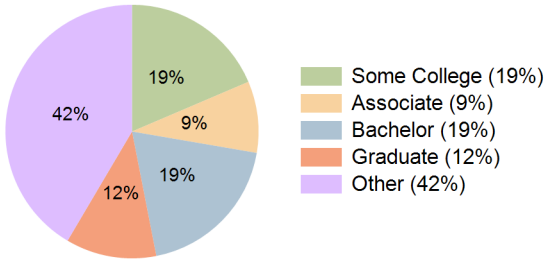
Regency Centers.

Demographic Summary Report

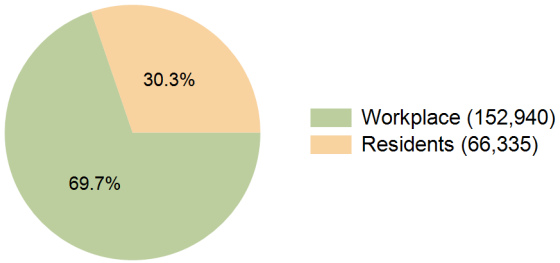
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Brooklyn Station on Riverside Jacksonville, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	5,709	86,611	198,549	125,961
Total Daytime Pop	51,535	164,403	299,606	219,275
Daytime Workers	48,543	118,575	192,128	152,940
Average Household Income	$90,464	$82,174	$83,038	$83,239
Median Household Income	$64,681	$52,819	$56,933	$55,387
Total Households	3,487	39,077	85,470	55,996
Median Home Value	$493,023	$307,154	$263,069	$298,364
Bachelors Degree	29.9%	19.9%	19.2%	19.2%
Graduate Degree	13.4%	12.2%	10.4%	11.6%
Consumer Spending Index	75	68	69	69
2031 Demographic Projections				
Projected Population	6,554	91,047	204,389	130,999
Projected 5 Year Annual Growth Rate (Pop)	2.8%	1.0%	0.6%	0.8%
Projected Households	4,100	42,107	89,679	59,511
Projected 5 Year Annual Growth Rate (HH)	3.3%	1.5%	1.0%	1.2%

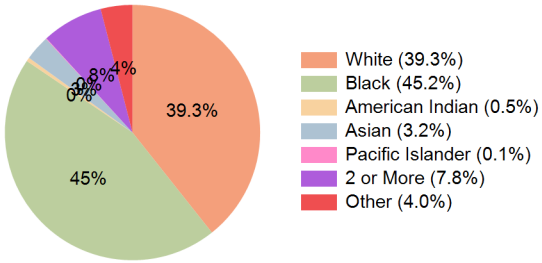
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (10.2%)

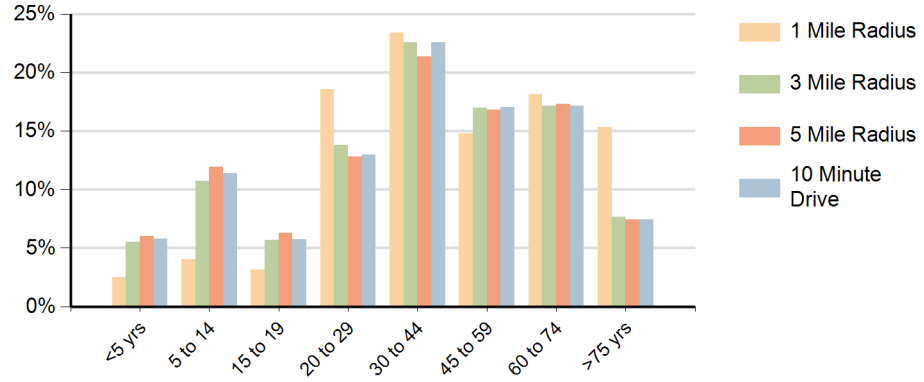
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Regency Centers.

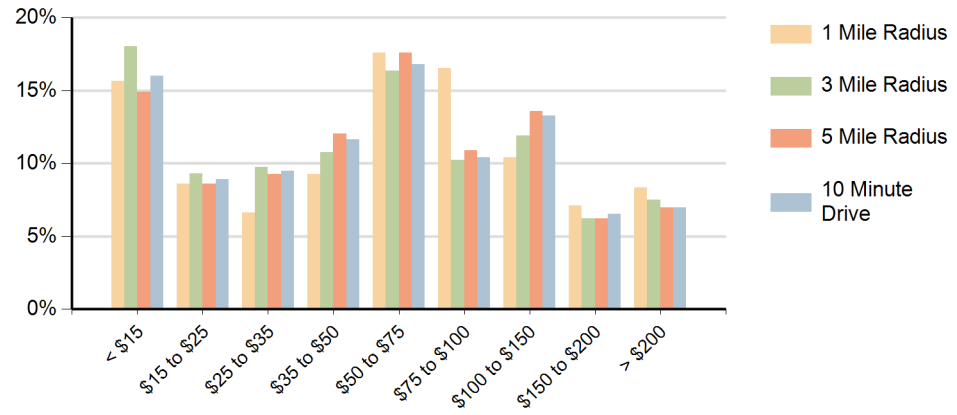
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Brooklyn Station on Riverside Jacksonville, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	5,709	86,611	198,549	125,961
	2020 Census Population	4,982	82,206	193,345	120,989
	2010 Census Population	3,558	77,447	180,776	113,848
	Historical Annual Growth 2010 to 2020	3.4%	0.6%	0.7%	0.6%
	Estimated Annual Growth 2020 to 2026	2.2%	0.8%	0.4%	0.7%
	Projected Annual Growth 2026 to 2031	2.8%	1.0%	0.6%	0.8%
Households	Current Estimated Households	3,487	39,077	85,470	55,996
	2020 Census Households	2,854	35,679	80,850	51,934
	2010 Census Households	2,046	32,244	74,813	47,749
	Historical Annual Growth 2010 to 2020	3.4%	1.0%	0.8%	0.8%
	Estimated Annual Growth 2020 to 2026	3.3%	1.5%	0.9%	1.2%
	Projected Annual Growth 2026 to 2031	3.3%	1.5%	1.0%	1.2%
	Population per Household	1.5	2.1	2.2	2.1
Race	White	57.9%	36.4%	38.2%	39.3%
	Black or African American	26.3%	51.6%	46.7%	45.2%
	American Indian	0.5%	0.4%	0.5%	0.5%
	Asian	4.1%	2.2%	2.7%	3.2%
	Pacific Islander	0.3%	0.1%	0.1%	0.1%
	2 or More Races	8.1%	6.8%	7.9%	7.8%
	Other Races	2.9%	2.5%	4.1%	4.0%
	Hispanic Origin	9.8%	7.4%	10.2%	10.2%

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