2825 South Blvd

Charlotte, NC 28209

February 2024
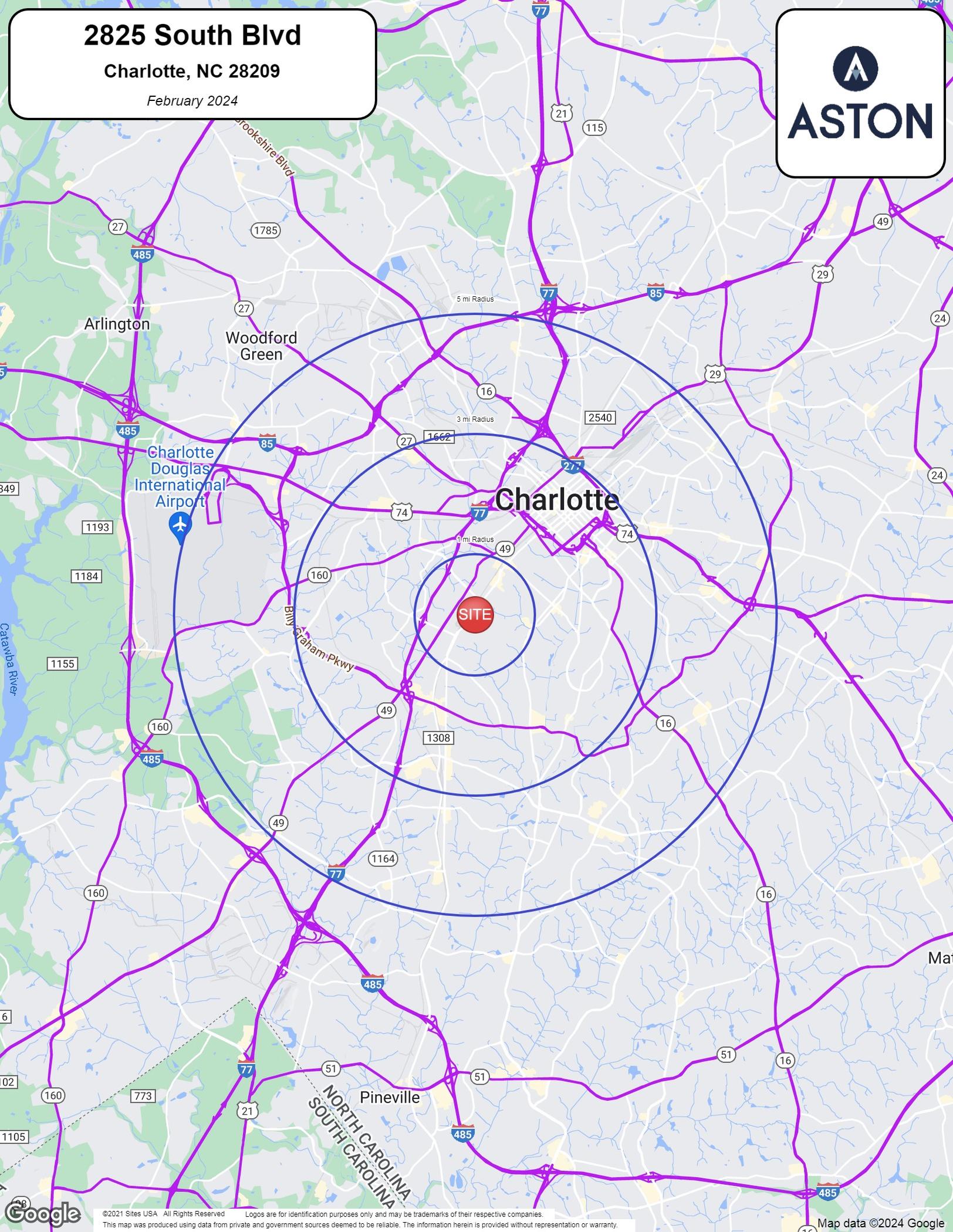
ASTON

SITE

Charlotte

1 mi Radius

3 mi Radius

5 mi Radius

Charlotte Douglas International Airport

Arlington

Woodford Green

Pineville

NORTH CAROLINA
SOUTH CAROLINA

Catawba River

Billy Graham Pkwy

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

#REF!

