Regency Centers.

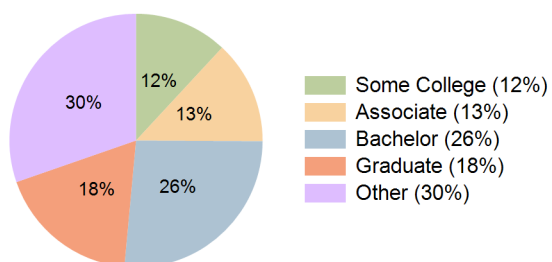| Shoppes of Sunset Miami, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Current Year Demographics				
Current Population	14,377	139,176	437,917	107,800
Total Daytime Pop	17,690	162,103	446,328	124,080
Daytime Workers	11,156	97,584	234,609	74,809
Average Household Income	$158,711	$137,483	$135,672	$134,945
Median Household Income	$118,771	$94,949	$90,799	$92,618
Total Households	5,346	53,710	158,215	41,774
Median Home Value	$611,523	$584,734	$571,819	$567,154
Bachelors Degree	26.7%	25.6%	25.3%	26.4%
Graduate Degree	21.4%	18.5%	17.0%	18.2%
Consumer Spending Index	134	117	116	115
2030 Demographic Projections				
Projected Population	13,977	136,415	433,489	105,161
Projected 5 Year Annual Growth Rate (Pop)	-0.6%	-0.4%	-0.2%	-0.5%
Projected Households	5,256	53,399	158,656	41,327
Projected 5 Year Annual Growth Rate (HH)	-0.3%	-0.1%	0.1%	-0.2%

Education (10 Minute Drive)

- Some College (12%)
- Associate (13%)
- Bachelor (26%)
- Graduate (18%)
- Other (30%)

Daytime Population (10 Minute Drive)

- Workplace (74,809)
- Residents (49,271)

Race (10 Minute Drive)

- White (32.5%)
- Black (1.6%)
- American Indian (0.3%)
- Asian (2.4%)
- Pacific Islander (0.0%)
- 2 or More (54.2%)
- Other (9.1%)
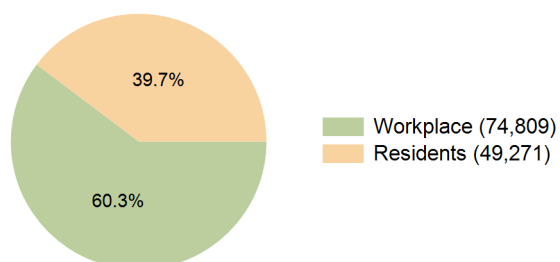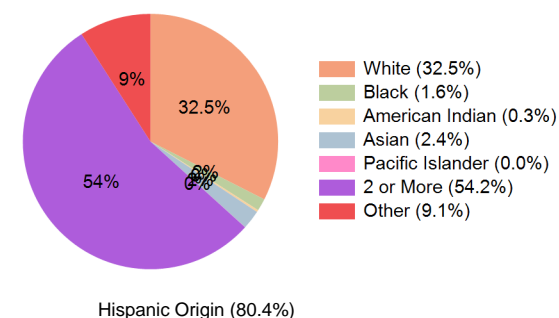
Hispanic Origin (80.4%)

Regency Centers.

