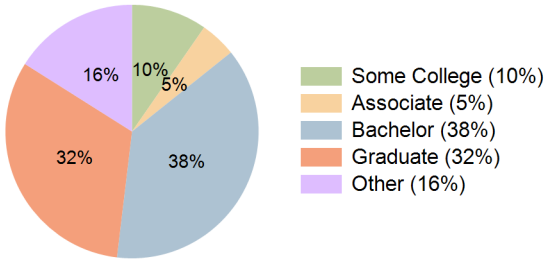
Regency Centers.

Demographic Summary Report

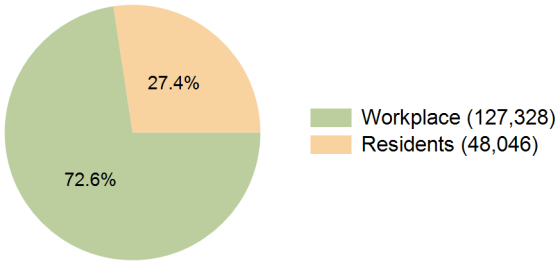
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Village District Raleigh, North Carolina	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	20,892	109,278	243,486	104,144
Total Daytime Pop	27,153	170,116	370,839	175,374
Daytime Workers	18,016	119,363	261,372	127,328
Average Household Income	$150,127	$154,392	$133,282	$157,580
Median Household Income	$98,569	$95,696	$86,926	$100,848
Total Households	9,840	46,954	108,510	46,869
Median Home Value	$781,940	$712,500	$555,442	$733,266
Bachelors Degree	40.0%	36.3%	34.1%	37.6%
Graduate Degree	37.7%	30.4%	24.8%	32.1%
Consumer Spending Index	122	126	109	128
2031 Demographic Projections				
Projected Population	22,681	119,609	262,357	114,931
Projected 5 Year Annual Growth Rate (Pop)	1.7%	1.8%	1.5%	2.0%
Projected Households	11,131	52,941	119,696	53,224
Projected 5 Year Annual Growth Rate (HH)	2.5%	2.4%	2.0%	2.6%

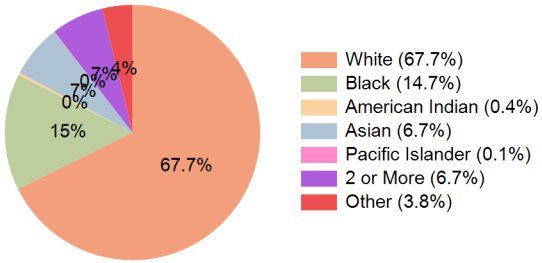
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (7.8%)

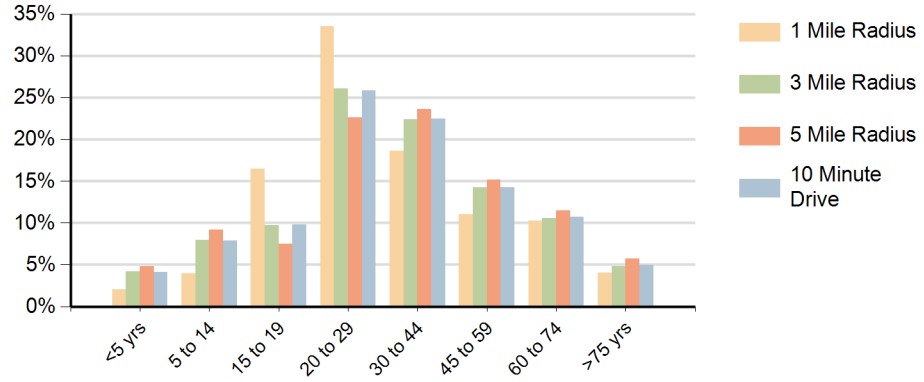
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Regency Centers.

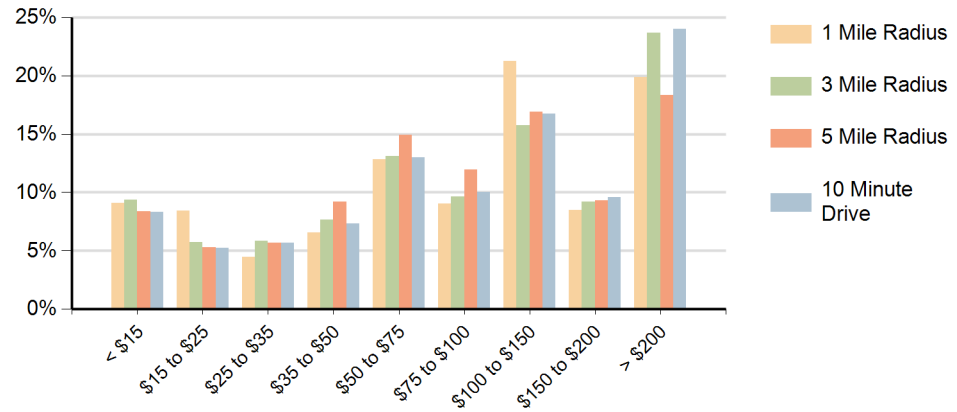
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Village District Raleigh, North Carolina	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	20,892	109,278	243,486	104,144
	2020 Census Population	19,061	100,868	226,953	95,125
	2010 Census Population	15,745	91,164	199,022	82,269
	Historical Annual Growth 2010 to 2020	1.9%	1.0%	1.3%	1.5%
	Estimated Annual Growth 2020 to 2026	1.5%	1.3%	1.1%	1.5%
	Projected Annual Growth 2026 to 2031	1.7%	1.8%	1.5%	2.0%
Households	Current Estimated Households	9,840	46,954	108,510	46,869
	2020 Census Households	8,480	41,152	96,486	40,638
	2010 Census Households	6,392	33,951	79,376	31,762
	Historical Annual Growth 2010 to 2020	2.9%	1.9%	2.0%	2.5%
	Estimated Annual Growth 2020 to 2026	2.4%	2.1%	1.9%	2.3%
	Projected Annual Growth 2026 to 2031	2.5%	2.4%	2.0%	2.6%
	Population per Household	1.7	2.0	2.1	1.9
Race	White	77.9%	64.9%	56.5%	67.7%
	Black or African American	7.1%	17.4%	22.3%	14.7%
	American Indian	0.4%	0.4%	0.5%	0.4%
	Asian	5.7%	6.8%	5.9%	6.7%
	Pacific Islander	0.0%	0.0%	0.1%	0.1%
	2 or More Races	7.3%	6.6%	7.1%	6.7%
	Other Races	1.7%	3.9%	7.6%	3.8%
	Hispanic Origin	5.6%	7.9%	12.4%	7.8%

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