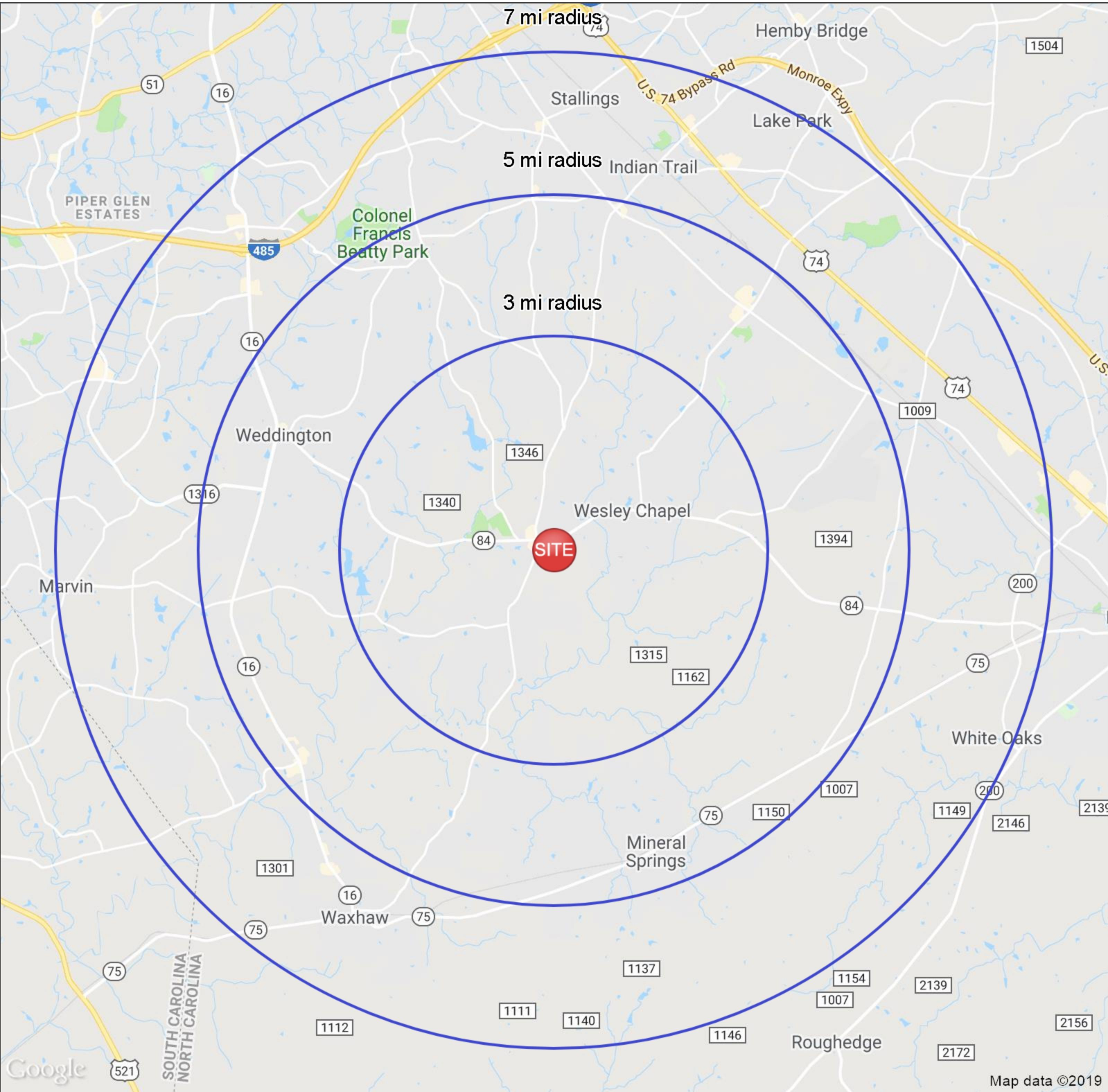


Village Commons II

Wesley Chapel, NC 28104



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	3,396	24,765	67,472
Households	992	7,804	21,764
Population Median Age	37.3	38.6	38.1
5 Yr Pop Growth (Total%)	10.1%	10.0%	10.1%