Population by Age Range

Legend: 1 Mile Radius, 3 Mile Radius, 5 Mile Radius, 10 Minute Drive

X-axis: <5 yrs, 5 to 14, 15 to 19, 20 to 29, 30 to 44, 45 to 59, 60 to 74, >75 yrs
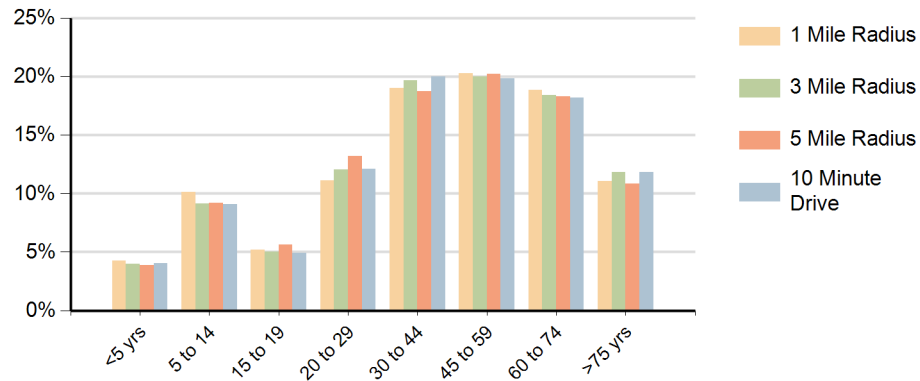
Households by Income Range ($000)

Legend: 1 Mile Radius, 3 Mile Radius, 5 Mile Radius, 10 Minute Drive

X-axis: < $15, $15 to $25, $25 to $35, $35 to $50, $50 to $75, $75 to $100, $100 to $150, $150 to $200, > $200
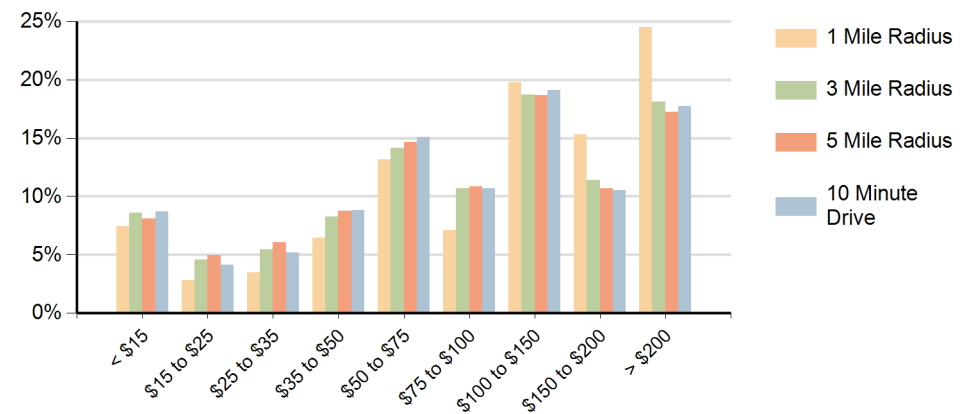
Shoppes of Sunset Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	14,377	139,176	437,917	107,800
	2020 Census Population	14,723	142,905	446,847	110,840
	2010 Census Population	14,948	137,010	437,581	105,327
	Historical Annual Growth 2010 to 2020	-0.2%	0.4%	0.2%	0.5%
	Estimated Annual Growth 2020 to 2025	-0.5%	-0.5%	-0.4%	-0.5%
	Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-0.2%	-0.5%
Households	Current Estimated Households	5,346	53,710	158,215	41,774
	2020 Census Households	5,419	53,767	157,665	41,922
	2010 Census Households	5,285	49,373	149,391	37,963
	Historical Annual Growth 2010 to 2020	0.3%	0.9%	0.5%	1.0%
	Estimated Annual Growth 2020 to 2025	-0.3%	0.0%	0.1%	-0.1%
	Projected Annual Growth 2025 to 2030	-0.3%	-0.1%	0.1%	-0.2%
	Population per Household	2.7	2.6	2.7	2.5
Race	White	33.9%	32.5%	31.8%	32.5%
	Black or African American	1.1%	1.6%	3.2%	1.6%
	American Indian	0.1%	0.3%	0.2%	0.3%
	Asian	2.2%	2.3%	2.3%	2.4%
	Pacific Islander	0.1%	0.0%	0.0%	0.0%
	2 or More Races	54.3%	54.2%	52.6%	54.2%
	Other Races	8.3%	9.1%	10.0%	9.1%
	Hispanic Origin	79.9%	80.2%	79.4%	80.4%