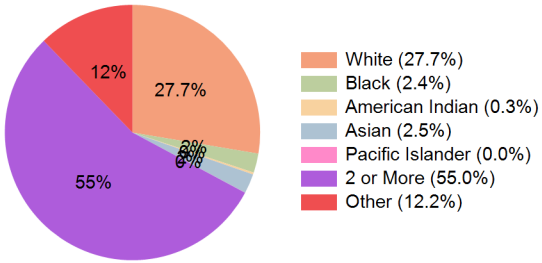
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (84.2%)

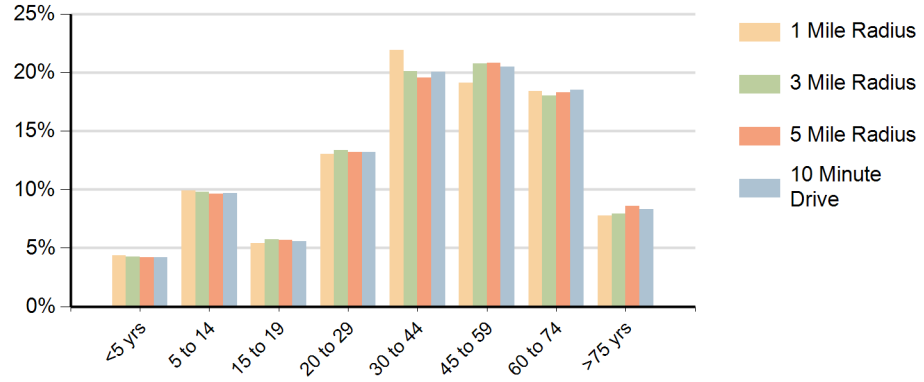
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Regency Centers.

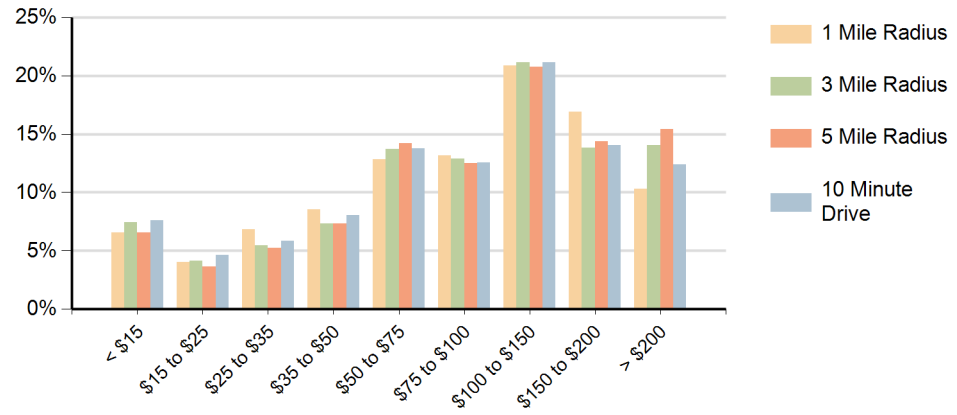
Demographic Summary Report

2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Population by Age Range



Households by Income Range ($000)



	Shoppes @ 104 Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	32,807	179,564	354,258	132,587
	2020 Census Population	34,424	182,022	360,110	135,264
	2010 Census Population	33,343	169,141	340,100	128,134
	Historical Annual Growth 2010 to 2020	0.3%	0.7%	0.6%	0.5%
	Estimated Annual Growth 2020 to 2026	-0.8%	-0.2%	-0.3%	-0.3%
	Projected Annual Growth 2026 to 2031	-0.5%	-0.3%	-0.3%	-0.4%
Households	Current Estimated Households	11,872	62,433	121,826	46,793
	2020 Census Households	11,883	60,936	119,393	45,901
	2010 Census Households	11,148	54,715	109,225	42,060
	Historical Annual Growth 2010 to 2020	0.6%	1.1%	0.9%	0.9%
	Estimated Annual Growth 2020 to 2026	0.0%	0.4%	0.3%	0.3%
	Projected Annual Growth 2026 to 2031	-0.2%	0.0%	0.0%	0.0%
	Population per Household	2.8	2.9	2.9	2.8
Race	White	26.9%	27.9%	28.9%	27.7%
	Black or African American	3.2%	2.5%	3.7%	2.4%
	American Indian	0.3%	0.3%	0.2%	0.3%
	Asian	2.8%	2.6%	2.3%	2.5%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	53.4%	54.7%	53.6%	55.0%
	Other Races	13.4%	12.1%	11.2%	12.2%
	Hispanic Origin	82.7%	84.1%	82.8%	84.2%

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