Regency Centers.

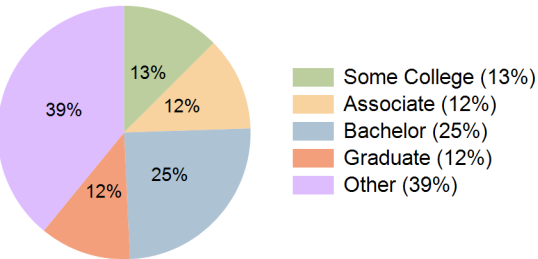| West Lake Shopping Center Miami, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Current Year Demographics				
Current Population	35,876	195,560	352,017	180,821
Total Daytime Pop	20,436	132,866	280,734	123,020
Daytime Workers	3,934	40,371	115,991	37,112
Average Household Income	$91,245	$107,935	$111,013	$106,332
Median Household Income	$75,545	$87,207	$88,443	$86,538
Total Households	12,279	65,885	118,284	60,528
Median Home Value	$434,723	$466,592	$474,541	$463,797
Bachelors Degree	24.1%	24.9%	24.9%	24.8%
Graduate Degree	10.1%	11.9%	12.3%	11.7%
Consumer Spending Index	81	95	98	94
2029 Demographic Projections				
Projected Population	34,306	190,274	341,631	176,122
Projected 5 Year Annual Growth Rate (Pop)	-0.9%	-0.6%	-0.6%	-0.5%
Projected Households	12,032	65,579	117,327	60,321
Projected 5 Year Annual Growth Rate (HH)	-0.4%	-0.1%	-0.2%	-0.1%

Education (10 Minute Drive)

- Some College (13%)
- Associate (12%)
- Bachelor (25%)
- Graduate (12%)
- Other (39%)

Daytime Population (10 Minute Drive)

- Workplace (37,112)
- Residents (85,908)

Race (10 Minute Drive)

- White (26.8%)
- Black (2.1%)
- American Indian (0.2%)
- Asian (2.2%)
- Pacific Islander (0.0%)
- 2 or More (56.3%)
- Other (12.4%)
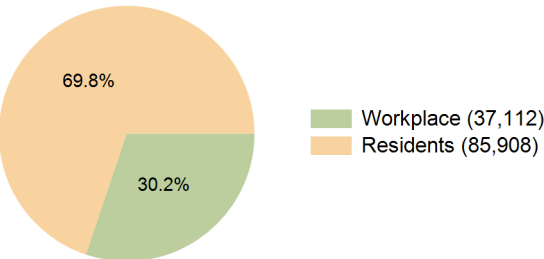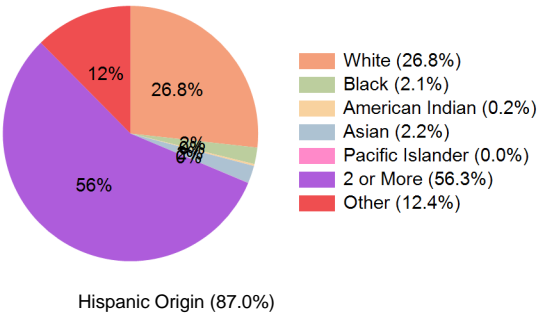
Hispanic Origin (87.0%)

