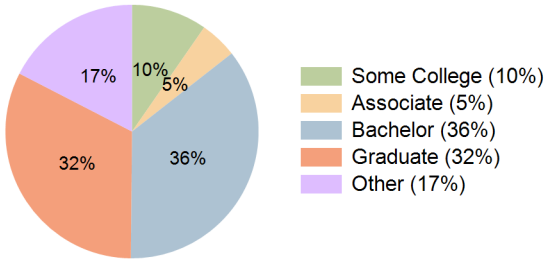
Regency Centers.

Demographic Summary Report

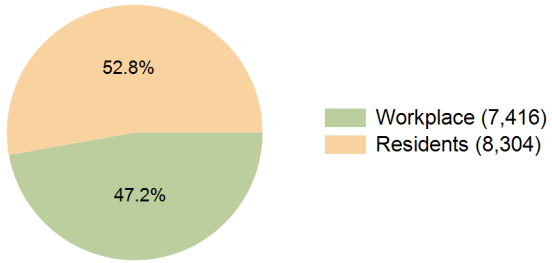
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Towne Centre at Somers Somers, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	3,228	20,335	48,836	16,325
Total Daytime Pop	4,972	17,723	43,612	15,720
Daytime Workers	3,254	7,608	20,137	7,416
Average Household Income	$190,759	$224,742	$226,698	$226,306
Median Household Income	$121,062	$157,820	$160,349	$156,801
Total Households	1,533	8,206	18,741	6,707
Median Home Value	$660,977	$641,436	$644,247	$659,342
Bachelors Degree	33.2%	34.7%	34.1%	35.7%
Graduate Degree	34.3%	31.5%	28.4%	32.4%
Consumer Spending Index	153	179	180	181
2031 Demographic Projections				
Projected Population	3,213	20,231	48,513	16,227
Projected 5 Year Annual Growth Rate (Pop)	-0.1%	-0.1%	-0.1%	-0.1%
Projected Households	1,538	8,258	18,902	6,734
Projected 5 Year Annual Growth Rate (HH)	0.1%	0.1%	0.2%	0.1%

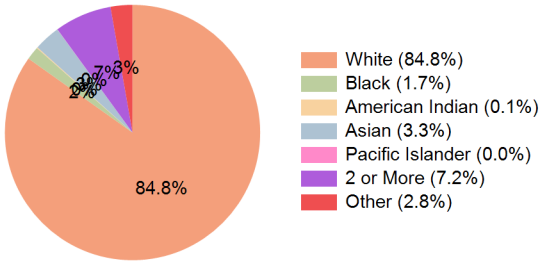
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (9.0%)

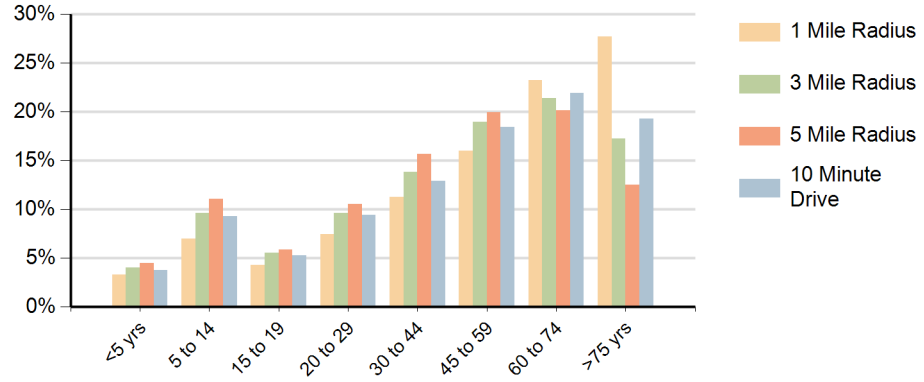
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Regency Centers.

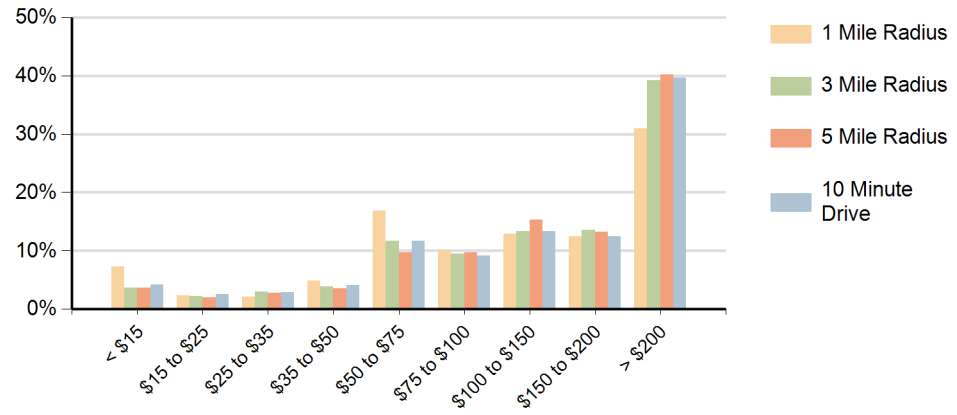
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Towne Centre at Somers Somers, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	3,228	20,335	48,836	16,325
	2020 Census Population	3,245	20,513	49,408	16,458
	2010 Census Population	2,362	20,055	48,576	15,904
	Historical Annual Growth 2010 to 2020	3.2%	0.2%	0.2%	0.3%
	Estimated Annual Growth 2020 to 2026	-0.1%	-0.1%	-0.2%	-0.1%
	Projected Annual Growth 2026 to 2031	-0.1%	-0.1%	-0.1%	-0.1%
Households	Current Estimated Households	1,533	8,206	18,741	6,707
	2020 Census Households	1,522	8,124	18,481	6,658
	2010 Census Households	1,006	7,688	17,566	6,223
	Historical Annual Growth 2010 to 2020	4.2%	0.6%	0.5%	0.7%
	Estimated Annual Growth 2020 to 2026	0.1%	0.2%	0.2%	0.1%
	Projected Annual Growth 2026 to 2031	0.1%	0.1%	0.2%	0.1%
	Population per Household	2.0	2.4	2.6	2.4
Race	White	86.8%	83.7%	81.5%	84.8%
	Black or African American	1.1%	1.8%	2.1%	1.7%
	American Indian	0.0%	0.1%	0.2%	0.1%
	Asian	3.1%	3.3%	3.3%	3.3%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	6.8%	7.7%	8.1%	7.2%
	Other Races	2.2%	3.3%	4.8%	2.8%
	Hispanic Origin	7.9%	10.2%	12.6%	9.0%

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