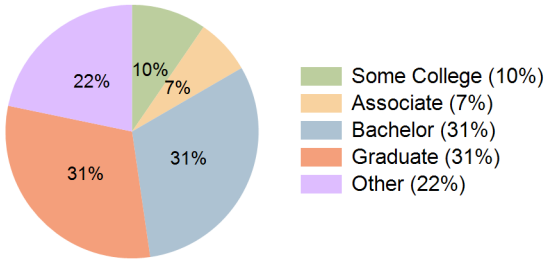
Regency Centers.

Demographic Summary Report

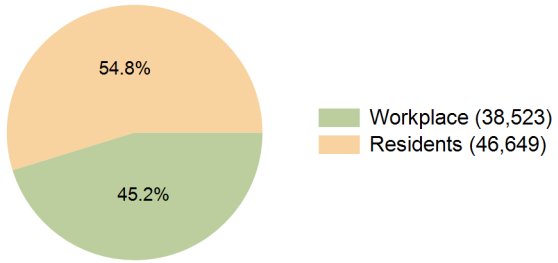
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Tanglewood Shopping Center Yonkers, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	17,335	139,897	452,411	97,508
Total Daytime Pop	13,038	130,702	406,526	85,172
Daytime Workers	4,855	64,150	183,436	38,523
Average Household Income	$161,088	$232,333	$191,237	$212,099
Median Household Income	$117,739	$150,410	$114,990	$136,359
Total Households	6,321	53,741	172,655	39,436
Median Home Value	$711,108	$772,542	$724,122	$724,168
Bachelors Degree	30.5%	30.6%	26.0%	31.1%
Graduate Degree	23.1%	33.1%	26.4%	30.6%
Consumer Spending Index	128	184	154	169
2031 Demographic Projections				
Projected Population	17,345	139,107	455,429	96,942
Projected 5 Year Annual Growth Rate (Pop)	0.0%	-0.1%	0.1%	-0.1%
Projected Households	6,387	53,956	175,665	39,585
Projected 5 Year Annual Growth Rate (HH)	0.2%	0.1%	0.4%	0.1%

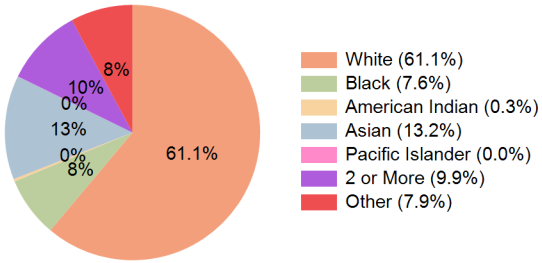
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (17.8%)

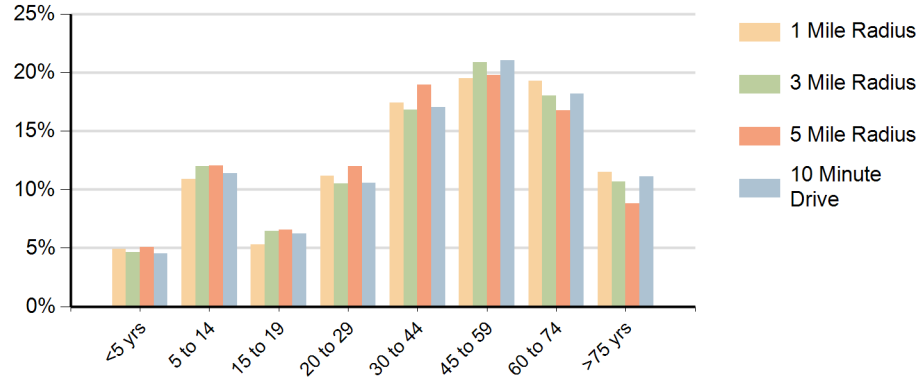
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Regency Centers.

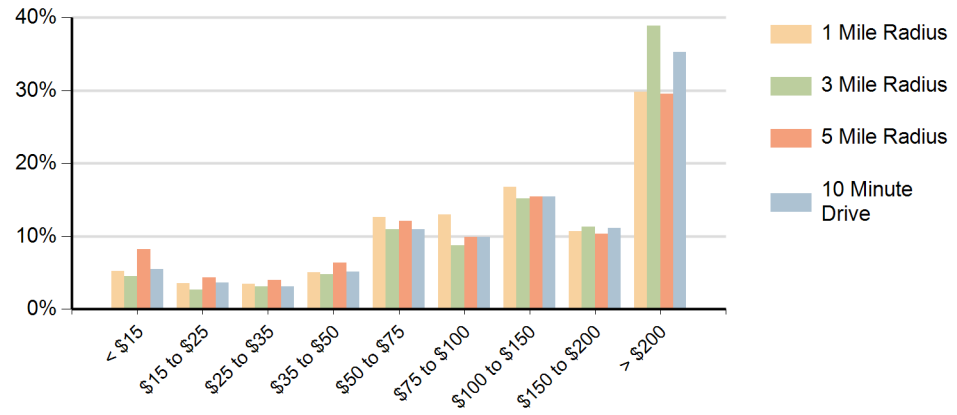
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Tanglewood Shopping Center Yonkers, New York	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	17,335	139,897	452,411	97,508
	2020 Census Population	17,247	142,464	453,368	99,117
	2010 Census Population	15,794	132,500	421,259	93,191
	Historical Annual Growth 2010 to 2020	0.9%	0.7%	0.7%	0.6%
	Estimated Annual Growth 2020 to 2026	0.1%	-0.3%	0.0%	-0.3%
	Projected Annual Growth 2026 to 2031	0.0%	-0.1%	0.1%	-0.1%
Households	Current Estimated Households	6,321	53,741	172,655	39,436
	2020 Census Households	6,206	53,467	168,921	39,105
	2010 Census Households	5,775	51,048	158,527	37,790
	Historical Annual Growth 2010 to 2020	0.7%	0.5%	0.6%	0.3%
	Estimated Annual Growth 2020 to 2026	0.3%	0.1%	0.4%	0.1%
	Projected Annual Growth 2026 to 2031	0.2%	0.1%	0.4%	0.1%
	Population per Household	2.7	2.6	2.6	2.4
Race	White	52.9%	62.7%	44.5%	61.1%
	Black or African American	12.0%	7.1%	20.3%	7.6%
	American Indian	0.4%	0.3%	0.8%	0.3%
	Asian	15.0%	12.0%	7.8%	13.2%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	10.0%	10.0%	11.2%	9.9%
	Other Races	9.6%	7.9%	15.3%	7.9%
	Hispanic Origin	21.7%	17.6%	27.7%	17.8%

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