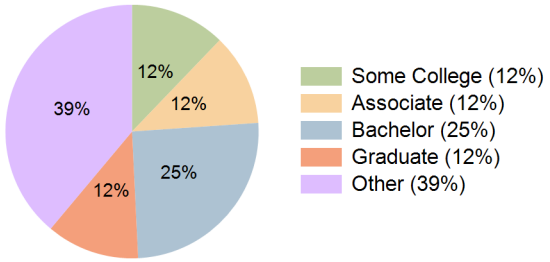
Regency Centers.

Demographic Summary Report

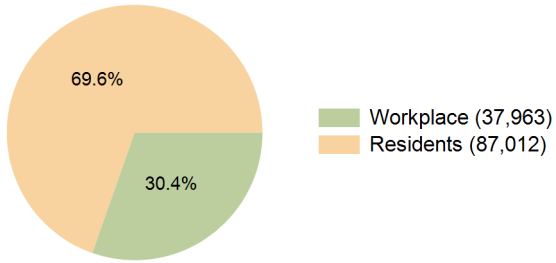
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

West Lake Shopping Center Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	36,830	197,387	354,361	177,265
Total Daytime Pop	22,495	141,076	292,716	124,975
Daytime Workers	4,408	44,342	121,556	37,963
Average Household Income	$98,683	$118,383	$123,530	$116,640
Median Household Income	$77,691	$96,937	$98,788	$95,860
Total Households	12,917	67,491	120,990	60,295
Median Home Value	$475,761	$505,181	$514,337	$501,193
Bachelors Degree	24.0%	25.4%	25.3%	25.3%
Graduate Degree	8.9%	12.4%	12.7%	11.9%
Consumer Spending Index	80	96	100	94
2031 Demographic Projections				
Projected Population	35,809	193,557	348,336	173,851
Projected 5 Year Annual Growth Rate (Pop)	-0.6%	-0.4%	-0.3%	-0.4%
Projected Households	12,777	67,258	120,788	60,089
Projected 5 Year Annual Growth Rate (HH)	-0.2%	-0.1%	0.0%	-0.1%

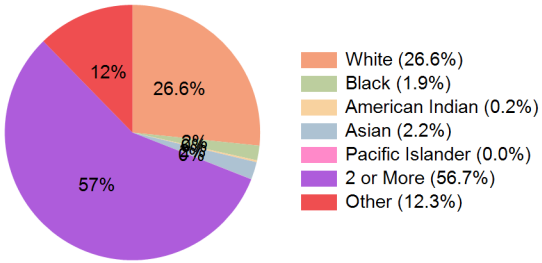
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (87.4%)

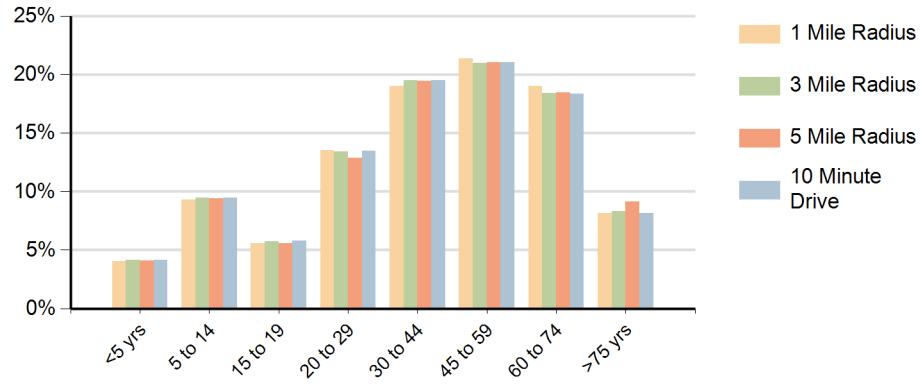
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Regency Centers.

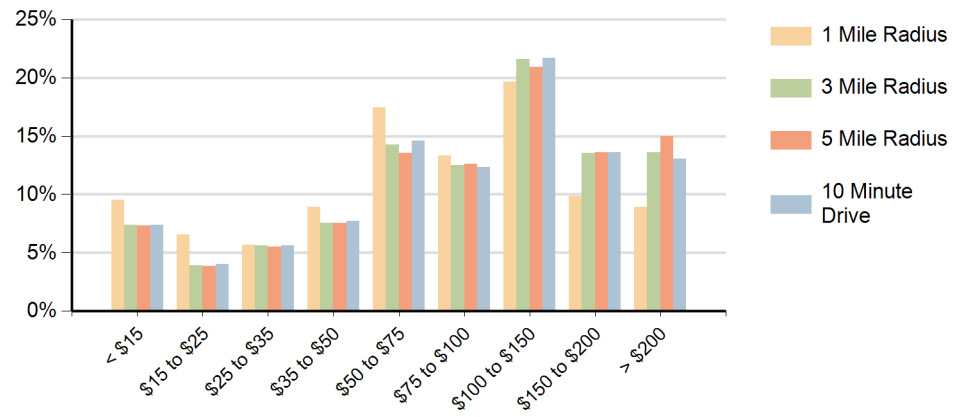
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	West Lake Shopping Center Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	36,830	197,387	354,361	177,265
	2020 Census Population	38,075	202,762	361,171	181,718
	2010 Census Population	37,342	191,579	344,922	171,914
	Historical Annual Growth 2010 to 2020	0.2%	0.6%	0.5%	0.6%
	Estimated Annual Growth 2020 to 2026	-0.5%	-0.4%	-0.3%	-0.4%
	Projected Annual Growth 2026 to 2031	-0.6%	-0.4%	-0.3%	-0.4%
Households	Current Estimated Households	12,917	67,491	120,990	60,295
	2020 Census Households	12,912	66,679	119,040	59,552
	2010 Census Households	11,985	60,713	110,407	54,181
	Historical Annual Growth 2010 to 2020	0.8%	0.9%	0.8%	1.0%
	Estimated Annual Growth 2020 to 2026	0.0%	0.2%	0.3%	0.2%
	Projected Annual Growth 2026 to 2031	-0.2%	-0.1%	0.0%	-0.1%
	Population per Household	2.8	2.9	2.9	2.9
Race	White	24.8%	27.0%	28.4%	26.6%
	Black or African American	1.4%	1.9%	2.2%	1.9%
	American Indian	0.3%	0.2%	0.2%	0.2%
	Asian	1.5%	2.2%	2.1%	2.2%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	58.9%	56.6%	55.9%	56.7%
	Other Races	13.1%	12.1%	11.2%	12.3%
	Hispanic Origin	90.2%	87.1%	85.6%	87.4%

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