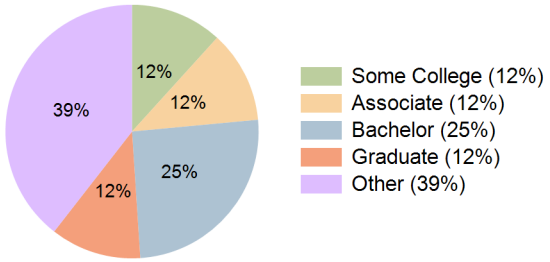
Regency Centers.

Demographic Summary Report

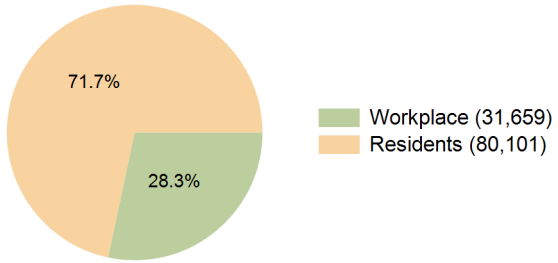
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Shoppes at Lago Mar Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	36,290	177,986	310,998	163,687
Total Daytime Pop	23,233	125,596	255,197	111,760
Daytime Workers	5,644	38,227	104,395	31,659
Average Household Income	$110,434	$117,099	$124,895	$115,483
Median Household Income	$89,080	$96,939	$101,288	$94,200
Total Households	12,161	60,416	104,326	55,494
Median Home Value	$491,604	$501,738	$517,441	$496,020
Bachelors Degree	25.0%	25.4%	25.3%	25.4%
Graduate Degree	9.4%	11.9%	12.7%	11.6%
Consumer Spending Index	89	95	101	93
2031 Demographic Projections				
Projected Population	35,240	174,525	305,922	160,490
Projected 5 Year Annual Growth Rate (Pop)	-0.6%	-0.4%	-0.3%	-0.4%
Projected Households	12,015	60,198	104,251	55,268
Projected 5 Year Annual Growth Rate (HH)	-0.2%	-0.1%	0.0%	-0.1%

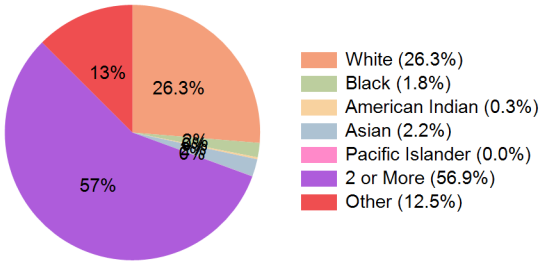
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (87.8%)

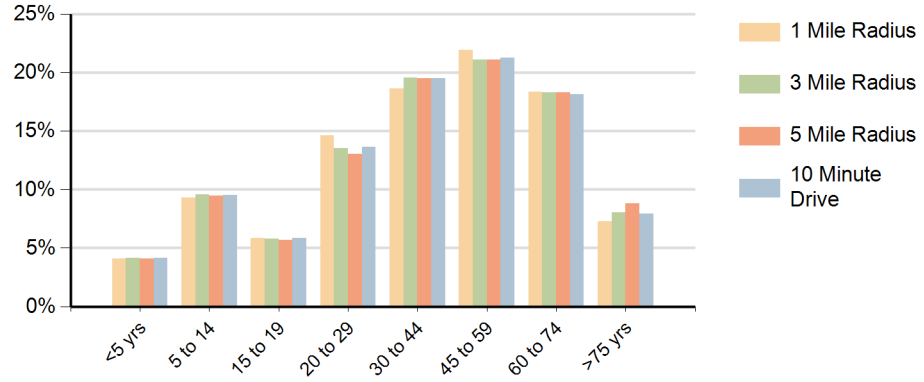
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Regency Centers.

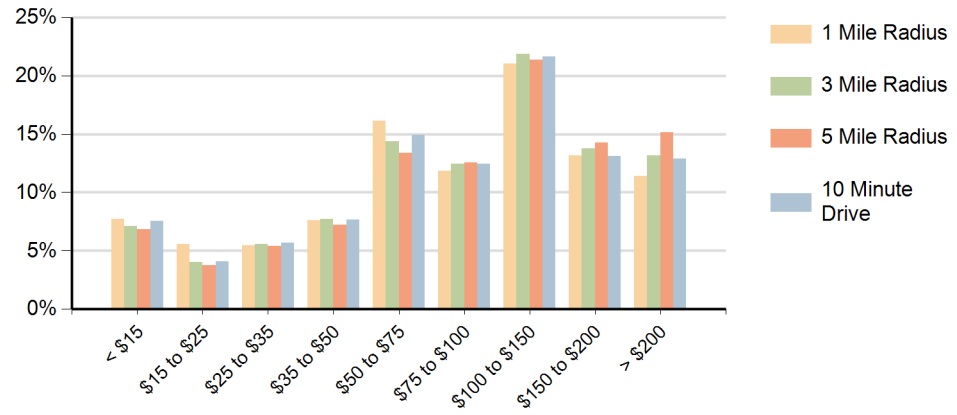
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Shoppes at Lago Mar Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	36,290	177,986	310,998	163,687
	2020 Census Population	37,549	182,571	316,098	167,903
	2010 Census Population	36,382	171,733	299,886	157,779
	Historical Annual Growth 2010 to 2020	0.3%	0.6%	0.5%	0.6%
	Estimated Annual Growth 2020 to 2026	-0.5%	-0.4%	-0.3%	-0.4%
	Projected Annual Growth 2026 to 2031	-0.6%	-0.4%	-0.3%	-0.4%
Households	Current Estimated Households	12,161	60,416	104,326	55,494
	2020 Census Households	12,190	59,676	102,388	54,899
	2010 Census Households	11,263	54,000	94,217	49,791
	Historical Annual Growth 2010 to 2020	0.8%	1.0%	0.8%	1.0%
	Estimated Annual Growth 2020 to 2026	0.0%	0.2%	0.3%	0.2%
	Projected Annual Growth 2026 to 2031	-0.2%	-0.1%	0.0%	-0.1%
	Population per Household	3.0	2.9	2.9	2.9
Race	White	24.8%	26.7%	28.2%	26.3%
	Black or African American	1.6%	1.9%	2.3%	1.8%
	American Indian	0.3%	0.2%	0.2%	0.3%
	Asian	2.3%	2.3%	2.1%	2.2%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	57.8%	56.6%	55.7%	56.9%
	Other Races	13.3%	12.4%	11.4%	12.5%
	Hispanic Origin	89.5%	87.2%	85.6%	87.8%

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