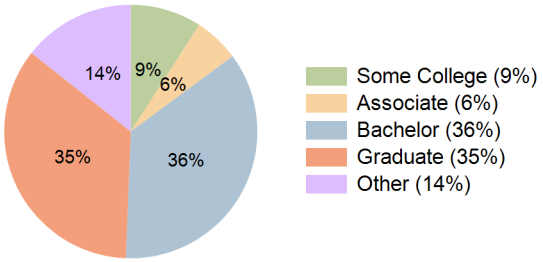
Regency Centers.

Demographic Summary Report

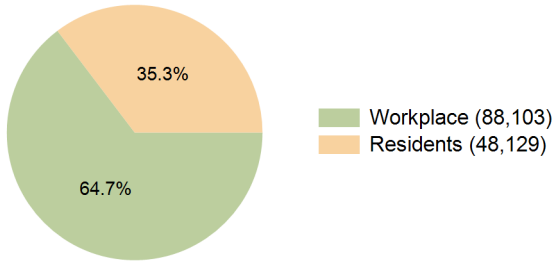
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Greenbriar Town Center Fairfax, Virginia	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	13,836	113,201	257,290	112,252
Total Daytime Pop	11,374	125,258	266,559	136,232
Daytime Workers	5,006	76,593	154,938	88,103
Average Household Income	$220,271	$216,205	$208,952	$209,690
Median Household Income	$170,220	$168,769	$161,978	$163,003
Total Households	4,736	40,263	91,575	40,744
Median Home Value	$733,696	$799,567	$757,665	$784,013
Bachelors Degree	35.5%	36.3%	35.2%	35.7%
Graduate Degree	33.1%	34.9%	33.2%	35.0%
Consumer Spending Index	175	172	167	167
2031 Demographic Projections				
Projected Population	13,814	114,667	261,393	113,617
Projected 5 Year Annual Growth Rate (Pop)	0.0%	0.3%	0.3%	0.2%
Projected Households	4,712	40,722	92,867	41,166
Projected 5 Year Annual Growth Rate (HH)	-0.1%	0.2%	0.3%	0.2%

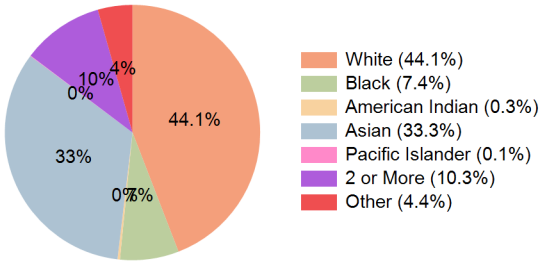
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (11.1%)

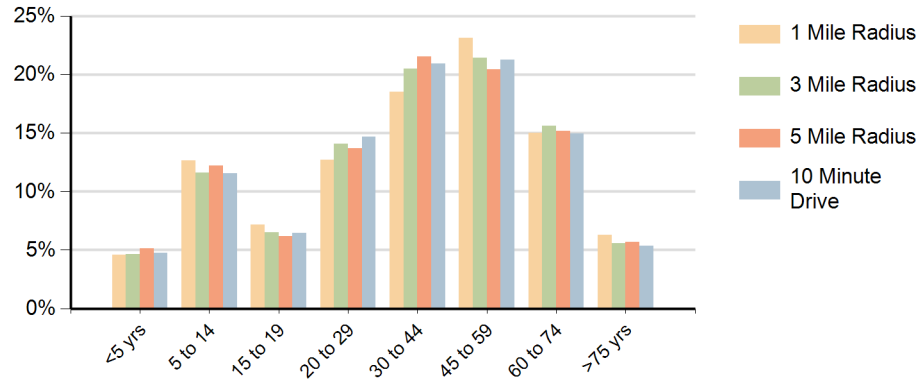
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Regency Centers.

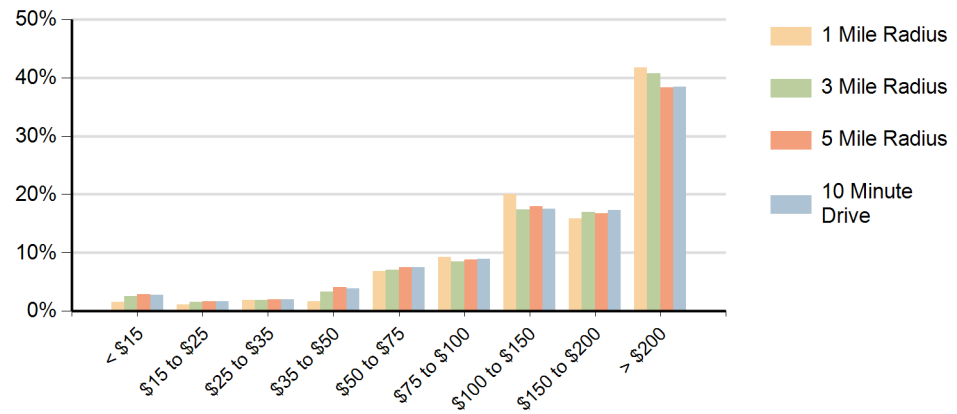
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Greenbriar Town Center Fairfax, Virginia	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	13,836	113,201	257,290	112,252
	2020 Census Population	14,018	107,717	248,553	107,490
	2010 Census Population	13,233	102,142	233,591	99,901
	Historical Annual Growth 2010 to 2020	0.6%	0.5%	0.6%	0.7%
	Estimated Annual Growth 2020 to 2026	-0.2%	0.8%	0.6%	0.7%
	Projected Annual Growth 2026 to 2031	0.0%	0.3%	0.3%	0.2%
Households	Current Estimated Households	4,736	40,263	91,575	40,744
	2020 Census Households	4,836	38,610	88,933	39,396
	2010 Census Households	4,727	36,966	84,693	37,099
	Historical Annual Growth 2010 to 2020	0.2%	0.4%	0.5%	0.6%
	Estimated Annual Growth 2020 to 2026	-0.3%	0.7%	0.5%	0.5%
	Projected Annual Growth 2026 to 2031	-0.1%	0.2%	0.3%	0.2%
	Population per Household	2.9	2.8	2.8	2.8
Race	White	45.2%	45.0%	45.0%	44.1%
	Black or African American	5.9%	7.0%	7.9%	7.4%
	American Indian	0.4%	0.3%	0.4%	0.3%
	Asian	34.8%	33.8%	29.8%	33.3%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	9.2%	10.0%	10.8%	10.3%
	Other Races	4.6%	3.9%	6.1%	4.4%
	Hispanic Origin	10.7%	10.2%	13.4%	11.1%

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