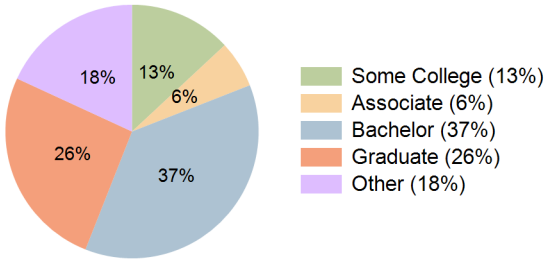
Regency Centers.

Demographic Summary Report

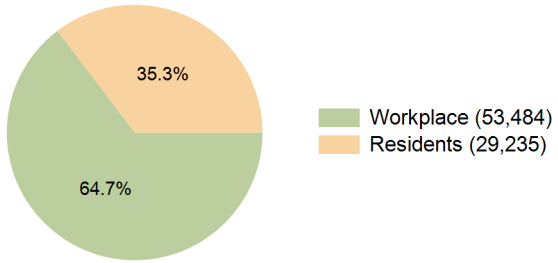
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Merchants Village Charleston, South Carolina	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	6,604	55,778	119,587	63,985
Total Daytime Pop	7,108	77,487	156,183	82,719
Daytime Workers	4,274	51,920	101,758	53,484
Average Household Income	$132,110	$171,271	$155,053	$165,077
Median Household Income	$91,897	$114,656	$102,999	$111,276
Total Households	3,586	26,192	56,576	29,748
Median Home Value	$623,575	$649,882	$610,699	$643,569
Bachelors Degree	28.9%	37.5%	36.6%	36.9%
Graduate Degree	23.4%	26.1%	23.4%	25.9%
Consumer Spending Index	109	139	127	134
2031 Demographic Projections				
Projected Population	7,043	57,776	125,264	66,696
Projected 5 Year Annual Growth Rate (Pop)	1.3%	0.7%	0.9%	0.8%
Projected Households	3,910	27,737	60,546	31,712
Projected 5 Year Annual Growth Rate (HH)	1.8%	1.2%	1.4%	1.3%

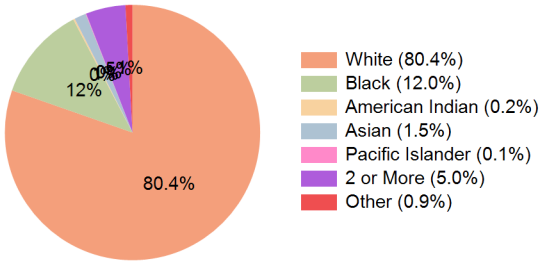
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (3.2%)

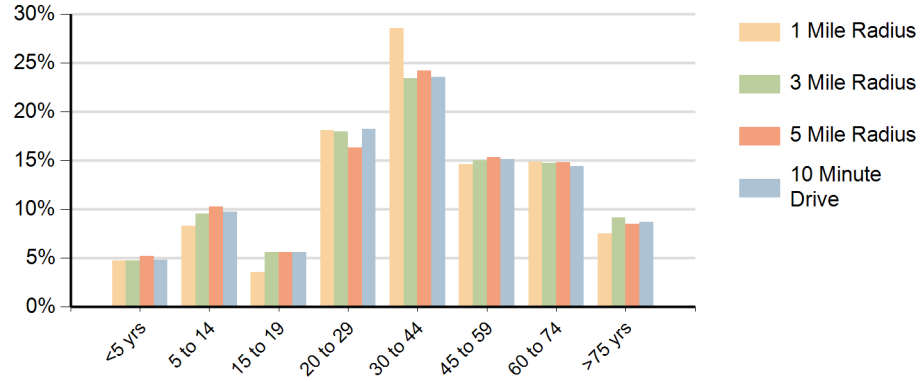
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Regency Centers.

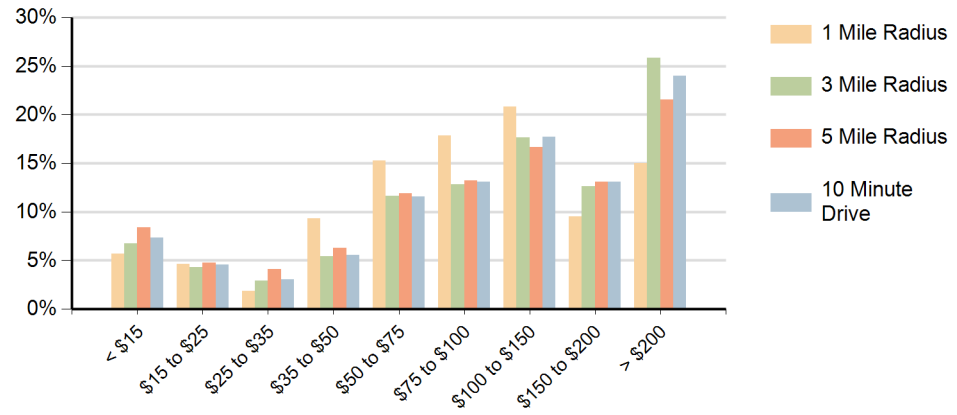
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Merchants Village Charleston, South Carolina	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	6,604	55,778	119,587	63,985
	2020 Census Population	5,861	53,289	111,348	61,258
	2010 Census Population	5,482	52,221	104,939	58,959
	Historical Annual Growth 2010 to 2020	0.7%	0.2%	0.6%	0.4%
	Estimated Annual Growth 2020 to 2026	1.9%	0.7%	1.2%	0.7%
	Projected Annual Growth 2026 to 2031	1.3%	0.7%	0.9%	0.8%
Households	Current Estimated Households	3,586	26,192	56,576	29,748
	2020 Census Households	3,048	23,763	50,227	27,062
	2010 Census Households	2,760	22,450	45,228	25,002
	Historical Annual Growth 2010 to 2020	1.0%	0.6%	1.1%	0.8%
	Estimated Annual Growth 2020 to 2026	2.6%	1.6%	1.9%	1.5%
	Projected Annual Growth 2026 to 2031	1.8%	1.2%	1.4%	1.3%
	Population per Household	1.8	2.0	2.0	2.1
Race	White	82.0%	82.2%	73.0%	80.4%
	Black or African American	9.3%	10.3%	18.7%	12.0%
	American Indian	0.4%	0.2%	0.3%	0.2%
	Asian	1.8%	1.5%	1.5%	1.5%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	5.4%	4.8%	5.0%	5.0%
	Other Races	1.2%	1.0%	1.4%	0.9%
	Hispanic Origin	3.6%	3.2%	3.9%	3.2%

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