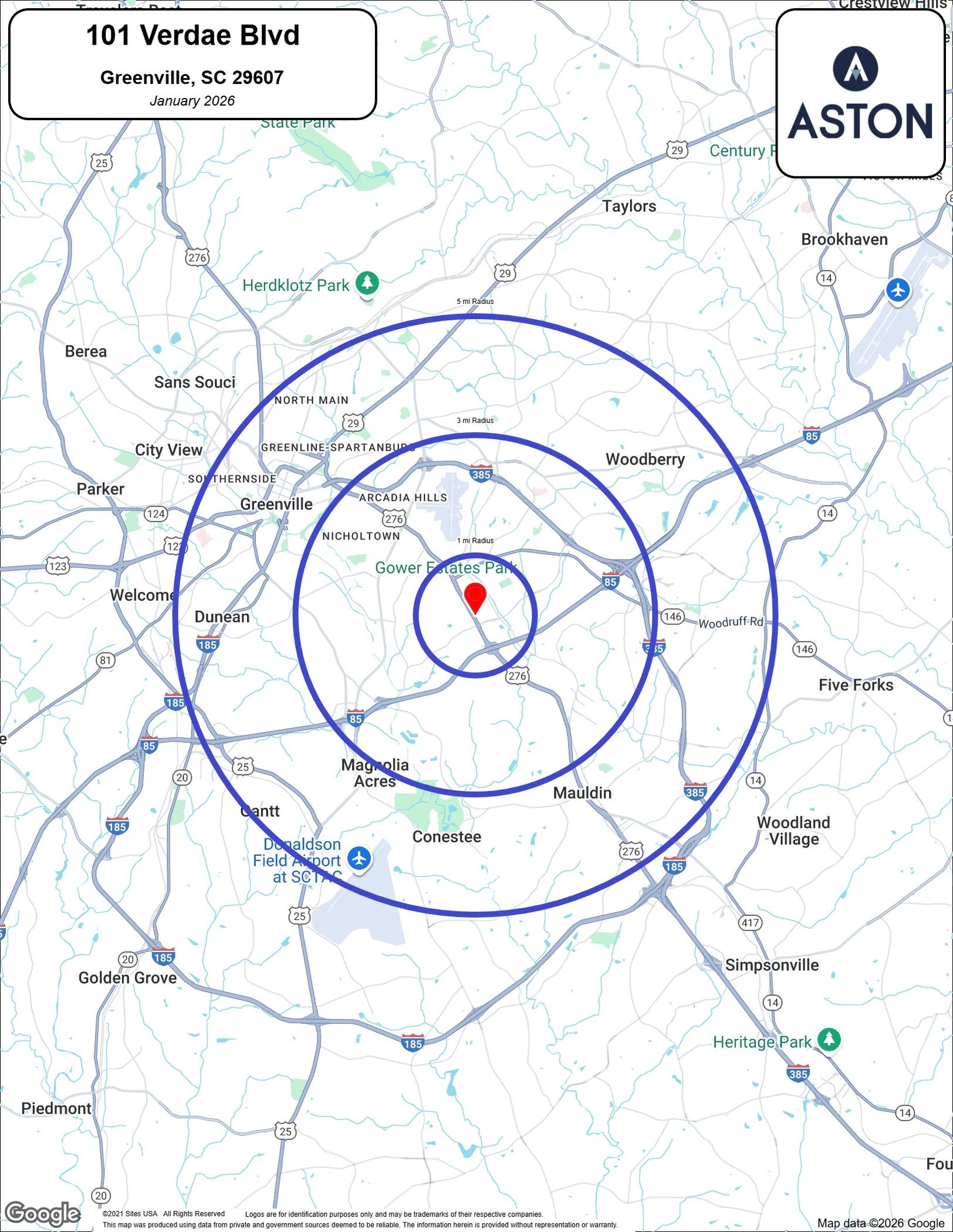


# 101 Verdae Blvd

Greenville, SC 29607

January 2026



## Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.8213/-82.3411

101 Verdae Blvd Greenville, SC 29607	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2025)	5,960		58,565		177,187	
Projected Population (2030)	7,478		64,495		188,118	
Census Population (2020)	4,605		48,504		162,917	
Census Population (2010)	2,114		39,791		144,064	
Projected Annual Growth (2025 to 2030)	1,518	5.1%	5,930	2.0%	10,931	1.2%
Historical Annual Growth (2020 to 2025)	1,355	5.9%	10,061	4.1%	14,270	1.8%
Historical Annual Growth (2010 to 2020)	2,491	23.6%	8,714	4.4%	18,853	2.6%
Estimated Population Density (2025)	1,898 psm		2,072 psm		2,257 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2025)	2,844		27,516		79,123	
Projected Households (2030)	3,590		30,513		84,835	
Census Households (2020)	1,905		22,300		71,253	
Census Households (2010)	866		17,815		61,167	
Estimated Households with Children (2025)	734	25.8%	6,559	23.8%	19,876	25.1%
Estimated Average Household Size (2025)	2.08		2.11		2.18	
<b>Average Household Income</b>						
