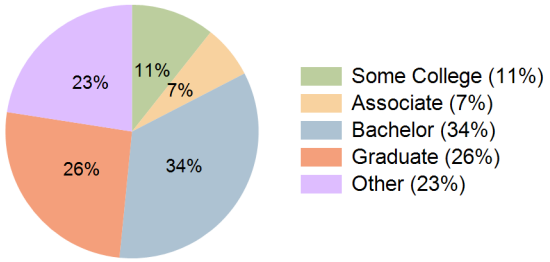
Regency Centers.

Demographic Summary Report

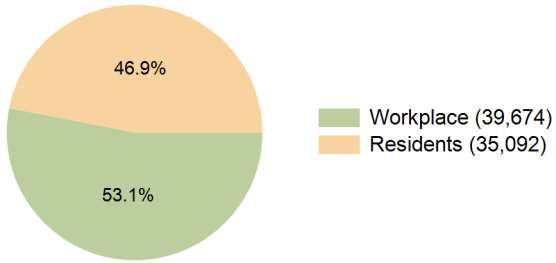
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Chestnut Ridge Shopping Center Montvale, New Jersey	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	5,574	58,193	240,666	64,722
Total Daytime Pop	14,273	69,279	242,196	74,766
Daytime Workers	11,047	37,972	111,810	39,674
Average Household Income	$284,603	$255,378	$217,080	$249,161
Median Household Income	$214,256	$179,258	$150,470	$172,964
Total Households	2,307	19,833	79,088	21,377
Median Home Value	$938,998	$823,505	$735,022	$817,482
Bachelors Degree	40.4%	35.9%	33.3%	34.2%
Graduate Degree	26.8%	27.0%	24.4%	25.9%
Consumer Spending Index	221	200	171	195
2031 Demographic Projections				
Projected Population	5,593	59,136	244,151	66,142
Projected 5 Year Annual Growth Rate (Pop)	0.1%	0.3%	0.3%	0.4%
Projected Households	2,343	20,375	80,870	22,077
Projected 5 Year Annual Growth Rate (HH)	0.3%	0.5%	0.5%	0.7%

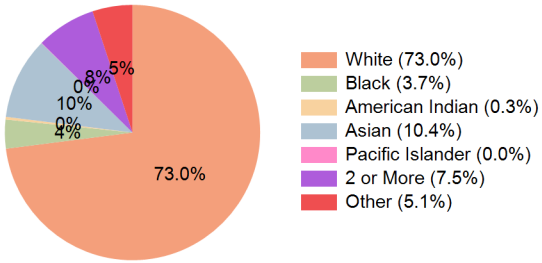
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (11.7%)

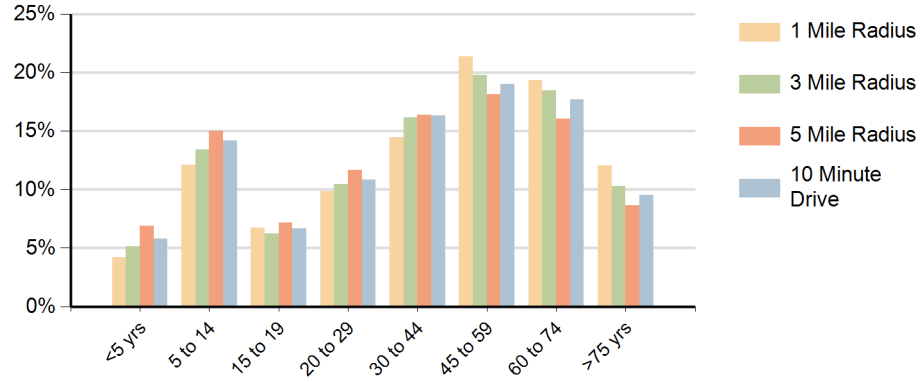
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Regency Centers.

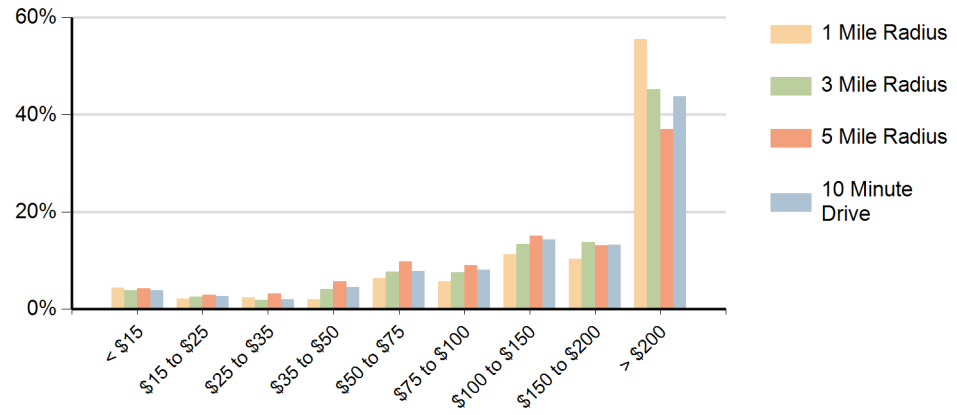
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Chestnut Ridge Shopping Center Montvale, New Jersey	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	5,574	58,193	240,666	64,722
	2020 Census Population	3,847	53,983	231,792	60,339
	2010 Census Population	3,569	50,763	213,940	56,120
	Historical Annual Growth 2010 to 2020	0.8%	0.6%	0.8%	0.7%
	Estimated Annual Growth 2020 to 2026	6.1%	1.2%	0.6%	1.1%
	Projected Annual Growth 2026 to 2031	0.1%	0.3%	0.3%	0.4%
Households	Current Estimated Households	2,307	19,833	79,088	21,377
	2020 Census Households	1,589	18,176	75,113	19,662
	2010 Census Households	1,405	17,792	72,246	19,171
	Historical Annual Growth 2010 to 2020	1.2%	0.2%	0.4%	0.3%
	Estimated Annual Growth 2020 to 2026	6.2%	1.4%	0.8%	1.4%
	Projected Annual Growth 2026 to 2031	0.3%	0.5%	0.5%	0.7%
	Population per Household	2.4	2.9	3.0	3.0
Race	White	77.6%	75.2%	71.9%	73.0%
	Black or African American	1.3%	2.6%	4.9%	3.7%
	American Indian	0.2%	0.3%	0.4%	0.3%
	Asian	12.4%	10.9%	8.7%	10.4%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	6.6%	7.5%	7.5%	7.5%
	Other Races	2.0%	3.5%	6.6%	5.1%
	Hispanic Origin	7.6%	9.8%	13.4%	11.7%

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