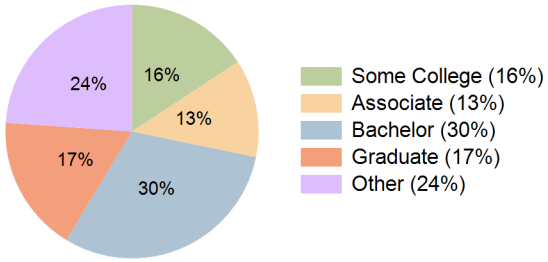
Regency Centers.

Demographic Summary Report

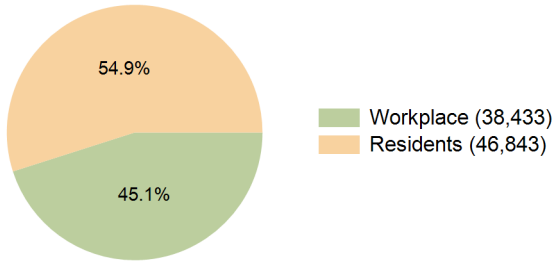
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Willa Springs Winter Springs, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	11,874	80,195	237,129	100,248
Total Daytime Pop	11,300	63,483	216,545	85,276
Daytime Workers	6,096	25,604	103,100	38,433
Average Household Income	$133,192	$122,974	$116,185	$117,387
Median Household Income	$112,997	$99,106	$86,106	$92,444
Total Households	4,537	31,577	95,654	40,792
Median Home Value	$469,135	$468,613	$452,042	$459,099
Bachelors Degree	33.0%	31.5%	29.9%	30.5%
Graduate Degree	15.9%	17.8%	17.4%	17.4%
Consumer Spending Index	107	99	95	95
2031 Demographic Projections				
Projected Population	12,043	82,256	244,108	102,606
Projected 5 Year Annual Growth Rate (Pop)	0.3%	0.5%	0.6%	0.5%
Projected Households	4,663	32,810	99,794	42,296
Projected 5 Year Annual Growth Rate (HH)	0.6%	0.8%	0.9%	0.7%

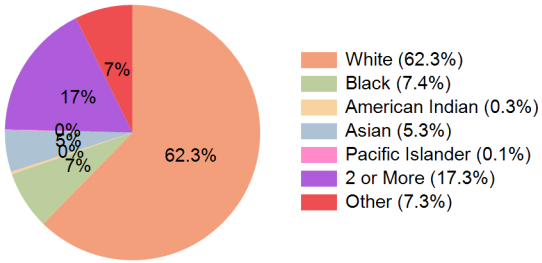
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (26.5%)

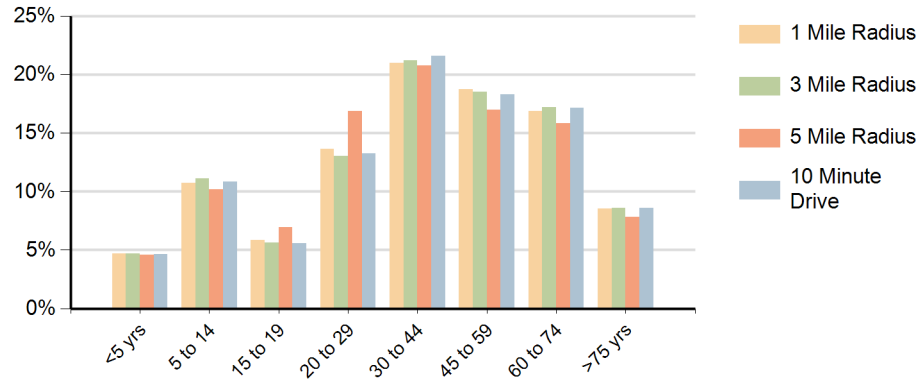
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Regency Centers.

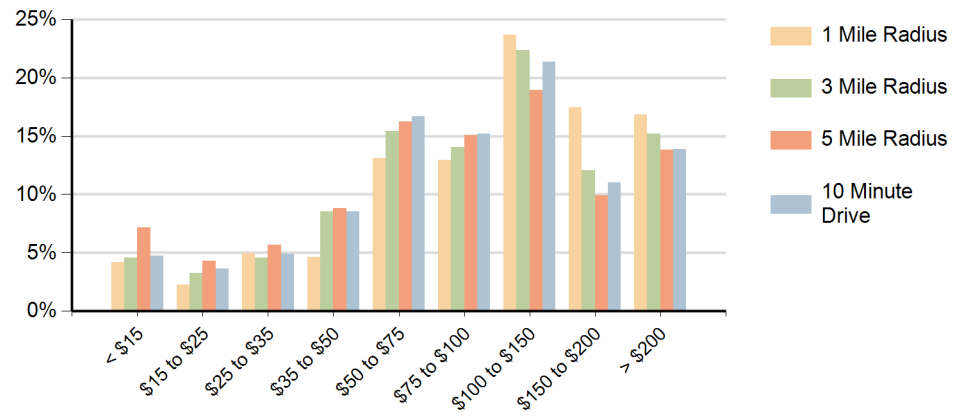
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Willa Springs Winter Springs, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	11,874	80,195	237,129	100,248
	2020 Census Population	11,730	75,995	229,716	96,072
	2010 Census Population	11,456	69,825	205,831	87,249
	Historical Annual Growth 2010 to 2020	0.2%	0.9%	1.1%	1.0%
	Estimated Annual Growth 2020 to 2026	0.2%	0.9%	0.5%	0.7%
	Projected Annual Growth 2026 to 2031	0.3%	0.5%	0.6%	0.5%
Households	Current Estimated Households	4,537	31,577	95,654	40,792
	2020 Census Households	4,402	29,192	90,563	38,054
	2010 Census Households	4,404	27,020	82,375	34,839
	Historical Annual Growth 2010 to 2020	0.0%	0.8%	1.0%	0.9%
	Estimated Annual Growth 2020 to 2026	0.5%	1.3%	0.9%	1.1%
	Projected Annual Growth 2026 to 2031	0.6%	0.8%	0.9%	0.7%
	Population per Household	2.6	2.5	2.4	2.4
Race	White	61.6%	63.2%	59.9%	62.3%
	Black or African American	7.1%	6.7%	8.7%	7.4%
	American Indian	0.2%	0.3%	0.4%	0.3%
	Asian	5.9%	5.8%	5.7%	5.3%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	18.9%	16.9%	17.1%	17.3%
	Other Races	6.4%	6.9%	8.0%	7.3%
	Hispanic Origin	27.1%	25.6%	27.7%	26.5%

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