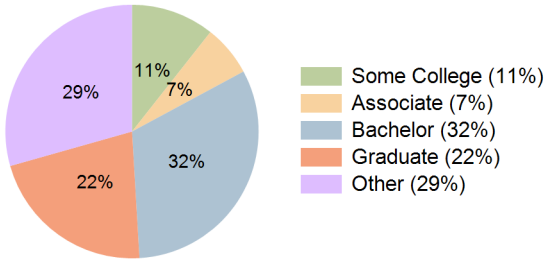
Regency Centers.

Demographic Summary Report

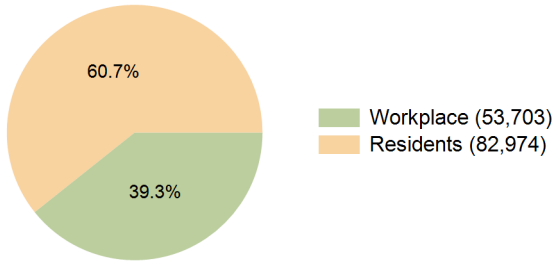
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

H Mart Plaza Fort Lee, New Jersey	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	49,485	542,820	1,987,398	164,773
Total Daytime Pop	39,019	472,817	1,812,987	136,677
Daytime Workers	13,181	183,537	721,173	53,703
Average Household Income	$162,503	$122,355	$128,261	$150,827
Median Household Income	$116,568	$80,386	$70,776	$107,743
Total Households	21,337	216,535	795,128	66,754
Median Home Value	$698,844	$669,177	$730,335	$674,412
Bachelors Degree	38.3%	25.9%	22.6%	31.9%
Graduate Degree	26.7%	20.1%	19.1%	21.6%
Consumer Spending Index	131	100	105	121
2031 Demographic Projections				
Projected Population	50,121	540,471	1,994,805	165,972
Projected 5 Year Annual Growth Rate (Pop)	0.3%	-0.1%	0.1%	0.2%
Projected Households	21,852	217,869	806,170	67,896
Projected 5 Year Annual Growth Rate (HH)	0.5%	0.1%	0.3%	0.3%

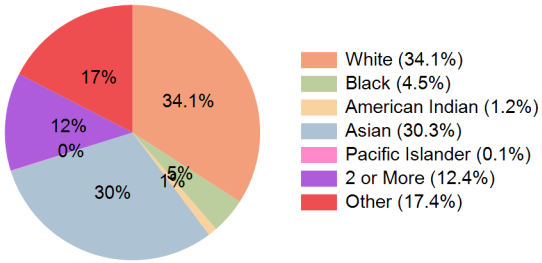
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (32.8%)

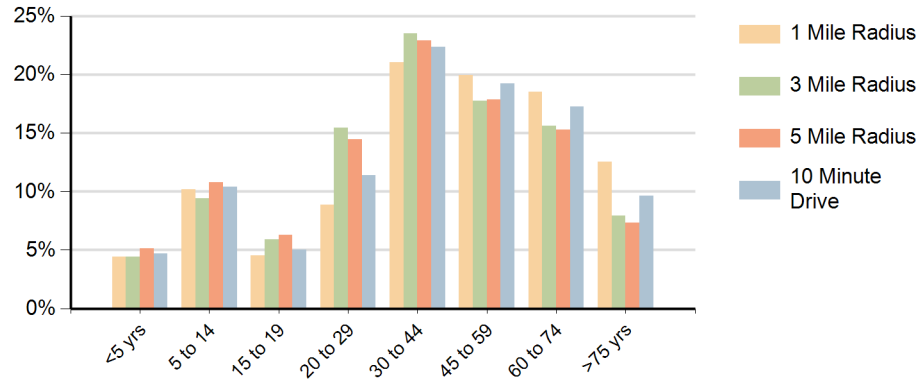
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Regency Centers.

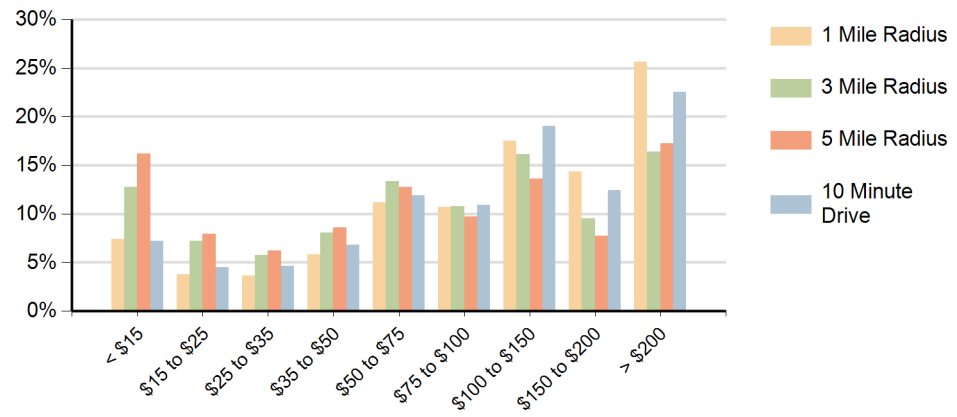
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



H Mart Plaza Fort Lee, New Jersey		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	49,485	542,820	1,987,398	164,773
	2020 Census Population	48,130	546,399	1,966,244	162,511
	2010 Census Population	43,338	527,848	1,869,529	151,747
	Historical Annual Growth 2010 to 2020	1.1%	0.4%	0.5%	0.7%
	Estimated Annual Growth 2020 to 2026	0.5%	-0.1%	0.2%	0.2%
	Projected Annual Growth 2026 to 2031	0.3%	-0.1%	0.1%	0.2%
Households	Current Estimated Households	21,337	216,535	795,128	66,754
	2020 Census Households	20,448	215,196	774,402	64,714
	2010 Census Households	18,326	200,509	722,404	60,371
	Historical Annual Growth 2010 to 2020	1.1%	0.7%	0.7%	0.7%
	Estimated Annual Growth 2020 to 2026	0.7%	0.1%	0.4%	0.5%
	Projected Annual Growth 2026 to 2031	0.5%	0.1%	0.3%	0.3%
	Population per Household	2.3	2.4	2.4	2.5
Race	White	34.0%	26.4%	26.2%	34.1%
	Black or African American	2.8%	19.6%	22.6%	4.5%
	American Indian	0.5%	1.1%	1.3%	1.2%
	Asian	46.4%	14.0%	7.9%	30.3%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	7.9%	13.7%	13.8%	12.4%
	Other Races	8.3%	25.1%	28.1%	17.4%
	Hispanic Origin	17.1%	42.6%	47.9%	32.8%

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