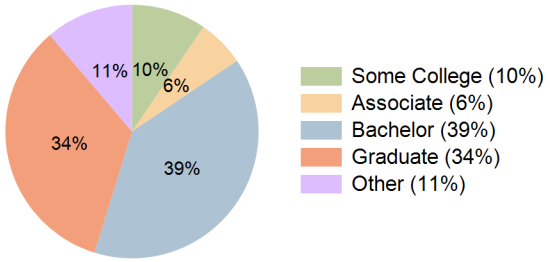
Regency Centers.

Demographic Summary Report

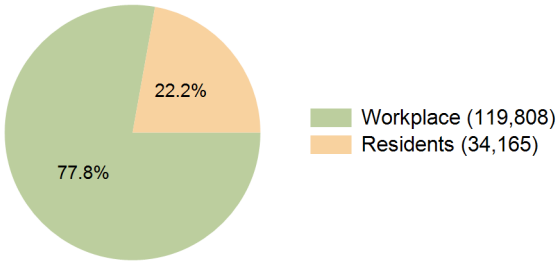
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Ashford Place Atlanta, Georgia	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	19,552	118,696	252,990	79,697
Total Daytime Pop	38,108	209,778	347,155	153,973
Daytime Workers	30,335	159,749	237,246	119,808
Average Household Income	$182,675	$191,419	$191,048	$190,656
Median Household Income	$114,490	$118,956	$116,631	$120,018
Total Households	8,798	54,232	108,978	35,289
Median Home Value	$609,559	$598,138	$633,026	$603,048
Bachelors Degree	43.1%	41.1%	40.0%	39.2%
Graduate Degree	36.2%	32.0%	29.6%	34.0%
Consumer Spending Index	146	154	154	153
2031 Demographic Projections				
Projected Population	19,830	121,648	258,800	81,357
Projected 5 Year Annual Growth Rate (Pop)	0.3%	0.5%	0.5%	0.4%
Projected Households	8,920	55,851	111,968	36,225
Projected 5 Year Annual Growth Rate (HH)	0.3%	0.6%	0.5%	0.5%

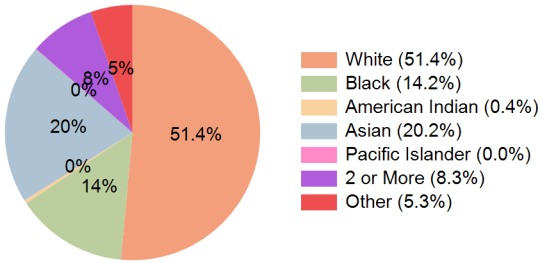
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (10.8%)

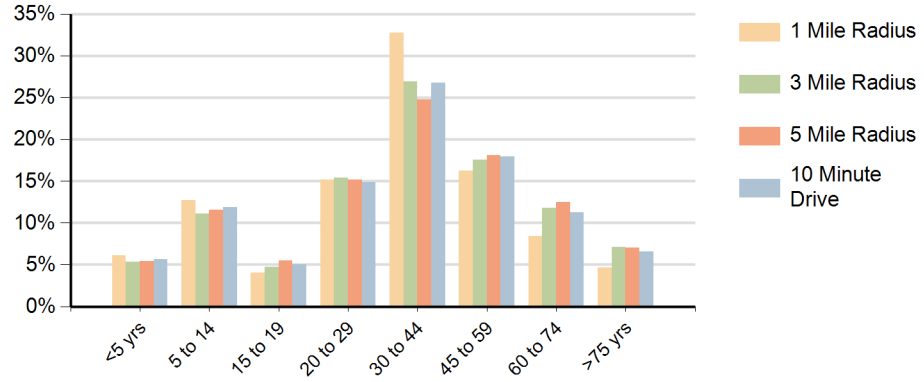
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Regency Centers.

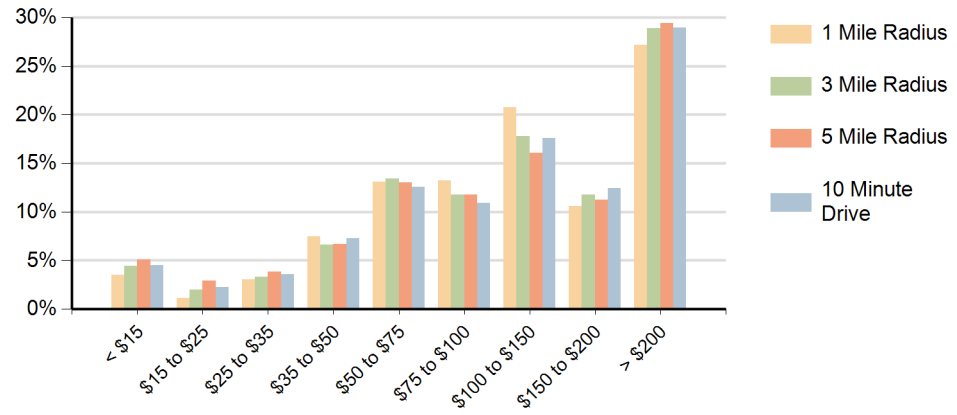
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



Ashford Place Atlanta, Georgia		**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	19,552	118,696	252,990	79,697
	2020 Census Population	18,276	114,487	247,437	75,500
	2010 Census Population	14,485	95,792	217,092	62,520
	Historical Annual Growth 2010 to 2020	2.4%	1.8%	1.3%	1.9%
	Estimated Annual Growth 2020 to 2026	1.1%	0.6%	0.4%	0.9%
	Projected Annual Growth 2026 to 2031	0.3%	0.5%	0.5%	0.4%
Households	Current Estimated Households	8,798	54,232	108,978	35,289
	2020 Census Households	8,365	52,280	105,545	33,472
	2010 Census Households	7,145	44,927	92,365	28,783
	Historical Annual Growth 2010 to 2020	1.6%	1.5%	1.3%	1.5%
	Estimated Annual Growth 2020 to 2026	0.8%	0.6%	0.5%	0.9%
	Projected Annual Growth 2026 to 2031	0.3%	0.6%	0.5%	0.5%
	Population per Household	2.2	2.2	2.3	2.3
Race	White	41.2%	53.2%	53.1%	51.4%
	Black or African American	12.4%	16.1%	14.8%	14.2%
	American Indian	0.3%	0.4%	0.9%	0.4%
	Asian	37.2%	16.9%	12.3%	20.2%
	Pacific Islander	0.0%	0.1%	0.1%	0.0%
	2 or More Races	6.5%	8.8%	9.7%	8.3%
	Other Races	2.4%	4.5%	9.2%	5.3%
	Hispanic Origin	6.0%	10.3%	17.2%	10.8%

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