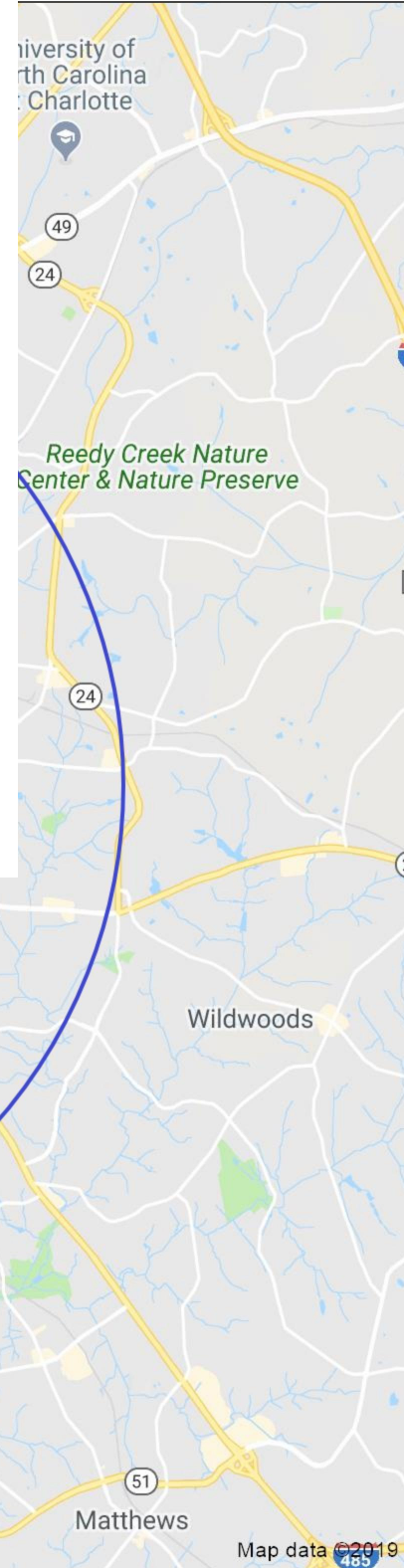
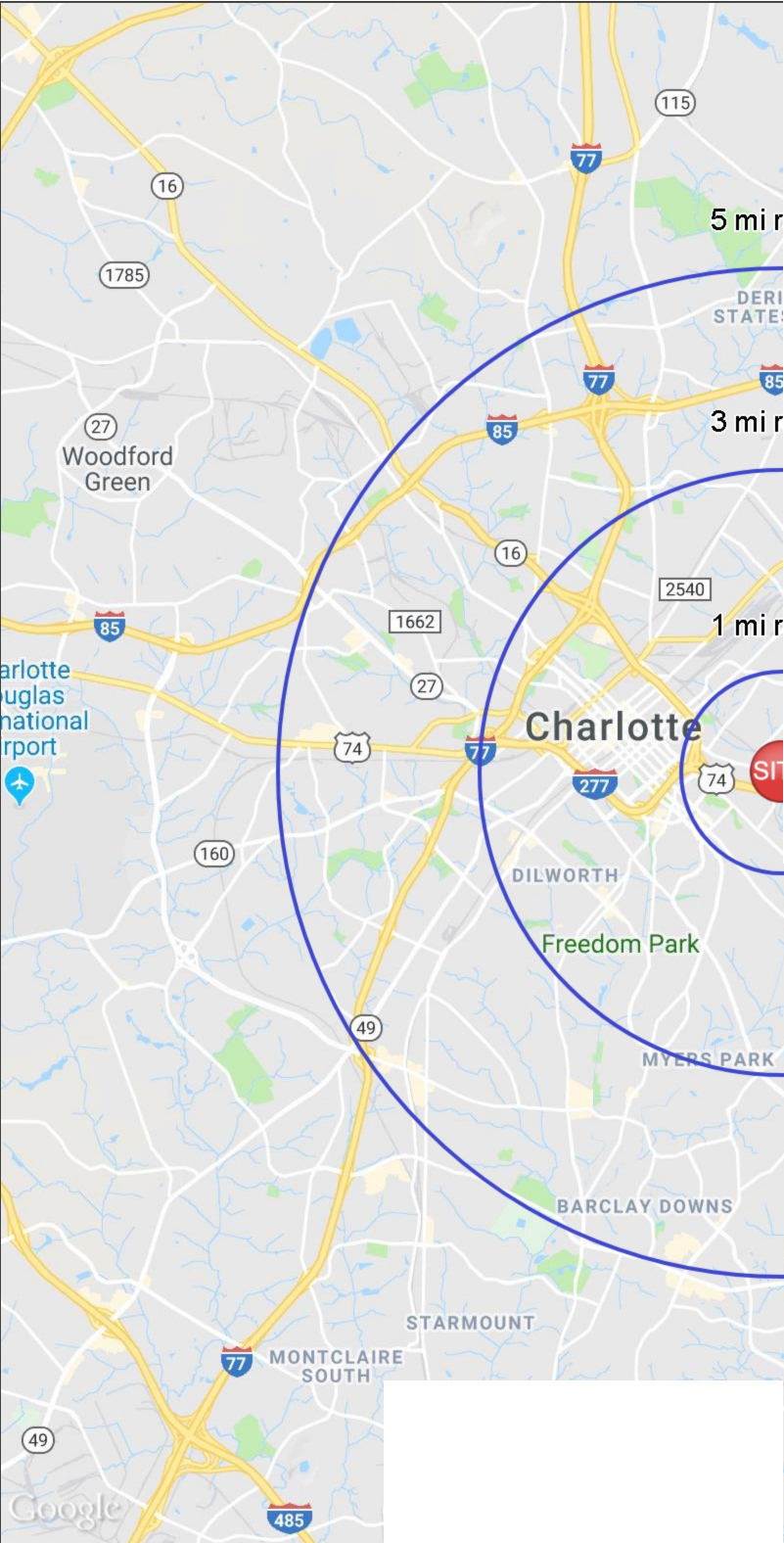


