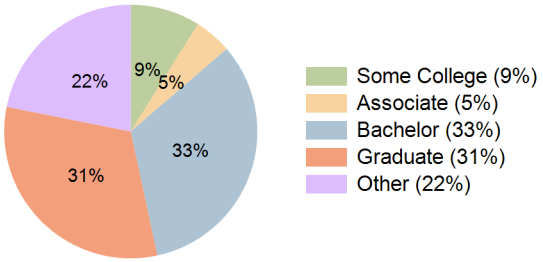
Regency Centers.

Demographic Summary Report

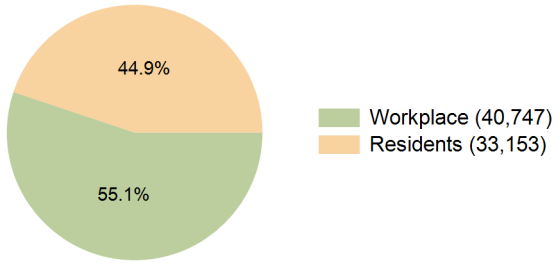
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Harrison Shopping Square Harrison, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	16,339	71,111	196,923	68,288
Total Daytime Pop	16,653	77,341	213,704	73,900
Daytime Workers	8,252	42,427	118,896	40,747
Average Household Income	$287,594	$284,217	$275,991	$257,293
Median Household Income	$157,518	$164,402	$164,297	$146,548
Total Households	6,022	25,084	70,467	25,228
Median Home Value	$983,164	$1,071,868	$951,462	$996,017
Bachelors Degree	35.7%	32.3%	31.8%	32.9%
Graduate Degree	31.6%	33.7%	35.4%	31.5%
Consumer Spending Index	227	225	219	204
2031 Demographic Projections				
Projected Population	16,530	71,420	200,130	69,861
Projected 5 Year Annual Growth Rate (Pop)	0.2%	0.1%	0.3%	0.5%
Projected Households	6,148	25,386	72,470	26,163
Projected 5 Year Annual Growth Rate (HH)	0.4%	0.2%	0.6%	0.7%

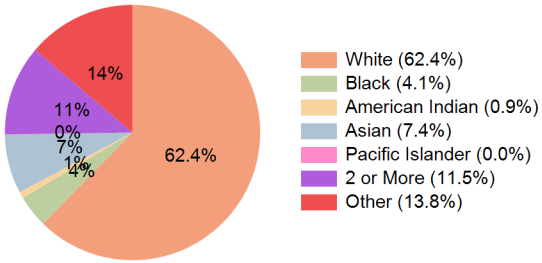
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (25.7%)

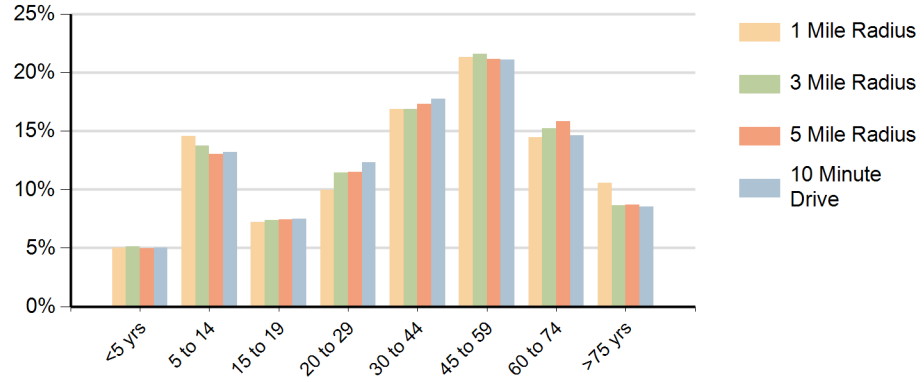
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Regency Centers.

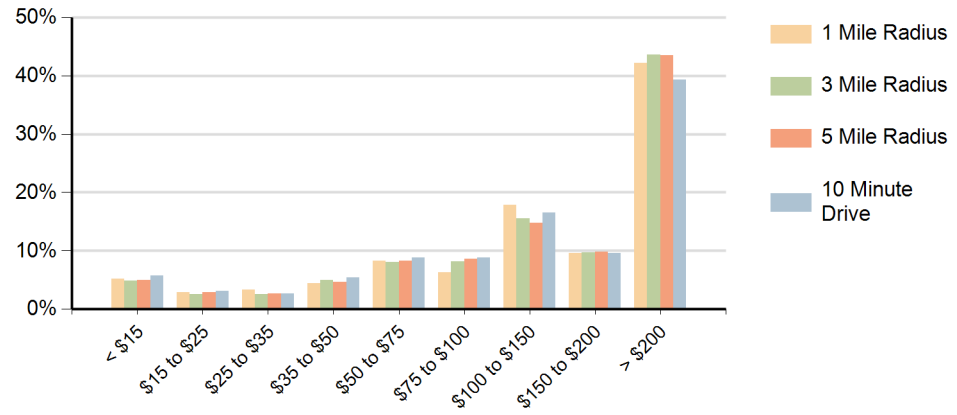
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Harrison Shopping Square Harrison, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	16,339	71,111	196,923	68,288
	2020 Census Population	15,943	71,754	194,590	67,633
	2010 Census Population	14,868	66,904	182,363	62,363
	Historical Annual Growth 2010 to 2020	0.7%	0.7%	0.7%	0.8%
	Estimated Annual Growth 2020 to 2026	0.4%	-0.1%	0.2%	0.2%
	Projected Annual Growth 2026 to 2031	0.2%	0.1%	0.3%	0.5%
Households	Current Estimated Households	6,022	25,084	70,467	25,228
	2020 Census Households	5,779	24,944	68,293	24,360
	2010 Census Households	5,597	23,769	64,806	22,826
	Historical Annual Growth 2010 to 2020	0.3%	0.5%	0.5%	0.7%
	Estimated Annual Growth 2020 to 2026	0.7%	0.1%	0.5%	0.6%
	Projected Annual Growth 2026 to 2031	0.4%	0.2%	0.6%	0.7%
	Population per Household	2.7	2.8	2.7	2.7
Race	White	71.1%	63.9%	61.6%	62.4%
	Black or African American	2.0%	3.4%	5.0%	4.1%
	American Indian	0.2%	0.8%	0.8%	0.9%
	Asian	12.1%	7.1%	7.9%	7.4%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	9.0%	11.4%	11.4%	11.5%
	Other Races	5.5%	13.4%	13.3%	13.8%
	Hispanic Origin	12.8%	25.0%	24.7%	25.7%

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