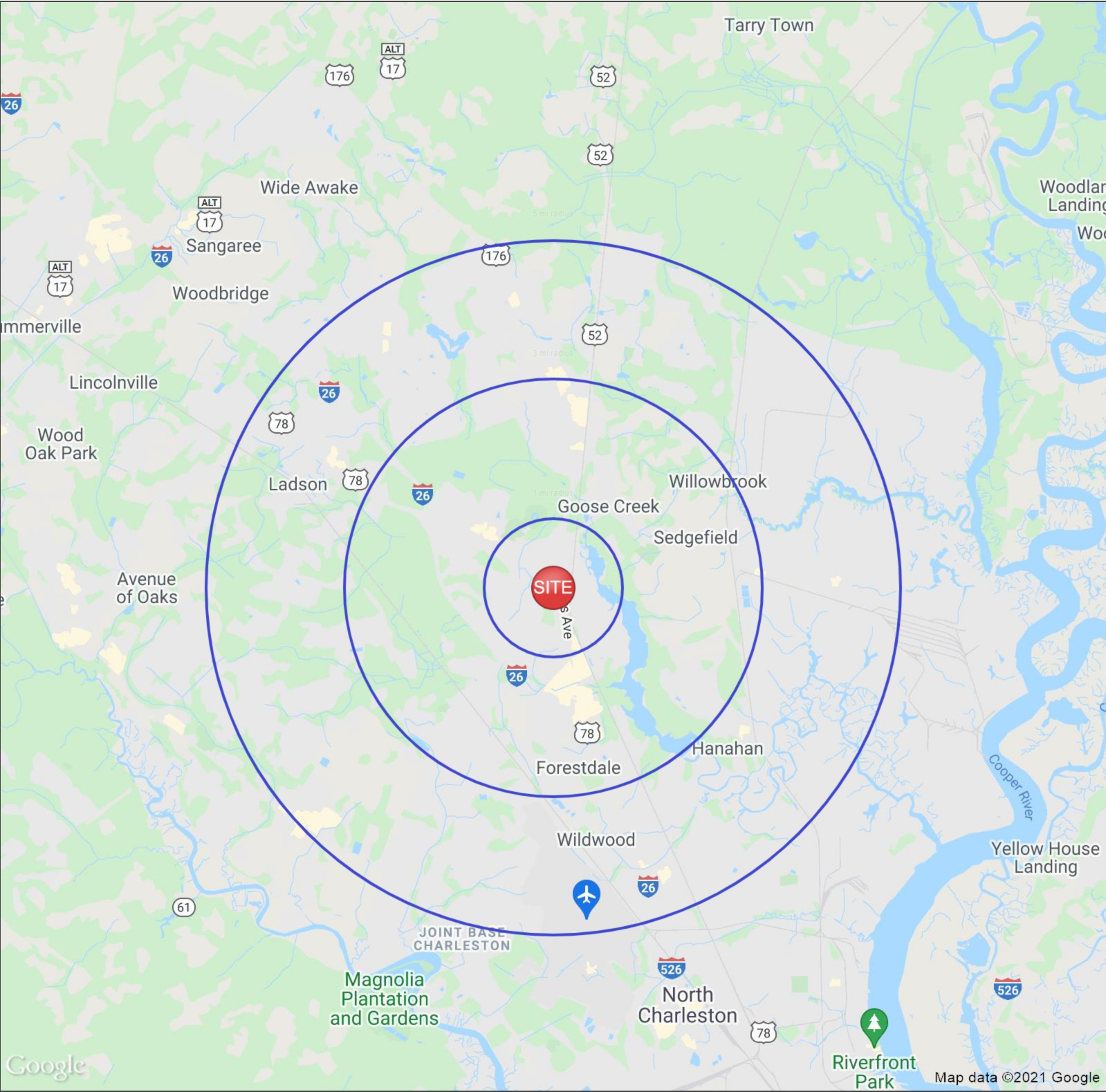


8571 Rivers Ave


North Charleston, SC 29406



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	7,346	68,691	150,015
Households	3,071	26,947	56,005
Population Median Age	33.1	34.5	34.0
5 Yr Pop Growth (Total%)	5.2%	10.2%	10.8%

