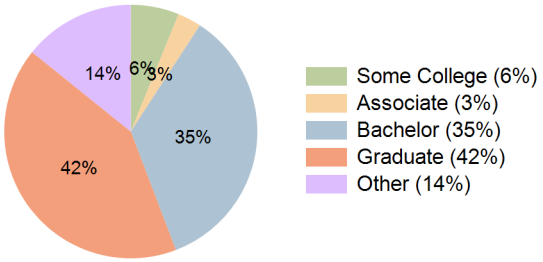
Regency Centers.

Demographic Summary Report

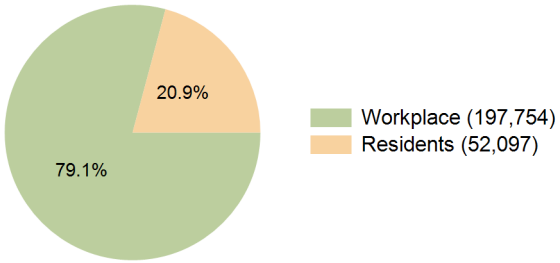
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Twin City Plaza Somerville, Massachusetts	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	59,321	516,471	1,055,427	150,077
Total Daytime Pop	80,006	888,864	1,322,591	249,851
Daytime Workers	60,353	680,774	885,287	197,754
Average Household Income	$179,042	$173,426	$163,016	$190,256
Median Household Income	$134,142	$120,759	$114,448	$141,428
Total Households	27,451	224,814	447,569	69,727
Median Home Value	$1,011,819	$1,052,796	$910,525	$1,049,682
Bachelors Degree	33.0%	32.9%	30.1%	35.0%
Graduate Degree	40.3%	37.6%	32.3%	41.6%
Consumer Spending Index	144	140	132	153
2031 Demographic Projections				
Projected Population	61,210	527,419	1,069,073	152,257
Projected 5 Year Annual Growth Rate (Pop)	0.6%	0.4%	0.3%	0.3%
Projected Households	28,730	233,606	461,021	71,757
Projected 5 Year Annual Growth Rate (HH)	0.9%	0.8%	0.6%	0.6%

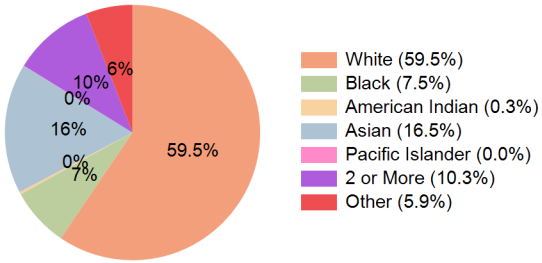
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (12.3%)

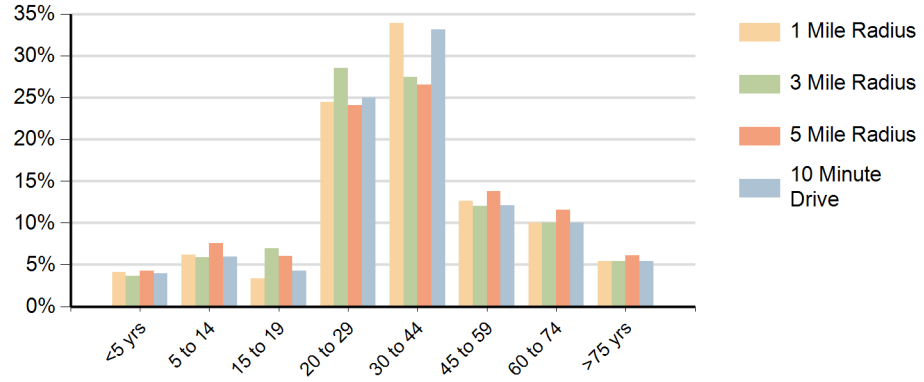
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Regency Centers.

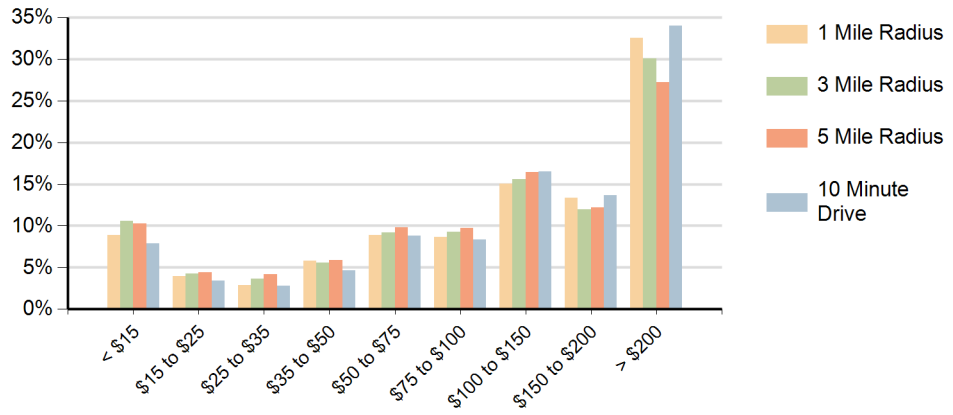
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Twin City Plaza Somerville, Massachusetts	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	59,321	516,471	1,055,427	150,077
	2020 Census Population	55,153	497,972	1,037,125	144,709
	2010 Census Population	48,050	446,135	934,009	129,416
	Historical Annual Growth 2010 to 2020	1.4%	1.1%	1.1%	1.1%
	Estimated Annual Growth 2020 to 2026	1.2%	0.6%	0.3%	0.6%
	Projected Annual Growth 2026 to 2031	0.6%	0.4%	0.3%	0.3%
Households	Current Estimated Households	27,451	224,814	447,569	69,727
	2020 Census Households	24,924	212,370	428,806	65,686
	2010 Census Households	21,538	189,518	387,496	58,825
	Historical Annual Growth 2010 to 2020	1.5%	1.1%	1.0%	1.1%
	Estimated Annual Growth 2020 to 2026	1.6%	0.9%	0.7%	1.0%
	Projected Annual Growth 2026 to 2031	0.9%	0.8%	0.6%	0.6%
	Population per Household	2.1	2.0	2.2	2.0
Race	White	54.3%	55.4%	52.2%	59.5%
	Black or African American	9.1%	8.0%	10.5%	7.5%
	American Indian	0.3%	0.3%	0.4%	0.3%
	Asian	17.9%	16.8%	15.0%	16.5%
	Pacific Islander	0.0%	0.1%	0.0%	0.0%
	2 or More Races	11.3%	10.5%	11.3%	10.3%
	Other Races	7.1%	8.9%	10.5%	5.9%
	Hispanic Origin	14.0%	16.5%	18.4%	12.3%

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