# 1431 Central Ave

Charlotte, NC 28205



### Demographics

	1 mi
Population	14,000
Households	7,000
Population Median Age	34
5 Yr Pop Growth (Total%)	9

### Contact Information

Name **Jennifer L. Malina**  
 Email **jlmalina@astonprop.com**  
 Phone **704.319.4938**

**ASTON**  
 properties Prepared By  
 Prepared For

# EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Jennifer L. Malina

Lat/Lon: 35.2207/-80.8138

RF5

## 1431 Central Ave

### Charlotte, NC 28205

#### Population

	1 mi radius		3 mi radius		5 mi radius	
Estimated Population (2019)	15,456		126,990		301,110	
Projected Population (2024)	16,909		138,879		329,507	
Census Population (2010)	10,719		97,366		244,451	
Census Population (2000)	12,072		91,492		236,967	
Projected Annual Growth (2019 to 2024)	1,453	1.9%	11,889	1.9%	28,397	1.9%
Historical Annual Growth (2010 to 2019)	4,737	3.4%	29,624	2.6%	56,659	2.1%
Historical Annual Growth (2000 to 2010)	-1,353	-1.1%	5,874	0.6%	7,484	0.3%
Estimated Population Density (2019)	4,922 psm		4,492 psm		3,835 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	

#### Households

Estimated Households (2019)	7,728		59,560		129,026	
Projected Households (2024)	8,395		65,190		141,309	
Census Households (2010)	5,102		42,586		100,558	
Census Households (2000)	5,416		38,596		97,322	
Estimated Households with Children (2019)	1,623	21.0%	12,320	20.7%	34,246	26.5%
Estimated Average Household Size (2019)	1.97		2.02		2.27	

#### Average Household Income

Estimated Average Household Income (2019)	\$97,393		\$103,432		\$89,322	
Projected Average Household Income (2024)	\$105,867		\$112,810		\$97,492	
Estimated Average Family Income (2019)	\$136,331		\$146,855		\$113,780	

#### Median Household Income

Estimated Median Household Income (2019)	\$85,772		\$75,956		\$66,729	
Projected Median Household Income (2024)	\$98,675		\$87,515		\$76,700	
Estimated Median Family Income (2019)	\$115,073		\$106,683		\$86,208	

#### Per Capita Income

Estimated Per Capita Income (2019)	\$48,759		\$48,924		\$38,489	
Projected Per Capita Income (2024)	\$52,621		\$53,330		\$42,005	
Estimated Per Capita Income 5 Year Growth	\$3,861	7.9%	\$4,407	9.0%	\$3,516	9.1%
Estimated Average Household Net Worth (2019)	\$901,978		\$777,680		\$631,880	

