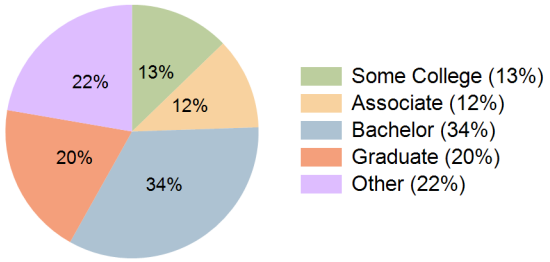
Regency Centers.

Demographic Summary Report

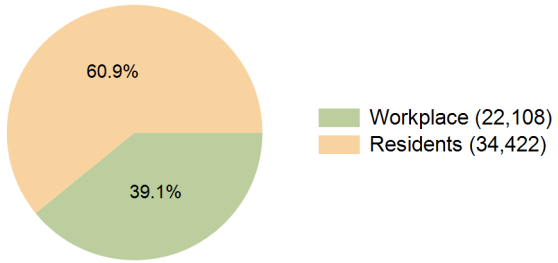
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Shoppes of Silver Lakes Pembroke Pines, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	14,947	83,050	161,146	77,858
Total Daytime Pop	11,874	63,075	132,435	56,530
Daytime Workers	5,428	26,132	56,447	22,108
Average Household Income	$210,964	$194,692	$169,448	$194,004
Median Household Income	$169,931	$157,066	$132,068	$156,745
Total Households	4,690	25,918	54,738	24,241
Median Home Value	$606,610	$616,420	$605,558	$613,381
Bachelors Degree	30.4%	33.2%	31.5%	33.7%
Graduate Degree	19.9%	20.5%	20.7%	19.6%
Consumer Spending Index	167	154	136	154
2031 Demographic Projections				
Projected Population	14,807	82,538	160,982	77,150
Projected 5 Year Annual Growth Rate (Pop)	-0.2%	-0.1%	0.0%	-0.2%
Projected Households	4,690	26,008	55,172	24,246
Projected 5 Year Annual Growth Rate (HH)	0.0%	0.1%	0.2%	0.0%

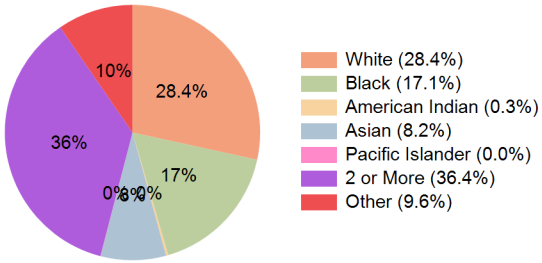
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (54.0%)

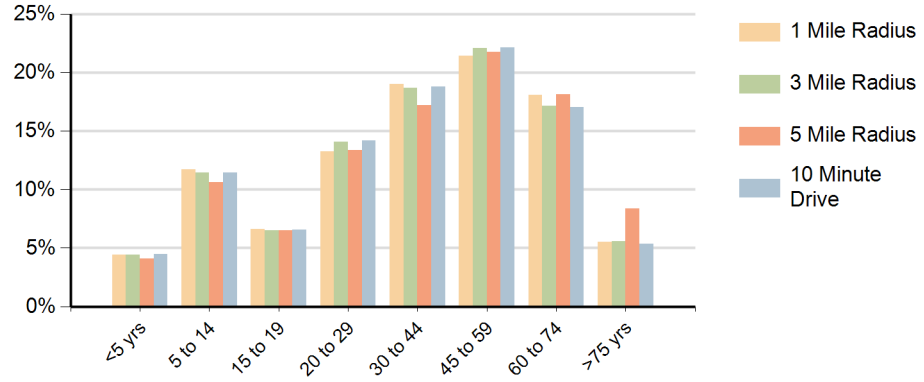
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Regency Centers.

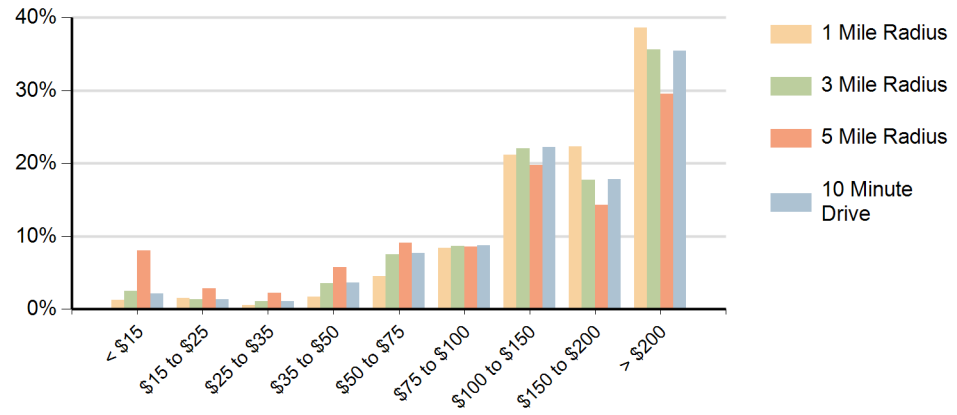
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Shoppes of Silver Lakes Pembroke Pines, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	14,947	83,050	161,146	77,858
	2020 Census Population	14,852	81,687	159,046	78,271
	2010 Census Population	14,741	79,504	151,580	75,848
	Historical Annual Growth 2010 to 2020	0.1%	0.3%	0.5%	0.3%
	Estimated Annual Growth 2020 to 2026	0.1%	0.3%	0.2%	-0.1%
	Projected Annual Growth 2026 to 2031	-0.2%	-0.1%	0.0%	-0.2%
Households	Current Estimated Households	4,690	25,918	54,738	24,241
	2020 Census Households	4,575	24,954	52,965	23,805
	2010 Census Households	4,478	23,908	49,487	22,674
	Historical Annual Growth 2010 to 2020	0.2%	0.4%	0.7%	0.5%
	Estimated Annual Growth 2020 to 2026	0.4%	0.6%	0.5%	0.3%
	Projected Annual Growth 2026 to 2031	0.0%	0.1%	0.2%	0.0%
	Population per Household	3.2	3.2	2.9	3.2
Race	White	31.2%	28.6%	29.9%	28.4%
	Black or African American	15.7%	17.1%	15.5%	17.1%
	American Indian	0.2%	0.3%	0.3%	0.3%
	Asian	7.0%	8.2%	8.4%	8.2%
	Pacific Islander	0.1%	0.1%	0.0%	0.0%
	2 or More Races	36.9%	36.3%	36.6%	36.4%
	Other Races	9.0%	9.5%	9.4%	9.6%
	Hispanic Origin	55.0%	53.9%	54.4%	54.0%

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