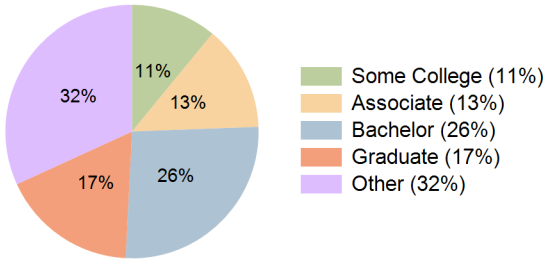
Regency Centers.

Demographic Summary Report

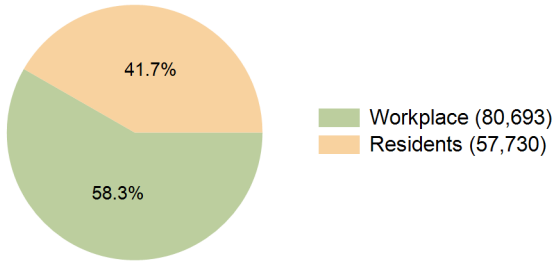
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Shoppes of Sunset II Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	17,291	146,196	458,715	120,353
Total Daytime Pop	19,157	161,415	466,479	138,423
Daytime Workers	11,132	91,055	242,210	80,693
Average Household Income	$154,420	$142,471	$138,954	$141,017
Median Household Income	$110,532	$98,659	$94,471	$96,600
Total Households	6,687	56,164	167,110	46,722
Median Home Value	$522,483	$574,315	$568,712	$566,184
Bachelors Degree	29.8%	25.9%	25.7%	26.4%
Graduate Degree	17.7%	17.3%	16.2%	17.4%
Consumer Spending Index	124	115	112	114
2031 Demographic Projections				
Projected Population	16,948	143,874	454,610	118,552
Projected 5 Year Annual Growth Rate (Pop)	-0.4%	-0.3%	-0.2%	-0.3%
Projected Households	6,665	56,170	168,294	46,845
Projected 5 Year Annual Growth Rate (HH)	-0.1%	0.0%	0.1%	0.1%

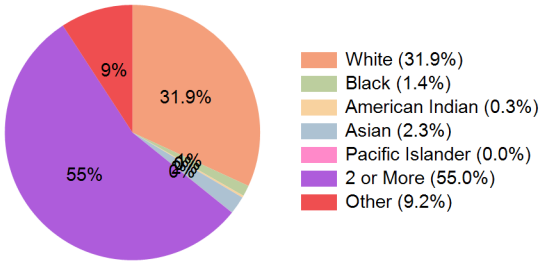
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (81.8%)

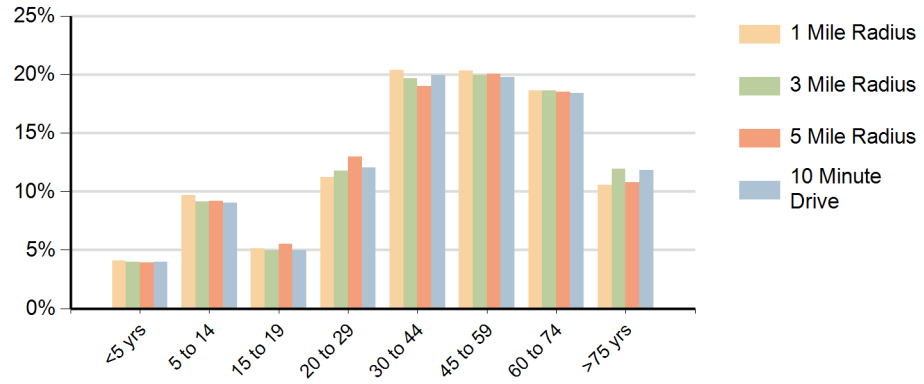
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Regency Centers.

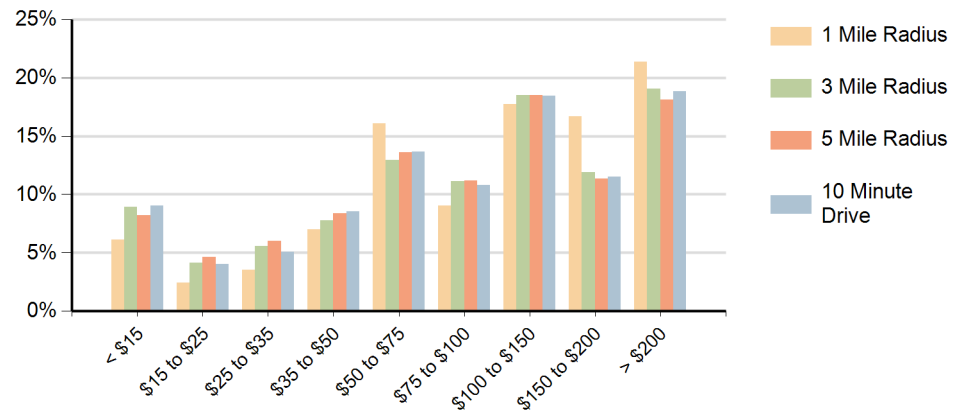
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Shoppes of Sunset II Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	17,291	146,196	458,715	120,353
	2020 Census Population	17,793	149,234	462,859	122,548
	2010 Census Population	18,128	144,191	453,882	117,249
	Historical Annual Growth 2010 to 2020	-0.2%	0.3%	0.2%	0.4%
	Estimated Annual Growth 2020 to 2026	-0.5%	-0.3%	-0.1%	-0.3%
	Projected Annual Growth 2026 to 2031	-0.4%	-0.3%	-0.2%	-0.3%
Households	Current Estimated Households	6,687	56,164	167,110	46,722
	2020 Census Households	6,670	55,547	162,987	46,080
	2010 Census Households	6,554	51,537	154,455	42,023
	Historical Annual Growth 2010 to 2020	0.2%	0.8%	0.5%	0.9%
	Estimated Annual Growth 2020 to 2026	0.0%	0.2%	0.4%	0.2%
	Projected Annual Growth 2026 to 2031	-0.1%	0.0%	0.1%	0.1%
	Population per Household	2.6	2.6	2.7	2.5
Race	White	32.3%	31.7%	31.1%	31.9%
	Black or African American	1.2%	1.4%	2.9%	1.4%
	American Indian	0.2%	0.3%	0.2%	0.3%
	Asian	2.2%	2.0%	2.2%	2.3%
	Pacific Islander	0.1%	0.0%	0.0%	0.0%
	2 or More Races	53.9%	55.3%	53.6%	55.0%
	Other Races	10.3%	9.3%	10.1%	9.2%
	Hispanic Origin	81.3%	82.1%	80.8%	81.8%

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