Estimated Average Household Income (2025)	\$211,418		\$129,645		\$120,848	
Projected Average Household Income (2030)	\$211,530		\$132,207		\$121,793	
Estimated Average Family Income (2025)	\$344,698		\$194,751		\$164,385	
<b>Median Household Income</b>						
Estimated Median Household Income (2025)	\$126,884		\$87,595		\$83,669	
Projected Median Household Income (2030)	\$127,115		\$88,834		\$83,943	
Estimated Median Family Income (2025)	\$212,262		\$127,858		\$117,042	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2025)	\$100,932		\$60,975		\$54,158	
Projected Per Capita Income (2030)	\$101,584		\$62,604		\$55,107	
Estimated Per Capita Income 5 Year Growth	\$653	0.6%	\$1,630	2.7%	\$949	1.8%
Estimated Average Household Net Worth (2025)	\$1,840,415		\$987,677		\$1,007,865	
<b>Daytime Demos (2025)</b>						
Total Businesses	493		4,195		10,580	
Total Employees	8,917		60,458		129,718	
Company Headquarter Businesses	22	4.4%	184	4.4%	419	4.0%
Company Headquarter Employees	3,322	37.3%	15,306	25.3%	27,848	21.5%
Employee Population per Business	18.1		14.4		12.3	
Residential Population per Business	12.1		14.0		16.7	