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Village Commons II

Wesley Chapel, NC 28104

Population

	3 mi radius		5 mi radius		7 mi radius	
Estimated Population (2019)	24,271		67,282		161,342	
Projected Population (2024)	26,707		74,103		177,360	
Census Population (2010)	18,673		54,250		133,232	
Census Population (2000)	7,171		22,079		65,116	
Projected Annual Growth (2019 to 2024)	2,436	2.0%	6,821	2.0%	16,018	2.0%
Historical Annual Growth (2010 to 2019)	5,598	2.6%	13,032	2.2%	28,110	1.9%
Historical Annual Growth (2000 to 2010)	11,502	16.0%	32,171	14.6%	68,116	10.5%
Estimated Population Density (2019)	859 psm		857 psm		1,048 psm	
Trade Area Size	28.3 sq mi		78.5 sq mi		153.9 sq mi	

Households

Estimated Households (2019)	7,633		21,695		54,743	
Projected Households (2024)	8,231		23,392		59,133	
Census Households (2010)	5,807		17,277		44,758	
Census Households (2000)	2,387		7,514		22,513	
Estimated Households with Children (2019)	3,831	50.2%	10,580	48.8%	24,735	45.2%
Estimated Average Household Size (2019)	3.18		3.10		2.95	

Average Household Income

Estimated Average Household Income (2019)	\$144,323		\$139,134		\$133,694	
Projected Average Household Income (2024)	\$158,750		\$154,180		\$148,531	
Estimated Average Family Income (2019)	\$154,163		\$150,999		\$150,145	

Median Household Income

Estimated Median Household Income (2019)	\$119,022		\$110,883		\$105,654	
Projected Median Household Income (2024)	\$136,962		\$128,226		\$121,880	
Estimated Median Family Income (2019)	\$127,275		\$121,174		\$119,099	

Per Capita Income

Estimated Per Capita Income (2019)	\$45,394		\$44,865		\$45,367	
Projected Per Capita Income (2024)	\$48,927		\$48,672		\$49,525	
Estimated Per Capita Income 5 Year Growth	\$3,532	7.8%	\$3,806	8.5%	\$4,159	9.2%
Estimated Average Household Net Worth (2019)	\$1,237,256		\$1,106,856		\$1,059,599	

Daytime Demos (2019)

Total Businesses	281		1,234		4,413	
Total Employees	2,327		12,882		39,843	
Company Headquarter Businesses	-	-	8	0.7%	16	0.4%
Company Headquarter Employees	2	0.1%	1,242	9.6%	1,564	3.9%
Employee Population per Business	8.3		10.4		9.0	
Residential Population per Business	86.3		54.5		36.6	

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Race & Ethnicity

	3 mi radius		5 mi radius		7 mi radius	
White (2019)	20,228	83.3%	54,757	81.4%	126,612	78.5%
Black or African American (2019)	1,931	8.0%	6,130	9.1%	16,937	10.5%
American Indian or Alaska Native (2019)	52	0.2%	186	0.3%	581	0.4%
Asian (2019)	1,114	4.6%	3,060	4.5%	8,462	5.2%
Hawaiian or Pacific Islander (2019)	10	-	24	-	51	-
Other Race (2019)	413	1.7%	1,588	2.4%	4,943	3.1%
Two or More Races (2019)	523	2.2%	1,536	2.3%	3,757	2.3%
Not Hispanic or Latino Population (2019)	22,767	93.8%	62,181	92.4%	147,246	91.3%
Hispanic or Latino Population (2019)	1,504	6.2%	5,101	7.6%	14,095	8.7%
Not Hispanic or Latino Population (2024)	24,921	93.3%	68,088	91.9%	160,829	90.7%
Hispanic or Latino Population (2024)	1,786	6.7%	6,015	8.1%	16,530	9.3%
Not Hispanic or Latino Population (2010)	17,678	94.7%	50,533	93.1%	123,009	92.3%
Hispanic or Latino Population (2010)	995	5.3%	3,717	6.9%	10,223	7.7%
Not Hispanic or Latino Population (2000)	7,033	98.1%	21,661	98.1%	63,511	97.5%
Hispanic or Latino Population (2000)	138	1.9%	417	1.9%	1,606	2.5%
Projected Hispanic Annual Growth (2019 to 2024)	282	3.7%	914	3.6%	2,435	3.5%
Historic Hispanic Annual Growth (2000 to 2019)	1,366	52.1%	4,684	59.1%	12,490	40.9%