#### Daytime Demos (2019)

Total Businesses	1,804		12,560		21,073	
Total Employees	16,919		148,716		233,058	
Company Headquarter Businesses	10	0.5%	86	0.7%	143	0.7%
Company Headquarter Employees	3,854	22.8%	32,747	22.0%	37,116	15.9%
Employee Population per Business	9.4		11.8		11.1	
Residential Population per Business	8.6		10.1		14.3	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Jennifer L. Malina

Lat/Lon: 35.2207/-80.8138

RF5

## 1431 Central Ave

### Charlotte, NC 28205

#### Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2019)	7,962	51.5%	64,073	50.5%	126,525	42.0%
Black or African American (2019)	5,917	38.3%	44,417	35.0%	124,989	41.5%
American Indian or Alaska Native (2019)	64	0.4%	536	0.4%	1,519	0.5%
Asian (2019)	760	4.9%	7,453	5.9%	15,748	5.2%
Hawaiian or Pacific Islander (2019)	2	-	62	-	223	-
Other Race (2019)	279	1.8%	7,149	5.6%	24,375	8.1%
Two or More Races (2019)	471	3.1%	3,301	2.6%	7,731	2.6%
Not Hispanic or Latino Population (2019)	14,528	94.0%	112,503	88.6%	256,606	85.2%
Hispanic or Latino Population (2019)	928	6.0%	14,487	11.4%	44,504	14.8%
Not Hispanic or Latino Population (2024)	15,858	93.8%	122,839	88.5%	280,249	85.1%
Hispanic or Latino Population (2024)	1,051	6.2%	16,040	11.5%	49,258	14.9%
Not Hispanic or Latino Population (2010)	10,381	96.8%	86,836	89.2%	208,387	85.2%
Hispanic or Latino Population (2010)	338	3.2%	10,531	10.8%	36,064	14.8%
Not Hispanic or Latino Population (2000)	11,680	96.8%	83,854	91.7%	214,868	90.7%
Hispanic or Latino Population (2000)	392	3.2%	7,638	8.3%	22,099	9.3%
Projected Hispanic Annual Growth (2019 to 2024)	123	2.7%	1,553	2.1%	4,754	2.1%
Historic Hispanic Annual Growth (2000 to 2019)	536	7.2%	6,849	4.7%	22,405	5.3%

#### Age Distribution (2019)

Age Under 5	1,079	7.0%	8,251	6.5%	20,332	6.8%
Age 5 to 9 Years	789	5.1%	6,930	5.5%	18,092	6.0%
Age 10 to 14 Years	613	4.0%	6,183	4.9%	17,087	5.7%
Age 15 to 19 Years	751	4.9%	7,711	6.1%	18,368	6.1%
Age 20 to 24 Years	1,372	8.9%	10,646	8.4%	22,114	7.3%
Age 25 to 29 Years	2,242	14.5%	14,809	11.7%	29,256	9.7%
Age 30 to 34 Years	1,865	12.1%	12,469	9.8%	25,815	8.6%
Age 35 to 39 Years	1,350	8.7%	9,906	7.8%	21,949	7.3%
Age 40 to 44 Years	922	6.0%	8,221	6.5%	19,422	6.5%
Age 45 to 49 Years	925	6.0%	8,025	6.3%	19,572	6.5%
Age 50 to 54 Years	873	5.6%	7,375	5.8%	18,587	6.2%
Age 55 to 59 Years	772	5.0%	7,038	5.5%	17,893	5.9%
Age 60 to 64 Years	569	3.7%	5,657	4.5%	15,027	5.0%
Age 65 to 74 Years	773	5.0%	7,939	6.3%	21,811	7.2%
Age 75 to 84 Years	367	2.4%	3,952	3.1%	10,867	3.6%
Age 85 Years or Over	194	1.3%	1,879	1.5%	4,918	1.6%
Median Age	31.5		33.3		34.8	

