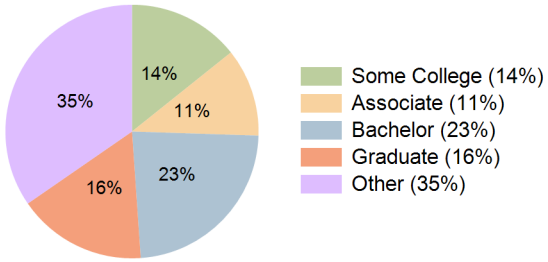
Regency Centers.

Demographic Summary Report

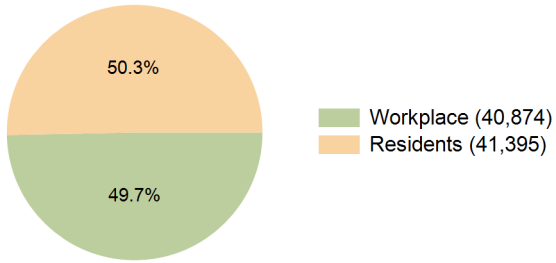
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Stefko Blvd Shopping Center Bethlehem, Pennsylvania	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	16,053	90,614	164,286	82,856
Total Daytime Pop	12,746	93,983	181,553	82,269
Daytime Workers	4,732	48,307	98,103	40,874
Average Household Income	$103,467	$114,094	$114,398	$116,110
Median Household Income	$78,263	$83,857	$85,895	$85,076
Total Households	6,539	35,561	64,509	33,395
Median Home Value	$271,288	$330,728	$348,470	$334,583
Bachelors Degree	15.7%	23.3%	23.2%	23.4%
Graduate Degree	11.2%	16.4%	17.2%	16.5%
Consumer Spending Index	85	93	93	95
2031 Demographic Projections				
Projected Population	15,949	91,947	165,821	84,236
Projected 5 Year Annual Growth Rate (Pop)	-0.1%	0.3%	0.2%	0.3%
Projected Households	6,528	36,385	65,514	34,229
Projected 5 Year Annual Growth Rate (HH)	0.0%	0.5%	0.3%	0.5%

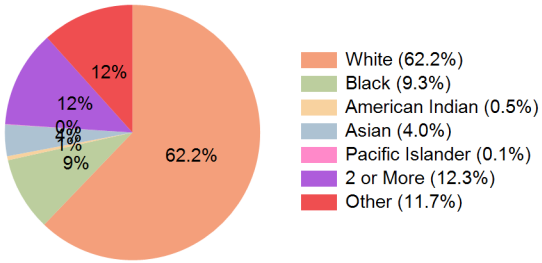
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (28.3%)

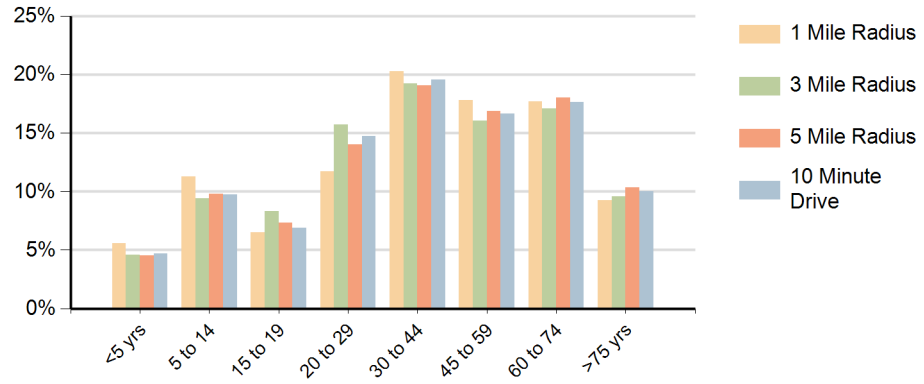
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Regency Centers.

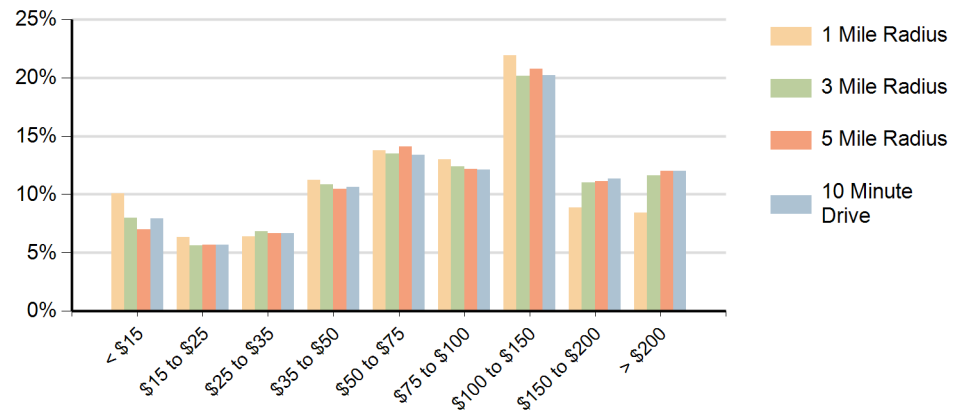
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Stefko Blvd Shopping Center Bethlehem, Pennsylvania	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	16,053	90,614	164,286	82,856
	2020 Census Population	16,005	85,460	157,372	78,015
	2010 Census Population	15,392	82,743	151,472	75,163
	Historical Annual Growth 2010 to 2020	0.4%	0.3%	0.4%	0.4%
	Estimated Annual Growth 2020 to 2026	0.1%	0.9%	0.7%	1.0%
	Projected Annual Growth 2026 to 2031	-0.1%	0.3%	0.2%	0.3%
Households	Current Estimated Households	6,539	35,561	64,509	33,395
	2020 Census Households	6,454	33,783	61,988	31,470
	2010 Census Households	6,284	31,778	58,978	29,770
	Historical Annual Growth 2010 to 2020	0.3%	0.6%	0.5%	0.6%
	Estimated Annual Growth 2020 to 2026	0.2%	0.8%	0.6%	1.0%
	Projected Annual Growth 2026 to 2031	0.0%	0.5%	0.3%	0.5%
	Population per Household	2.5	2.4	2.4	2.4
Race	White	58.1%	61.9%	64.9%	62.2%
	Black or African American	10.5%	9.2%	8.1%	9.3%
	American Indian	0.5%	0.5%	0.5%	0.5%
	Asian	2.0%	4.3%	4.3%	4.0%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	15.4%	12.1%	11.3%	12.3%
	Other Races	13.4%	11.9%	10.8%	11.7%
	Hispanic Origin	36.0%	28.1%	25.4%	28.3%

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