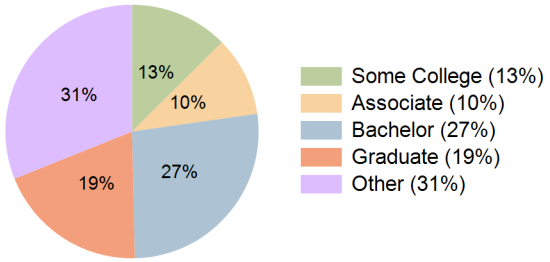
Regency Centers.

Demographic Summary Report

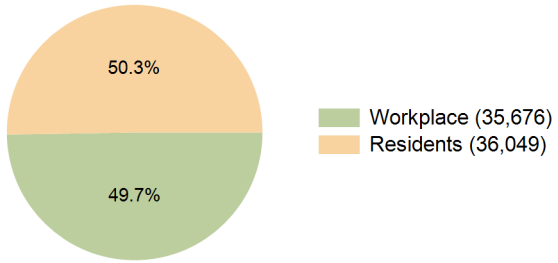
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Coral Reef Shopping Center Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	11,995	95,792	290,536	71,660
Total Daytime Pop	13,697	94,065	299,032	71,725
Daytime Workers	8,022	45,763	155,208	35,676
Average Household Income	$197,557	$194,151	$151,576	$185,003
Median Household Income	$123,673	$124,372	$98,498	$116,121
Total Households	4,559	32,814	106,764	24,487
Median Home Value	$713,390	$680,108	$591,753	$652,754
Bachelors Degree	30.4%	27.6%	25.3%	26.9%
Graduate Degree	26.3%	20.3%	17.6%	19.3%
Consumer Spending Index	158	155	122	148
2031 Demographic Projections				
Projected Population	11,879	94,656	290,011	70,892
Projected 5 Year Annual Growth Rate (Pop)	-0.2%	-0.2%	0.0%	-0.2%
Projected Households	4,570	32,867	108,189	24,571
Projected 5 Year Annual Growth Rate (HH)	0.1%	0.0%	0.3%	0.1%

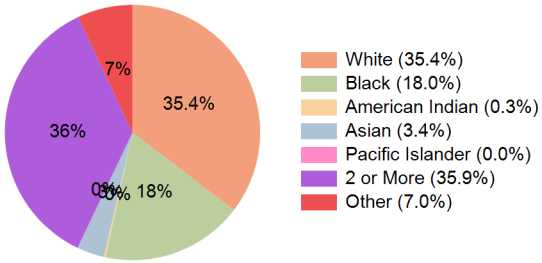
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (53.5%)

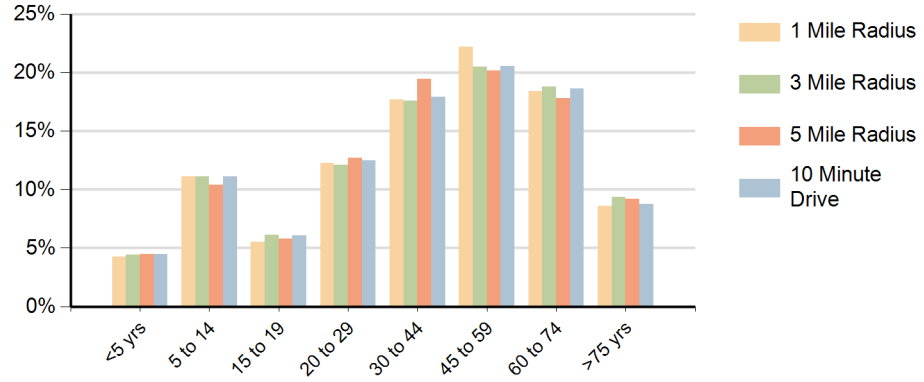
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Regency Centers.

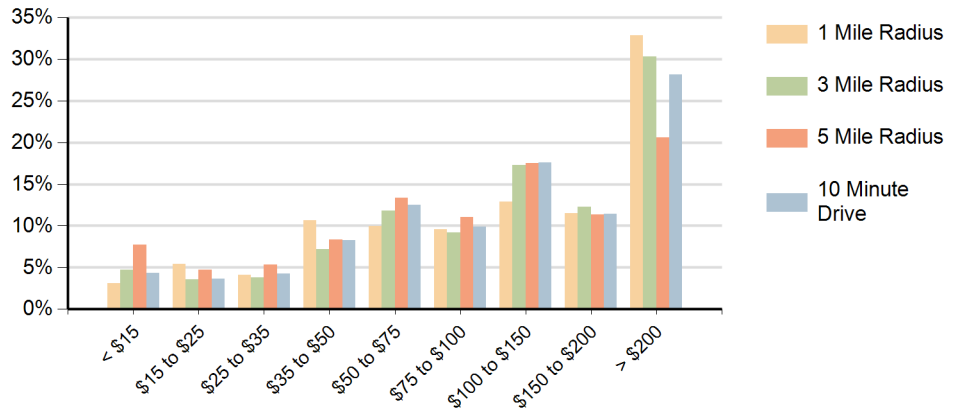
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



Coral Reef Shopping Center Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	11,995	95,792	290,536	71,660
	2020 Census Population	11,886	95,861	289,884	70,872
	2010 Census Population	11,565	92,277	269,709	68,484
	Historical Annual Growth 2010 to 2020	0.3%	0.4%	0.7%	0.3%
	Estimated Annual Growth 2020 to 2026	0.2%	0.0%	0.0%	0.2%
	Projected Annual Growth 2026 to 2031	-0.2%	-0.2%	0.0%	-0.2%
Households	Current Estimated Households	4,559	32,814	106,764	24,487
	2020 Census Households	4,561	31,963	103,219	23,615
	2010 Census Households	4,227	30,158	92,967	22,375
	Historical Annual Growth 2010 to 2020	0.8%	0.6%	1.1%	0.5%
	Estimated Annual Growth 2020 to 2026	0.0%	0.4%	0.5%	0.6%
	Projected Annual Growth 2026 to 2031	0.1%	0.0%	0.3%	0.1%
	Population per Household	2.6	2.9	2.7	2.9
Race	White	43.1%	36.9%	33.9%	35.4%
	Black or African American	5.7%	15.2%	9.7%	18.0%
	American Indian	0.2%	0.2%	0.3%	0.3%
	Asian	5.6%	3.2%	3.0%	3.4%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	37.9%	37.6%	44.2%	35.9%
	Other Races	7.6%	6.8%	8.8%	7.0%
	Hispanic Origin	55.5%	55.4%	67.2%	53.5%

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