Age Distribution (2019)

Age Under 5	1,244	5.1%	3,646	5.4%	9,179	5.7%
Age 5 to 9 Years	1,827	7.5%	5,085	7.6%	11,920	7.4%
Age 10 to 14 Years	2,429	10.0%	6,485	9.6%	14,475	9.0%
Age 15 to 19 Years	2,240	9.2%	5,862	8.7%	12,714	7.9%
Age 20 to 24 Years	1,200	4.9%	3,384	5.0%	7,955	4.9%
Age 25 to 29 Years	863	3.6%	2,719	4.0%	7,568	4.7%
Age 30 to 34 Years	963	4.0%	2,987	4.4%	8,342	5.2%
Age 35 to 39 Years	1,539	6.3%	4,391	6.5%	10,928	6.8%
Age 40 to 44 Years	1,992	8.2%	5,438	8.1%	12,612	7.8%
Age 45 to 49 Years	2,399	9.9%	6,357	9.4%	14,254	8.8%
Age 50 to 54 Years	2,195	9.0%	5,476	8.1%	12,689	7.9%
Age 55 to 59 Years	1,752	7.2%	4,724	7.0%	10,997	6.8%
Age 60 to 64 Years	1,253	5.2%	3,487	5.2%	8,668	5.4%
Age 65 to 74 Years	1,603	6.6%	4,797	7.1%	12,315	7.6%
Age 75 to 84 Years	633	2.6%	1,968	2.9%	5,284	3.3%
Age 85 Years or Over	139	0.6%	475	0.7%	1,441	0.9%
Median Age	38.5		38.1		38.1	

Gender Age Distribution (2019)

Female Population	12,159	50.1%	33,961	50.5%	82,455	51.1%
Age 0 to 19 Years	3,722	30.6%	10,200	30.0%	23,606	28.6%
Age 20 to 64 Years	7,208	59.3%	19,924	58.7%	48,335	58.6%
Age 65 Years or Over	1,229	10.1%	3,836	11.3%	10,513	12.8%
Female Median Age	38.9		38.5		38.7	
Male Population	12,112	49.9%	33,321	49.5%	78,887	48.9%
Age 0 to 19 Years	4,018	33.2%	10,878	32.6%	24,683	31.3%
Age 20 to 64 Years	6,948	57.4%	19,039	57.1%	45,677	57.9%
Age 65 Years or Over	1,146	9.5%	3,404	10.2%	8,527	10.8%
Male Median Age	38.1		37.5		37.4	

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Wesley Chapel, NC 28104

Household Income Distribution (2019)