#### Gender Age Distribution (2019)

Female Population	8,327	53.9%	64,358	50.7%	155,065	51.5%
Age 0 to 19 Years	1,708	20.5%	14,447	22.4%	36,303	23.4%
Age 20 to 64 Years	5,816	69.8%	41,631	64.7%	96,017	61.9%
Age 65 Years or Over	804	9.7%	8,280	12.9%	22,744	14.7%
Female Median Age	31.4		33.7		36.0	
Male Population	7,129	46.1%	62,632	49.3%	146,045	48.5%
Age 0 to 19 Years	1,525	21.4%	14,627	23.4%	37,576	25.7%
Age 20 to 64 Years	5,073	71.2%	42,515	67.9%	93,617	64.1%
Age 65 Years or Over	530	7.4%	5,490	8.8%	14,852	10.2%
Male Median Age	31.8		32.9		33.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Jennifer L. Malina

Lat/Lon: 35.2207/-80.8138

RF5

## 1431 Central Ave

## Charlotte, NC 28205

### Household Income Distribution (2019)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	1,042	13.5%	6,860	11.5%	11,347	8.8%
HH Income \$150,000 to \$199,999	744	9.6%	4,655	7.8%	7,879	6.1%
HH Income \$100,000 to \$149,999	1,351	17.5%	8,134	13.7%	14,928	11.6%
HH Income \$75,000 to \$99,999	932	12.1%	6,749	11.3%	13,858	10.7%
HH Income \$50,000 to \$74,999	1,222	15.8%	9,677	16.2%	21,864	16.9%
HH Income \$35,000 to \$49,999	745	9.6%	6,830	11.5%	17,042	13.2%
HH Income \$25,000 to \$34,999	454	5.9%	4,702	7.9%	12,588	9.8%
HH Income \$15,000 to \$24,999	551	7.1%	5,028	8.4%	13,681	10.6%
HH Income Under \$15,000	686	8.9%	6,925	11.6%	15,838	12.3%
HH Income \$35,000 or More	6,037	78.1%	42,905	72.0%	86,918	67.4%
HH Income \$75,000 or More	4,070	52.7%	26,398	44.3%	48,012	37.2%

### Housing (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	7,927		61,703		133,714	
Housing Units Occupied	7,728	97.5%	59,560	96.5%	129,026	96.5%
Housing Units Owner-Occupied	3,104	40.2%	22,283	37.4%	53,323	41.3%
Housing Units, Renter-Occupied	4,624	59.8%	37,276	62.6%	75,703	58.7%
Housing Units, Vacant	199	2.6%	2,143	3.6%	4,688	3.6%

### Marital Status (2019)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	6,740	51.9%	54,277	51.4%	116,704	47.5%
Currently Married	4,278	33.0%	32,509	30.8%	78,148	31.8%
Separated	386	3.0%	5,143	4.9%	14,496	5.9%
Widowed	288	2.2%	3,763	3.6%	11,044	4.5%
Divorced	1,282	9.9%	9,936	9.4%	25,207	10.3%

### Household Type (2019)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	9,325	60.3%	77,029	60.7%	212,179	70.5%
Population Non-Family	5,921	38.3%	43,417	34.2%	80,421	26.7%
Population Group Quarters	211	1.4%	6,544	5.2%	8,509	2.8%
Family Households	3,161	40.9%	24,652	41.4%	65,428	50.7%
Non-Family Households	4,567	59.1%	34,908	58.6%	63,598	49.3%
Married Couple with Children	829	19.4%	6,166	19.0%	16,065	20.6%
Average Family Household Size	2.9		3.1		3.2	

### Household Size (2019)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	3,474	45.0%	27,861	46.8%	50,322	39.0%
2 Person Households	2,454	31.8%	16,841	28.3%	37,484	29.1%
3 Person Households	975	12.6%	6,645	11.2%	17,442	13.5%
4 Person Households	507	6.6%	4,514	7.6%	12,566	9.7%
5 Person Households	198	2.6%	2,230	3.7%	6,418	5.0%
6 or More Person Households	119	1.5%	1,469	2.5%	4,794	3.7%

### Household Vehicles (2019)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	525	6.8%	6,903	11.6%	14,529	11.3%
Households with 1 Vehicles Available	3,400	44.0%	26,545	44.6%	55,367	42.9%
Households with 2 or More Vehicles Available	3,803	49.2%	26,112	43.8%	59,130	45.8%
Total Vehicles Available	12,000		86,236		194,010	
Average Vehicles Per Household	1.6		1.4		1.5	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Jennifer L. Malina