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Lat/Lon: 34.8213/-82.3411

## 101 Verdae Blvd Greenville, SC 29607

1 mi radius      3 mi radius      5 mi radius

Race & Ethnicity						
White (2025)	4,510	75.7%	37,184	63.5%	114,760	64.8%
Black or African American (2025)	871	14.6%	13,693	23.4%	39,148	22.1%
American Indian or Alaska Native (2025)	8	0.1%	139	0.2%	503	0.3%
Asian (2025)	208	3.5%	1,853	3.2%	5,812	3.3%
Hawaiian or Pacific Islander (2025)	4	-	76	0.1%	190	0.1%
Other Race (2025)	101	1.7%	2,212	3.8%	7,102	4.0%
Two or More Races (2025)	259	4.3%	3,409	5.8%	9,672	5.5%
Not Hispanic or Latino Population (2025)	5,550	93.1%	52,404	89.5%	158,786	89.6%
Hispanic or Latino Population (2025)	410	6.9%	6,161	10.5%	18,401	10.4%
Not Hispanic or Latino Population (2030)	6,763	90.4%	56,736	88.0%	165,599	88.0%
Hispanic or Latino Population (2030)	715	9.6%	7,759	12.0%	22,519	12.0%
Not Hispanic or Latino Population (2020)	4,456	96.8%	44,875	92.5%	147,952	90.8%
Hispanic or Latino Population (2020)	149	3.2%	3,629	7.5%	14,965	9.2%
Not Hispanic or Latino Population (2010)	2,078	98.3%	37,534	94.3%	134,009	93.0%
Hispanic or Latino Population (2010)	36	1.7%	2,257	5.7%	10,055	7.0%
Projected Hispanic Annual Growth (2025 to 2030)	305	14.9%	1,598	5.2%	4,118	4.5%
Historic Hispanic Annual Growth (2010 to 2025)	374	68.6%	3,905	11.5%	8,346	5.5%
Age Distribution (2025)						
Age Under 5	339	5.7%	3,562	6.1%	10,027	5.7%
Age 5 to 9 Years	396	6.6%	3,428	5.9%	10,117	5.7%
Age 10 to 14 Years	348	5.8%	3,238	5.5%	9,972	5.6%
Age 15 to 19 Years	393	6.6%	3,364	5.7%	10,504	5.9%
Age 20 to 24 Years	314	5.3%	4,767	8.1%	12,851	7.3%
Age 25 to 29 Years	399	6.7%	6,116	10.4%	15,523	8.8%
Age 30 to 34 Years	392	6.6%	5,135	8.8%	14,618	8.2%
Age 35 to 39 Years	419	7.0%	4,081	7.0%	12,437	7.0%
Age 40 to 44 Years	375	6.3%	3,489	6.0%	11,003	6.2%
Age 45 to 49 Years	333	5.6%	3,032	5.2%	9,736	5.5%
Age 50 to 54 Years	359	6.0%	3,079	5.3%	10,032	5.7%
Age 55 to 59 Years	339	5.7%	2,981	5.1%	9,838	5.6%
Age 60 to 64 Years	307	5.2%	2,908	5.0%	9,946	5.6%
Age 65 to 74 Years	578	9.7%	4,932	8.4%	16,938	9.6%
Age 75 to 84 Years	445	7.5%	3,170	5.4%	10,040	5.7%
Age 85 Years or Over	224	3.8%	1,284	2.2%	3,607	2.0%
Median Age	38.9		34.8		36.9	
Gender Age Distribution (2025)						
Female Population	3,140	52.7%	30,721	52.5%	90,337	51.0%
Age 0 to 19 Years	713	22.7%	6,759	22.0%	19,641	21.7%
Age 20 to 64 Years	1,734	55.2%	18,696	60.9%	53,860	59.6%
Age 65 Years or Over	694	22.1%	5,267	17.1%	16,835	18.6%
Female Median Age	40.0		35.8		38.1	
Male Population	2,820	47.3%	27,844	47.5%	86,850	49.0%
Age 0 to 19 Years	764	27.1%	6,833	24.5%	20,978	24.2%
Age 20 to 64 Years	1,503	53.3%	16,893	60.7%	52,123	60.0%
Age 65 Years or Over	553	19.6%	4,118	14.8%	13,749	15.8%
Male Median Age	37.6		33.8		35.9	

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# Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.8213/-82.3411