Contact Information



Prepared By
Prepared For

Name **Jennifer L. Malina**

Email **jlmalina@astonprop.com**

Phone **704.319.4938**

EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.9642/-80.0463

RF5

8571 Rivers Ave

North Charleston, SC 29406

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2021)	10,723		67,015		153,813	
Projected Population (2026)	11,596		74,259		170,190	
Census Population (2010)	9,118		54,611		123,831	
Census Population (2000)	6,186		43,576		101,670	
Projected Annual Growth (2021 to 2026)	873	1.6%	7,244	2.2%	16,377	2.1%
Historical Annual Growth (2010 to 2021)	1,605	1.6%	12,404	2.1%	29,982	2.2%
Historical Annual Growth (2000 to 2010)	2,932	4.7%	11,036	2.5%	22,161	2.2%
Estimated Population Density (2021)	3,415	psm	2,371	psm	1,959	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

Households

Estimated Households (2021)	4,930		26,393		58,007	
Projected Households (2026)	5,266		28,727		63,155	
Census Households (2010)	4,039		20,903		45,565	
Census Households (2000)	2,482		16,385		36,083	
Estimated Households with Children (2021)	1,247	25.3%	8,171	31.0%	19,782	34.1%
Estimated Average Household Size (2021)	2.16		2.49		2.58	

Average Household Income

Estimated Average Household Income (2021)	\$71,865		\$70,355		\$72,573	
Projected Average Household Income (2026)	\$76,761		\$74,519		\$77,283	
Estimated Average Family Income (2021)	\$88,417		\$81,501		\$81,418	

Median Household Income

Estimated Median Household Income (2021)	\$56,507		\$59,347		\$62,803	
Projected Median Household Income (2026)	\$65,822		\$68,493		\$72,283	
Estimated Median Family Income (2021)	\$68,541		\$69,481		\$73,524	

Per Capita Income

Estimated Per Capita Income (2021)	\$33,081		\$27,856		\$27,694	
Projected Per Capita Income (2026)	\$34,897		\$28,961		\$28,972	
Estimated Per Capita Income 5 Year Growth	\$1,816	5.5%	\$1,105	4.0%	\$1,278	4.6%
Estimated Average Household Net Worth (2021)	\$451,483		\$396,748		\$437,595	

Daytime Demos (2021)

Total Businesses	257		2,231		4,481	
Total Employees	3,372		25,891		57,233	
Company Headquarter Businesses	8	3.2%	80	3.6%	165	3.7%
Company Headquarter Employees	257	7.6%	1,968	7.6%	5,709	10.0%
Employee Population per Business	13.1		11.6		12.8	
Residential Population per Business	41.7		30.0		34.3	

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, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.9642/-80.0463