Lat/Lon: 35.2207/-80.8138

RF5

## 1431 Central Ave

### Charlotte, NC 28205

#### Labor Force (2019)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	12,853		104,568		242,667	
Estimated Civilian Employed	10,127	78.8%	75,139	71.9%	164,407	67.8%
Estimated Civilian Unemployed	332	2.6%	2,572	2.5%	7,463	3.1%
Estimated in Armed Forces	6	-	101	-	171	-
Estimated Not in Labor Force	2,387	18.6%	26,756	25.6%	70,625	29.1%
Unemployment Rate	2.6%		2.5%		3.1%	

#### Occupation (2019)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	10,127		75,139		164,407	
Management, Business, Financial Operations	2,945	29.1%	19,481	25.9%	34,349	20.9%
Professional, Related	2,906	28.7%	18,518	24.6%	35,216	21.4%
Service	1,350	13.3%	11,958	15.9%	29,375	17.9%
Sales, Office	1,999	19.7%	14,795	19.7%	34,261	20.8%
Farming, Fishing, Forestry	5	-	94	0.1%	172	0.1%
Construct, Extraction, Maintenance	287	2.8%	4,194	5.6%	12,511	7.6%
Production, Transport Material Moving	635	6.3%	6,099	8.1%	18,523	11.3%
White Collar Workers	7,850	77.5%	52,793	70.3%	103,826	63.2%
Blue Collar Workers	2,277	22.5%	22,346	29.7%	60,581	36.8%

#### Consumer Expenditure (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$528.41 M		\$4.25 B		\$8.24 B	
Total Non-Retail Expenditure	\$281.14 M	53.2%	\$2.26 B	53.3%	\$4.38 B	53.2%
Total Retail Expenditure	\$247.27 M	46.8%	\$1.98 B	46.7%	\$3.86 B	46.8%
Apparel	\$18.96 M	3.6%	\$152.14 M	3.6%	\$293.68 M	3.6%
Contributions	\$17.93 M	3.4%	\$144.03 M	3.4%	\$274.74 M	3.3%
Education	\$17.5 M	3.3%	\$140.29 M	3.3%	\$263.34 M	3.2%
Entertainment	\$30.21 M	5.7%	\$241.54 M	5.7%	\$465.48 M	5.6%
Food and Beverages	\$77.02 M	14.6%	\$619.9 M	14.6%	\$1.21 B	14.7%
Furnishings and Equipment	\$18.72 M	3.5%	\$149.57 M	3.5%	\$288.35 M	3.5%
Gifts	\$13.93 M	2.6%	\$111.92 M	2.6%	\$211.9 M	2.6%
Health Care	\$42.85 M	8.1%	\$346.05 M	8.1%	\$680.15 M	8.3%
Household Operations	\$20.95 M	4.0%	\$168.41 M	4.0%	\$325.31 M	3.9%
Miscellaneous Expenses	\$10.04 M	1.9%	\$80.71 M	1.9%	\$156.12 M	1.9%
Personal Care	\$7.09 M	1.3%	\$56.93 M	1.3%	\$110.39 M	1.3%
Personal Insurance	\$3.78 M	0.7%	\$30.16 M	0.7%	\$57.74 M	0.7%
Reading	\$1.15 M	0.2%	\$9.3 M	0.2%	\$17.98 M	0.2%
Shelter	\$112.94 M	21.4%	\$910.14 M	21.4%	\$1.76 B	21.4%
Tobacco	\$2.97 M	0.6%	\$24.44 M	0.6%	\$49.32 M	0.6%
Transportation	\$95.06 M	18.0%	\$759.79 M	17.9%	\$1.48 B	17.9%
Utilities	\$37.31 M	7.1%	\$302.6 M	7.1%	\$598.28 M	7.3%

#### Educational Attainment (2019)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	10,852		87,270		205,118	
Elementary (Grade Level 0 to 8)	182	1.7%	4,298	4.9%	13,647	6.7%
Some High School (Grade Level 9 to 11)	476	4.4%	6,166	7.1%	17,566	8.6%
High School Graduate	1,388	12.8%	12,964	14.9%	37,791	18.4%
Some College	1,681	15.5%	14,125	16.2%	38,509	18.8%
Associate Degree Only	649	6.0%	5,381	6.2%	13,725	6.7%
Bachelor Degree Only	3,868	35.6%	27,157	31.1%	53,611	26.1%
Graduate Degree	2,607	24.0%	17,179	19.7%	30,268	14.8%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Jennifer L. Malina