101 Verdae Blvd Greenville, SC 29607	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2025)</b>						
HH Income \$200,000 or More	892	31.4%	4,033	14.7%	10,261	13.0%
HH Income \$150,000 to \$199,999	332	11.7%	1,841	6.7%	6,615	8.4%
HH Income \$100,000 to \$149,999	510	17.9%	4,755	17.3%	13,414	17.0%
HH Income \$75,000 to \$99,999	241	8.5%	3,445	12.5%	10,520	13.3%
HH Income \$50,000 to \$74,999	255	9.0%	4,838	17.6%	13,486	17.0%
HH Income \$35,000 to \$49,999	145	5.1%	2,917	10.6%	8,073	10.2%
HH Income \$25,000 to \$34,999	132	4.6%	1,890	6.9%	5,685	7.2%
HH Income \$15,000 to \$24,999	155	5.4%	1,659	6.0%	4,250	5.4%
HH Income Under \$15,000	180	6.3%	2,138	7.8%	6,818	8.6%
HH Income \$35,000 or More	2,377	83.6%	21,829	79.3%	62,370	78.8%
HH Income \$75,000 or More	1,976	69.5%	14,074	51.1%	40,811	51.6%
<b>Housing (2025)</b>						
Total Housing Units	3,075		30,255		87,044	
Housing Units Occupied	2,844	92.5%	27,516	90.9%	79,123	90.9%
Housing Units Owner-Occupied	1,541	54.2%	11,283	41.0%	40,295	50.9%
Housing Units, Renter-Occupied	1,303	45.8%	16,234	59.0%	38,829	49.1%
Housing Units, Vacant	231	8.1%	2,739	10.0%	7,921	10.0%
<b>Marital Status (2025)</b>						
Never Married	1,372	28.1%	16,310	33.7%	48,821	33.2%
Currently Married	2,762	56.6%	22,235	46.0%	71,427	48.6%
Separated	278	5.7%	2,486	5.1%	6,117	4.2%
Widowed	227	4.6%	2,534	5.2%	7,371	5.0%
Divorced	238	4.9%	4,771	9.9%	13,336	9.1%
<b>Household Type (2025)</b>						
Population Family	3,488	58.5%	35,650	60.9%	117,968	66.6%
Population Non-Family	2,439	40.9%	22,530	38.5%	54,662	30.8%
Population Group Quarters	33	0.6%	385	0.7%	4,557	2.6%
Family Households	1,197	42.1%	12,193	44.3%	39,548	50.0%
Non-Family Households	1,647	57.9%	15,324	55.7%	39,575	50.0%
Married Couple with Children	537	19.4%	3,865	17.4%	12,801	17.9%
Average Family Household Size	2.9		2.9		3.0	
<b>Household Size (2025)</b>						
1 Person Households	1,180	41.5%	10,980	39.9%	30,634	38.7%
2 Person Households	976	34.3%	9,162	33.3%	25,217	31.9%
3 Person Households	242	8.5%	3,315	12.0%	10,331	13.1%
4 Person Households	282	9.9%	2,504	9.1%	7,844	9.9%
5 Person Households	121	4.2%	1,053	3.8%	3,337	4.2%
6 or More Person Households	44	1.5%	503	1.8%	1,760	2.2%
<b>Household Vehicles (2025)</b>						
Households with 0 Vehicles Available	186	6.5%	2,282	8.3%	6,464	8.2%
Households with 1 Vehicles Available	762	26.8%	11,974	43.5%	30,959	39.1%
Households with 2 or More Vehicles Available	1,896	66.7%	13,260	48.2%	41,700	52.7%
Total Vehicles Available	5,401		43,365		132,160	
Average Vehicles Per Household	1.9		1.6		1.7	

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## 101 Verdae Blvd Greenville, SC 29607

