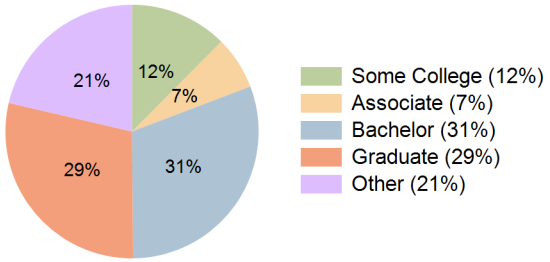
Regency Centers.

Demographic Summary Report

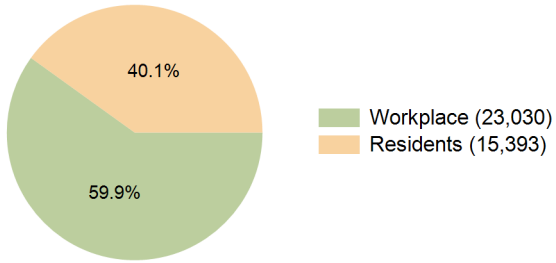
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

High Ridge Center Stamford, Connecticut	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	6,302	51,308	183,738	32,527
Total Daytime Pop	7,341	58,985	193,485	38,423
Daytime Workers	4,162	34,850	108,307	23,030
Average Household Income	$280,703	$244,803	$246,591	$242,993
Median Household Income	$183,773	$157,574	$149,128	$158,275
Total Households	2,309	19,346	71,395	12,057
Median Home Value	$688,908	$705,209	$822,727	$684,846
Bachelors Degree	28.9%	31.6%	33.4%	30.7%
Graduate Degree	29.8%	28.2%	26.8%	28.8%
Consumer Spending Index	220	194	197	193
2031 Demographic Projections				
Projected Population	6,238	51,418	186,540	32,362
Projected 5 Year Annual Growth Rate (Pop)	-0.2%	0.0%	0.3%	-0.1%
Projected Households	2,313	19,600	73,498	12,120
Projected 5 Year Annual Growth Rate (HH)	0.0%	0.3%	0.6%	0.1%

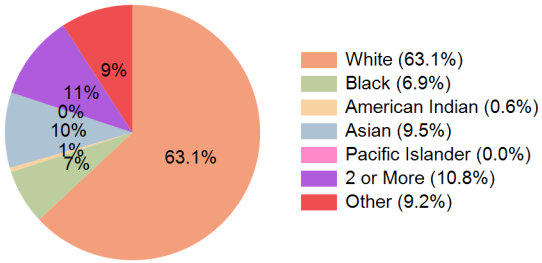
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (19.6%)

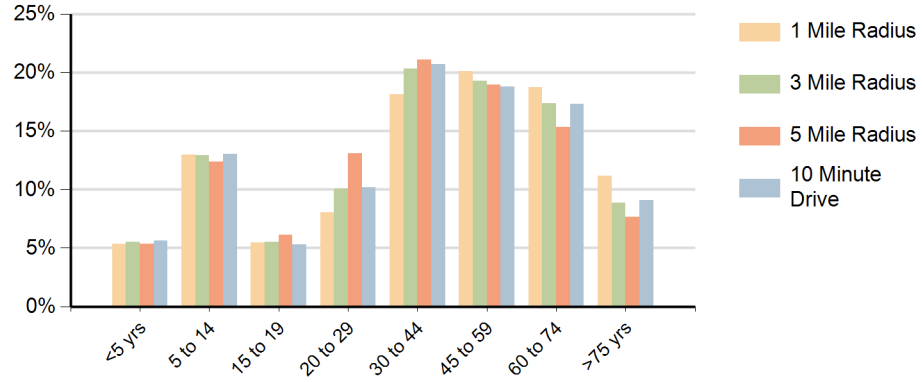
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Regency Centers.

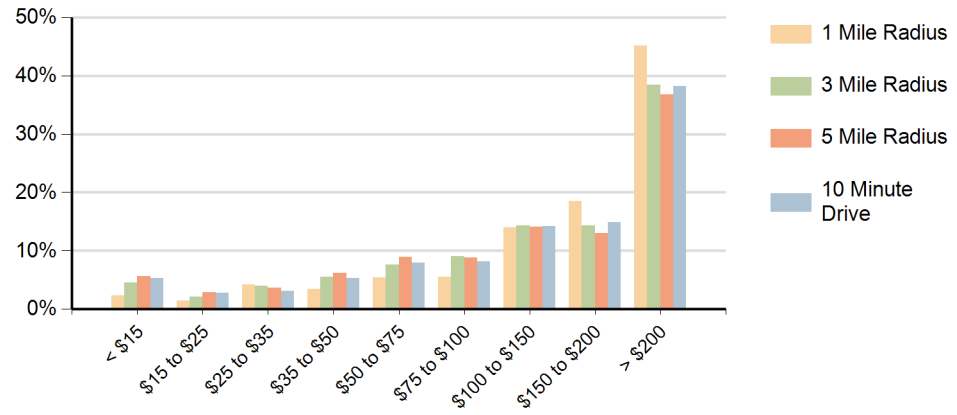
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	High Ridge Center Stamford, Connecticut	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	6,302	51,308	183,738	32,527
	2020 Census Population	6,393	51,549	179,172	32,768
	2010 Census Population	6,435	50,737	165,763	32,428
	Historical Annual Growth 2010 to 2020	-0.1%	0.2%	0.8%	0.1%
	Estimated Annual Growth 2020 to 2026	-0.2%	-0.1%	0.4%	-0.1%
	Projected Annual Growth 2026 to 2031	-0.2%	0.0%	0.3%	-0.1%
Households	Current Estimated Households	2,309	19,346	71,395	12,057
	2020 Census Households	2,306	19,088	67,339	11,912
	2010 Census Households	2,342	18,869	61,988	11,857
	Historical Annual Growth 2010 to 2020	-0.2%	0.1%	0.8%	0.1%
	Estimated Annual Growth 2020 to 2026	0.0%	0.2%	0.9%	0.2%
	Projected Annual Growth 2026 to 2031	0.0%	0.3%	0.6%	0.1%
	Population per Household	2.7	2.6	2.5	2.7
Race	White	72.6%	64.7%	58.1%	63.1%
	Black or African American	4.1%	6.2%	8.6%	6.9%
	American Indian	0.3%	0.6%	0.9%	0.6%
	Asian	9.2%	8.6%	8.5%	9.5%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	9.0%	11.0%	11.7%	10.8%
	Other Races	4.9%	8.9%	12.1%	9.2%
	Hispanic Origin	12.7%	19.6%	24.2%	19.6%

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