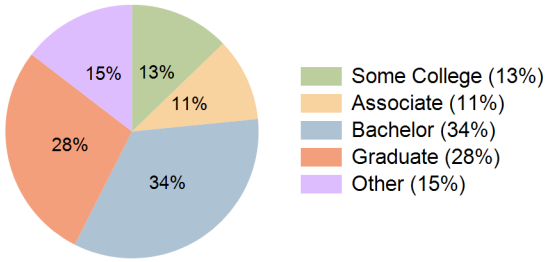
Regency Centers.

Demographic Summary Report

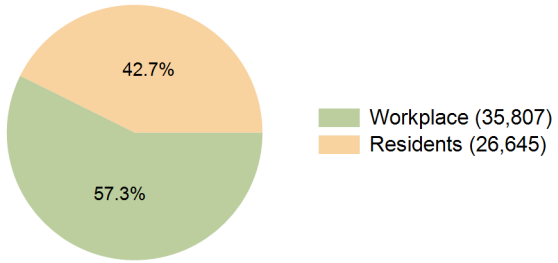
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Carriage Gate Tallahassee, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	5,079	46,330	121,544	54,238
Total Daytime Pop	11,257	47,352	143,229	62,452
Daytime Workers	8,730	24,323	84,004	35,807
Average Household Income	$145,353	$138,487	$118,194	$134,711
Median Household Income	$75,208	$94,646	$78,281	$89,526
Total Households	2,538	20,363	53,922	23,965
Median Home Value	$448,975	$405,163	$388,002	$394,408
Bachelors Degree	37.0%	34.4%	32.4%	34.1%
Graduate Degree	26.9%	29.0%	26.6%	27.9%
Consumer Spending Index	119	112	97	110
2031 Demographic Projections				
Projected Population	5,120	47,002	124,257	54,675
Projected 5 Year Annual Growth Rate (Pop)	0.2%	0.3%	0.4%	0.2%
Projected Households	2,590	20,929	55,704	24,425
Projected 5 Year Annual Growth Rate (HH)	0.4%	0.6%	0.7%	0.4%

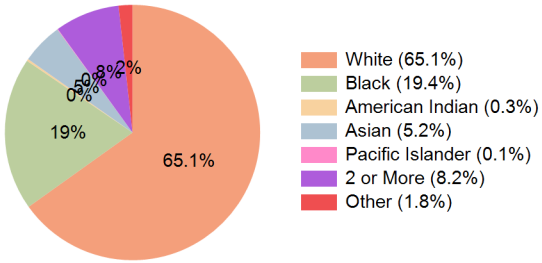
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (7.2%)

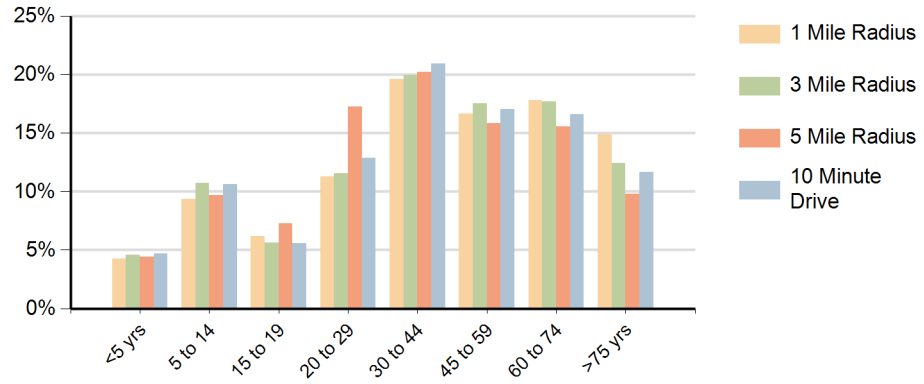
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Regency Centers.

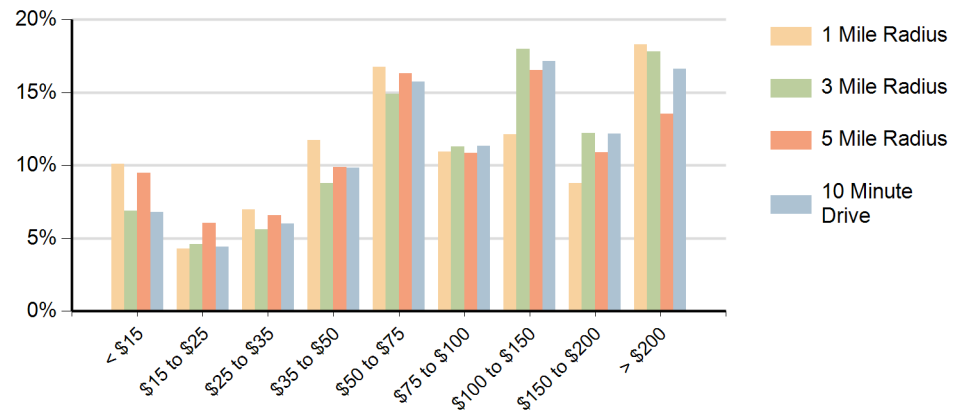
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Carriage Gate Tallahassee, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	5,079	46,330	121,544	54,238
	2020 Census Population	4,870	44,322	117,056	52,652
	2010 Census Population	4,791	41,249	110,674	49,337
	Historical Annual Growth 2010 to 2020	0.2%	0.7%	0.6%	0.7%
	Estimated Annual Growth 2020 to 2026	0.7%	0.7%	0.6%	0.5%
	Projected Annual Growth 2026 to 2031	0.2%	0.3%	0.4%	0.2%
Households	Current Estimated Households	2,538	20,363	53,922	23,965
	2020 Census Households	2,450	19,363	51,242	23,022
	2010 Census Households	2,393	18,197	47,147	21,695
	Historical Annual Growth 2010 to 2020	0.2%	0.6%	0.8%	0.6%
	Estimated Annual Growth 2020 to 2026	0.6%	0.8%	0.8%	0.6%
	Projected Annual Growth 2026 to 2031	0.4%	0.6%	0.7%	0.4%
	Population per Household	2.0	2.2	2.2	2.2
Race	White	67.6%	67.6%	62.6%	65.1%
	Black or African American	17.1%	17.2%	22.4%	19.4%
	American Indian	0.2%	0.2%	0.2%	0.3%
	Asian	5.2%	5.0%	4.7%	5.2%
	Pacific Islander	0.0%	0.1%	0.1%	0.1%
	2 or More Races	8.1%	8.3%	8.3%	8.2%
	Other Races	1.9%	1.7%	1.7%	1.8%
	Hispanic Origin	7.6%	7.1%	8.0%	7.2%

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