1 mi radius      3 mi radius      5 mi radius

<b>Labor Force (2025)</b>							
Estimated Labor Population Age 16 Years or Over	4,790		47,661		145,051		
Estimated Civilian Employed	2,999	62.6%	33,093	69.4%	97,444	67.2%	
Estimated Civilian Unemployed	69	1.4%	898	1.9%	4,277	2.9%	
Estimated in Armed Forces	-	-	216	0.5%	367	0.3%	
Estimated Not in Labor Force	1,722	35.9%	13,454	28.2%	42,963	29.6%	
Unemployment Rate	1.4%		1.9%		2.9%		
<b>Occupation (2025)</b>							
Occupation: Population Age 16 Years or Over	2,999		33,093		97,432		
Management, Business, Financial Operations	901	30.0%	7,324	22.1%	20,731	21.3%	
Professional, Related Service	935	31.2%	9,432	28.5%	28,080	28.8%	
Sales, Office	270	9.0%	4,983	15.1%	13,931	14.3%	
Farming, Fishing, Forestry	641	21.4%	6,351	19.2%	18,900	19.4%	
Construct, Extraction, Maintenance	-	-	59	0.2%	169	0.2%	
Production, Transport Material Moving	67	2.2%	1,493	4.5%	4,687	4.8%	
White Collar Workers	184	6.2%	3,451	10.4%	10,933	11.2%	
Blue Collar Workers	2,477	82.6%	23,106	69.8%	67,710	69.5%	
	522	17.4%	9,987	30.2%	29,722	30.5%	
<b>Consumer Expenditure (2025)</b>							
Total Household Expenditure	\$379.39 M		\$2.82 B		\$8.06 B		
Total Non-Retail Expenditure	\$207.32 M	54.6%	\$1.48 B	52.3%	\$4.13 B	51.3%	
Total Retail Expenditure	\$172.07 M	45.4%	\$1.35 B	47.7%	\$3.93 B	48.7%	
Alcoholic Beverages	\$2.3 M	0.6%	\$17.23 M	0.6%	\$49.24 M	0.6%	
Apparel	\$6.69 M	1.8%	\$51.45 M	1.8%	\$147.5 M	1.8%	
Contributions	\$12.96 M	3.4%	\$91.98 M	3.3%	\$261.05 M	3.2%	
Education	\$8.96 M	2.4%	\$64.94 M	2.3%	\$184.8 M	2.3%	
Entertainment	\$20.57 M	5.4%	\$159.09 M	5.6%	\$456.4 M	5.7%	
Food Away From Home	\$16.07 M	4.2%	\$122.74 M	4.3%	\$351.6 M	4.4%	
Grocery	\$19.42 M	5.1%	\$172.59 M	6.1%	\$502.84 M	6.2%	
Health Care	\$18.99 M	5.0%	\$170.45 M	6.0%	\$501.43 M	6.2%	
Household Furnishings and Equipment	\$9.85 M	2.6%	\$74.52 M	2.6%	\$213.21 M	2.6%	
Household Operations	\$6.66 M	1.8%	\$51.67 M	1.8%	\$148.31 M	1.8%	
Miscellaneous Expenses	\$6.26 M	1.6%	\$47.88 M	1.7%	\$137.14 M	1.7%	
Personal Care	\$4.03 M	1.1%	\$34.35 M	1.2%	\$99.67 M	1.2%	
Shelter	\$57.33 M	15.1%	\$471.98 M	16.7%	\$1.32 B	16.4%	
Tax and Retirement	\$118.54 M	31.2%	\$737.18 M	26.1%	\$2.06 B	25.5%	
Tobacco and Related	\$991.69 K	0.3%	\$12.02 M	0.4%	\$35.89 M	0.4%	
Transportation	\$56.21 M	14.8%	\$421.06 M	14.9%	\$1.24 B	15.3%	
Utilities	\$13.55 M	3.6%	\$122.4 M	4.3%	\$357.18 M	4.4%	
<b>Educational Attainment (2025)</b>							
Adult Population Age 25 Years or Over	4,169		40,206		123,716		
Elementary (Grade Level 0 to 8)	41	1.0%	606	1.5%	2,924	2.4%	
Some High School (Grade Level 9 to 11)	39	0.9%	2,019	5.0%	6,488	5.2%	
High School Graduate	563	13.5%	6,898	17.2%	22,809	18.4%	
Some College	451	10.8%	6,908	17.2%	21,382	17.3%	
Associate Degree Only	92	2.2%	3,358	8.4%	10,209	8.3%	
Bachelor Degree Only	1,825	43.8%	12,676	31.5%	36,950	29.9%	
Graduate Degree	1,158	27.8%	7,741	19.3%	22,954	18.6%	

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1 mi radius      3 mi radius      5 mi radius

