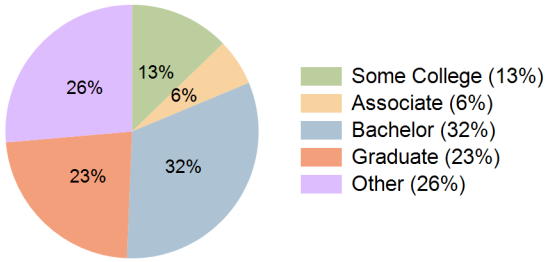
Regency Centers.

Demographic Summary Report

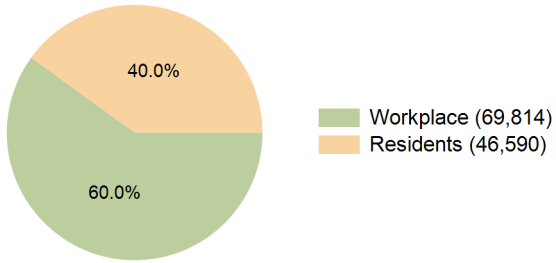
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Ridgeway Shopping Center Stamford, Connecticut	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	29,792	145,035	188,327	106,997
Total Daytime Pop	38,692	156,548	205,822	116,404
Daytime Workers	25,420	91,800	117,584	69,814
Average Household Income	$175,273	$214,302	$251,559	$196,805
Median Household Income	$109,309	$124,615	$145,939	$119,350
Total Households	12,531	58,027	73,377	44,010
Median Home Value	$599,479	$704,635	$852,808	$667,170
Bachelors Degree	34.8%	32.0%	33.1%	31.9%
Graduate Degree	21.6%	23.6%	27.1%	23.0%
Consumer Spending Index	141	172	201	159
2031 Demographic Projections				
Projected Population	30,547	147,453	191,276	109,389
Projected 5 Year Annual Growth Rate (Pop)	0.5%	0.3%	0.3%	0.4%
Projected Households	12,966	59,839	75,566	45,662
Projected 5 Year Annual Growth Rate (HH)	0.7%	0.6%	0.6%	0.7%

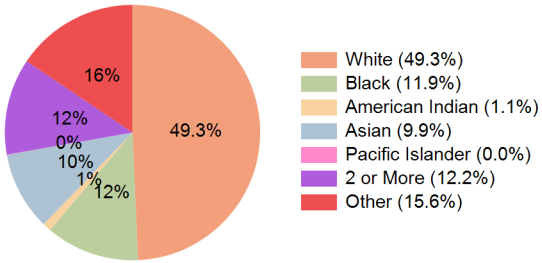
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (29.3%)

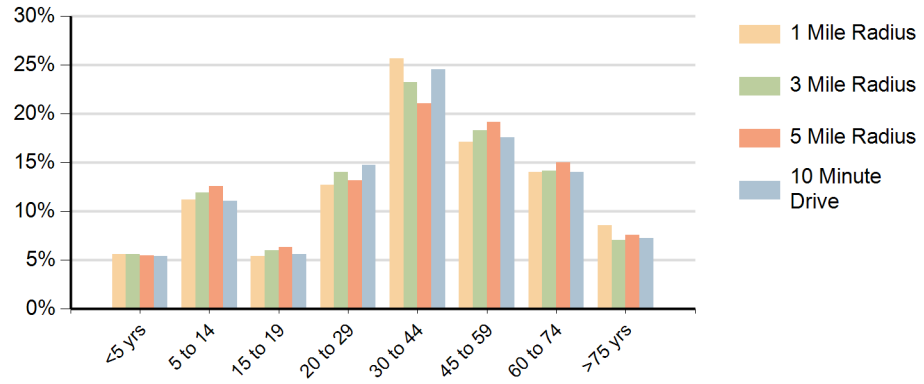
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Regency Centers.

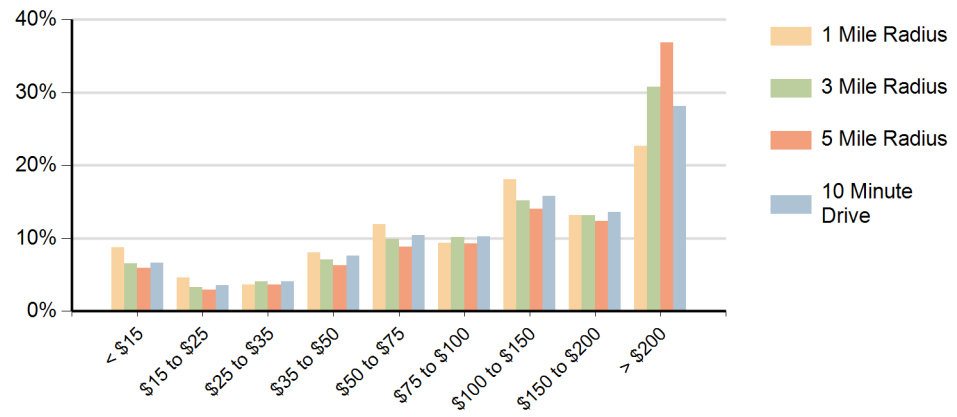
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Ridgeway Shopping Center Stamford, Connecticut	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	29,792	145,035	188,327	106,997
	2020 Census Population	29,290	140,274	184,319	102,271
	2010 Census Population	27,580	127,426	170,372	91,548
	Historical Annual Growth 2010 to 2020	0.6%	1.0%	0.8%	1.1%
	Estimated Annual Growth 2020 to 2026	0.3%	0.5%	0.3%	0.7%
	Projected Annual Growth 2026 to 2031	0.5%	0.3%	0.3%	0.4%
Households	Current Estimated Households	12,531	58,027	73,377	44,010
	2020 Census Households	12,048	54,123	69,351	40,472
	2010 Census Households	11,597	48,613	63,707	35,628
	Historical Annual Growth 2010 to 2020	0.4%	1.1%	0.9%	1.3%
	Estimated Annual Growth 2020 to 2026	0.6%	1.1%	0.9%	1.4%
	Projected Annual Growth 2026 to 2031	0.7%	0.6%	0.6%	0.7%
	Population per Household	2.3	2.5	2.5	2.4
Race	White	46.1%	51.0%	57.5%	49.3%
	Black or African American	12.8%	10.8%	8.7%	11.9%
	American Indian	1.3%	1.1%	0.9%	1.1%
	Asian	13.5%	9.0%	8.5%	9.9%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	11.5%	12.7%	12.0%	12.2%
	Other Races	14.9%	15.4%	12.5%	15.6%
	Hispanic Origin	28.4%	29.5%	25.0%	29.3%

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