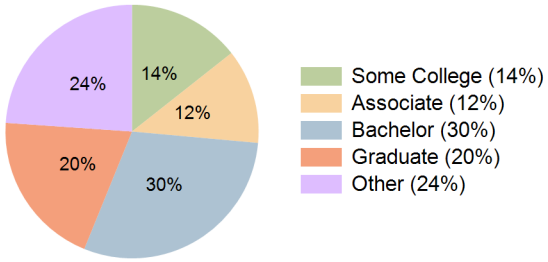
Regency Centers.

Demographic Summary Report

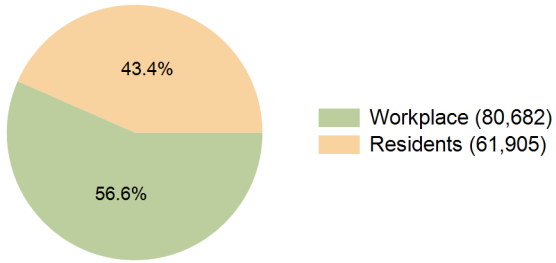
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Pine Island Davie, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	16,733	117,246	361,677	138,495
Total Daytime Pop	19,544	111,497	323,050	142,587
Daytime Workers	11,904	57,150	148,659	80,682
Average Household Income	$117,948	$138,005	$121,193	$144,919
Median Household Income	$87,172	$103,682	$88,026	$110,099
Total Households	7,983	48,581	138,062	54,537
Median Home Value	$280,567	$531,772	$465,422	$542,921
Bachelors Degree	26.1%	29.1%	23.8%	29.7%
Graduate Degree	17.5%	20.3%	14.5%	19.9%
Consumer Spending Index	97	112	99	118
2031 Demographic Projections				
Projected Population	17,128	119,392	367,441	141,313
Projected 5 Year Annual Growth Rate (Pop)	0.5%	0.4%	0.3%	0.4%
Projected Households	8,194	49,939	141,554	56,326
Projected 5 Year Annual Growth Rate (HH)	0.5%	0.6%	0.5%	0.7%

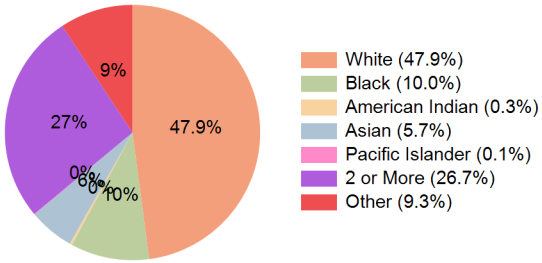
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (41.6%)

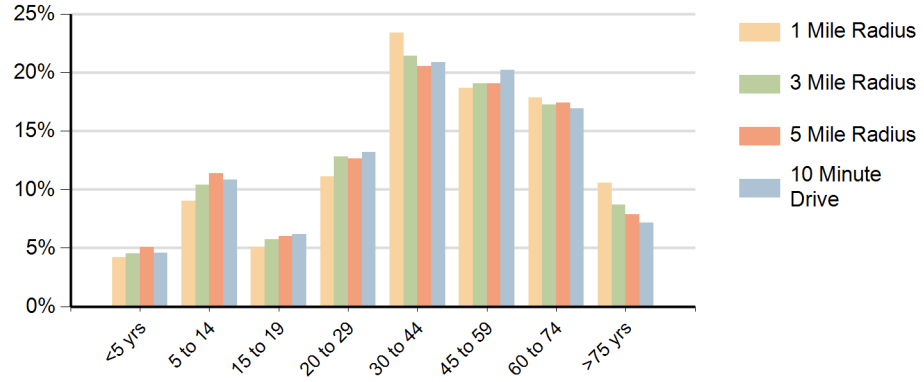
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Regency Centers.

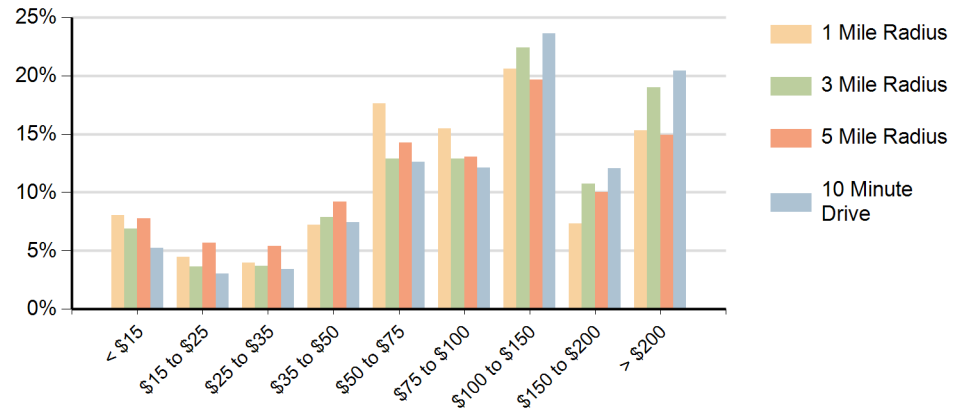
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Pine Island Davie, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	16,733	117,246	361,677	138,495
	2020 Census Population	14,789	111,392	353,581	132,622
	2010 Census Population	13,214	101,666	313,112	118,719
	Historical Annual Growth 2010 to 2020	1.1%	0.9%	1.2%	1.1%
	Estimated Annual Growth 2020 to 2026	2.0%	0.8%	0.4%	0.7%
	Projected Annual Growth 2026 to 2031	0.5%	0.4%	0.3%	0.4%
Households	Current Estimated Households	7,983	48,581	138,062	54,537
	2020 Census Households	6,942	45,290	132,110	51,105
	2010 Census Households	6,565	42,272	118,138	46,504
	Historical Annual Growth 2010 to 2020	0.6%	0.7%	1.1%	1.0%
	Estimated Annual Growth 2020 to 2026	2.3%	1.1%	0.7%	1.1%
	Projected Annual Growth 2026 to 2031	0.5%	0.6%	0.5%	0.7%
	Population per Household	2.1	2.4	2.6	2.5
Race	White	52.0%	50.5%	37.5%	47.9%
	Black or African American	9.7%	12.7%	27.2%	10.0%
	American Indian	0.2%	0.3%	0.4%	0.3%
	Asian	4.7%	5.6%	4.8%	5.7%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	25.2%	23.1%	21.5%	26.7%
	Other Races	8.1%	7.8%	8.6%	9.3%
	Hispanic Origin	37.3%	34.5%	34.4%	41.6%

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