RF5

8571 Rivers Ave

North Charleston, SC 29406

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2021)	6,454	60.2%	38,687	57.7%	92,187	59.9%
Black or African American (2021)	3,034	28.3%	17,190	25.7%	39,498	25.7%
American Indian or Alaska Native (2021)	54	0.5%	392	0.6%	875	0.6%
Asian (2021)	512	4.8%	3,583	5.3%	6,659	4.3%
Hawaiian or Pacific Islander (2021)	8	-	89	0.1%	221	0.1%
Other Race (2021)	283	2.6%	4,601	6.9%	8,935	5.8%
Two or More Races (2021)	377	3.5%	2,474	3.7%	5,437	3.5%
Not Hispanic or Latino Population (2021)	10,059	93.8%	59,114	88.2%	136,737	88.9%
Hispanic or Latino Population (2021)	664	6.2%	7,900	11.8%	17,076	11.1%
Not Hispanic or Latino Population (2026)	10,867	93.7%	65,431	88.1%	151,081	88.8%
Hispanic or Latino Population (2026)	729	6.3%	8,828	11.9%	19,108	11.2%
Not Hispanic or Latino Population (2010)	8,556	93.8%	48,330	88.5%	110,598	89.3%
Hispanic or Latino Population (2010)	562	6.2%	6,281	11.5%	13,232	10.7%
Not Hispanic or Latino Population (2000)	6,039	97.6%	41,334	94.9%	97,146	95.6%
Hispanic or Latino Population (2000)	147	2.4%	2,242	5.1%	4,524	4.4%
Projected Hispanic Annual Growth (2021 to 2026)	65	2.0%	928	2.3%	2,033	2.4%
Historic Hispanic Annual Growth (2000 to 2021)	517	16.8%	5,659	12.0%	12,552	13.2%

Age Distribution (2021)

Age Under 5	740	6.9%	4,555	6.8%	10,072	6.5%
Age 5 to 9 Years	586	5.5%	3,989	6.0%	9,706	6.3%
Age 10 to 14 Years	560	5.2%	3,948	5.9%	9,902	6.4%
Age 15 to 19 Years	553	5.2%	4,301	6.4%	10,596	6.9%
Age 20 to 24 Years	842	7.8%	5,463	8.2%	12,561	8.2%
Age 25 to 29 Years	1,217	11.4%	6,379	9.5%	13,378	8.7%
Age 30 to 34 Years	1,047	9.8%	5,675	8.5%	12,440	8.1%
Age 35 to 39 Years	792	7.4%	4,843	7.2%	11,014	7.2%
Age 40 to 44 Years	634	5.9%	4,243	6.3%	9,800	6.4%
Age 45 to 49 Years	542	5.1%	3,634	5.4%	8,761	5.7%
Age 50 to 54 Years	558	5.2%	3,648	5.4%	8,729	5.7%
Age 55 to 59 Years	561	5.2%	3,522	5.3%	8,537	5.6%
Age 60 to 64 Years	553	5.2%	3,309	4.9%	7,673	5.0%
Age 65 to 74 Years	966	9.0%	5,784	8.6%	12,546	8.2%
Age 75 to 84 Years	447	4.2%	2,861	4.3%	6,255	4.1%
Age 85 Years or Over	126	1.2%	860	1.3%	1,844	1.2%
Median Age	34.6		33.9		34.1	

Gender Age Distribution (2021)

Female Population	5,639	52.6%	33,893	50.6%	77,383	50.3%
Age 0 to 19 Years	1,236	21.9%	8,284	24.4%	19,589	25.3%
Age 20 to 64 Years	3,505	62.2%	20,191	59.6%	46,125	59.6%
Age 65 Years or Over	898	15.9%	5,417	16.0%	11,669	15.1%
Female Median Age	35.1		34.8		35.2	
Male Population	5,083	47.4%	33,122	49.4%	76,430	49.7%
Age 0 to 19 Years	1,202	23.7%	8,509	25.7%	20,686	27.1%
Age 20 to 64 Years	3,241	63.8%	20,525	62.0%	46,768	61.2%
Age 65 Years or Over	640	12.6%	4,088	12.3%	8,976	11.7%
Male Median Age	34.0		33.1		33.0	

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, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.9642/-80.0463

