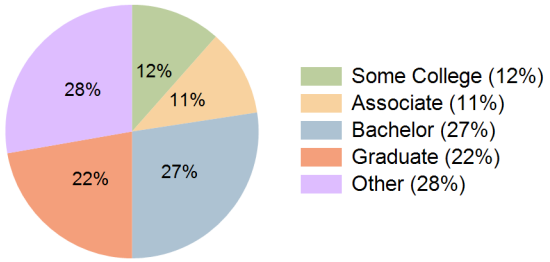
Regency Centers.

Demographic Summary Report

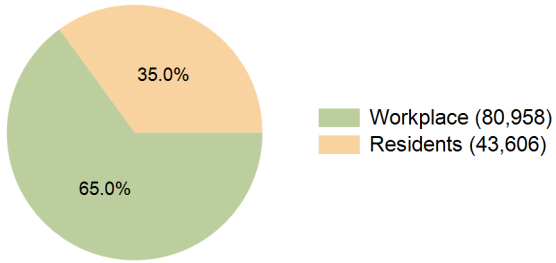
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Westbury Plaza Westbury, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	14,256	168,696	460,977	91,321
Total Daytime Pop	28,065	194,593	450,869	124,564
Daytime Workers	21,329	112,712	225,683	80,958
Average Household Income	$179,104	$182,373	$197,519	$194,171
Median Household Income	$141,479	$132,990	$148,030	$147,446
Total Households	5,719	53,592	144,330	30,314
Median Home Value	$723,475	$683,023	$704,622	$700,567
Bachelors Degree	27.8%	23.9%	26.6%	27.4%
Graduate Degree	23.9%	20.1%	21.7%	22.3%
Consumer Spending Index	143	145	156	154
2031 Demographic Projections				
Projected Population	14,813	169,211	460,458	92,223
Projected 5 Year Annual Growth Rate (Pop)	0.8%	0.1%	0.0%	0.2%
Projected Households	6,099	54,526	145,769	31,122
Projected 5 Year Annual Growth Rate (HH)	1.3%	0.4%	0.2%	0.5%

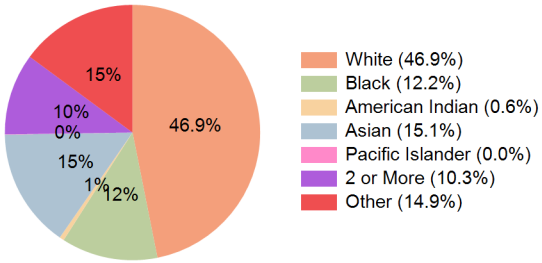
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (25.8%)

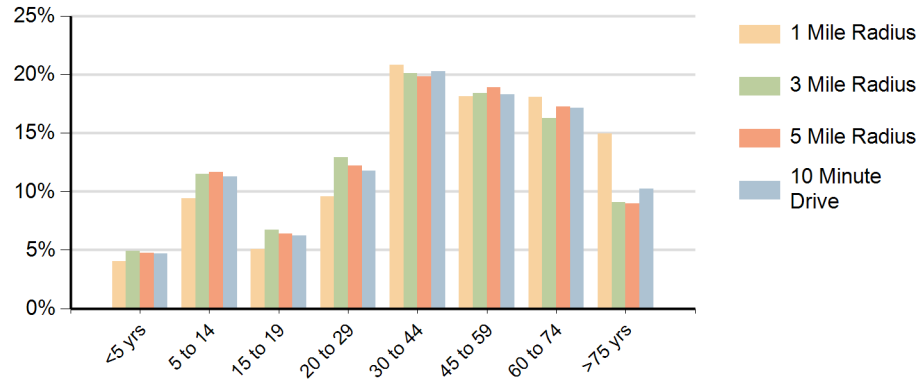
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Regency Centers.

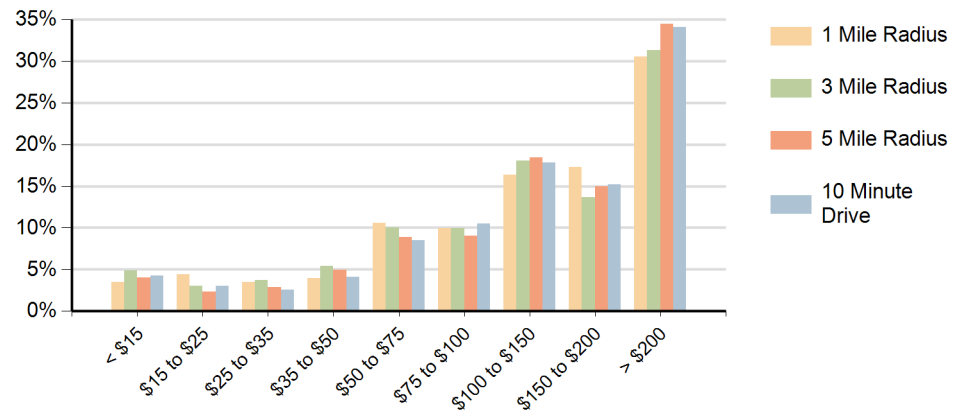
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Westbury Plaza Westbury, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	14,256	168,696	460,977	91,321
	2020 Census Population	13,740	167,338	463,713	90,045
	2010 Census Population	12,382	158,353	443,788	84,983
	Historical Annual Growth 2010 to 2020	1.1%	0.6%	0.4%	0.6%
	Estimated Annual Growth 2020 to 2026	0.6%	0.1%	-0.1%	0.2%
	Projected Annual Growth 2026 to 2031	0.8%	0.1%	0.0%	0.2%
Households	Current Estimated Households	5,719	53,592	144,330	30,314
	2020 Census Households	5,409	52,301	142,396	29,274
	2010 Census Households	4,912	49,734	139,570	27,506
	Historical Annual Growth 2010 to 2020	1.0%	0.5%	0.2%	0.6%
	Estimated Annual Growth 2020 to 2026	0.9%	0.4%	0.2%	0.6%
	Projected Annual Growth 2026 to 2031	1.3%	0.4%	0.2%	0.5%
	Population per Household	2.5	3.0	3.1	3.0
Race	White	60.4%	40.2%	43.2%	46.9%
	Black or African American	5.4%	17.0%	14.3%	12.2%
	American Indian	0.5%	0.7%	0.6%	0.6%
	Asian	10.8%	12.7%	18.7%	15.1%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	10.0%	10.3%	9.3%	10.3%
	Other Races	12.9%	19.1%	13.9%	14.9%
	Hispanic Origin	22.9%	30.5%	23.5%	25.8%

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