Units In Structure (2025)						
1 Detached Unit	1,765	203.8%	13,250	74.4%	43,852	71.7%
1 Attached Unit	169	19.5%	1,603	9.0%	5,862	9.6%
2 to 4 Units	91	10.5%	2,115	11.9%	5,184	8.5%
5 to 9 Units	229	26.4%	2,085	11.7%	4,866	8.0%
10 to 19 Units	205	23.7%	2,950	16.6%	5,551	9.1%
20 to 49 Units	206	23.8%	2,843	16.0%	5,098	8.3%
50 or More Units	135	15.6%	2,071	11.6%	6,411	10.5%
Mobile Home or Trailer	35	4.1%	577	3.2%	2,254	3.7%
Other Structure	8	0.9%	24	0.1%	45	-
Homes Built By Year (2025)						
Homes Built 2010 or later	1,471	169.9%	8,572	48.1%	19,022	31.1%
Homes Built 2000 to 2009	178	20.5%	2,848	16.0%	10,520	17.2%
Homes Built 1990 to 1999	169	19.6%	3,340	18.7%	10,359	16.9%
Homes Built 1980 to 1989	374	43.2%	3,230	18.1%	9,168	15.0%
Homes Built 1970 to 1979	266	30.7%	3,296	18.5%	10,399	17.0%
Homes Built 1960 to 1969	249	28.8%	2,550	14.3%	7,982	13.0%
Homes Built 1950 to 1959	91	10.5%	2,169	12.2%	6,489	10.6%
Homes Built Before 1949	45	5.2%	1,512	8.5%	5,185	8.5%
Home Values (2025)						
Home Values \$1,000,000 or More	347	22.5%	1,077	9.5%	2,381	5.9%
Home Values \$500,000 to \$999,999	855	55.5%	3,519	31.2%	8,904	22.1%
Home Values \$400,000 to \$499,999	82	5.3%	1,279	11.3%	5,378	13.3%
Home Values \$300,000 to \$399,999	96	6.3%	1,862	16.5%	7,882	19.6%
Home Values \$200,000 to \$299,999	82	5.3%	2,054	18.2%	9,601	23.8%
Home Values \$150,000 to \$199,999	27	1.7%	602	5.3%	2,363	5.9%
Home Values \$100,000 to \$149,999	20	1.3%	314	2.8%	1,217	3.0%
Home Values \$70,000 to \$99,999	6	0.4%	153	1.4%	689	1.7%
Home Values \$50,000 to \$69,999	3	0.2%	100	0.9%	336	0.8%
Home Values \$25,000 to \$49,999	16	1.0%	150	1.3%	668	1.7%
Home Values Under \$25,000	7	0.5%	173	1.5%	876	2.2%
Owner-Occupied Median Home Value	\$665,493		\$465,583		\$395,467	
Renter-Occupied Median Rent	\$1,450		\$1,259		\$1,217	
Transportation To Work (2025)						
Drive to Work Alone	2,379	79.3%	25,197	76.1%	72,055	74.0%
Drive to Work in Carpool	107	3.6%	1,893	5.7%	6,508	6.7%
Travel to Work by Public Transportation	3	0.1%	153	0.5%	328	0.3%
Drive to Work on Motorcycle	2	-	145	0.4%	346	0.4%
Walk or Bicycle to Work	78	2.6%	525	1.6%	2,039	2.1%
Other Means	6	0.2%	237	0.7%	833	0.9%
Work at Home	424	14.1%	4,941	14.9%	15,323	15.7%
Travel Time (2025)						
Travel to Work in 14 Minutes or Less	950	31.7%	9,031	27.3%	25,414	26.1%
Travel to Work in 15 to 29 Minutes	1,119	37.3%	13,285	40.1%	38,548	39.6%
Travel to Work in 30 to 59 Minutes	369	12.3%	4,491	13.6%	14,404	14.8%
Travel to Work in 60 Minutes or More	136	4.6%	1,345	4.1%	3,742	3.8%
Average Minutes Travel to Work	16.6		17.7		18.1	

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