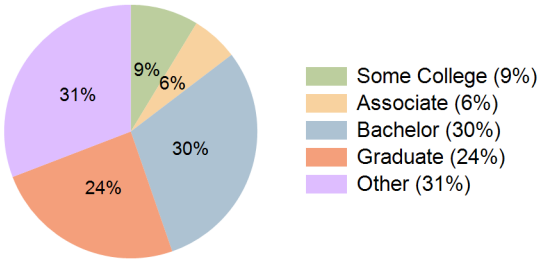
Regency Centers.

Demographic Summary Report

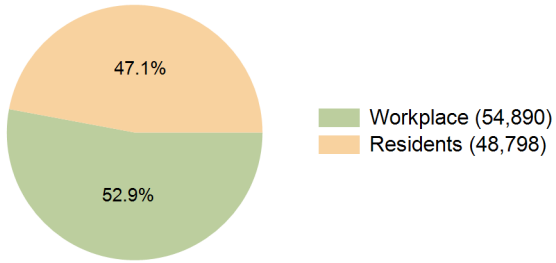
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Fellsway Plaza Medford, Massachusetts	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	26,832	380,141	897,148	123,003
Total Daytime Pop	27,780	340,037	1,137,056	103,688
Daytime Workers	16,794	190,566	762,605	54,890
Average Household Income	$152,720	$163,346	$172,194	$151,880
Median Household Income	$120,860	$121,827	$122,179	$117,610
Total Households	11,704	158,613	376,837	52,333
Median Home Value	$761,186	$854,836	$901,465	$770,368
Bachelors Degree	30.0%	29.8%	30.1%	30.0%
Graduate Degree	26.4%	30.0%	32.8%	24.5%
Consumer Spending Index	123	131	139	122
2031 Demographic Projections				
Projected Population	27,271	385,258	911,879	127,086
Projected 5 Year Annual Growth Rate (Pop)	0.3%	0.3%	0.3%	0.7%
Projected Households	12,037	162,213	388,836	54,560
Projected 5 Year Annual Growth Rate (HH)	0.6%	0.5%	0.6%	0.8%

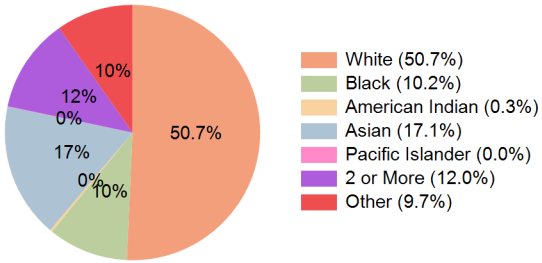
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (14.4%)

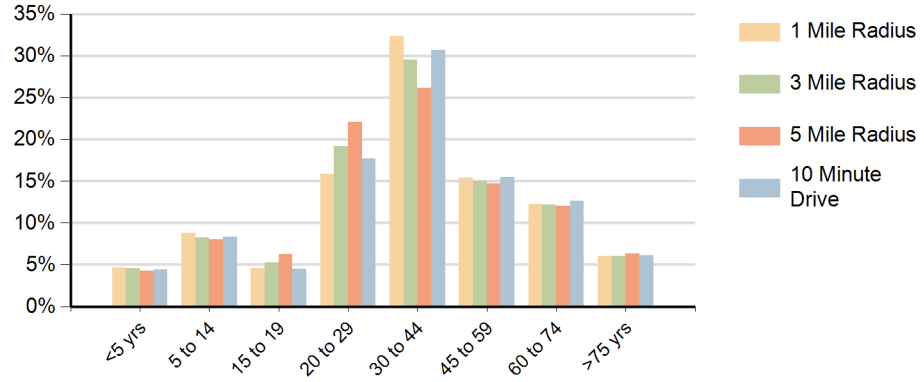
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Regency Centers.

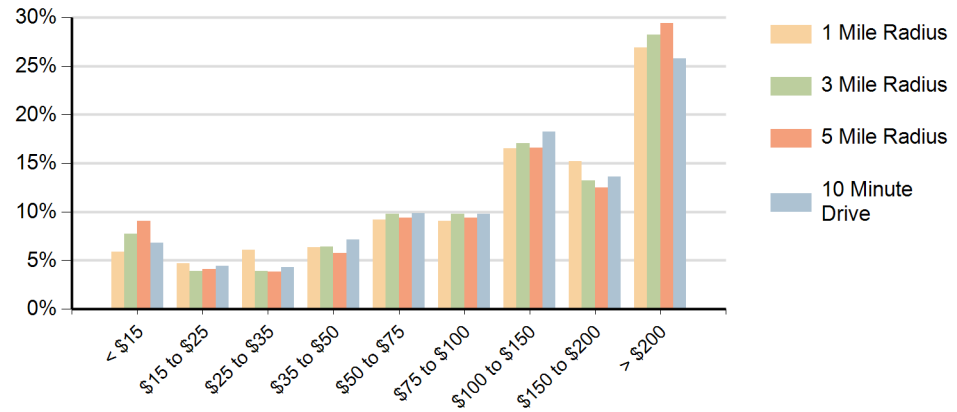
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Fellsway Plaza Medford, Massachusetts	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	26,832	380,141	897,148	123,003
	2020 Census Population	26,553	370,776	874,635	119,301
	2010 Census Population	23,858	334,156	782,219	106,067
	Historical Annual Growth 2010 to 2020	1.1%	1.1%	1.1%	1.2%
	Estimated Annual Growth 2020 to 2026	0.2%	0.4%	0.4%	0.5%
	Projected Annual Growth 2026 to 2031	0.3%	0.3%	0.3%	0.7%
Households	Current Estimated Households	11,704	158,613	376,837	52,333
	2020 Census Households	11,197	152,196	359,066	49,451
	2010 Census Households	9,728	139,431	323,951	43,267
	Historical Annual Growth 2010 to 2020	1.4%	0.9%	1.0%	1.3%
	Estimated Annual Growth 2020 to 2026	0.7%	0.7%	0.8%	0.9%
	Projected Annual Growth 2026 to 2031	0.6%	0.5%	0.6%	0.8%
	Population per Household	2.3	2.3	2.2	2.3
Race	White	49.4%	52.7%	55.5%	50.7%
	Black or African American	12.4%	10.1%	7.6%	10.2%
	American Indian	0.3%	0.4%	0.4%	0.3%
	Asian	19.1%	14.9%	15.5%	17.1%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	11.3%	11.6%	10.9%	12.0%
	Other Races	7.7%	10.3%	10.1%	9.7%
	Hispanic Origin	11.7%	16.6%	17.4%	14.4%

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