	3 mi radius		5 mi radius		7 mi radius	
HH Income \$200,000 or More	1,388	18.2%	3,441	15.9%	8,532	15.6%
HH Income \$150,000 to \$199,999	1,274	16.7%	3,106	14.3%	6,999	12.8%
HH Income \$100,000 to \$149,999	1,691	22.1%	4,643	21.4%	10,675	19.5%
HH Income \$75,000 to \$99,999	1,048	13.7%	3,339	15.4%	7,910	14.4%
HH Income \$50,000 to \$74,999	917	12.0%	3,011	13.9%	8,412	15.4%
HH Income \$35,000 to \$49,999	472	6.2%	1,703	7.8%	5,200	9.5%
HH Income \$25,000 to \$34,999	294	3.9%	925	4.3%	2,586	4.7%
HH Income \$15,000 to \$24,999	361	4.7%	854	3.9%	2,382	4.4%
HH Income Under \$15,000	189	2.5%	676	3.1%	2,048	3.7%
HH Income \$35,000 or More	6,790	89.0%	19,241	88.7%	47,727	87.2%
HH Income \$75,000 or More	5,401	70.7%	14,528	67.0%	34,115	62.3%

Housing (2019)

Total Housing Units	7,761		22,150		55,922	
Housing Units Occupied	7,633	98.4%	21,695	97.9%	54,743	97.9%
Housing Units Owner-Occupied	7,173	94.0%	19,844	91.5%	47,860	87.4%
Housing Units, Renter-Occupied	461	6.0%	1,852	8.5%	6,883	12.6%
Housing Units, Vacant	127	1.7%	455	2.1%	1,179	2.2%

Marital Status (2019)

Never Married	4,212	22.4%	12,068	23.2%	30,009	23.9%
Currently Married	12,413	66.1%	33,039	63.5%	76,708	61.0%
Separated	357	1.9%	1,059	2.0%	3,185	2.5%
Widowed	500	2.7%	1,781	3.4%	4,686	3.7%
Divorced	1,288	6.9%	4,119	7.9%	11,179	8.9%

Household Type (2019)

Population Family	23,172	95.5%	63,501	94.4%	148,651	92.1%
Population Non-Family	1,093	4.5%	3,772	5.6%	12,585	7.8%
Population Group Quarters	6	-	8	-	106	-
Family Households	6,750	88.4%	18,637	85.9%	44,439	81.2%
Non-Family Households	884	11.6%	3,058	14.1%	10,304	18.8%
Married Couple with Children	3,319	26.7%	8,888	26.9%	20,222	26.4%
Average Family Household Size	3.4		3.4		3.3	

Household Size (2019)

1 Person Households	701	9.2%	2,439	11.2%	8,418	15.4%
2 Person Households	2,202	28.8%	6,366	29.3%	16,768	30.6%
3 Person Households	1,514	19.8%	4,139	19.1%	10,113	18.5%
4 Person Households	1,984	26.0%	5,341	24.6%	11,947	21.8%
5 Person Households	862	11.3%	2,392	11.0%	5,196	9.5%
6 or More Person Households	370	4.8%	1,017	4.7%	2,302	4.2%

Household Vehicles (2019)

Households with 0 Vehicles Available	111	1.5%	361	1.7%	831	1.5%
Households with 1 Vehicles Available	1,000	13.1%	3,139	14.5%	10,467	19.1%
Households with 2 or More Vehicles Available	6,522	85.4%	18,196	83.9%	43,446	79.4%
Total Vehicles Available	17,963		49,763		119,924	
Average Vehicles Per Household	2.4		2.3		2.2	

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Labor Force (2019)

	3 mi radius		5 mi radius		7 mi radius	
Estimated Labor Population Age 16 Years or Over	18,205		50,614		122,659	
Estimated Civilian Employed	12,544	68.9%	34,339	67.8%	82,066	66.9%
Estimated Civilian Unemployed	326	1.8%	868	1.7%	2,070	1.7%
Estimated in Armed Forces	-	-	8	-	37	-
Estimated Not in Labor Force	5,335	29.3%	15,400	30.4%	38,486	31.4%
Unemployment Rate	1.8%		1.7%		1.7%	

Occupation (2019)

