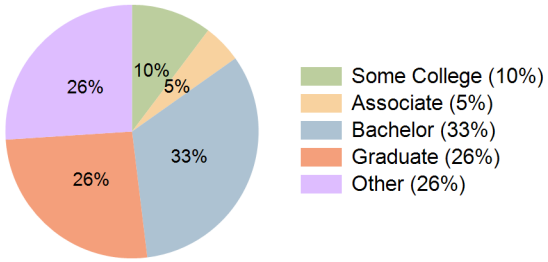
Regency Centers.

Demographic Summary Report

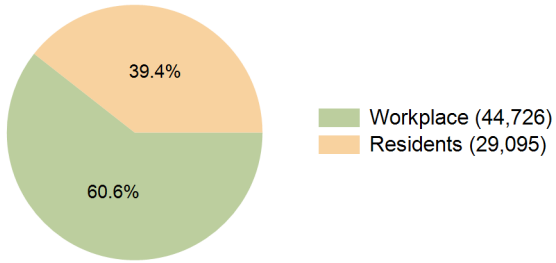
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Station Centre @ Old Greenwich Greenwich, Connecticut	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	10,141	107,270	186,014	63,251
Total Daytime Pop	13,622	124,616	208,706	73,821
Daytime Workers	8,106	75,453	121,871	44,726
Average Household Income	$389,154	$230,115	$236,869	$245,801
Median Household Income	$233,168	$125,911	$134,740	$142,586
Total Households	3,439	43,865	74,044	25,352
Median Home Value	$1,937,158	$930,530	$839,205	$1,218,500
Bachelors Degree	41.8%	33.1%	32.7%	32.9%
Graduate Degree	36.9%	25.3%	26.4%	25.9%
Consumer Spending Index	305	186	190	198
2031 Demographic Projections				
Projected Population	9,991	109,712	189,230	64,794
Projected 5 Year Annual Growth Rate (Pop)	-0.3%	0.5%	0.3%	0.5%
Projected Households	3,432	45,543	76,452	26,433
Projected 5 Year Annual Growth Rate (HH)	0.0%	0.8%	0.6%	0.8%

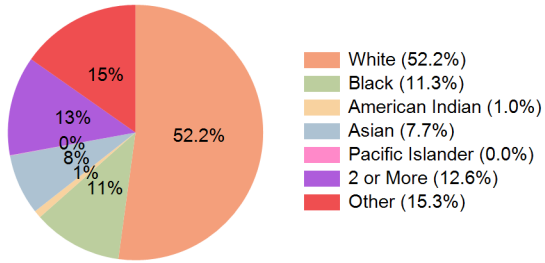
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (28.3%)

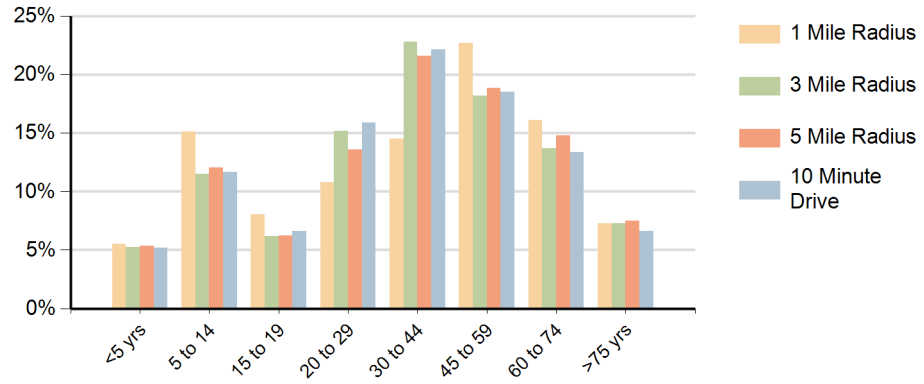
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Regency Centers.

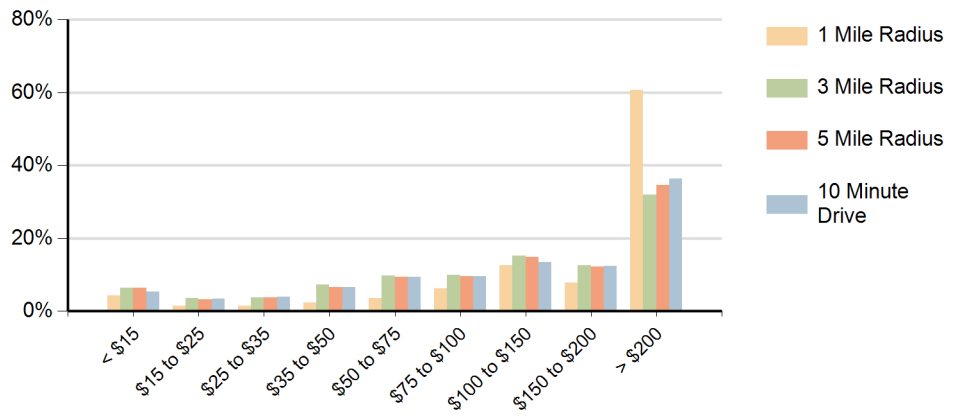
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Station Centre @ Old Greenwich Greenwich, Connecticut	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	10,141	107,270	186,014	63,251
	2020 Census Population	10,340	102,857	180,790	59,857
	2010 Census Population	9,817	91,386	165,044	51,228
	Historical Annual Growth 2010 to 2020	0.5%	1.2%	0.9%	1.6%
	Estimated Annual Growth 2020 to 2026	-0.3%	0.7%	0.5%	0.9%
	Projected Annual Growth 2026 to 2031	-0.3%	0.5%	0.3%	0.5%
Households	Current Estimated Households	3,439	43,865	74,044	25,352
	2020 Census Households	3,420	40,323	69,390	22,801
	2010 Census Households	3,295	35,209	63,267	18,654
	Historical Annual Growth 2010 to 2020	0.4%	1.4%	0.9%	2.0%
	Estimated Annual Growth 2020 to 2026	0.1%	1.4%	1.0%	1.7%
	Projected Annual Growth 2026 to 2031	0.0%	0.8%	0.6%	0.8%
	Population per Household	2.9	2.4	2.5	2.5
Race	White	74.1%	51.2%	55.3%	52.2%
	Black or African American	3.7%	10.8%	9.0%	11.3%
	American Indian	0.3%	1.0%	0.9%	1.0%
	Asian	5.9%	9.3%	8.7%	7.7%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	11.6%	12.4%	12.5%	12.6%
	Other Races	4.4%	15.2%	13.6%	15.3%
	Hispanic Origin	13.5%	28.7%	26.7%	28.3%

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