RF5

8571 Rivers Ave

North Charleston, SC 29406

Household Income Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	257	5.2%	797	3.0%	2,201	3.8%
HH Income \$150,000 to \$199,999	172	3.5%	1,212	4.6%	2,738	4.7%
HH Income \$100,000 to \$149,999	547	11.1%	3,278	12.4%	8,275	14.3%
HH Income \$75,000 to \$99,999	668	13.5%	3,810	14.4%	8,913	15.4%
HH Income \$50,000 to \$74,999	1,126	22.9%	6,021	22.8%	12,818	22.1%
HH Income \$35,000 to \$49,999	773	15.7%	3,772	14.3%	7,757	13.4%
HH Income \$25,000 to \$34,999	526	10.7%	2,805	10.6%	5,506	9.5%
HH Income \$15,000 to \$24,999	542	11.0%	2,306	8.7%	4,417	7.6%
HH Income Under \$15,000	319	6.5%	2,392	9.1%	5,383	9.3%
HH Income \$35,000 or More	3,542	71.9%	18,890	71.6%	42,701	73.6%
HH Income \$75,000 or More	1,643	33.3%	9,097	34.5%	22,126	38.1%

Housing (2021)

Total Housing Units	5,245		28,095		61,419	
Housing Units Occupied	4,930	94.0%	26,393	93.9%	58,007	94.4%
Housing Units Owner-Occupied	2,266	46.0%	14,288	54.1%	34,719	59.9%
Housing Units, Renter-Occupied	2,664	54.0%	12,105	45.9%	23,288	40.1%
Housing Units, Vacant	315	6.4%	1,702	6.4%	3,412	5.9%

Marital Status (2021)

Never Married	3,553	40.2%	20,777	38.1%	45,762	36.9%
Currently Married	3,546	40.1%	22,246	40.8%	52,940	42.6%
Separated	469	5.3%	3,402	6.2%	7,419	6.0%
Widowed	381	4.3%	2,666	4.9%	5,782	4.7%
Divorced	888	10.0%	5,431	10.0%	12,231	9.9%

Household Type (2021)

Population Family	7,543	70.3%	51,733	77.2%	123,623	80.4%
Population Non-Family	3,099	28.9%	13,903	20.7%	26,248	17.1%
Population Group Quarters	81	0.8%	1,379	2.1%	3,941	2.6%
Family Households	2,570	52.1%	16,313	61.8%	38,584	66.5%
Non-Family Households	2,359	47.9%	10,079	38.2%	19,423	33.5%
Married Couple with Children	550	15.5%	4,476	20.1%	11,524	21.8%
Average Family Household Size	2.9		3.2		3.2	

Household Size (2021)

1 Person Households	1,770	35.9%	7,373	27.9%	14,541	25.1%
2 Person Households	1,714	34.8%	8,608	32.6%	18,738	32.3%
3 Person Households	726	14.7%	4,643	17.6%	10,743	18.5%
4 Person Households	456	9.2%	3,306	12.5%	8,081	13.9%
5 Person Households	178	3.6%	1,517	5.7%	3,762	6.5%
6 or More Person Households	86	1.7%	945	3.6%	2,142	3.7%

Household Vehicles (2021)

Households with 0 Vehicles Available	257	5.2%	1,182	4.5%	2,290	3.9%
Households with 1 Vehicles Available	2,261	45.9%	10,758	40.8%	21,524	37.1%
Households with 2 or More Vehicles Available	2,412	48.9%	14,453	54.8%	34,193	58.9%
Total Vehicles Available	8,039		45,983		105,403	
Average Vehicles Per Household	1.6		1.7		1.8	

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, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.9642/-80.0463

RF5

8571 Rivers Ave

North Charleston, SC 29406

1 mi radius

3 mi radius

5 mi radius

Labor Force (2021)

Estimated Labor Population Age 16 Years or Over	8,768		53,983		122,552	
Estimated Civilian Employed	6,096	69.5%	33,601	62.2%	73,666	60.1%
Estimated Civilian Unemployed	310	3.5%	1,793	3.3%	3,870	3.2%
Estimated in Armed Forces	138	1.6%	1,847	3.4%	6,152	5.0%
Estimated Not in Labor Force	2,223	25.4%	16,742	31.0%	38,864	31.7%
Unemployment Rate	3.5%		3.3%		3.2%	

Occupation (2021)

