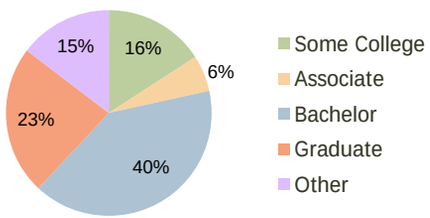
Regency Centers.

Demographic Summary Report

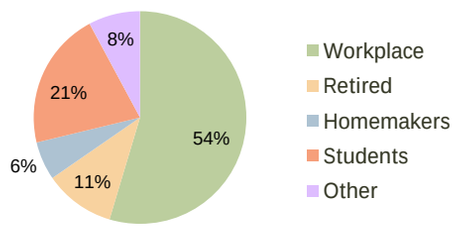
2000, 2010 Census, 2017 Estimates & 2022 Projections
Calculated using TAS Retrieval

Phillips Place Charlotte, NC	**1.0 Mile Radius**	**3.0 Mile Radius**	**5.0 Mile Radius**
Current Year Demographics			
Current Population	9,920	84,912	240,899
Adjusted Total Pop (Carrier Route)	10,104	86,767	234,859
Total Daytime Pop	33,187	111,727	360,444
Workplace Pop	22,892	61,032	221,671
Average Household Income	$149,523	$131,729	$109,522
Median Household Income	$98,131	$81,403	$67,337
Total Households	4,614	37,629	106,564
Median Home Value	$512,074	$418,261	$341,019
Bachelors Degree	47.4%	40.4%	34.9%
Graduate Degree	27.7%	23.4%	19.7%
Total Consumer Spending/Capita (Weekly)	$344	$331	$316
2022 Demographic Projections			
Projected Population	10,196	88,167	257,371
Projected 5 Year Annual Growth Rate (Pop)	0.6%	0.8%	1.3%
Projected Households	4,768	39,158	114,684
Projected 5 Year Annual Growth Rate (HH)	0.7%	0.8%	1.5%

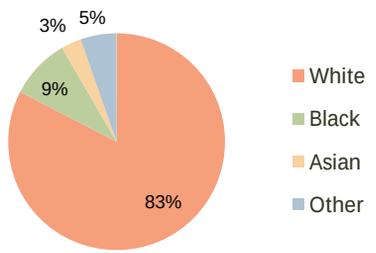
Education (3.0 Mile Radius)



Daytime Population (3.0 Mile Radius)



Race (3.0 Mile Radius)



Hispanic Ethnicity

8% Hispanic | 92% Non Hispanic

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Data Source: Synergos Technologies Inc Austin, TX

Regency Centers.

Demographic Summary Report

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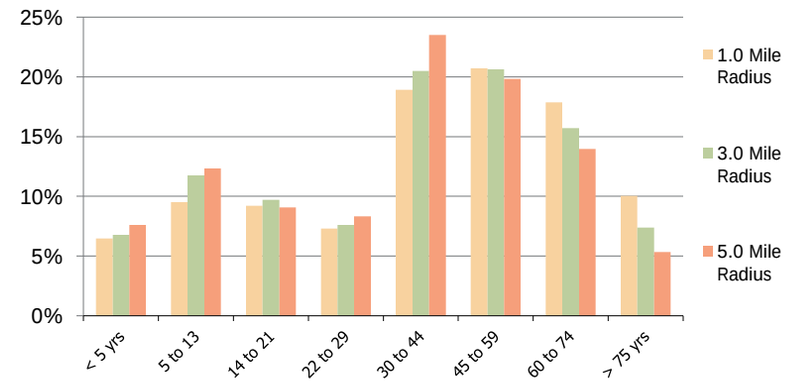
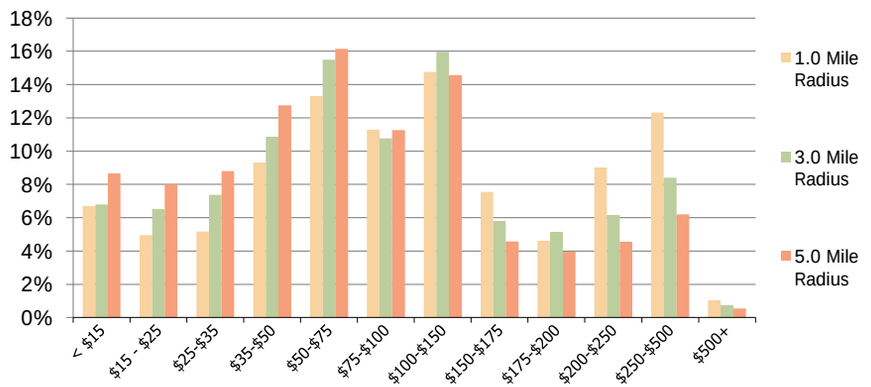
Calculated using TAS Retrieval

Phillips Place Charlotte, NC	**1.0 Mile Radius**	**3.0 Mile Radius**	**5.0 Mile Radius**

Population by Age Range



Households by Income Range ($000)



Population	Current Estimated Population	9,920	84,912	240,899
	2010 Census Population	9,203	77,945	213,237
	2000 Census Population	8,423	75,818	202,930
	Historical Annual Growth 2000 to 2010	0.9%	0.3%	0.5%
	Estimated Annual Growth 2010 to 2017	1.0%	1.2%	1.7%
	Projected Annual Growth 2017 to 2022	0.6%	0.8%	1.3%
Households	Current Estimated Households	4,614	37,629	106,564
	2010 Census Households	4,223	34,351	93,247
	2000 Census Households	3,865	33,884	88,759
	Historical Annual Growth 2000 to 2010	0.9%	0.1%	0.5%
	Estimated Annual Growth 2010 to 2017	1.2%	1.3%	1.9%
	Projected Annual Growth 2017 to 2022	0.7%	0.8%	1.5%
	Population per Household	2.1	2.2	2.2
Ethnic	Hispanic or Latino Population	3%	8%	12%
	Non Hispanic or Latino Population	97%	92%	88%
Race	White	90.5%	82.6%	71.2%
	Black or African American	3.8%	9.0%	17.7%
	Asian & Pacific Islander	2.9%	3.0%	3.6%
	Other Races	2.7%	5.4%	7.5%

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