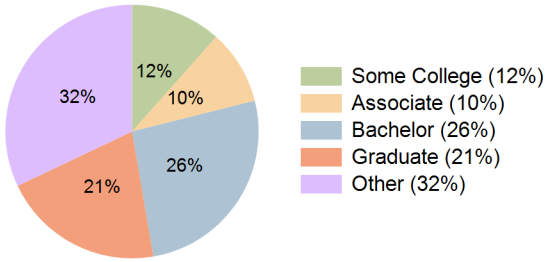
Regency Centers.

Demographic Summary Report

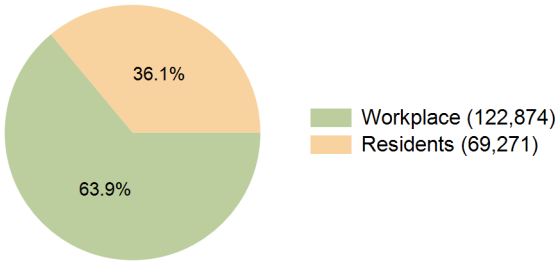
2010, 2020 Census, 2025 Estimates & 2030 Projections
Source: Esri

Bird Ludlam Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	17,928	170,756	459,995	145,209
Total Daytime Pop	25,092	207,628	563,669	192,145
Daytime Workers	17,121	125,774	346,954	122,874
Average Household Income	$151,598	$150,022	$135,082	$143,701
Median Household Income	$107,238	$98,225	$84,210	$94,267
Total Households	6,997	64,634	176,660	56,021
Median Home Value	$614,648	$660,692	$612,381	$644,599
Bachelors Degree	30.3%	25.9%	26.2%	26.2%
Graduate Degree	20.7%	20.9%	18.5%	20.7%
Consumer Spending Index	128	127	116	122
2030 Demographic Projections				
Projected Population	17,661	172,135	463,115	147,803
Projected 5 Year Annual Growth Rate (Pop)	-0.3%	0.2%	0.1%	0.4%
Projected Households	6,961	66,351	180,536	58,229
Projected 5 Year Annual Growth Rate (HH)	-0.1%	0.5%	0.4%	0.8%

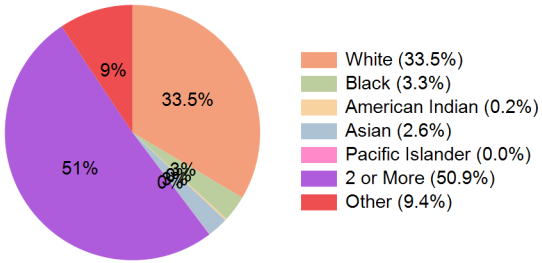
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (76.4%)

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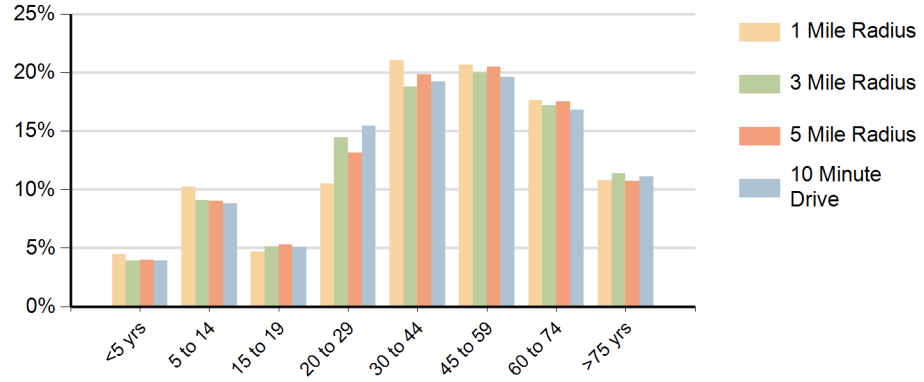
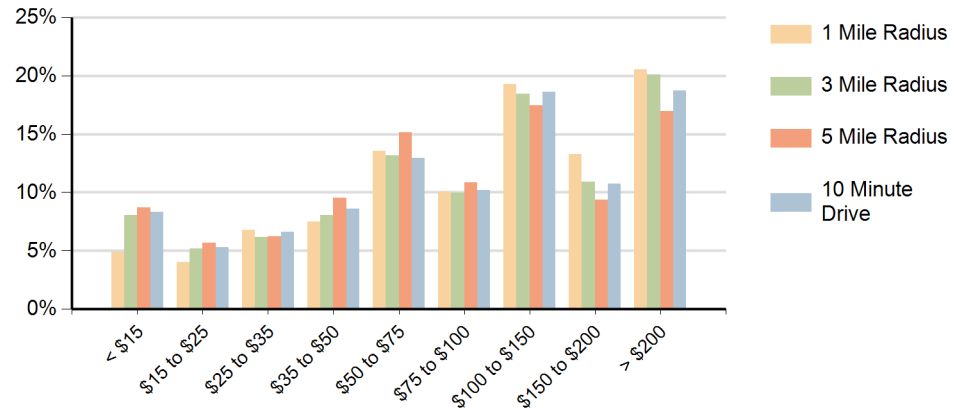
Population by Age Range



Households by Income Range ($000)



	Bird Ludlam Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	17,928	170,756	459,995	145,209
	2020 Census Population	17,059	167,970	458,342	141,785
	2010 Census Population	17,436	164,209	440,780	136,771
	Historical Annual Growth 2010 to 2020	-0.2%	0.2%	0.4%	0.4%
	Estimated Annual Growth 2020 to 2025	1.0%	0.3%	0.1%	0.5%
	Projected Annual Growth 2025 to 2030	-0.3%	0.2%	0.1%	0.4%
Households	Current Estimated Households	6,997	64,634	176,660	56,021
	2020 Census Households	6,468	61,758	171,848	53,031
	2010 Census Households	6,402	57,814	160,158	48,416
	Historical Annual Growth 2010 to 2020	0.1%	0.7%	0.7%	0.9%
	Estimated Annual Growth 2020 to 2025	1.5%	0.9%	0.5%	1.1%
	Projected Annual Growth 2025 to 2030	-0.1%	0.5%	0.4%	0.8%
	Population per Household	2.6	2.6	2.5	2.5
Race	White	35.3%	34.0%	32.0%	33.5%
	Black or African American	1.2%	3.1%	2.5%	3.3%
	American Indian	0.1%	0.2%	0.3%	0.2%
	Asian	1.3%	2.2%	2.1%	2.6%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	55.1%	51.5%	52.0%	50.9%
	Other Races	6.9%	8.9%	11.1%	9.4%
	Hispanic Origin	78.5%	76.7%	79.9%	76.4%

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