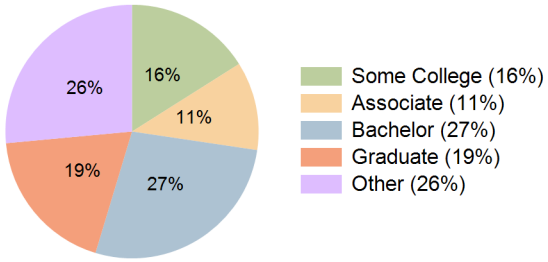
Regency Centers.

Demographic Summary Report

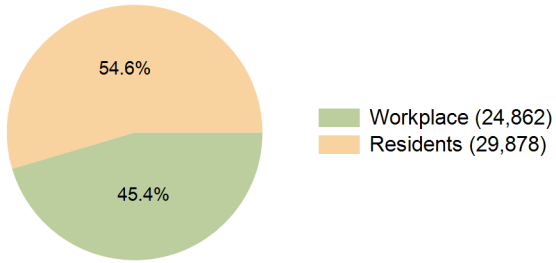
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Corkscrew Village Estero, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	4,067	45,677	95,597	50,456
Total Daytime Pop	8,198	47,325	100,828	54,740
Daytime Workers	5,541	19,663	44,195	24,862
Average Household Income	$163,341	$147,145	$156,674	$142,212
Median Household Income	$118,997	$106,824	$113,016	$105,972
Total Households	1,887	22,020	42,543	23,381
Median Home Value	$543,148	$490,025	$538,008	$478,652
Bachelors Degree	24.6%	27.5%	28.2%	27.3%
Graduate Degree	23.9%	19.3%	21.0%	18.9%
Consumer Spending Index	133	120	128	116
2031 Demographic Projections				
Projected Population	4,400	49,537	102,269	54,626
Projected 5 Year Annual Growth Rate (Pop)	1.6%	1.6%	1.4%	1.6%
Projected Households	2,087	24,340	46,425	25,832
Projected 5 Year Annual Growth Rate (HH)	2.0%	2.0%	1.8%	2.0%

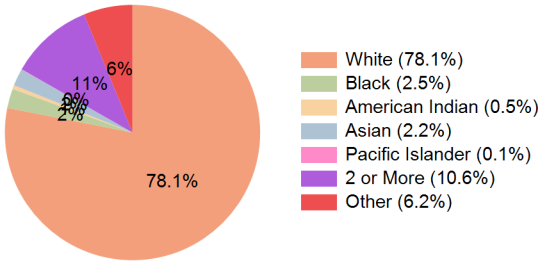
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (18.9%)

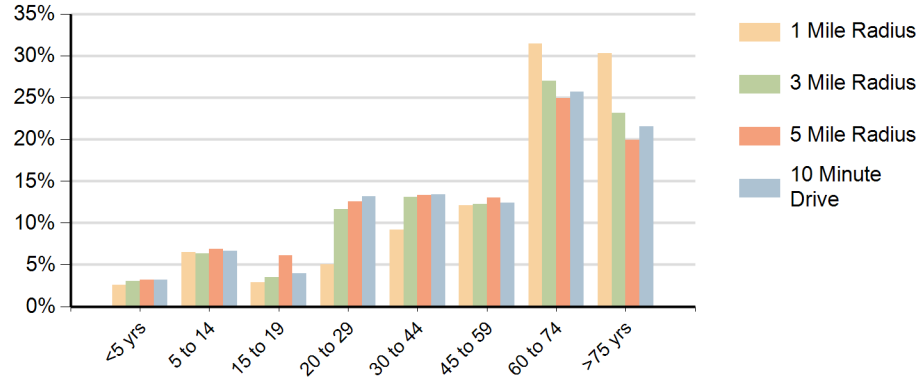
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Regency Centers.

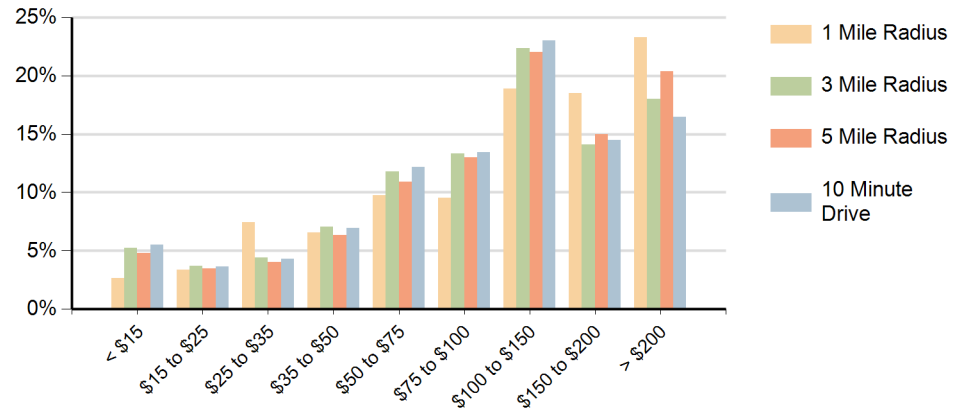
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Corkscrew Village Estero, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	4,067	45,677	95,597	50,456
	2020 Census Population	3,679	41,217	84,090	45,552
	2010 Census Population	2,988	33,125	65,452	35,769
	Historical Annual Growth 2010 to 2020	2.1%	2.2%	2.5%	2.5%
	Estimated Annual Growth 2020 to 2026	1.6%	1.7%	2.1%	1.7%
	Projected Annual Growth 2026 to 2031	1.6%	1.6%	1.4%	1.6%
Households	Current Estimated Households	1,887	22,020	42,543	23,381
	2020 Census Households	1,625	19,234	36,104	20,394
	2010 Census Households	1,404	15,183	27,907	16,032
	Historical Annual Growth 2010 to 2020	1.5%	2.4%	2.6%	2.4%
	Estimated Annual Growth 2020 to 2026	2.4%	2.2%	2.7%	2.2%
	Projected Annual Growth 2026 to 2031	2.0%	2.0%	1.8%	2.0%
	Population per Household	2.1	2.1	2.1	2.1
Race	White	79.9%	79.7%	79.3%	78.1%
	Black or African American	1.2%	2.1%	2.5%	2.5%
	American Indian	0.3%	0.5%	0.4%	0.5%
	Asian	2.0%	2.2%	2.3%	2.2%
	Pacific Islander	0.1%	0.1%	0.0%	0.1%
	2 or More Races	8.9%	9.8%	10.3%	10.6%
	Other Races	7.6%	5.7%	5.3%	6.2%
	Hispanic Origin	16.3%	17.4%	17.2%	18.9%

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