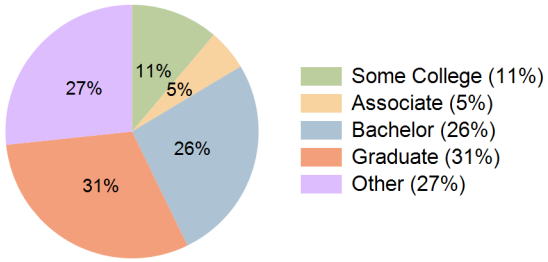
Regency Centers.

Demographic Summary Report

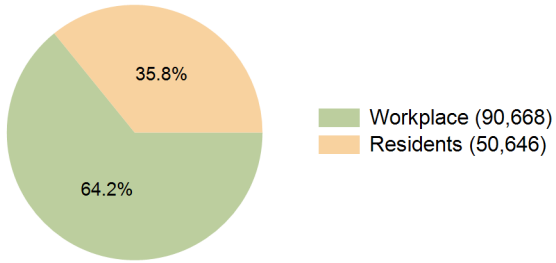
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Shops at Erwin Mill Durham, North Carolina	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	14,043	98,266	185,363	102,079
Total Daytime Pop	27,631	133,714	216,201	141,314
Daytime Workers	20,852	85,889	124,253	90,668
Average Household Income	$116,350	$111,549	$111,340	$110,157
Median Household Income	$72,473	$76,512	$77,441	$74,868
Total Households	5,982	42,235	77,649	43,387
Median Home Value	$602,981	$473,022	$414,787	$464,112
Bachelors Degree	33.1%	27.0%	25.8%	26.4%
Graduate Degree	43.3%	31.3%	27.2%	30.6%
Consumer Spending Index	95	92	92	91
2031 Demographic Projections				
Projected Population	15,415	103,328	192,957	107,492
Projected 5 Year Annual Growth Rate (Pop)	1.9%	1.0%	0.8%	1.0%
Projected Households	6,852	45,685	82,657	46,949
Projected 5 Year Annual Growth Rate (HH)	2.8%	1.6%	1.3%	1.6%

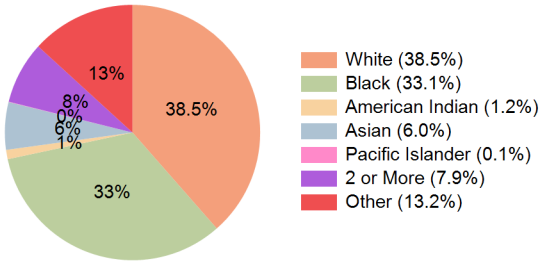
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (19.9%)

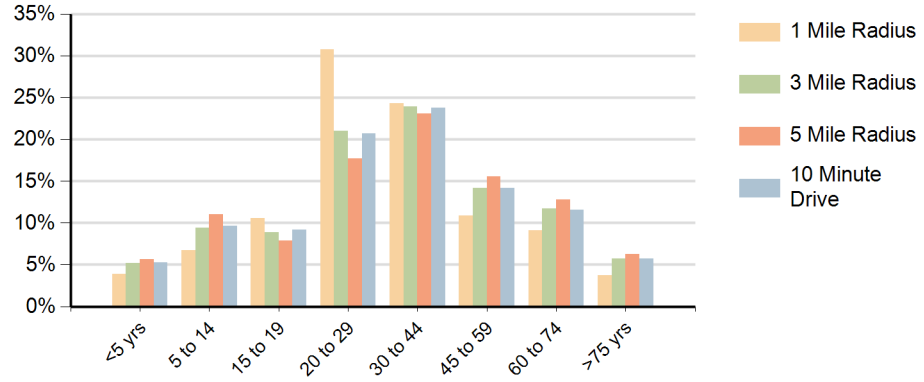
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Regency Centers.

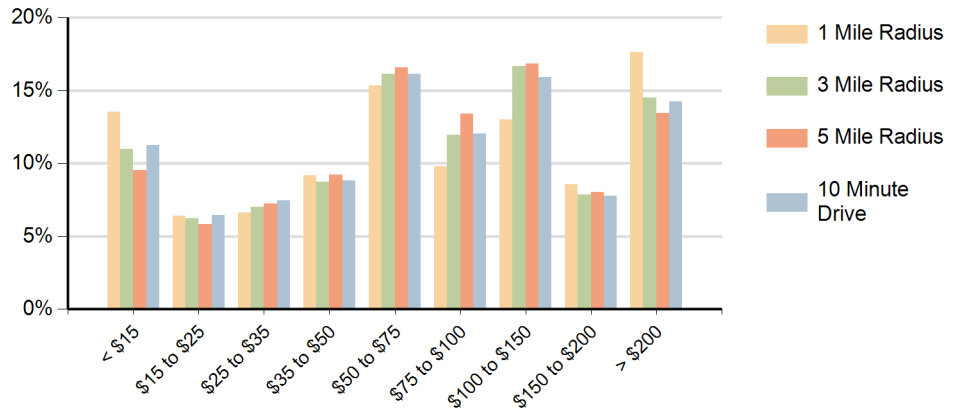
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Shops at Erwin Mill Durham, North Carolina	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	14,043	98,266	185,363	102,079
	2020 Census Population	14,028	93,931	177,497	97,558
	2010 Census Population	12,665	81,649	155,844	85,742
	Historical Annual Growth 2010 to 2020	1.0%	1.4%	1.3%	1.3%
	Estimated Annual Growth 2020 to 2026	0.0%	0.7%	0.7%	0.7%
	Projected Annual Growth 2026 to 2031	1.9%	1.0%	0.8%	1.0%
Households	Current Estimated Households	5,982	42,235	77,649	43,387
	2020 Census Households	5,734	38,448	71,433	39,481
	2010 Census Households	4,961	32,088	61,541	33,456
	Historical Annual Growth 2010 to 2020	1.5%	1.8%	1.5%	1.7%
	Estimated Annual Growth 2020 to 2026	0.7%	1.5%	1.3%	1.5%
	Projected Annual Growth 2026 to 2031	2.8%	1.6%	1.3%	1.6%
	Population per Household	1.9	2.1	2.2	2.1
Race	White	55.5%	39.5%	35.9%	38.5%
	Black or African American	20.6%	32.7%	35.6%	33.1%
	American Indian	0.8%	1.1%	1.1%	1.2%
	Asian	7.7%	6.2%	5.2%	6.0%
	Pacific Islander	0.0%	0.1%	0.1%	0.1%
	2 or More Races	8.2%	8.1%	8.0%	7.9%
	Other Races	7.3%	12.6%	14.2%	13.2%
	Hispanic Origin	13.1%	19.2%	21.0%	19.9%

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