Lat/Lon: 35.2207/-80.8138

RF5

## 1431 Central Ave

### Charlotte, NC 28205

#### Units In Structure (2019)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	4,063	79.6%	25,351	59.5%	63,784	63.4%
1 Attached Unit	453	8.9%	4,165	9.8%	8,264	8.2%
2 to 4 Units	593	11.6%	4,380	10.3%	9,441	9.4%
5 to 9 Units	491	9.6%	5,099	12.0%	10,932	10.9%
10 to 19 Units	747	14.6%	6,069	14.3%	13,491	13.4%
20 to 49 Units	525	10.3%	4,086	9.6%	7,856	7.8%
50 or More Units	766	15.0%	9,879	23.2%	13,642	13.6%
Mobile Home or Trailer	89	1.7%	532	1.2%	1,616	1.6%
Other Structure	-	-	-	-	-	-

#### Homes Built By Year (2019)

Homes Built 2010 or later	1,413	27.7%	7,683	18.0%	12,380	12.3%
Homes Built 2000 to 2009	1,184	23.2%	11,222	26.4%	19,381	19.3%
Homes Built 1990 to 1999	696	13.6%	7,600	17.8%	15,889	15.8%
Homes Built 1980 to 1989	427	8.4%	5,315	12.5%	13,603	13.5%
Homes Built 1970 to 1979	513	10.0%	5,942	14.0%	19,481	19.4%
Homes Built 1960 to 1969	431	8.4%	5,747	13.5%	17,926	17.8%
Homes Built 1950 to 1959	658	12.9%	6,123	14.4%	15,246	15.2%
Homes Built Before 1949	2,406	47.1%	9,929	23.3%	15,120	15.0%

#### Home Values (2019)

Home Values \$1,000,000 or More	71	2.6%	1,250	6.5%	2,226	4.7%
Home Values \$500,000 to \$999,999	689	25.6%	4,264	22.1%	8,162	17.4%
Home Values \$400,000 to \$499,999	516	19.2%	2,085	10.8%	4,314	9.2%
Home Values \$300,000 to \$399,999	624	23.2%	2,936	15.2%	6,497	13.9%
Home Values \$200,000 to \$299,999	657	24.4%	4,273	22.2%	9,176	19.6%
Home Values \$150,000 to \$199,999	249	9.2%	2,466	12.8%	6,589	14.0%
Home Values \$100,000 to \$149,999	169	6.3%	2,324	12.1%	7,739	16.5%
Home Values \$70,000 to \$99,999	59	2.2%	980	5.1%	4,366	9.3%
Home Values \$50,000 to \$69,999	20	0.8%	366	1.9%	1,337	2.9%
Home Values \$25,000 to \$49,999	19	0.7%	266	1.4%	785	1.7%
Home Values Under \$25,000	13	0.5%	167	0.9%	613	1.3%
Owner-Occupied Median Home Value	\$368,227		\$404,187		\$327,847	
Renter-Occupied Median Rent	\$1,033		\$982		\$918	

#### Transportation To Work (2019)

Drive to Work Alone	6,411	74.7%	50,763	71.7%	121,105	73.6%
Drive to Work in Carpool	579	6.8%	5,686	8.0%	16,224	9.9%
Travel to Work by Public Transportation	457	5.3%	3,313	4.7%	7,737	4.7%
Drive to Work on Motorcycle	31	0.4%	99	0.1%	306	0.2%
Walk or Bicycle to Work	279	3.3%	4,348	6.1%	6,045	3.7%
Other Means	91	1.1%	557	0.8%	1,383	0.8%
Work at Home	730	8.5%	5,996	8.5%	11,665	7.1%

#### Travel Time (2019)

Travel to Work in 14 Minutes or Less	2,771	32.3%	19,274	27.2%	36,932	22.5%
Travel to Work in 15 to 29 Minutes	4,064	47.4%	29,760	42.1%	67,231	40.9%
Travel to Work in 30 to 59 Minutes	1,945	22.7%	15,910	22.5%	39,011	23.7%
Travel to Work in 60 Minutes or More	439	5.1%	3,616	5.1%	9,197	5.6%
Average Minutes Travel to Work	19.5		20.4		21.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.