Occupation: Population Age 16 Years or Over	6,096		33,601		73,666	
Management, Business, Financial Operations	880	14.4%	4,589	13.7%	10,690	14.5%
Professional, Related	1,313	21.5%	7,176	21.4%	15,401	20.9%
Service	1,215	19.9%	7,086	21.1%	14,382	19.5%
Sales, Office	1,155	18.9%	6,568	19.5%	14,869	20.2%
Farming, Fishing, Forestry	6	-	46	0.1%	250	0.3%
Construct, Extraction, Maintenance	652	10.7%	3,939	11.7%	8,612	11.7%
Production, Transport Material Moving	875	14.4%	4,197	12.5%	9,463	12.8%
White Collar Workers	3,348	54.9%	18,333	54.6%	40,960	55.6%
Blue Collar Workers	2,748	45.1%	15,268	45.4%	32,706	44.4%

Consumer Expenditure (2021)

Total Household Expenditure	\$274.92 M		\$1.45 B		\$3.26 B	
Total Non-Retail Expenditure	\$145.25 M	52.8%	\$764.92 M	52.7%	\$1.72 B	52.6%
Total Retail Expenditure	\$129.67 M	47.2%	\$687.86 M	47.3%	\$1.55 B	47.4%
Apparel	\$9.6 M	3.5%	\$50.79 M	3.5%	\$114.33 M	3.5%
Contributions	\$8.7 M	3.2%	\$45.22 M	3.1%	\$102.21 M	3.1%
Education	\$7.68 M	2.8%	\$40.17 M	2.8%	\$91.45 M	2.8%
Entertainment	\$15.23 M	5.5%	\$80.66 M	5.6%	\$182.12 M	5.6%
Food and Beverages	\$40.8 M	14.8%	\$216.42 M	14.9%	\$485.33 M	14.9%
Furnishings and Equipment	\$9.48 M	3.4%	\$50.23 M	3.5%	\$113.37 M	3.5%
Gifts	\$6.6 M	2.4%	\$33.96 M	2.3%	\$76.81 M	2.4%
Health Care	\$23.53 M	8.6%	\$124.69 M	8.6%	\$279.14 M	8.6%
Household Operations	\$10.67 M	3.9%	\$56.2 M	3.9%	\$126.42 M	3.9%
Miscellaneous Expenses	\$5.18 M	1.9%	\$27.27 M	1.9%	\$61.27 M	1.9%
Personal Care	\$3.68 M	1.3%	\$19.48 M	1.3%	\$43.75 M	1.3%
Personal Insurance	\$1.83 M	0.7%	\$9.7 M	0.7%	\$22.09 M	0.7%
Reading	\$597.21 K	0.2%	\$3.13 M	0.2%	\$7.03 M	0.2%
Shelter	\$58.56 M	21.3%	\$307.89 M	21.2%	\$688.87 M	21.1%
Tobacco	\$1.81 M	0.7%	\$9.57 M	0.7%	\$21.07 M	0.6%
Transportation	\$50.1 M	18.2%	\$266.58 M	18.3%	\$599.85 M	18.4%
Utilities	\$20.89 M	7.6%	\$110.83 M	7.6%	\$247.11 M	7.6%

Educational Attainment (2021)

Adult Population Age 25 Years or Over	7,443		44,758		100,977	
Elementary (Grade Level 0 to 8)	132	1.8%	1,949	4.4%	4,194	4.2%
Some High School (Grade Level 9 to 11)	332	4.5%	3,339	7.5%	7,310	7.2%
High School Graduate	2,104	28.3%	12,472	27.9%	27,823	27.6%
Some College	1,684	22.6%	10,048	22.4%	22,880	22.7%
Associate Degree Only	938	12.6%	4,856	10.8%	11,060	11.0%
Bachelor Degree Only	1,477	19.8%	8,479	18.9%	19,193	19.0%
Graduate Degree	776	10.4%	3,615	8.1%	8,518	8.4%

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, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.9642/-80.0463