	3 mi radius		5 mi radius		7 mi radius	
Occupation: Population Age 16 Years or Over	12,544		34,339		82,066	
Management, Business, Financial Operations	3,369	26.9%	8,239	24.0%	20,180	24.6%
Professional, Related	3,001	23.9%	8,041	23.4%	19,235	23.4%
Service	1,536	12.2%	3,961	11.5%	10,178	12.4%
Sales, Office	3,065	24.4%	8,890	25.9%	20,363	24.8%
Farming, Fishing, Forestry	27	0.2%	70	0.2%	255	0.3%
Construct, Extraction, Maintenance	641	5.1%	2,042	5.9%	4,856	5.9%
Production, Transport Material Moving	905	7.2%	3,094	9.0%	6,999	8.5%
White Collar Workers	9,434	75.2%	25,171	73.3%	59,778	72.8%
Blue Collar Workers	3,109	24.8%	9,168	26.7%	22,288	27.2%

Consumer Expenditure (2019)

	3 mi radius		5 mi radius		7 mi radius	
Total Household Expenditure	\$690.58 M		\$1.93 B		\$4.74 B	
Total Non-Retail Expenditure	\$364.91 M	52.8%	\$1.02 B	52.8%	\$2.51 B	52.9%
Total Retail Expenditure	\$325.67 M	47.2%	\$909.57 M	47.2%	\$2.23 B	47.1%
Apparel	\$25.07 M	3.6%	\$69.67 M	3.6%	\$171.01 M	3.6%
Contributions	\$24.07 M	3.5%	\$66.6 M	3.5%	\$164.2 M	3.5%
Education	\$23.83 M	3.5%	\$65.07 M	3.4%	\$159.77 M	3.4%
Entertainment	\$40.59 M	5.9%	\$112.74 M	5.9%	\$276.57 M	5.8%
Food and Beverages	\$100.02 M	14.5%	\$279.75 M	14.5%	\$687.66 M	14.5%
Furnishings and Equipment	\$25.06 M	3.6%	\$69.67 M	3.6%	\$170.94 M	3.6%
Gifts	\$18.11 M	2.6%	\$50.24 M	2.6%	\$124.41 M	2.6%
Health Care	\$56.06 M	8.1%	\$157.41 M	8.2%	\$387.53 M	8.2%
Household Operations	\$27.79 M	4.0%	\$77.25 M	4.0%	\$190.11 M	4.0%
Miscellaneous Expenses	\$13.15 M	1.9%	\$36.64 M	1.9%	\$90.18 M	1.9%
Personal Care	\$9.27 M	1.3%	\$25.85 M	1.3%	\$63.52 M	1.3%
Personal Insurance	\$5.35 M	0.8%	\$14.77 M	0.8%	\$36.13 M	0.8%
Reading	\$1.51 M	0.2%	\$4.21 M	0.2%	\$10.37 M	0.2%
Shelter	\$143.69 M	20.8%	\$401.09 M	20.8%	\$988.32 M	20.9%
Tobacco	\$3.45 M	0.5%	\$9.88 M	0.5%	\$24.54 M	0.5%
Transportation	\$125.91 M	18.2%	\$351.89 M	18.3%	\$863.55 M	18.2%
Utilities	\$47.66 M	6.9%	\$134.19 M	7.0%	\$330.81 M	7.0%

Educational Attainment (2019)

	3 mi radius		5 mi radius		7 mi radius	
Adult Population Age 25 Years or Over	15,331		42,820		105,098	
Elementary (Grade Level 0 to 8)	182	1.2%	703	1.6%	2,056	2.0%
Some High School (Grade Level 9 to 11)	462	3.0%	1,443	3.4%	4,101	3.9%
High School Graduate	2,777	18.1%	8,355	19.5%	19,023	18.1%
Some College	2,836	18.5%	8,161	19.1%	19,719	18.8%
Associate Degree Only	1,309	8.5%	3,966	9.3%	8,786	8.4%
Bachelor Degree Only	5,548	36.2%	13,919	32.5%	34,701	33.0%
Graduate Degree	2,217	14.5%	6,272	14.6%	16,712	15.9%

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Units In Structure (2019)

