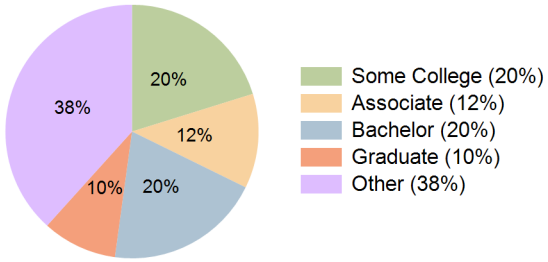
Regency Centers.

Demographic Summary Report

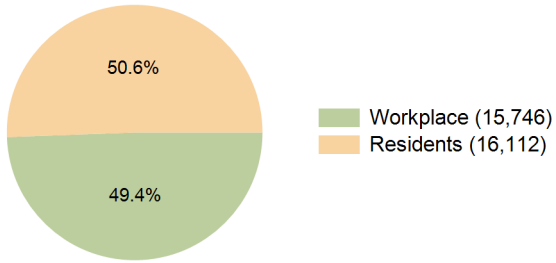
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Phenix Crossing Phenix City, Alabama	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	4,291	36,547	97,697	29,585
Total Daytime Pop	3,060	34,104	124,166	31,858
Daytime Workers	1,049	14,861	70,729	15,746
Average Household Income	$145,701	$103,813	$86,618	$83,330
Median Household Income	$115,653	$73,820	$62,615	$60,871
Total Households	1,740	15,760	41,566	12,848
Median Home Value	$326,768	$284,624	$251,938	$229,092
Bachelors Degree	34.7%	22.3%	19.2%	19.9%
Graduate Degree	16.4%	14.6%	12.8%	9.5%
Consumer Spending Index	120	86	72	69
2031 Demographic Projections				
Projected Population	4,569	37,614	99,418	30,303
Projected 5 Year Annual Growth Rate (Pop)	1.3%	0.6%	0.4%	0.5%
Projected Households	1,884	16,476	42,944	13,365
Projected 5 Year Annual Growth Rate (HH)	1.6%	0.9%	0.7%	0.8%

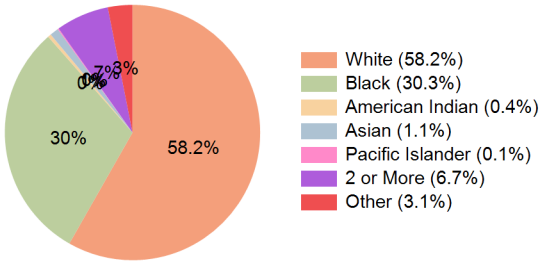
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (7.0%)

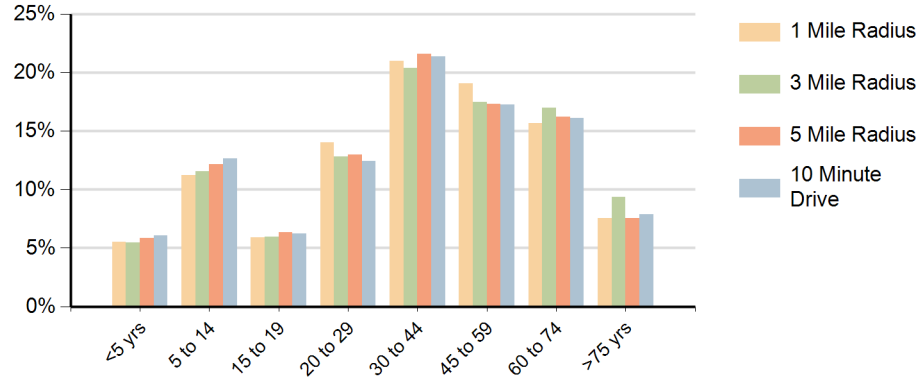
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Regency Centers.

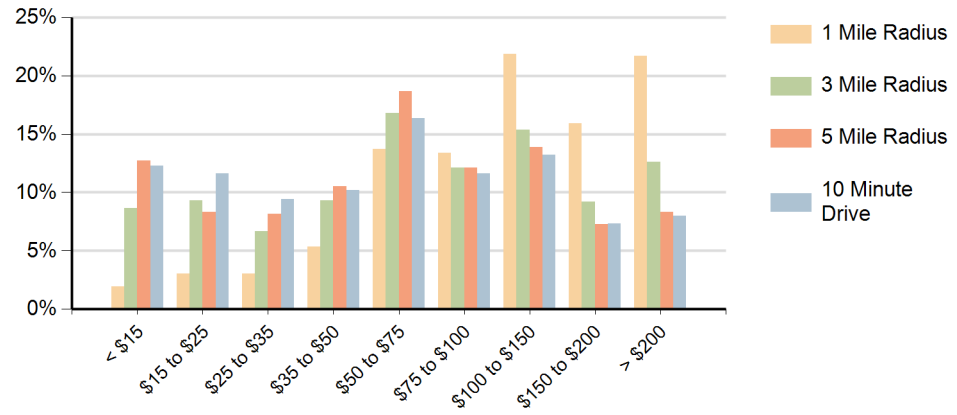
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Phenix Crossing Phenix City, Alabama	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	4,291	36,547	97,697	29,585
	2020 Census Population	4,091	34,739	95,887	28,866
	2010 Census Population	3,220	30,218	89,398	26,195
	Historical Annual Growth 2010 to 2020	2.4%	1.4%	0.7%	1.0%
	Estimated Annual Growth 2020 to 2026	0.8%	0.8%	0.3%	0.4%
	Projected Annual Growth 2026 to 2031	1.3%	0.6%	0.4%	0.5%
Households	Current Estimated Households	1,740	15,760	41,566	12,848
	2020 Census Households	1,593	14,560	39,473	12,143
	2010 Census Households	1,219	12,534	36,405	10,797
	Historical Annual Growth 2010 to 2020	2.7%	1.5%	0.8%	1.2%
	Estimated Annual Growth 2020 to 2026	1.4%	1.3%	0.8%	0.9%
	Projected Annual Growth 2026 to 2031	1.6%	0.9%	0.7%	0.8%
	Population per Household	2.5	2.3	2.3	2.3
Race	White	70.0%	63.8%	55.3%	58.2%
	Black or African American	16.9%	24.3%	31.8%	30.3%
	American Indian	0.3%	0.4%	0.5%	0.4%
	Asian	2.4%	2.2%	2.0%	1.1%
	Pacific Islander	0.2%	0.1%	0.2%	0.1%
	2 or More Races	8.6%	6.9%	7.2%	6.7%
	Other Races	1.7%	2.4%	3.1%	3.1%
	Hispanic Origin	6.4%	6.4%	7.4%	7.0%

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