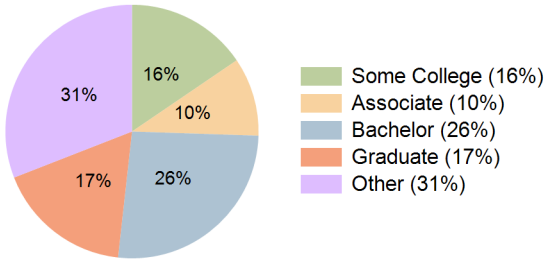
Regency Centers.

Demographic Summary Report

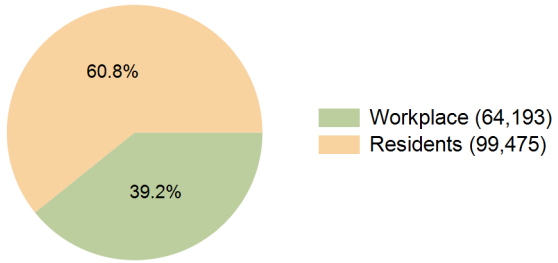
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Valley Stream Valley Stream, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	31,908	289,050	765,012	203,613
Total Daytime Pop	29,765	222,309	617,166	163,668
Daytime Workers	14,818	79,288	225,824	64,193
Average Household Income	$154,990	$168,846	$156,622	$164,974
Median Household Income	$129,310	$134,452	$118,814	$134,634
Total Households	10,130	92,275	244,214	66,040
Median Home Value	$633,543	$662,825	$681,532	$652,548
Bachelors Degree	27.8%	25.8%	23.5%	26.2%
Graduate Degree	14.4%	17.6%	16.4%	17.3%
Consumer Spending Index	122	134	125	131
2031 Demographic Projections				
Projected Population	31,742	286,844	760,277	202,137
Projected 5 Year Annual Growth Rate (Pop)	-0.1%	-0.2%	-0.1%	-0.2%
Projected Households	10,172	92,374	244,529	66,175
Projected 5 Year Annual Growth Rate (HH)	0.1%	0.0%	0.0%	0.0%

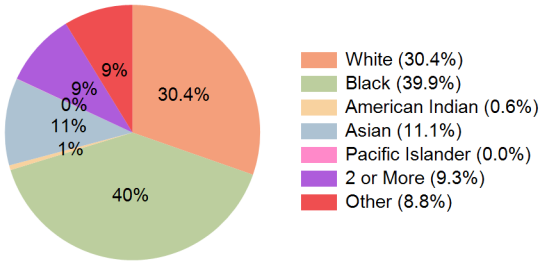
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (16.2%)

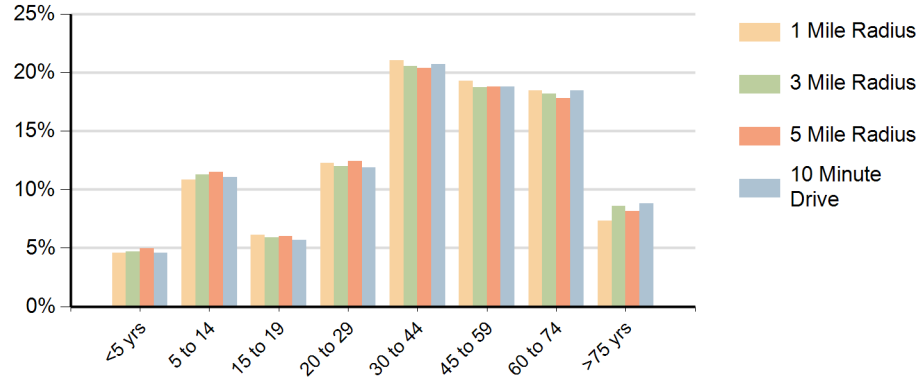
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Regency Centers.

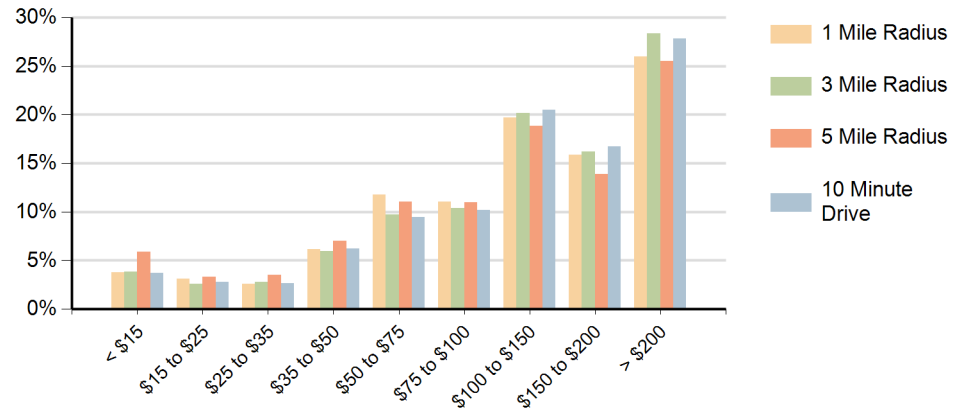
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Valley Stream Valley Stream, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	31,908	289,050	765,012	203,613
	2020 Census Population	32,324	295,206	771,548	208,218
	2010 Census Population	30,283	275,441	717,574	194,474
	Historical Annual Growth 2010 to 2020	0.7%	0.7%	0.7%	0.7%
	Estimated Annual Growth 2020 to 2026	-0.2%	-0.3%	-0.1%	-0.4%
	Projected Annual Growth 2026 to 2031	-0.1%	-0.2%	-0.1%	-0.2%
Households	Current Estimated Households	10,130	92,275	244,214	66,040
	2020 Census Households	10,050	92,720	243,232	66,299
	2010 Census Households	9,871	89,671	232,375	64,136
	Historical Annual Growth 2010 to 2020	0.2%	0.3%	0.5%	0.3%
	Estimated Annual Growth 2020 to 2026	0.1%	-0.1%	0.1%	-0.1%
	Projected Annual Growth 2026 to 2031	0.1%	0.0%	0.0%	0.0%
	Population per Household	3.1	3.1	3.1	3.1
Race	White	24.6%	30.9%	29.2%	30.4%
	Black or African American	25.8%	41.7%	38.2%	39.9%
	American Indian	0.9%	0.6%	0.8%	0.6%
	Asian	21.8%	9.8%	11.8%	11.1%
	Pacific Islander	0.0%	0.0%	0.1%	0.0%
	2 or More Races	11.4%	8.7%	9.2%	9.3%
	Other Races	15.4%	8.3%	10.8%	8.8%
	Hispanic Origin	25.3%	15.2%	17.0%	16.2%

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