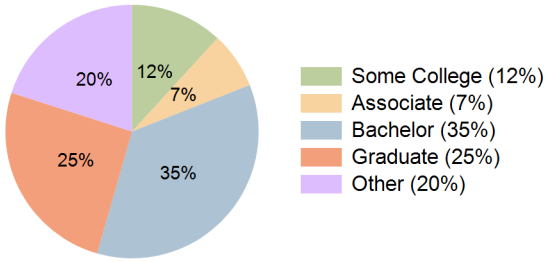
Regency Centers.

Demographic Summary Report

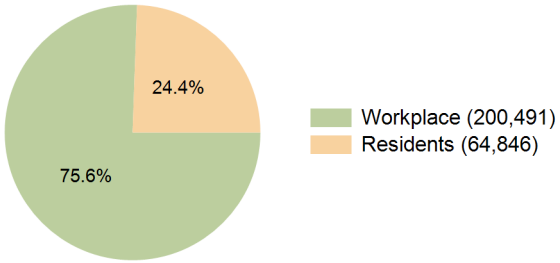
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Midtown East Raleigh, North Carolina	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	8,492	96,256	262,319	143,402
Total Daytime Pop	26,620	157,506	393,964	265,337
Daytime Workers	23,433	112,905	272,556	200,491
Average Household Income	$121,623	$149,875	$134,925	$143,648
Median Household Income	$85,252	$100,069	$89,866	$95,212
Total Households	4,758	45,713	115,898	67,576
Median Home Value	$601,382	$583,658	$498,102	$568,237
Bachelors Degree	31.7%	37.4%	33.0%	35.4%
Graduate Degree	26.0%	26.3%	23.5%	25.5%
Consumer Spending Index	100	122	111	117
2031 Demographic Projections				
Projected Population	9,528	102,644	280,530	153,004
Projected 5 Year Annual Growth Rate (Pop)	2.3%	1.3%	1.4%	1.3%
Projected Households	5,433	49,811	126,835	73,772
Projected 5 Year Annual Growth Rate (HH)	2.7%	1.7%	1.8%	1.8%

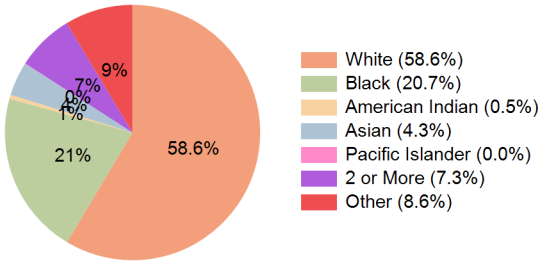
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (14.2%)

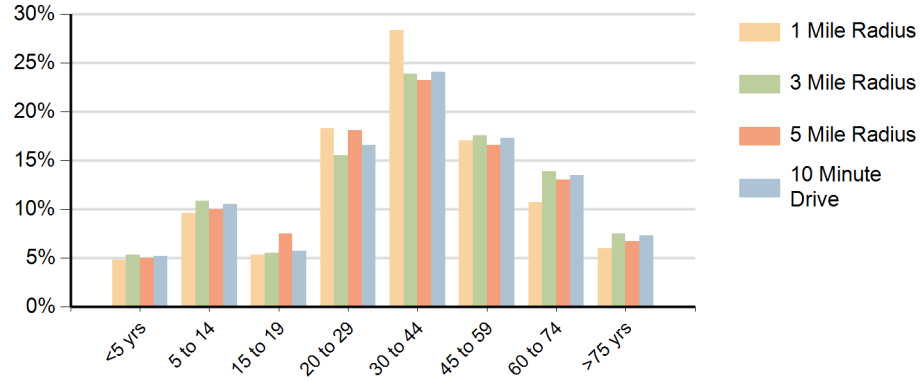
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Regency Centers.

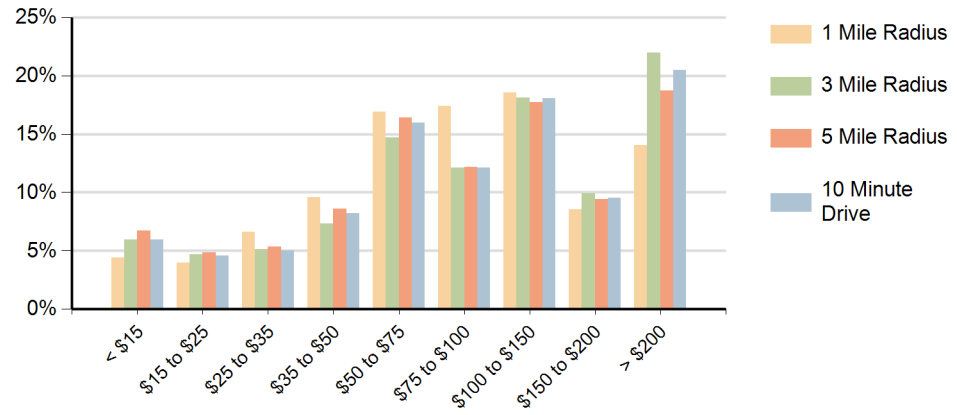
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Midtown East Raleigh, North Carolina	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	8,492	96,256	262,319	143,402
	2020 Census Population	7,571	90,011	246,003	133,185
	2010 Census Population	5,778	79,369	220,479	118,087
	Historical Annual Growth 2010 to 2020	2.7%	1.3%	1.1%	1.2%
	Estimated Annual Growth 2020 to 2026	1.9%	1.1%	1.0%	1.2%
	Projected Annual Growth 2026 to 2031	2.3%	1.3%	1.4%	1.3%
Households	Current Estimated Households	4,758	45,713	115,898	67,576
	2020 Census Households	3,919	40,731	103,924	59,807
	2010 Census Households	2,553	34,587	87,904	50,233
	Historical Annual Growth 2010 to 2020	4.4%	1.7%	1.7%	1.8%
	Estimated Annual Growth 2020 to 2026	3.2%	1.9%	1.8%	2.0%
	Projected Annual Growth 2026 to 2031	2.7%	1.7%	1.8%	1.8%
	Population per Household	1.8	2.1	2.1	2.1
Race	White	63.7%	62.2%	54.6%	58.6%
	Black or African American	11.9%	18.1%	23.6%	20.7%
	American Indian	0.5%	0.5%	0.6%	0.5%
	Asian	4.8%	3.8%	5.5%	4.3%
	Pacific Islander	0.0%	0.0%	0.1%	0.0%
	2 or More Races	6.9%	7.2%	7.4%	7.3%
	Other Races	12.4%	8.2%	8.3%	8.6%
	Hispanic Origin	17.7%	13.6%	13.9%	14.2%

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