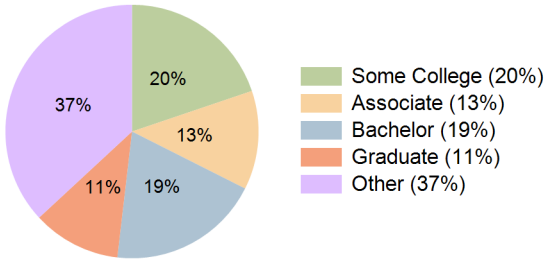
Regency Centers.

Demographic Summary Report

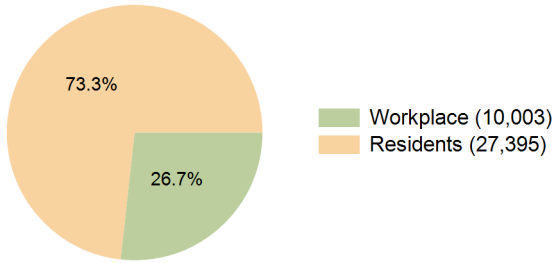
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

South Point Vero Beach, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	5,199	42,883	91,135	52,019
Total Daytime Pop	4,212	28,558	85,306	37,398
Daytime Workers	1,330	5,983	33,764	10,003
Average Household Income	$146,823	$117,111	$102,554	$114,015
Median Household Income	$108,762	$86,824	$73,715	$84,681
Total Households	2,080	17,140	40,851	21,096
Median Home Value	$431,405	$382,321	$349,983	$372,594
Bachelors Degree	24.9%	19.6%	19.1%	19.4%
Graduate Degree	21.2%	12.4%	10.9%	11.3%
Consumer Spending Index	117	95	84	93
2031 Demographic Projections				
Projected Population	5,214	44,204	94,873	53,865
Projected 5 Year Annual Growth Rate (Pop)	0.1%	0.6%	0.8%	0.7%
Projected Households	2,112	17,839	42,855	22,047
Projected 5 Year Annual Growth Rate (HH)	0.3%	0.8%	1.0%	0.9%

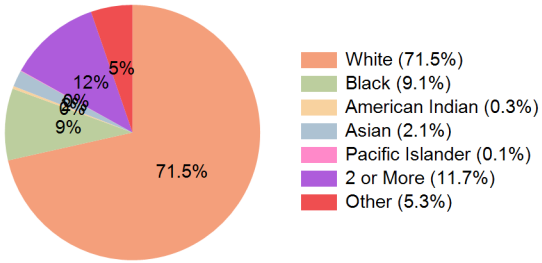
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (16.1%)

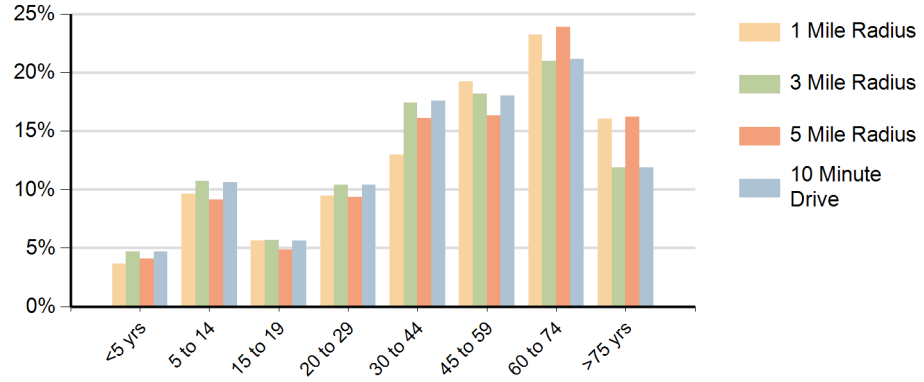
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Regency Centers.

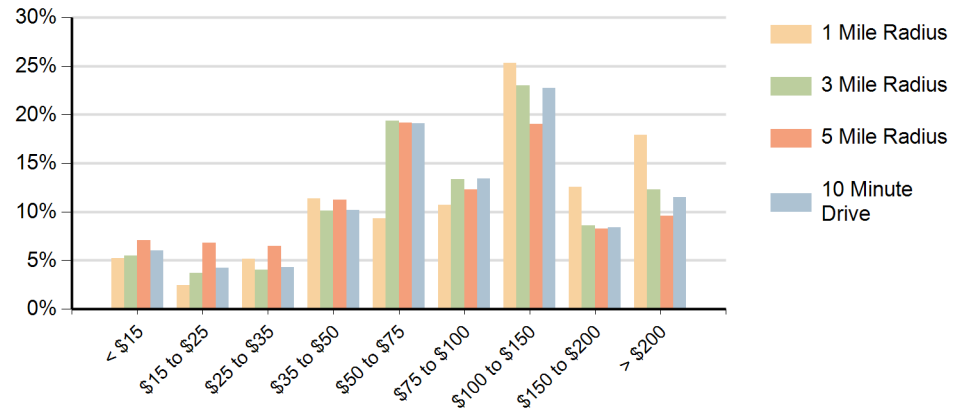
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	South Point Vero Beach, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	5,199	42,883	91,135	52,019
	2020 Census Population	5,207	40,399	84,461	47,972
	2010 Census Population	4,495	35,034	73,996	41,939
	Historical Annual Growth 2010 to 2020	1.5%	1.4%	1.3%	1.4%
	Estimated Annual Growth 2020 to 2026	0.0%	1.0%	1.2%	1.3%
	Projected Annual Growth 2026 to 2031	0.1%	0.6%	0.8%	0.7%
Households	Current Estimated Households	2,080	17,140	40,851	21,096
	2020 Census Households	2,032	15,831	37,585	19,114
	2010 Census Households	1,682	13,435	32,543	16,420
	Historical Annual Growth 2010 to 2020	1.9%	1.7%	1.5%	1.5%
	Estimated Annual Growth 2020 to 2026	0.4%	1.3%	1.3%	1.6%
	Projected Annual Growth 2026 to 2031	0.3%	0.8%	1.0%	0.9%
	Population per Household	2.5	2.5	2.2	2.5
Race	White	82.0%	71.6%	73.4%	71.5%
	Black or African American	2.8%	9.2%	8.9%	9.1%
	American Indian	0.2%	0.3%	0.4%	0.3%
	Asian	1.9%	2.1%	2.1%	2.1%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	9.8%	11.7%	10.6%	11.7%
	Other Races	3.2%	5.2%	4.6%	5.3%
	Hispanic Origin	12.3%	16.1%	14.6%	16.1%

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