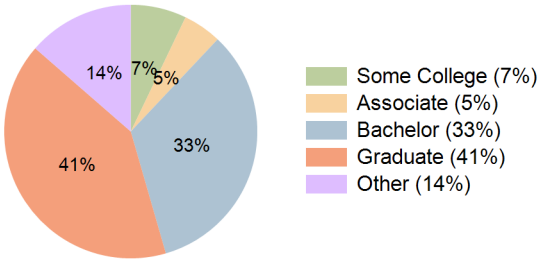
Regency Centers.

Demographic Summary Report

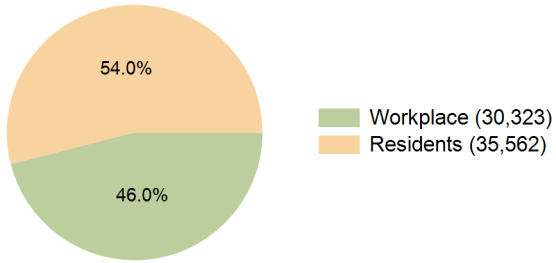
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

DeCicco's Plaza Eastchester, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	18,559	112,487	454,099	73,477
Total Daytime Pop	17,302	101,838	440,100	65,885
Daytime Workers	7,976	48,056	222,512	30,323
Average Household Income	$271,552	$285,416	$211,632	$296,271
Median Household Income	$191,981	$178,798	$130,359	$187,001
Total Households	7,225	42,792	175,199	27,585
Median Home Value	$842,505	$876,865	$744,218	$910,066
Bachelors Degree	37.1%	32.9%	28.2%	33.5%
Graduate Degree	39.0%	39.1%	29.3%	40.9%
Consumer Spending Index	214	226	169	234
2031 Demographic Projections				
Projected Population	18,375	111,676	459,297	72,789
Projected 5 Year Annual Growth Rate (Pop)	-0.2%	-0.1%	0.2%	-0.2%
Projected Households	7,230	42,909	179,670	27,617
Projected 5 Year Annual Growth Rate (HH)	0.0%	0.1%	0.5%	0.0%

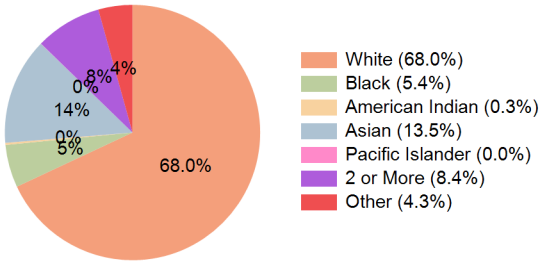
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (10.9%)

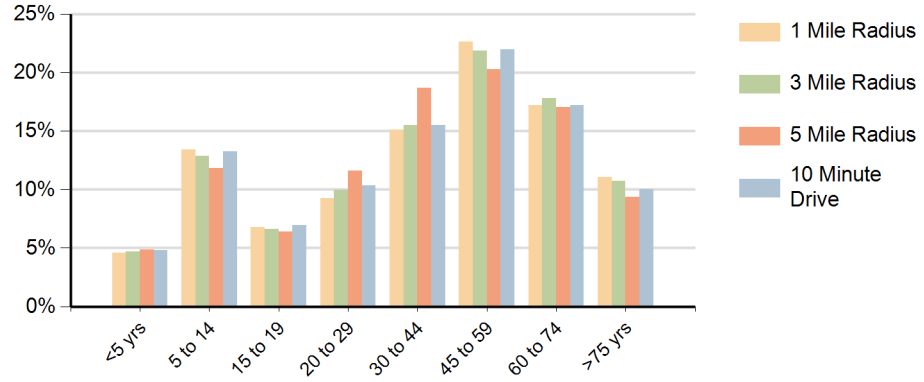
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Regency Centers.

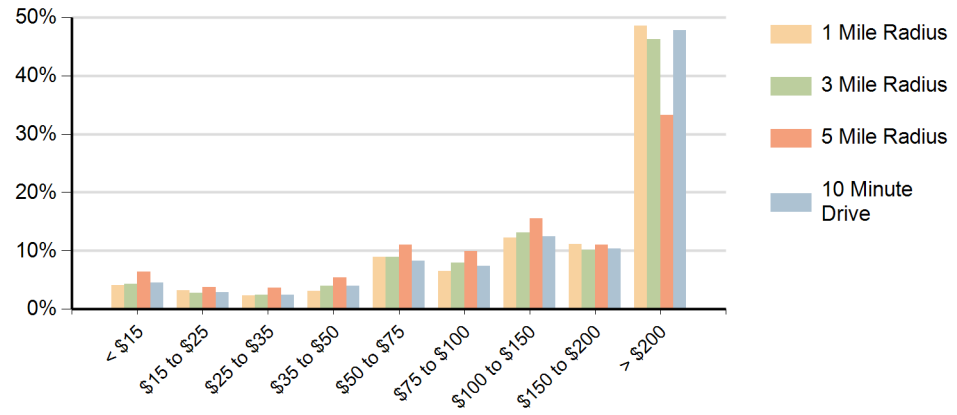
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	DeCicco's Plaza Eastchester, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	18,559	112,487	454,099	73,477
	2020 Census Population	18,984	115,198	452,389	75,840
	2010 Census Population	17,885	108,887	423,746	71,858
	Historical Annual Growth 2010 to 2020	0.6%	0.6%	0.7%	0.5%
	Estimated Annual Growth 2020 to 2026	-0.4%	-0.4%	0.1%	-0.5%
	Projected Annual Growth 2026 to 2031	-0.2%	-0.1%	0.2%	-0.2%
Households	Current Estimated Households	7,225	42,792	175,199	27,585
	2020 Census Households	7,240	42,683	170,460	27,573
	2010 Census Households	6,990	41,454	162,529	26,587
	Historical Annual Growth 2010 to 2020	0.4%	0.3%	0.5%	0.4%
	Estimated Annual Growth 2020 to 2026	0.0%	0.0%	0.4%	0.0%
	Projected Annual Growth 2026 to 2031	0.0%	0.1%	0.5%	0.0%
	Population per Household	2.6	2.6	2.5	2.6
Race	White	73.2%	67.0%	50.7%	68.0%
	Black or African American	1.9%	5.5%	16.0%	5.4%
	American Indian	0.2%	0.2%	0.7%	0.3%
	Asian	14.7%	13.8%	8.6%	13.5%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	7.9%	8.7%	11.3%	8.4%
	Other Races	2.2%	4.7%	12.7%	4.3%
	Hispanic Origin	7.4%	12.0%	24.3%	10.9%

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