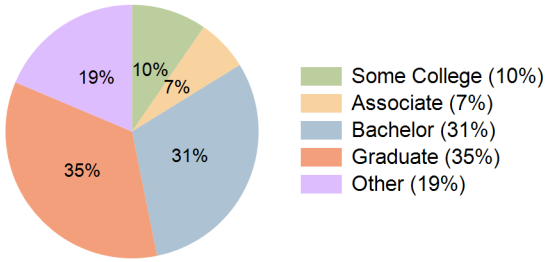
Regency Centers.

Demographic Summary Report

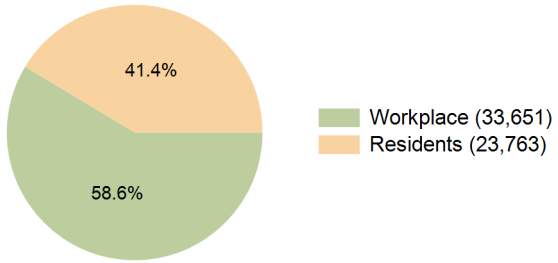
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Cornerstone at Westford Westford, Massachusetts	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	2,184	25,318	71,176	51,529
Total Daytime Pop	7,466	27,680	67,242	57,414
Daytime Workers	6,461	16,153	34,201	33,651
Average Household Income	$218,269	$226,665	$224,245	$210,881
Median Household Income	$194,060	$189,610	$182,266	$166,743
Total Households	735	9,423	26,537	19,245
Median Home Value	$840,816	$794,368	$768,517	$737,243
Bachelors Degree	32.5%	33.1%	31.4%	30.6%
Graduate Degree	41.0%	39.0%	36.8%	34.5%
Consumer Spending Index	171	178	176	166
2031 Demographic Projections				
Projected Population	2,286	26,476	73,154	53,129
Projected 5 Year Annual Growth Rate (Pop)	0.9%	0.9%	0.6%	0.6%
Projected Households	764	9,964	27,528	20,036
Projected 5 Year Annual Growth Rate (HH)	0.8%	1.1%	0.7%	0.8%

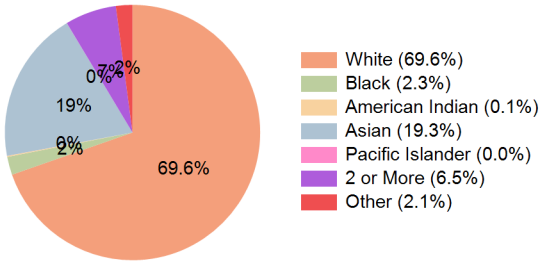
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (5.0%)

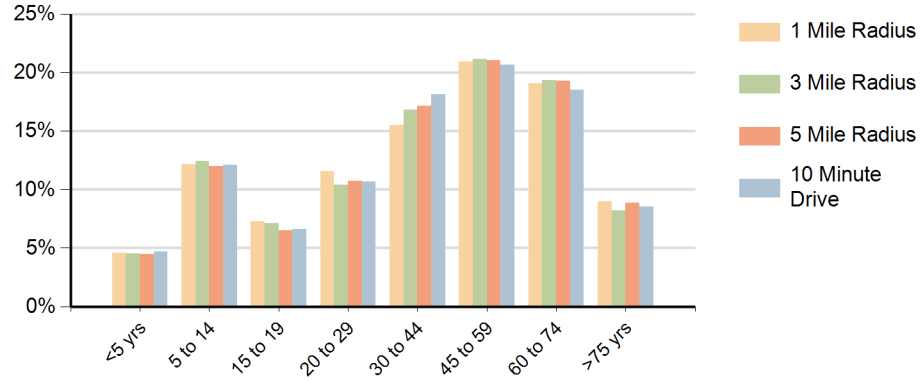
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Regency Centers.

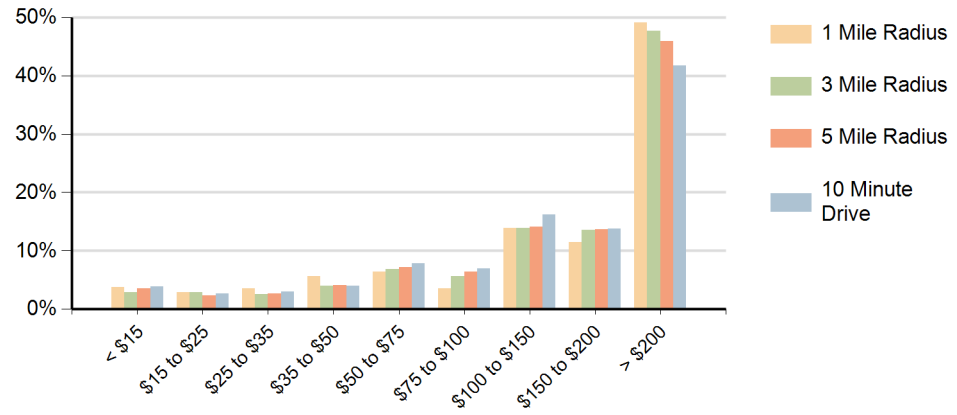
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Cornerstone at Westford Westford, Massachusetts	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	2,184	25,318	71,176	51,529
	2020 Census Population	1,921	23,648	68,576	48,693
	2010 Census Population	1,527	20,798	62,092	43,342
	Historical Annual Growth 2010 to 2020	2.3%	1.3%	1.0%	1.2%
	Estimated Annual Growth 2020 to 2026	2.1%	1.1%	0.6%	0.9%
	Projected Annual Growth 2026 to 2031	0.9%	0.9%	0.6%	0.6%
Households	Current Estimated Households	735	9,423	26,537	19,245
	2020 Census Households	663	8,693	25,301	18,012
	2010 Census Households	504	7,540	22,915	16,090
	Historical Annual Growth 2010 to 2020	2.8%	1.4%	1.0%	1.1%
	Estimated Annual Growth 2020 to 2026	1.7%	1.3%	0.8%	1.1%
	Projected Annual Growth 2026 to 2031	0.8%	1.1%	0.7%	0.8%
	Population per Household	2.9	2.7	2.7	2.7
Race	White	67.2%	71.7%	71.7%	69.6%
	Black or African American	1.2%	1.4%	1.7%	2.3%
	American Indian	0.3%	0.2%	0.1%	0.1%
	Asian	24.0%	19.2%	18.9%	19.3%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	6.1%	6.2%	6.2%	6.5%
	Other Races	1.2%	1.3%	1.4%	2.1%
	Hispanic Origin	3.4%	4.0%	3.9%	5.0%

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