	3 mi radius		5 mi radius		7 mi radius	
1 Detached Unit	7,362	126.8%	20,632	119.4%	48,666	108.7%
1 Attached Unit	55	0.9%	255	1.5%	2,119	4.7%
2 to 4 Units	6	0.1%	34	0.2%	346	0.8%
5 to 9 Units	3	-	21	0.1%	418	0.9%
10 to 19 Units	5	-	48	0.3%	642	1.4%
20 to 49 Units	4	-	24	0.1%	651	1.5%
50 or More Units	-	-	58	0.3%	281	0.6%
Mobile Home or Trailer	199	3.4%	621	3.6%	1,601	3.6%
Other Structure	-	-	2	-	20	-

Homes Built By Year (2019)

Homes Built 2010 or later	1,457	25.1%	3,622	21.0%	7,302	16.3%
Homes Built 2000 to 2009	3,229	55.6%	9,301	53.8%	21,556	48.2%
Homes Built 1990 to 1999	1,333	23.0%	3,827	22.1%	12,607	28.2%
Homes Built 1980 to 1989	909	15.6%	2,607	15.1%	6,419	14.3%
Homes Built 1970 to 1979	335	5.8%	1,137	6.6%	3,046	6.8%
Homes Built 1960 to 1969	165	2.8%	529	3.1%	1,968	4.4%
Homes Built 1950 to 1959	62	1.1%	230	1.3%	736	1.6%
Homes Built Before 1949	143	2.5%	443	2.6%	1,109	2.5%

Home Values (2019)

Home Values \$1,000,000 or More	110	2.1%	285	1.8%	613	1.6%
Home Values \$500,000 to \$999,999	954	18.3%	3,118	20.0%	7,235	18.7%
Home Values \$400,000 to \$499,999	1,145	22.0%	2,447	15.7%	5,560	14.4%
Home Values \$300,000 to \$399,999	1,969	37.8%	4,013	25.8%	8,325	21.6%
Home Values \$200,000 to \$299,999	1,822	35.0%	4,661	29.9%	11,515	29.8%
Home Values \$150,000 to \$199,999	422	8.1%	2,314	14.9%	6,375	16.5%
Home Values \$100,000 to \$149,999	467	9.0%	2,012	12.9%	5,788	15.0%
Home Values \$70,000 to \$99,999	87	1.7%	287	1.8%	724	1.9%
Home Values \$50,000 to \$69,999	19	0.4%	88	0.6%	273	0.7%
Home Values \$25,000 to \$49,999	82	1.6%	271	1.7%	587	1.5%
Home Values Under \$25,000	35	0.7%	196	1.3%	484	1.3%
Owner-Occupied Median Home Value	\$335,642		\$318,261		\$309,427	
Renter-Occupied Median Rent	\$1,294		\$1,218		\$1,111	

Transportation To Work (2019)

Drive to Work Alone	10,179	81.4%	28,291	81.9%	67,567	80.7%
Drive to Work in Carpool	548	4.4%	1,689	4.9%	4,638	5.5%
Travel to Work by Public Transportation	73	0.6%	195	0.6%	645	0.8%
Drive to Work on Motorcycle	-	-	3	-	13	-
Walk or Bicycle to Work	68	0.5%	179	0.5%	671	0.8%
Other Means	146	1.2%	248	0.7%	599	0.7%
Work at Home	1,491	11.9%	3,946	11.4%	9,607	11.5%

Travel Time (2019)

Travel to Work in 14 Minutes or Less	1,650	13.2%	4,732	13.7%	12,849	15.3%
Travel to Work in 15 to 29 Minutes	3,177	25.4%	8,999	26.0%	22,275	26.6%
Travel to Work in 30 to 59 Minutes	4,876	39.0%	13,482	39.0%	30,792	36.8%
Travel to Work in 60 Minutes or More	1,331	10.6%	3,235	9.4%	6,840	8.2%
Average Minutes Travel to Work	31.8		31.0		29.2	

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