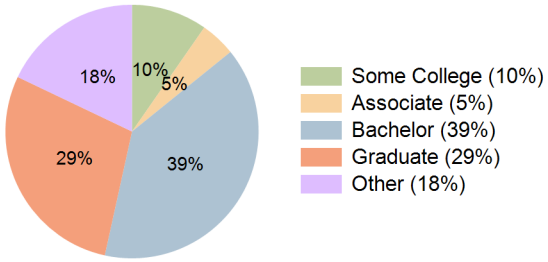
Regency Centers.

Demographic Summary Report

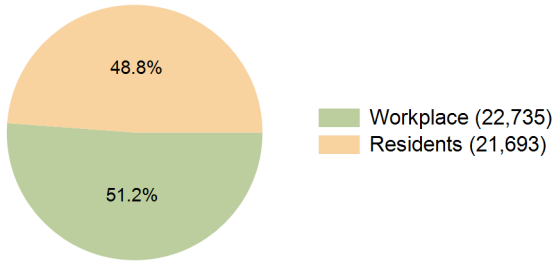
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Franklin Crossing Franklin Lakes, New Jersey	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	4,967	37,794	142,493	41,238
Total Daytime Pop	7,342	39,406	137,687	44,428
Daytime Workers	4,832	19,659	66,473	22,735
Average Household Income	$246,413	$261,082	$216,298	$256,997
Median Household Income	$188,922	$185,985	$154,453	$179,510
Total Households	1,832	13,377	52,294	14,516
Median Home Value	$762,931	$859,483	$676,137	$853,989
Bachelors Degree	41.3%	40.1%	37.5%	39.3%
Graduate Degree	27.6%	29.2%	25.0%	28.6%
Consumer Spending Index	193	205	171	202
2031 Demographic Projections				
Projected Population	4,939	37,722	142,646	41,209
Projected 5 Year Annual Growth Rate (Pop)	-0.1%	0.0%	0.0%	0.0%
Projected Households	1,843	13,497	53,006	14,659
Projected 5 Year Annual Growth Rate (HH)	0.1%	0.2%	0.3%	0.2%

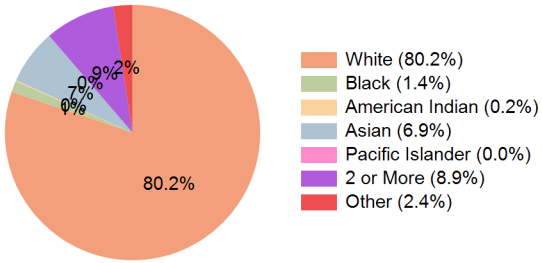
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (10.2%)

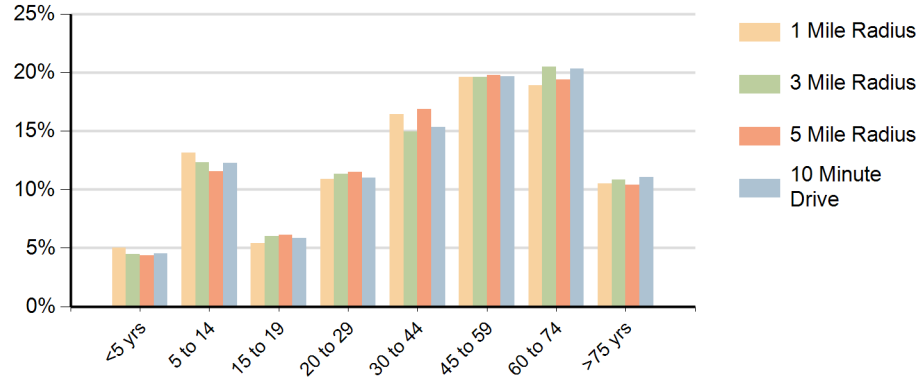
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Regency Centers.

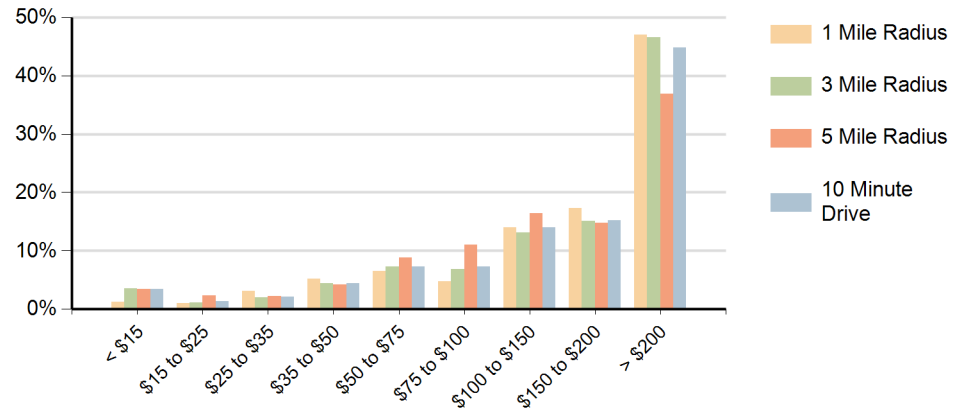
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Franklin Crossing Franklin Lakes, New Jersey	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	4,967	37,794	142,493	41,238
	2020 Census Population	4,951	37,617	143,029	40,852
	2010 Census Population	4,815	37,368	141,808	40,567
	Historical Annual Growth 2010 to 2020	0.3%	0.1%	0.1%	0.1%
	Estimated Annual Growth 2020 to 2026	0.1%	0.1%	-0.1%	0.2%
	Projected Annual Growth 2026 to 2031	-0.1%	0.0%	0.0%	0.0%
Households	Current Estimated Households	1,832	13,377	52,294	14,516
	2020 Census Households	1,793	13,068	51,334	14,110
	2010 Census Households	1,745	12,826	50,484	13,936
	Historical Annual Growth 2010 to 2020	0.3%	0.2%	0.2%	0.1%
	Estimated Annual Growth 2020 to 2026	0.3%	0.4%	0.3%	0.5%
	Projected Annual Growth 2026 to 2031	0.1%	0.2%	0.3%	0.2%
	Population per Household	2.7	2.8	2.6	2.8
Race	White	79.9%	80.9%	76.9%	80.2%
	Black or African American	1.6%	1.4%	1.8%	1.4%
	American Indian	0.1%	0.2%	0.3%	0.2%
	Asian	8.0%	7.2%	8.3%	6.9%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	7.9%	8.2%	9.0%	8.9%
	Other Races	2.6%	2.1%	3.7%	2.4%
	Hispanic Origin	9.9%	9.2%	12.2%	10.2%

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