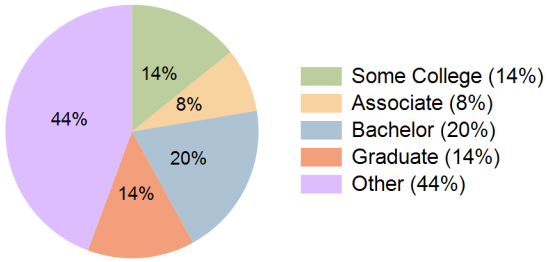
Regency Centers.

Demographic Summary Report

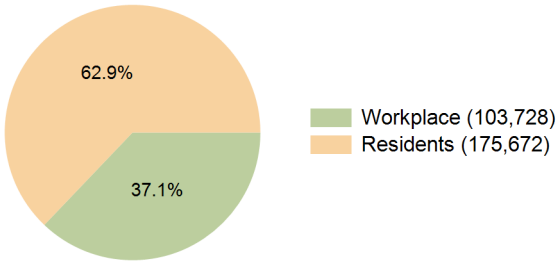
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

McLean Plaza Yonkers, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	31,687	566,724	1,319,166	322,075
Total Daytime Pop	22,070	468,501	1,134,359	279,400
Daytime Workers	6,802	156,022	395,747	103,728
Average Household Income	$122,499	$98,551	$100,799	$98,387
Median Household Income	$98,184	$67,117	$64,700	$67,668
Total Households	12,409	216,978	496,850	122,584
Median Home Value	$635,253	$594,531	$615,751	$582,765
Bachelors Degree	22.1%	19.4%	18.9%	19.6%
Graduate Degree	16.1%	14.0%	13.9%	13.7%
Consumer Spending Index	99	81	83	81
2031 Demographic Projections				
Projected Population	31,496	567,077	1,321,978	321,959
Projected 5 Year Annual Growth Rate (Pop)	-0.1%	0.0%	0.0%	0.0%
Projected Households	12,444	219,749	504,266	124,008
Projected 5 Year Annual Growth Rate (HH)	0.1%	0.3%	0.3%	0.2%

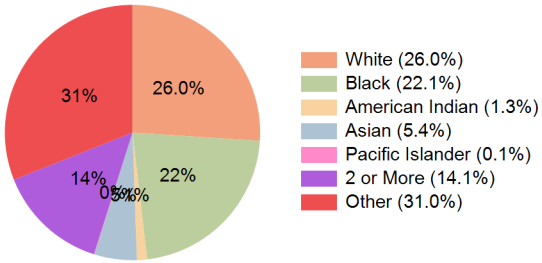
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (51.0%)

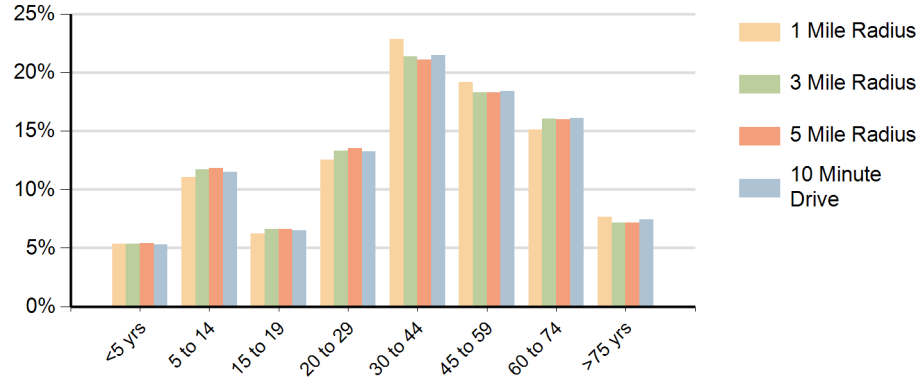
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Regency Centers.

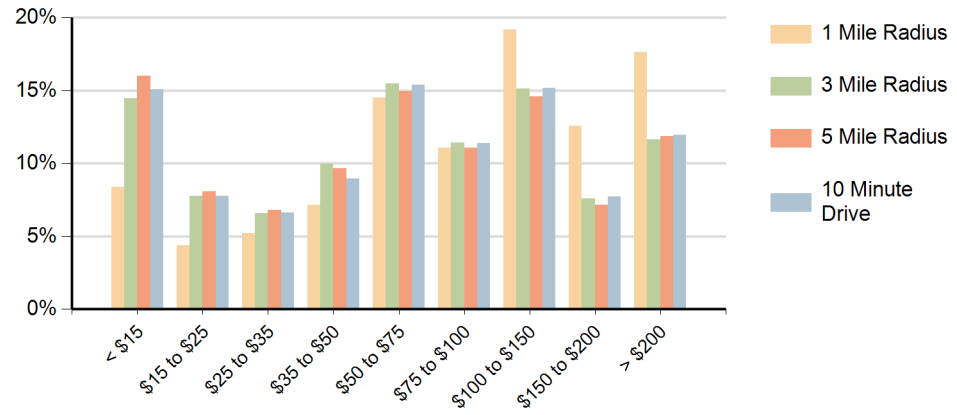
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	McLean Plaza Yonkers, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	31,687	566,724	1,319,166	322,075
	2020 Census Population	32,611	568,727	1,323,587	326,679
	2010 Census Population	30,064	532,211	1,255,090	311,354
	Historical Annual Growth 2010 to 2020	0.8%	0.7%	0.5%	0.5%
	Estimated Annual Growth 2020 to 2026	-0.5%	-0.1%	-0.1%	-0.2%
	Projected Annual Growth 2026 to 2031	-0.1%	0.0%	0.0%	0.0%
Households	Current Estimated Households	12,409	216,978	496,850	122,584
	2020 Census Households	12,335	212,564	487,293	121,696
	2010 Census Households	11,966	199,511	459,070	116,858
	Historical Annual Growth 2010 to 2020	0.3%	0.6%	0.6%	0.4%
	Estimated Annual Growth 2020 to 2026	0.1%	0.3%	0.3%	0.1%
	Projected Annual Growth 2026 to 2031	0.1%	0.3%	0.3%	0.2%
	Population per Household	2.6	2.6	2.6	2.6
Race	White	50.5%	20.8%	22.0%	26.0%
	Black or African American	10.5%	35.6%	29.6%	22.1%
	American Indian	1.0%	1.2%	1.3%	1.3%
	Asian	6.2%	4.8%	5.3%	5.4%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	11.5%	12.4%	13.0%	14.1%
	Other Races	20.3%	25.1%	28.8%	31.0%
	Hispanic Origin	35.3%	42.0%	47.5%	51.0%

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