Regency Centers.

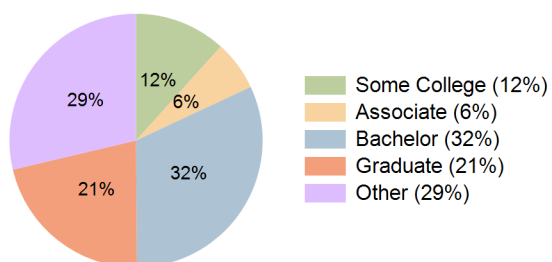| H Mart Plaza Fort Lee, New Jersey	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Current Year Demographics				
Current Population	48,835	539,287	1,958,351	167,649
Total Daytime Pop	37,291	476,939	1,794,294	138,676
Daytime Workers	12,843	202,149	750,890	57,992
Average Household Income	$154,182	$114,849	$126,630	$141,193
Median Household Income	$110,928	$75,279	$67,238	$102,675
Total Households	20,982	217,910	791,388	68,202
Median Home Value	$693,732	$661,028	$724,013	$664,766
Bachelors Degree	38.0%	25.8%	22.7%	31.8%
Graduate Degree	26.6%	19.6%	19.0%	21.4%
Consumer Spending Index	131	99	110	120
2030 Demographic Projections				
Projected Population	48,904	532,398	1,948,366	167,493
Projected 5 Year Annual Growth Rate (Pop)	0.0%	-0.3%	-0.1%	0.0%
Projected Households	21,228	218,353	798,632	68,873
Projected 5 Year Annual Growth Rate (HH)	0.2%	0.0%	0.2%	0.2%

Education (10 Minute Drive)

- Some College (12%)
- Associate (6%)
- Bachelor (32%)
- Graduate (21%)
- Other (29%)

Daytime Population (10 Minute Drive)

- Workplace (57,992)
- Residents (80,684)

Race (10 Minute Drive)

- White (34.5%)
- Black (4.3%)
- American Indian (1.2%)
- Asian (29.9%)
- Pacific Islander (0.1%)
- 2 or More (12.5%)
- Other (17.6%)
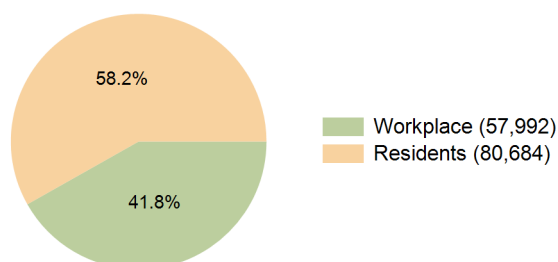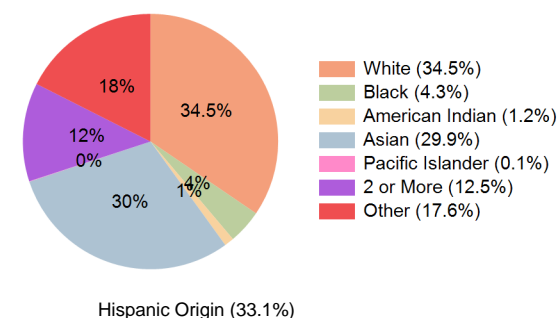
Hispanic Origin (33.1%)

Regency Centers.

Population by Age Range

Legend: 1 Mile Radius, 3 Mile Radius, 5 Mile Radius, 10 Minute Drive
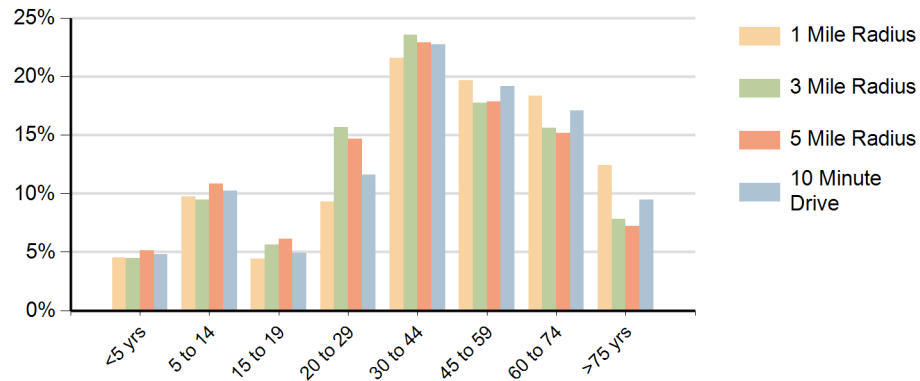
Households by Income Range ($000)

Legend: 1 Mile Radius, 3 Mile Radius, 5 Mile Radius, 10 Minute Drive
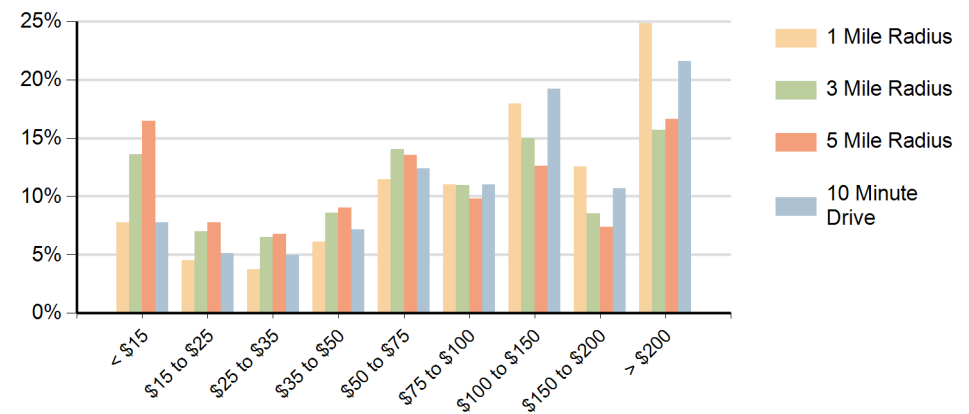
H Mart Plaza Fort Lee, New Jersey		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	48,835	539,287	1,958,351	167,649
	2020 Census Population	48,130	546,405	1,967,018	167,379
	2010 Census Population	43,338	527,860	1,870,332	156,268
	Historical Annual Growth 2010 to 2020	1.1%	0.4%	0.5%	0.7%
	Estimated Annual Growth 2020 to 2025	0.3%	-0.3%	-0.1%	0.0%
	Projected Annual Growth 2025 to 2030	0.0%	-0.3%	-0.1%	0.0%
Households	Current Estimated Households	20,982	217,910	791,388	68,202
	2020 Census Households	20,448	215,196	774,726	67,026
	2010 Census Households	18,326	200,509	722,733	62,612
	Historical Annual Growth 2010 to 2020	1.1%	0.7%	0.7%	0.7%
	Estimated Annual Growth 2020 to 2025	0.5%	0.2%	0.4%	0.3%
	Projected Annual Growth 2025 to 2030	0.2%	0.0%	0.2%	0.2%
	Population per Household	2.3	2.4	2.4	2.4
Race	White	34.3%	26.3%	26.4%	34.5%
	Black or African American	2.7%	19.6%	22.3%	4.3%
	American Indian	0.5%	1.2%	1.3%	1.2%
	Asian	46.5%	13.9%	7.9%	29.9%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	7.8%	13.7%	13.8%	12.5%
	Other Races	8.2%	25.4%	28.2%	17.6%
	Hispanic Origin	16.8%	43.0%	47.9%	33.1%