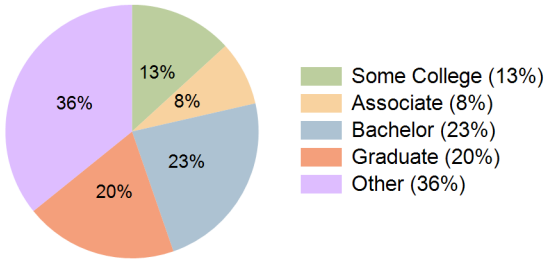
Regency Centers.

Demographic Summary Report

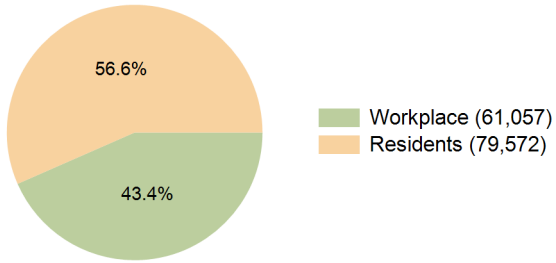
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

District Shops of Pelham Manor Pelham, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	19,674	323,079	821,930	153,529
Total Daytime Pop	17,849	261,352	704,890	140,629
Daytime Workers	7,798	88,836	259,157	61,057
Average Household Income	$225,222	$123,870	$120,018	$138,353
Median Household Income	$136,400	$80,118	$75,590	$82,717
Total Households	6,896	123,366	311,574	60,494
Median Home Value	$847,763	$588,591	$645,685	$555,049
Bachelors Degree	28.2%	21.8%	21.4%	23.3%
Graduate Degree	28.2%	16.2%	15.9%	19.5%
Consumer Spending Index	180	101	98	113
2031 Demographic Projections				
Projected Population	19,498	324,039	819,581	156,537
Projected 5 Year Annual Growth Rate (Pop)	-0.2%	0.1%	-0.1%	0.4%
Projected Households	6,900	125,461	314,461	62,528
Projected 5 Year Annual Growth Rate (HH)	0.0%	0.3%	0.2%	0.7%

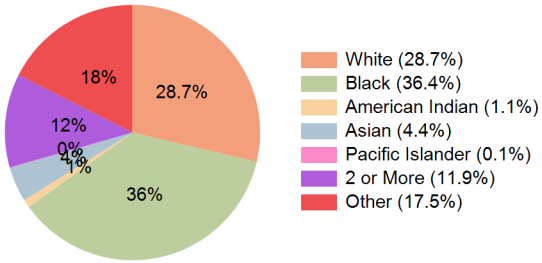
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (32.3%)

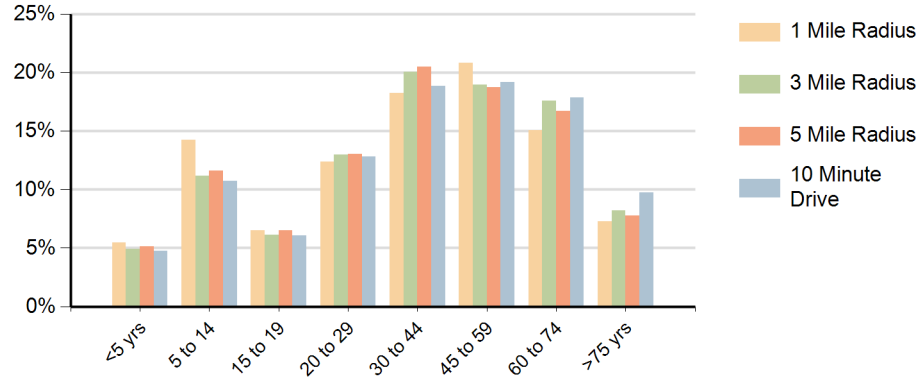
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Regency Centers.

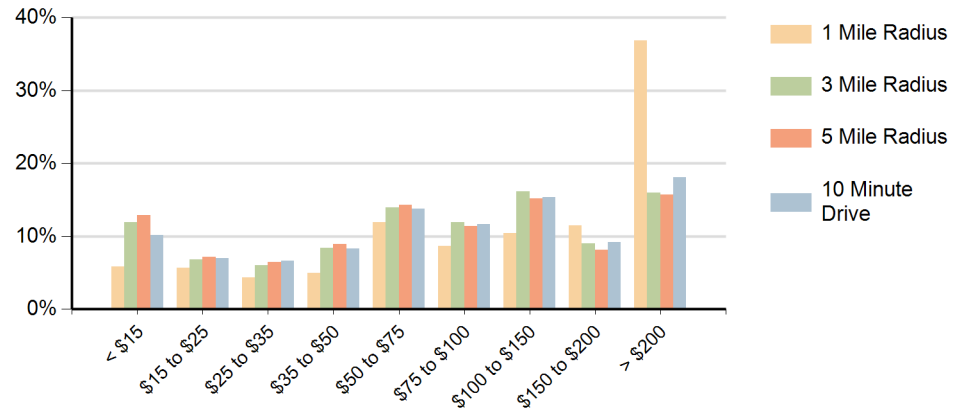
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	District Shops of Pelham Manor Pelham, New York	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	19,674	323,079	821,930	153,529
	2020 Census Population	20,101	326,573	830,414	153,128
	2010 Census Population	19,253	307,545	779,134	144,810
	Historical Annual Growth 2010 to 2020	0.4%	0.6%	0.6%	0.6%
	Estimated Annual Growth 2020 to 2026	-0.3%	-0.2%	-0.2%	0.0%
	Projected Annual Growth 2026 to 2031	-0.2%	0.1%	-0.1%	0.4%
Households	Current Estimated Households	6,896	123,366	311,574	60,494
	2020 Census Households	6,905	121,821	308,258	59,121
	2010 Census Households	6,785	115,722	294,811	57,024
	Historical Annual Growth 2010 to 2020	0.2%	0.5%	0.5%	0.4%
	Estimated Annual Growth 2020 to 2026	0.0%	0.2%	0.2%	0.4%
	Projected Annual Growth 2026 to 2031	0.0%	0.3%	0.2%	0.7%
	Population per Household	2.8	2.6	2.6	2.5
Race	White	47.7%	19.4%	27.6%	28.7%
	Black or African American	17.1%	50.5%	32.1%	36.4%
	American Indian	1.3%	0.8%	1.0%	1.1%
	Asian	4.1%	3.3%	6.7%	4.4%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	12.4%	10.7%	11.7%	11.9%
	Other Races	17.3%	15.2%	20.7%	17.5%
	Hispanic Origin	30.7%	27.2%	35.9%	32.3%

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.