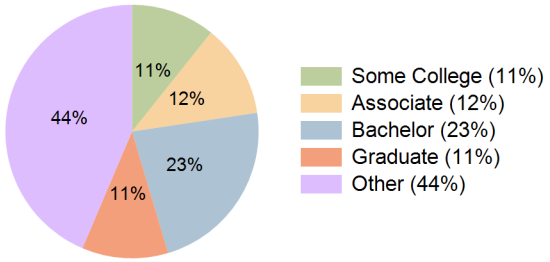
Regency Centers.

Demographic Summary Report

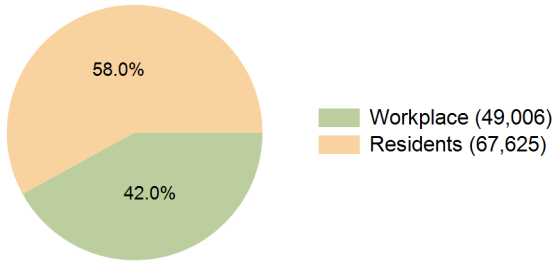
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

West Bird Plaza Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	16,641	196,708	473,884	135,473
Total Daytime Pop	13,582	159,282	452,066	116,631
Daytime Workers	5,175	60,469	222,699	49,006
Average Household Income	$122,507	$115,298	$120,667	$116,821
Median Household Income	$94,808	$86,169	$88,252	$86,126
Total Households	5,306	65,910	168,539	45,503
Median Home Value	$563,377	$505,435	$521,818	$526,085
Bachelors Degree	24.7%	23.2%	24.7%	22.8%
Graduate Degree	10.1%	10.7%	12.7%	11.0%
Consumer Spending Index	98	93	98	95
2031 Demographic Projections				
Projected Population	16,136	192,467	468,977	132,466
Projected 5 Year Annual Growth Rate (Pop)	-0.6%	-0.4%	-0.2%	-0.5%
Projected Households	5,228	65,512	169,316	45,193
Projected 5 Year Annual Growth Rate (HH)	-0.3%	-0.1%	0.1%	-0.1%

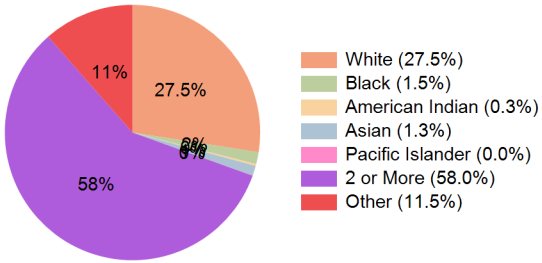
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (89.4%)

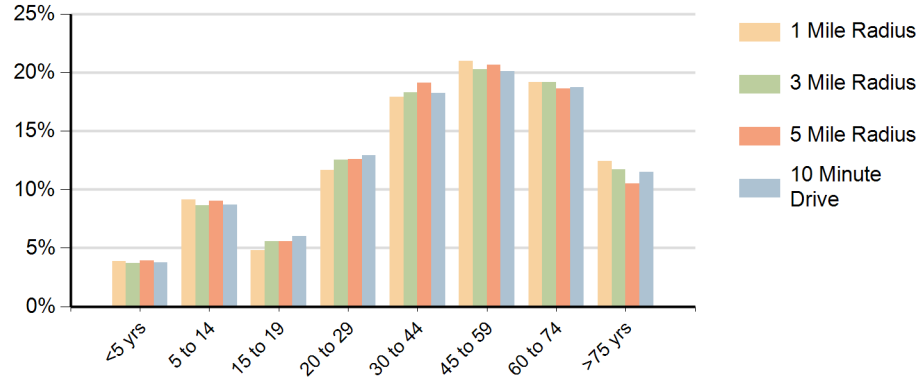
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Regency Centers.

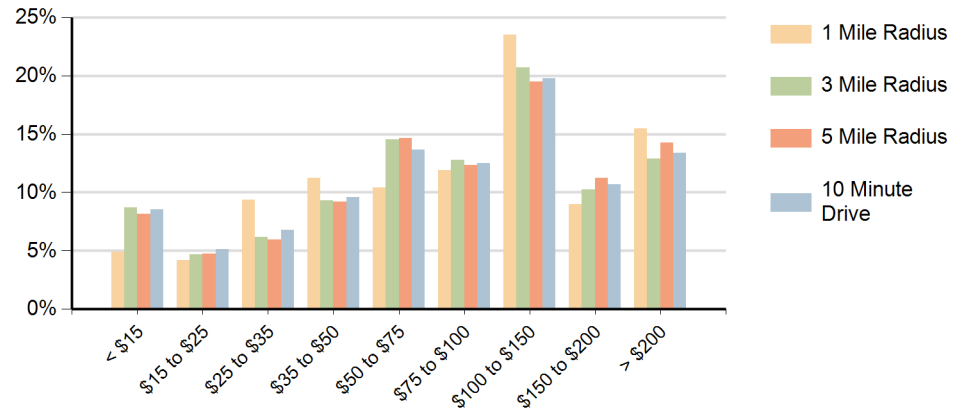
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	West Bird Plaza Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	16,641	196,708	473,884	135,473
	2020 Census Population	17,277	199,986	479,217	137,412
	2010 Census Population	17,923	203,098	469,455	139,395
	Historical Annual Growth 2010 to 2020	-0.4%	-0.2%	0.2%	-0.1%
	Estimated Annual Growth 2020 to 2026	-0.6%	-0.3%	-0.2%	-0.2%
	Projected Annual Growth 2026 to 2031	-0.6%	-0.4%	-0.2%	-0.5%
Households	Current Estimated Households	5,306	65,910	168,539	45,503
	2020 Census Households	5,327	64,809	164,717	44,551
	2010 Census Households	5,292	63,457	155,552	43,653
	Historical Annual Growth 2010 to 2020	0.1%	0.2%	0.6%	0.2%
	Estimated Annual Growth 2020 to 2026	-0.1%	0.3%	0.4%	0.3%
	Projected Annual Growth 2026 to 2031	-0.3%	-0.1%	0.1%	-0.1%
	Population per Household	3.1	2.9	2.8	2.9
Race	White	27.0%	27.1%	27.8%	27.5%
	Black or African American	0.5%	1.2%	1.3%	1.5%
	American Indian	0.2%	0.2%	0.2%	0.3%
	Asian	1.0%	1.2%	1.6%	1.3%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	61.9%	58.8%	57.6%	58.0%
	Other Races	9.3%	11.4%	11.4%	11.5%
	Hispanic Origin	91.5%	90.1%	88.0%	89.4%

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