Population by Age Range

Legend: 1 Mile Radius, 3 Mile Radius, 5 Mile Radius, 10 Minute Drive
Age ranges: <5 yrs, 5 to 14, 15 to 19, 20 to 29, 30 to 44, 45 to 59, 60 to 74, >75 yrs
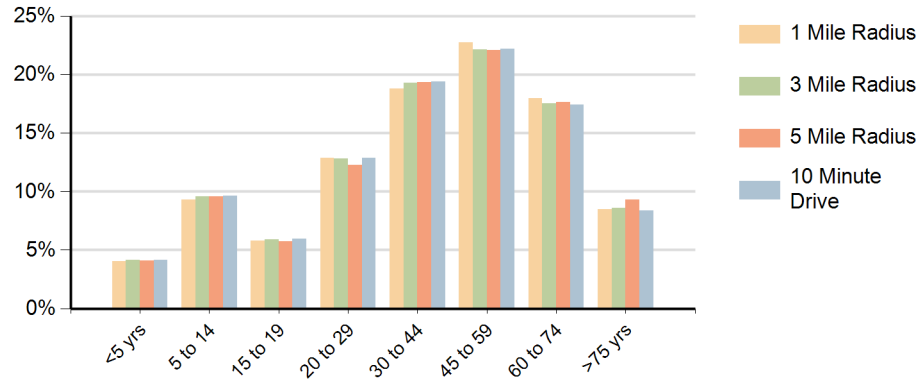
Households by Income Range ($000)
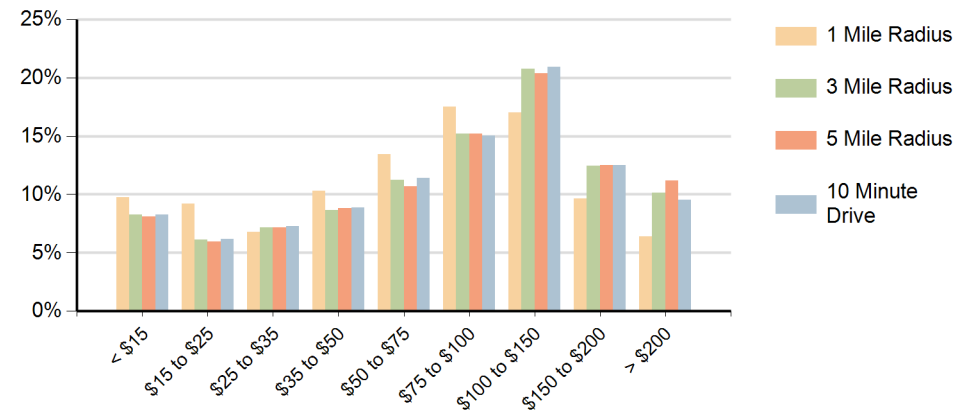
Legend: 1 Mile Radius, 3 Mile Radius, 5 Mile Radius, 10 Minute Drive
Income ranges: < $15, $15 to $25, $25 to $35, $35 to $50, $50 to $75, $75 to $100, $100 to $150, $150 to $200, > $200

West Lake Shopping Center Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	35,876	195,560	352,017	180,821
	2020 Census Population	37,252	203,254	361,711	187,648
	2010 Census Population	36,783	191,966	345,374	176,815
	Historical Annual Growth 2010 to 2020	0.1%	0.6%	0.5%	0.6%
	Estimated Annual Growth 2020 to 2024	-0.9%	-0.9%	-0.6%	-0.9%
	Projected Annual Growth 2024 to 2029	-0.9%	-0.6%	-0.6%	-0.5%
Households	Current Estimated Households	12,279	65,885	118,284	60,528
	2020 Census Households	12,499	66,912	119,213	61,459
	2010 Census Households	11,669	60,866	110,575	55,750
	Historical Annual Growth 2010 to 2020	0.7%	1.0%	0.8%	1.0%
	Estimated Annual Growth 2020 to 2024	-0.4%	-0.4%	-0.2%	-0.4%
	Projected Annual Growth 2024 to 2029	-0.4%	-0.1%	-0.2%	-0.1%
	Population per Household	2.9	3.0	2.9	3.0
Race	White	25.0%	27.1%	28.5%	26.8%
	Black or African American	1.6%	2.1%	2.4%	2.1%
	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	58.1%	56.2%	55.5%	56.3%
	Other Races	13.5%	12.2%	11.3%	12.4%
	Hispanic Origin	90.0%	86.7%	85.2%	87.0%