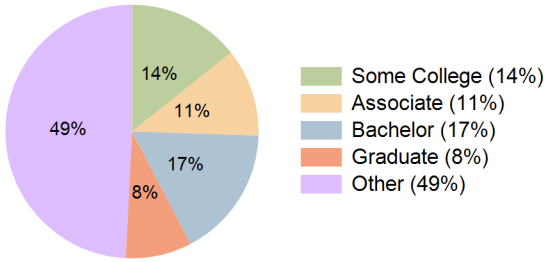
Regency Centers.

Demographic Summary Report

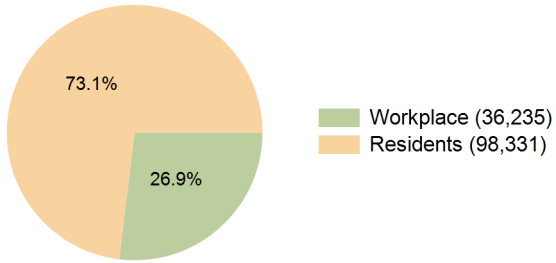
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Waterstone Plaza Homestead, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	23,883	109,273	215,350	185,568
Total Daytime Pop	15,164	75,680	154,927	134,566
Daytime Workers	2,396	18,804	43,408	36,235
Average Household Income	$105,554	$100,844	$101,605	$97,701
Median Household Income	$76,520	$80,271	$79,892	$78,006
Total Households	6,967	34,234	66,926	58,463
Median Home Value	$470,202	$458,805	$464,549	$453,551
Bachelors Degree	17.9%	16.3%	17.0%	16.9%
Graduate Degree	6.9%	8.2%	8.2%	8.5%
Consumer Spending Index	87	82	83	80
2031 Demographic Projections				
Projected Population	25,209	114,897	227,038	195,461
Projected 5 Year Annual Growth Rate (Pop)	1.1%	1.0%	1.1%	1.0%
Projected Households	7,461	36,600	71,617	62,538
Projected 5 Year Annual Growth Rate (HH)	1.4%	1.4%	1.4%	1.4%

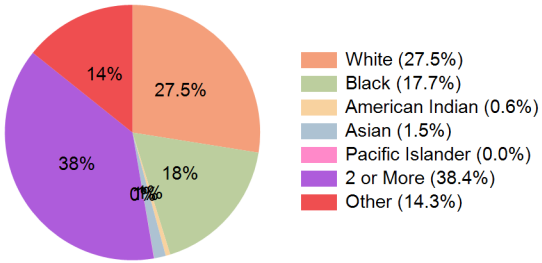
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (70.5%)

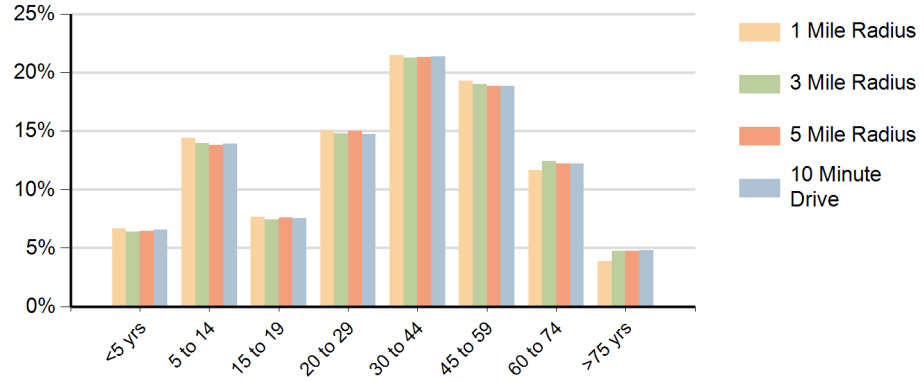
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Regency Centers.

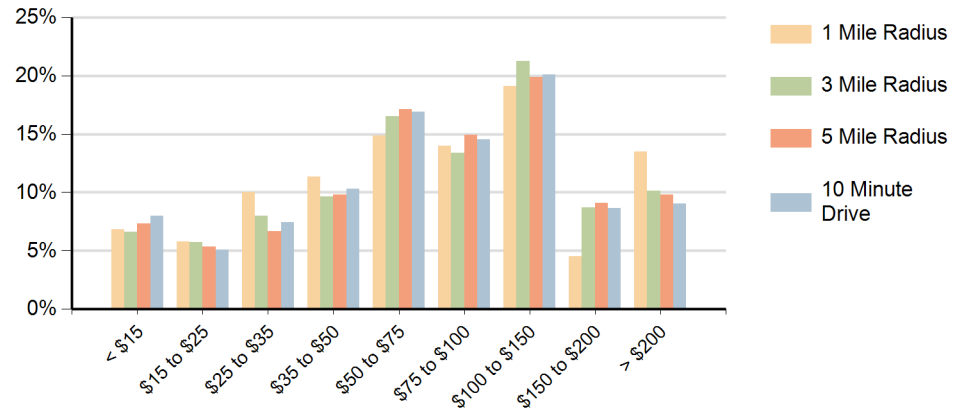
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Waterstone Plaza Homestead, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	23,883	109,273	215,350	185,568
	2020 Census Population	21,037	101,141	186,525	161,048
	2010 Census Population	14,330	71,937	135,194	115,142
	Historical Annual Growth 2010 to 2020	3.9%	3.5%	3.3%	3.4%
	Estimated Annual Growth 2020 to 2026	2.1%	1.3%	2.3%	2.3%
	Projected Annual Growth 2026 to 2031	1.1%	1.0%	1.1%	1.0%
Households	Current Estimated Households	6,967	34,234	66,926	58,463
	2020 Census Households	5,984	30,325	56,315	49,254
	2010 Census Households	3,939	20,387	40,100	34,533
	Historical Annual Growth 2010 to 2020	4.3%	4.1%	3.5%	3.6%
	Estimated Annual Growth 2020 to 2026	2.5%	2.0%	2.8%	2.8%
	Projected Annual Growth 2026 to 2031	1.4%	1.4%	1.4%	1.4%
	Population per Household	3.4	3.2	3.2	3.2
Race	White	25.9%	27.6%	28.2%	27.5%
	Black or African American	15.9%	16.1%	15.9%	17.7%
	American Indian	0.5%	0.5%	0.9%	0.6%
	Asian	1.6%	1.5%	1.5%	1.5%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	41.4%	39.4%	38.4%	38.4%
	Other Races	14.7%	14.9%	15.1%	14.3%
	Hispanic Origin	75.1%	72.9%	71.7%	70.5%

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