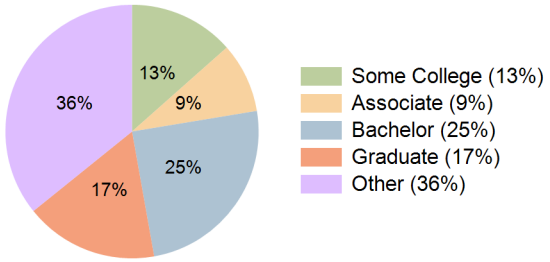
Regency Centers.

Demographic Summary Report

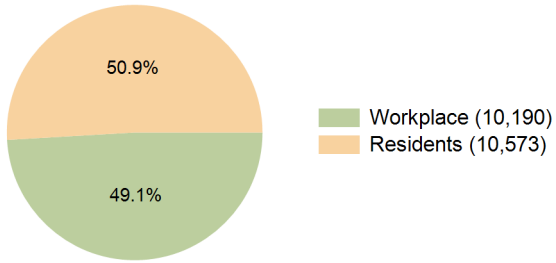
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Putnam Plaza Carmel, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	2,820	19,954	46,928	22,066
Total Daytime Pop	3,757	19,208	40,065	20,763
Daytime Workers	2,359	9,663	18,297	10,190
Average Household Income	$121,414	$151,671	$161,071	$150,109
Median Household Income	$103,756	$122,700	$126,261	$119,543
Total Households	1,210	7,868	18,078	8,694
Median Home Value	$532,746	$474,497	$483,541	$467,028
Bachelors Degree	20.4%	25.9%	27.9%	24.8%
Graduate Degree	18.2%	18.2%	18.4%	17.0%
Consumer Spending Index	98	121	129	120
2031 Demographic Projections				
Projected Population	2,829	19,841	46,696	21,952
Projected 5 Year Annual Growth Rate (Pop)	0.1%	-0.1%	-0.1%	-0.1%
Projected Households	1,244	8,005	18,379	8,849
Projected 5 Year Annual Growth Rate (HH)	0.6%	0.4%	0.3%	0.4%

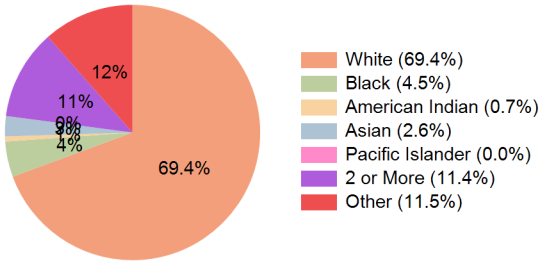
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (26.2%)

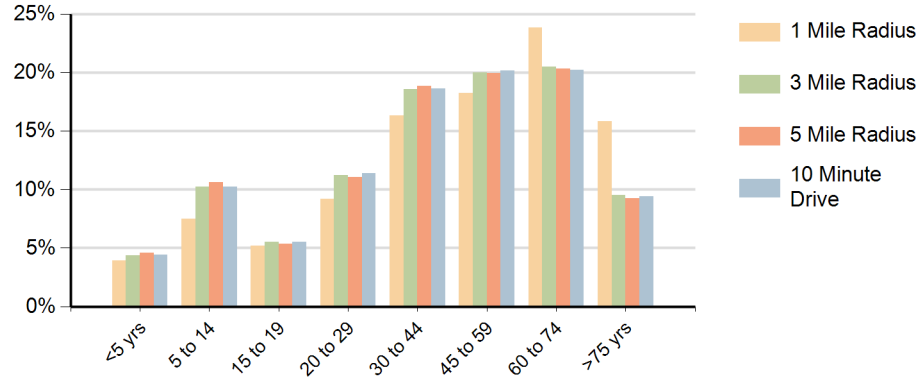
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Regency Centers.

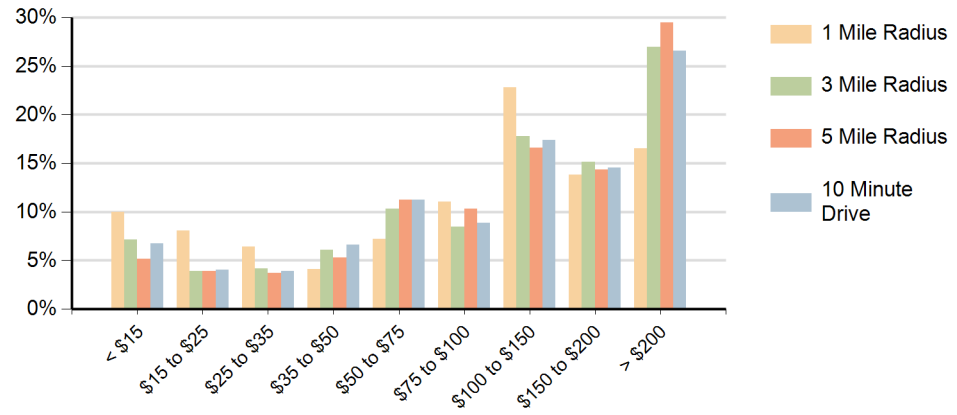
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Putnam Plaza Carmel, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	2,820	19,954	46,928	22,066
	2020 Census Population	2,772	20,229	47,690	22,259
	2010 Census Population	2,479	20,528	48,530	22,488
	Historical Annual Growth 2010 to 2020	1.1%	-0.2%	-0.2%	-0.1%
	Estimated Annual Growth 2020 to 2026	0.3%	-0.2%	-0.3%	-0.1%
	Projected Annual Growth 2026 to 2031	0.1%	-0.1%	-0.1%	-0.1%
Households	Current Estimated Households	1,210	7,868	18,078	8,694
	2020 Census Households	1,147	7,617	17,558	8,417
	2010 Census Households	924	7,360	17,339	8,169
	Historical Annual Growth 2010 to 2020	2.2%	0.3%	0.1%	0.3%
	Estimated Annual Growth 2020 to 2026	0.9%	0.5%	0.5%	0.5%
	Projected Annual Growth 2026 to 2031	0.6%	0.4%	0.3%	0.4%
	Population per Household	2.2	2.5	2.6	2.5
Race	White	72.1%	70.4%	72.0%	69.4%
	Black or African American	6.8%	4.4%	3.9%	4.5%
	American Indian	0.5%	0.6%	0.6%	0.7%
	Asian	2.8%	2.7%	2.5%	2.6%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	9.6%	11.0%	10.8%	11.4%
	Other Races	8.1%	11.0%	10.2%	11.5%
	Hispanic Origin	21.2%	25.1%	23.7%	26.2%

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