Regency Centers.

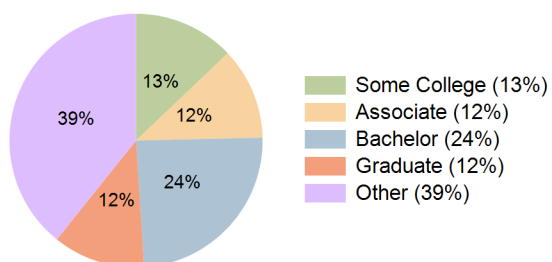| Shoppes at Lago Mar Miami, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Current Year Demographics				
Current Population	35,504	174,062	306,511	169,471
Total Daytime Pop	21,741	119,851	248,429	113,963
Daytime Workers	5,371	36,302	102,681	32,404
Average Household Income	$106,969	$110,919	$118,836	$110,846
Median Household Income	$86,005	$91,120	$96,249	$90,141
Total Households	11,753	58,647	101,973	56,919
Median Home Value	$486,076	$495,187	$509,193	$492,610
Bachelors Degree	23.2%	24.3%	24.6%	24.3%
Graduate Degree	10.2%	11.9%	12.5%	11.8%
Consumer Spending Index	92	95	101	95
2030 Demographic Projections				
Projected Population	34,294	171,092	300,948	165,970
Projected 5 Year Annual Growth Rate (Pop)	-0.7%	-0.3%	-0.4%	-0.4%
Projected Households	11,515	58,353	101,255	56,380
Projected 5 Year Annual Growth Rate (HH)	-0.4%	-0.1%	-0.1%	-0.2%

Education (10 Minute Drive)

- Some College (13%)
- Associate (12%)
- Bachelor (24%)
- Graduate (12%)
- Other (39%)

Daytime Population (10 Minute Drive)

- Workplace (32,404)
- Residents (81,559)

Race (10 Minute Drive)

- White (26.5%)
- Black (2.0%)
- American Indian (0.3%)
- Asian (2.3%)
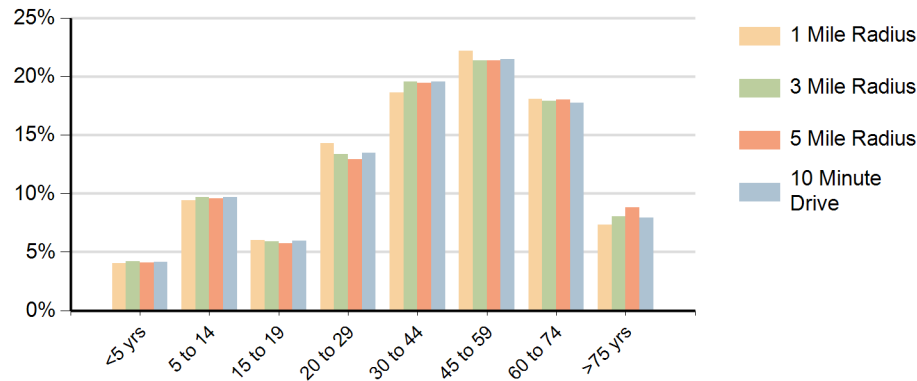- Pacific Islander (0.0%)
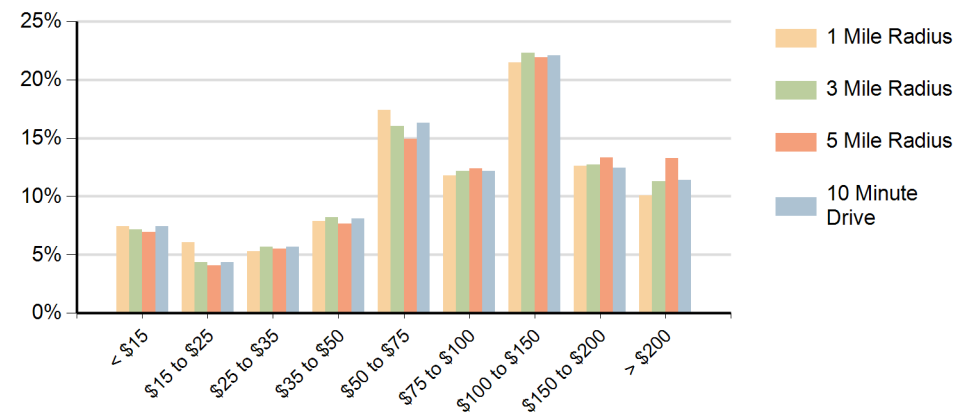- 2 or More (56.5%)
- Other (12.5%)
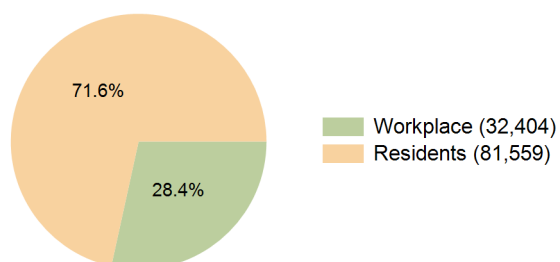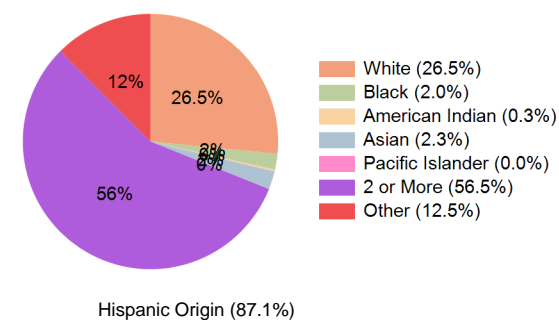
Hispanic Origin (87.1%)

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	35,504	174,062	306,511	169,471
	2020 Census Population	37,035	181,889	316,509	176,875
	2010 Census Population	35,364	171,004	300,291	165,827
	Historical Annual Growth 2010 to 2020	0.5%	0.6%	0.5%	0.7%
	Estimated Annual Growth 2020 to 2025	-0.8%	-0.8%	-0.6%	-0.8%
	Projected Annual Growth 2025 to 2030	-0.7%	-0.3%	-0.4%	-0.4%
Households	Current Estimated Households	11,753	58,647	101,973	56,919
	2020 Census Households	11,956	59,467	102,556	57,680
	2010 Census Households	10,845	53,794	94,364	52,169
	Historical Annual Growth 2010 to 2020	1.0%	1.0%	0.8%	1.0%
	Estimated Annual Growth 2020 to 2025	-0.3%	-0.3%	-0.1%	-0.3%
	Projected Annual Growth 2025 to 2030	-0.4%	-0.1%	-0.1%	-0.2%
	Population per Household	3.0	3.0	3.0	3.0
Race	White	25.0%	26.7%	28.3%	26.5%
	Black or African American	1.8%	2.1%	2.5%	2.0%
	American Indian	0.3%	0.3%	0.2%	0.3%
	Asian	2.4%	2.3%	2.2%	2.3%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	57.3%	56.3%	55.4%	56.5%
	Other Races	13.2%	12.4%	11.4%	12.5%
	Hispanic Origin	89.0%	86.7%	85.1%	87.1%