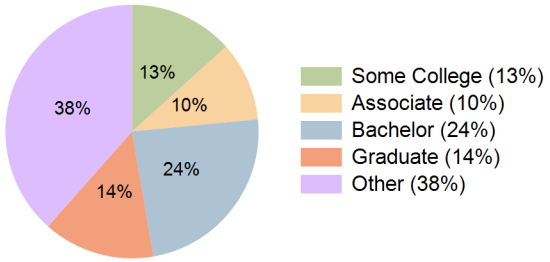
Regency Centers.

Demographic Summary Report

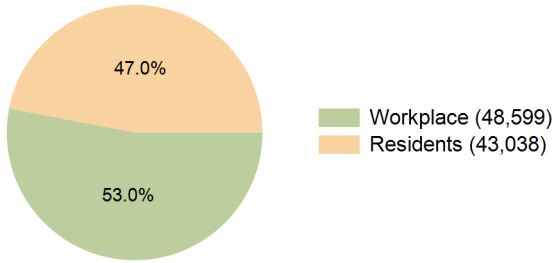
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Shops at Skylake North Miami Beach, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	26,051	227,637	495,006	83,826
Total Daytime Pop	20,593	232,118	478,431	91,637
Daytime Workers	7,803	115,424	225,431	48,599
Average Household Income	$93,877	$112,365	$108,375	$112,852
Median Household Income	$61,714	$71,113	$70,783	$67,890
Total Households	10,236	90,011	194,874	32,215
Median Home Value	$406,433	$460,482	$465,556	$457,524
Bachelors Degree	22.5%	23.1%	21.8%	23.8%
Graduate Degree	11.4%	15.7%	14.9%	14.3%
Consumer Spending Index	77	92	89	92
2031 Demographic Projections				
Projected Population	27,682	236,594	512,782	87,370
Projected 5 Year Annual Growth Rate (Pop)	1.2%	0.8%	0.7%	0.8%
Projected Households	11,008	94,903	204,857	34,052
Projected 5 Year Annual Growth Rate (HH)	1.5%	1.1%	1.0%	1.1%

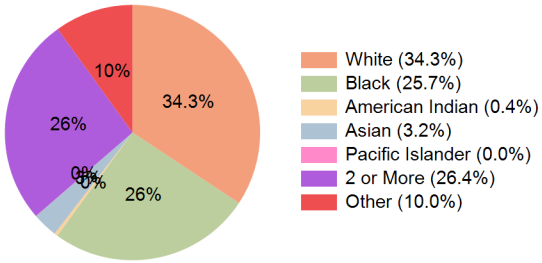
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (43.3%)

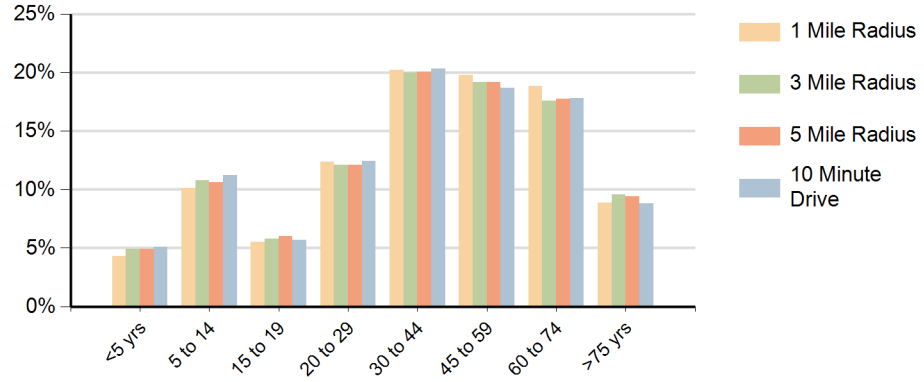
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Regency Centers.

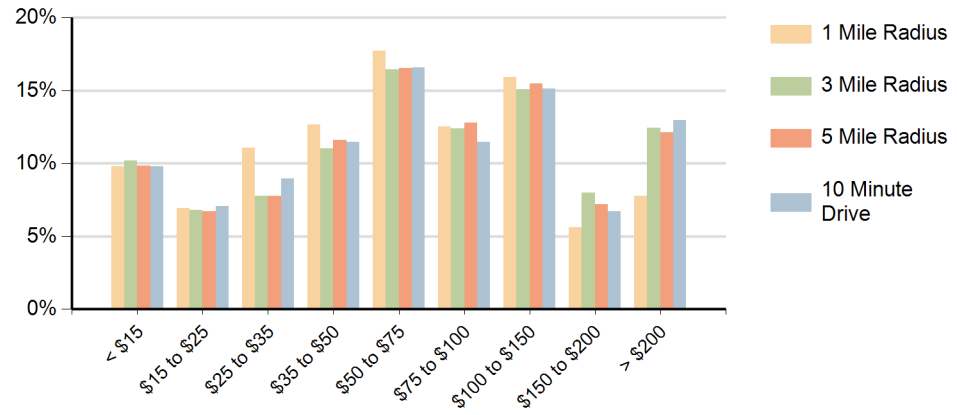
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



Shops at Skylake North Miami Beach, Florida		**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	26,051	227,637	495,006	83,826
	2020 Census Population	25,651	221,537	477,039	83,125
	2010 Census Population	24,808	203,096	442,763	77,327
	Historical Annual Growth 2010 to 2020	0.3%	0.9%	0.8%	0.7%
	Estimated Annual Growth 2020 to 2026	0.3%	0.4%	0.6%	0.1%
	Projected Annual Growth 2026 to 2031	1.2%	0.8%	0.7%	0.8%
Households	Current Estimated Households	10,236	90,011	194,874	32,215
	2020 Census Households	9,795	85,545	182,983	30,976
	2010 Census Households	9,289	79,008	170,363	28,525
	Historical Annual Growth 2010 to 2020	0.5%	0.8%	0.7%	0.8%
	Estimated Annual Growth 2020 to 2026	0.7%	0.8%	1.0%	0.6%
	Projected Annual Growth 2026 to 2031	1.5%	1.1%	1.0%	1.1%
	Population per Household	2.5	2.5	2.5	2.6
Race	White	35.1%	33.9%	30.6%	34.3%
	Black or African American	12.8%	29.3%	35.2%	25.7%
	American Indian	0.6%	0.4%	0.4%	0.4%
	Asian	3.7%	2.6%	2.1%	3.2%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	33.7%	24.4%	22.4%	26.4%
	Other Races	14.2%	9.4%	9.3%	10.0%
	Hispanic Origin	57.8%	40.0%	37.3%	43.3%

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