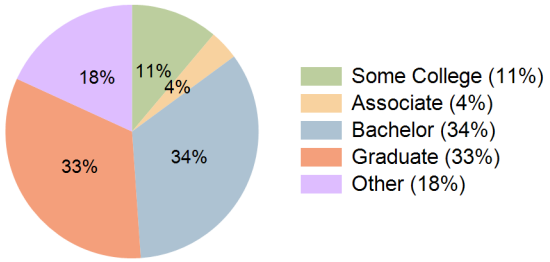
Regency Centers.

Demographic Summary Report

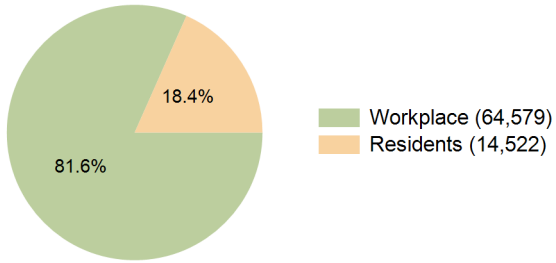
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Southside Marketplace Baltimore, Maryland	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	25,867	200,479	438,967	39,945
Total Daytime Pop	33,535	311,002	547,312	79,101
Daytime Workers	25,897	218,456	325,158	64,579
Average Household Income	$170,567	$105,517	$94,526	$138,523
Median Household Income	$138,992	$72,842	$64,617	$103,660
Total Households	14,405	96,314	195,932	21,642
Median Home Value	$441,278	$327,761	$276,516	$387,696
Bachelors Degree	38.7%	23.1%	18.4%	34.0%
Graduate Degree	38.4%	22.6%	17.5%	32.9%
Consumer Spending Index	138	87	78	113
2031 Demographic Projections				
Projected Population	27,224	200,327	435,560	40,661
Projected 5 Year Annual Growth Rate (Pop)	1.0%	0.0%	-0.2%	0.4%
Projected Households	15,541	98,353	197,661	22,480
Projected 5 Year Annual Growth Rate (HH)	1.5%	0.4%	0.2%	0.8%

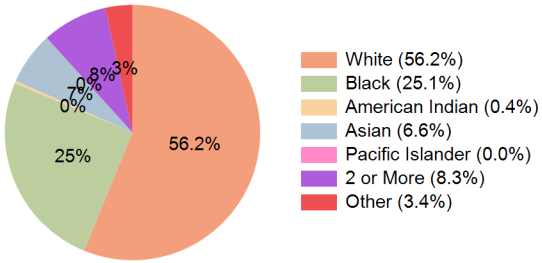
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (8.5%)

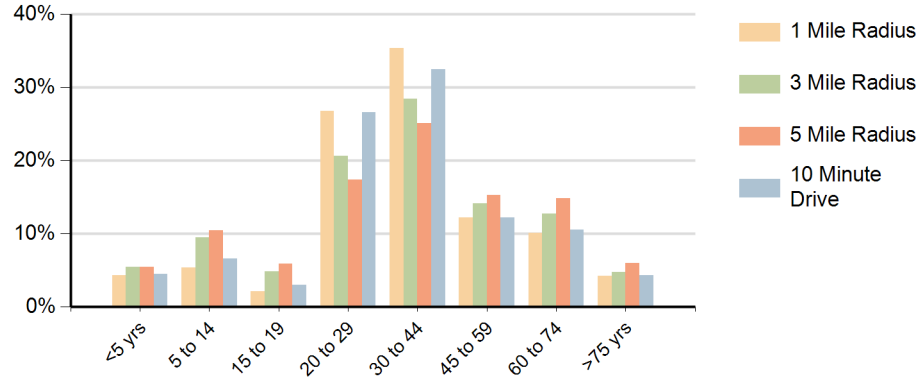
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Regency Centers.

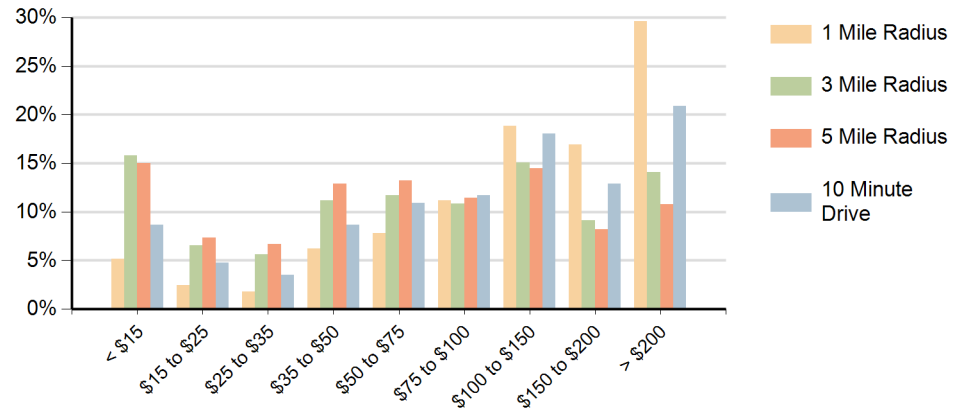
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Southside Marketplace Baltimore, Maryland	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	25,867	200,479	438,967	39,945
	2020 Census Population	24,107	202,238	448,464	37,837
	2010 Census Population	19,193	205,278	463,947	32,876
	Historical Annual Growth 2010 to 2020	2.3%	-0.2%	-0.3%	1.4%
	Estimated Annual Growth 2020 to 2026	1.1%	-0.1%	-0.3%	0.9%
	Projected Annual Growth 2026 to 2031	1.0%	0.0%	-0.2%	0.4%
Households	Current Estimated Households	14,405	96,314	195,932	21,642
	2020 Census Households	12,899	92,683	191,950	19,582
	2010 Census Households	9,943	85,527	186,652	15,693
	Historical Annual Growth 2010 to 2020	2.6%	0.8%	0.3%	2.2%
	Estimated Annual Growth 2020 to 2026	1.8%	0.6%	0.3%	1.6%
	Projected Annual Growth 2026 to 2031	1.5%	0.4%	0.2%	0.8%
	Population per Household	1.8	2.0	2.2	1.8
Race	White	74.8%	36.7%	32.9%	56.2%
	Black or African American	8.1%	41.7%	46.7%	25.1%
	American Indian	0.2%	0.8%	0.8%	0.4%
	Asian	6.0%	4.9%	4.6%	6.6%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	9.0%	7.8%	7.3%	8.3%
	Other Races	2.0%	8.1%	7.7%	3.4%
	Hispanic Origin	7.6%	13.5%	12.5%	8.5%

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