RF5

8571 Rivers Ave

North Charleston, SC 29406

Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,345	58.0%	14,429	69.0%	35,232	77.3%
1 Attached Unit	195	4.8%	1,063	5.1%	3,015	6.6%
2 to 4 Units	216	5.4%	1,024	4.9%	2,335	5.1%
5 to 9 Units	856	21.2%	2,548	12.2%	4,199	9.2%
10 to 19 Units	836	20.7%	3,038	14.5%	4,648	10.2%
20 to 49 Units	258	6.4%	1,332	6.4%	2,264	5.0%
50 or More Units	27	0.7%	458	2.2%	846	1.9%
Mobile Home or Trailer	193	4.8%	2,410	11.5%	5,335	11.7%
Other Structure	3	-	91	0.4%	131	0.3%

Homes Built By Year (2021)

Homes Built 2010 or later	733	18.2%	4,658	22.3%	9,588	21.0%
Homes Built 2000 to 2009	795	19.7%	5,349	25.6%	13,388	29.4%
Homes Built 1990 to 1999	810	20.1%	3,735	17.9%	9,026	19.8%
Homes Built 1980 to 1989	869	21.5%	4,012	19.2%	9,054	19.9%
Homes Built 1970 to 1979	1,105	27.4%	4,867	23.3%	9,103	20.0%
Homes Built 1960 to 1969	326	8.1%	2,544	12.2%	4,969	10.9%
Homes Built 1950 to 1959	155	3.8%	726	3.5%	1,903	4.2%
Homes Built Before 1949	135	3.4%	503	2.4%	976	2.1%

Home Values (2021)

Home Values \$1,000,000 or More	25	1.1%	129	0.9%	317	0.9%
Home Values \$500,000 to \$999,999	129	5.7%	656	4.6%	1,392	4.0%
Home Values \$400,000 to \$499,999	80	3.5%	446	3.1%	1,270	3.7%
Home Values \$300,000 to \$399,999	238	10.5%	1,716	12.0%	3,974	11.4%
Home Values \$200,000 to \$299,999	919	40.6%	4,461	31.2%	11,061	31.9%
Home Values \$150,000 to \$199,999	524	23.1%	3,263	22.8%	8,562	24.7%
Home Values \$100,000 to \$149,999	184	8.1%	1,980	13.9%	4,327	12.5%
Home Values \$70,000 to \$99,999	43	1.9%	571	4.0%	1,325	3.8%
Home Values \$50,000 to \$69,999	27	1.2%	199	1.4%	452	1.3%
Home Values \$25,000 to \$49,999	34	1.5%	218	1.5%	579	1.7%
Home Values Under \$25,000	63	2.8%	650	4.6%	1,461	4.2%
Owner-Occupied Median Home Value	\$226,610		\$205,677		\$210,284	
Renter-Occupied Median Rent	\$980		\$966		\$977	

Transportation To Work (2021)

Drive to Work Alone	4,399	84.2%	26,369	82.5%	59,783	82.8%
Drive to Work in Carpool	356	6.8%	2,880	9.0%	6,249	8.7%
Travel to Work by Public Transportation	51	1.0%	270	0.8%	587	0.8%
Drive to Work on Motorcycle	8	0.2%	47	0.1%	83	0.1%
Walk or Bicycle to Work	27	0.5%	742	2.3%	1,777	2.5%
Other Means	71	1.4%	442	1.4%	739	1.0%
Work at Home	312	6.0%	1,206	3.8%	3,017	4.2%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	1,003	19.2%	5,417	17.0%	11,612	16.1%
Travel to Work in 15 to 29 Minutes	2,791	53.4%	15,355	48.1%	31,302	43.3%
Travel to Work in 30 to 59 Minutes	1,727	33.1%	9,957	31.2%	23,401	32.4%
Travel to Work in 60 Minutes or More	199	3.8%	1,526	4.8%	4,254	5.9%
Average Minutes Travel to Work	23.2		23.0		24.1	

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