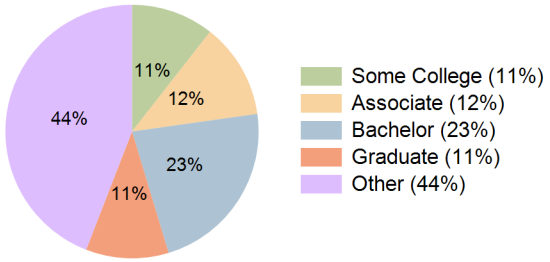
Regency Centers.

Demographic Summary Report

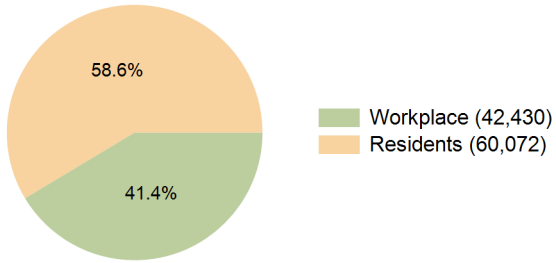
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Concord Shopping Plaza Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	17,889	197,629	475,000	120,587
Total Daytime Pop	14,811	165,104	454,620	102,502
Daytime Workers	5,686	66,044	224,515	42,430
Average Household Income	$120,472	$114,645	$120,707	$118,310
Median Household Income	$92,794	$84,869	$87,750	$87,527
Total Households	5,721	66,684	169,484	39,974
Median Home Value	$565,948	$501,038	$523,943	$529,201
Bachelors Degree	24.1%	23.1%	24.8%	22.6%
Graduate Degree	10.0%	10.6%	12.8%	10.6%
Consumer Spending Index	97	93	98	96
2031 Demographic Projections				
Projected Population	17,343	193,409	470,370	117,959
Projected 5 Year Annual Growth Rate (Pop)	-0.6%	-0.4%	-0.2%	-0.4%
Projected Households	5,636	66,279	170,365	39,709
Projected 5 Year Annual Growth Rate (HH)	-0.3%	-0.1%	0.1%	-0.1%

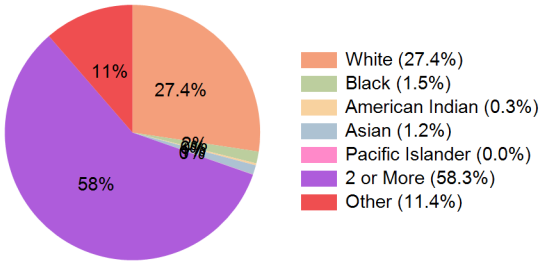
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (89.6%)

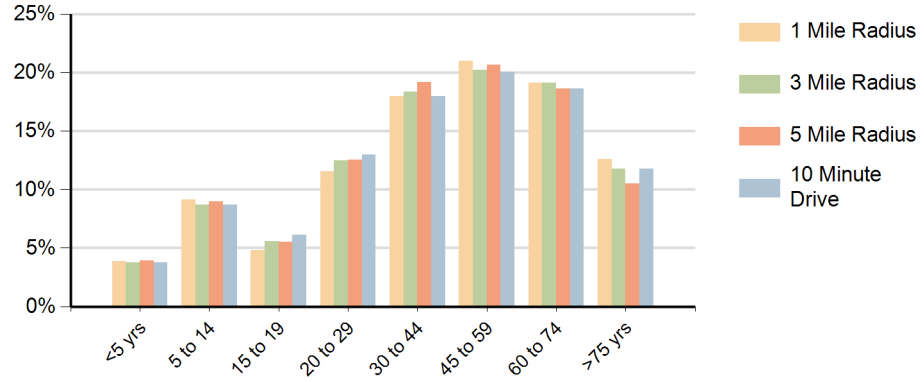
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Regency Centers.

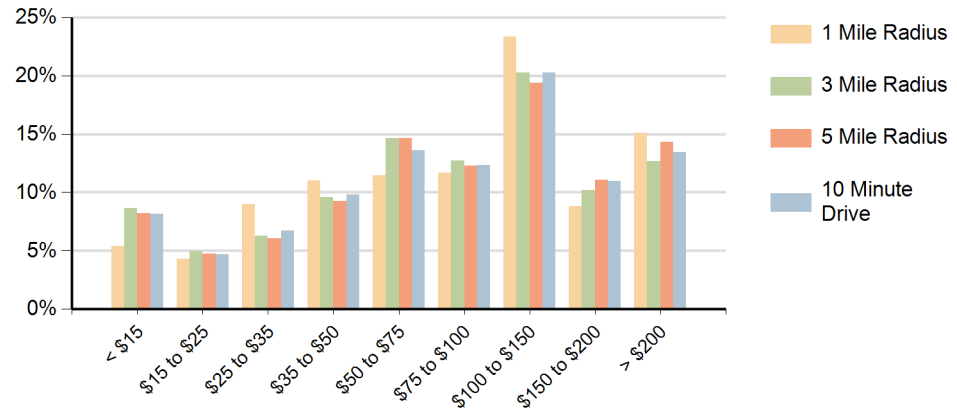
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Concord Shopping Plaza Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	17,889	197,629	475,000	120,587
	2020 Census Population	18,553	200,834	479,940	121,965
	2010 Census Population	19,168	203,516	469,863	124,627
	Historical Annual Growth 2010 to 2020	-0.3%	-0.1%	0.2%	-0.2%
	Estimated Annual Growth 2020 to 2026	-0.6%	-0.3%	-0.2%	-0.2%
	Projected Annual Growth 2026 to 2031	-0.6%	-0.4%	-0.2%	-0.4%
Households	Current Estimated Households	5,721	66,684	169,484	39,974
	2020 Census Households	5,748	65,595	165,574	39,061
	2010 Census Households	5,691	64,277	156,276	38,630
	Historical Annual Growth 2010 to 2020	0.1%	0.2%	0.6%	0.1%
	Estimated Annual Growth 2020 to 2026	-0.1%	0.3%	0.4%	0.4%
	Projected Annual Growth 2026 to 2031	-0.3%	-0.1%	0.1%	-0.1%
	Population per Household	3.1	2.9	2.8	2.9
Race	White	27.0%	27.2%	27.8%	27.4%
	Black or African American	0.5%	1.2%	1.3%	1.5%
	American Indian	0.3%	0.2%	0.2%	0.3%
	Asian	1.0%	1.2%	1.6%	1.2%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	61.7%	58.7%	57.6%	58.3%
	Other Races	9.5%	11.5%	11.4%	11.4%
	Hispanic Origin	91.4%	90.0%	87.9%	89.6%

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