Lat/Lon: 35.1991/-80.867

2825 South Blvd Charlotte, NC 28209	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	15,279		109,308		256,786	
Projected Population (2028)	16,869		124,697		285,454	
Census Population (2020)	15,552		104,475		245,864	
Census Population (2010)	9,747		78,105		198,016	
Projected Annual Growth (2023 to 2028)	1,590	2.1%	15,389	2.8%	28,668	2.2%
Historical Annual Growth (2020 to 2023)	-273	-0.6%	4,833	1.5%	10,922	1.5%
Historical Annual Growth (2010 to 2020)	5,805	19.9%	26,371	11.3%	47,848	8.1%
Estimated Population Density (2023)	4,866	psm	3,868	psm	3,271	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	9,203		57,122		119,790	
Projected Households (2028)	10,387		65,723		134,494	
Census Households (2020)	8,068		51,709		110,890	
Census Households (2010)	4,916		35,643		84,131	
Estimated Households with Children (2023)	1,866	20.3%	10,293	18.0%	28,654	23.9%
Estimated Average Household Size (2023)	1.66		1.86		2.10	
Average Household Income						
Estimated Average Household Income (2023)	$131,744		$147,687		$138,390	
Projected Average Household Income (2028)	$126,235		$138,502		$132,990	
Estimated Average Family Income (2023)	$119,939		$200,810		$176,348	
Median Household Income						
Estimated Median Household Income (2023)	$103,082		$105,553		$96,928	
Projected Median Household Income (2028)	$101,249		$105,281		$97,268	
Estimated Median Family Income (2023)	$147,206		$146,715		$129,441	
Per Capita Income						
Estimated Per Capita Income (2023)	$79,370		$77,353		$64,714	
Projected Per Capita Income (2028)	$77,747		$73,153		$62,800	
Estimated Per Capita Income 5 Year Growth	-$1,623	-2.0%	-$4,200	-5.4%	-$1,915	-3.0%
Estimated Average Household Net Worth (2023)	$802,926		$765,681		$704,468	
Daytime Demos (2023)						
Total Businesses	1,718		12,274		21,559	
Total Employees	11,949		135,195		235,313	
Company Headquarter Businesses	55	3.2%	442	3.6%	743	3.4%
Company Headquarter Employees	1,241	10.4%	27,447	20.3%	51,459	21.9%
Employee Population per Business	7.0		11.0		10.9	
Residential Population per Business	8.9		8.9		11.9	

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2825 South Blvd Charlotte, NC 28209	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	8,736	57.2%	56,965	52.1%	116,440	45.3%
Black or African American (2023)	4,722	30.9%	35,611	32.6%	93,682	36.5%
American Indian or Alaska Native (2023)	39	0.3%	355	0.3%	1,180	0.5%
Asian (2023)	588	3.8%	7,496	6.9%	16,251	6.3%
Hawaiian or Pacific Islander (2023)	6	-	38	-	96	-
Other Race (2023)	400	2.6%	3,588	3.3%	15,264	5.9%
Two or More Races (2023)	790	5.2%	5,255	4.8%	13,872	5.4%
Not Hispanic or Latino Population (2023)	14,063	92.0%	100,068	91.5%	224,755	87.5%
Hispanic or Latino Population (2023)	1,216	8.0%	9,240	8.5%	32,031	12.5%
Not Hispanic or Latino Population (2028)	15,529	92.1%	114,198	91.6%	250,372	87.7%
Hispanic or Latino Population (2028)	1,339	7.9%	10,499	8.4%	35,082	12.3%
Not Hispanic or Latino Population (2020)	14,173	91.1%	95,172	91.1%	212,696	86.5%
Hispanic or Latino Population (2020)	1,379	8.9%	9,303	8.9%	33,168	13.5%
Not Hispanic or Latino Population (2010)	8,896	91.3%	72,522	92.9%	176,551	89.2%
Hispanic or Latino Population (2010)	852	8.7%	5,583	7.1%	21,465	10.8%
Projected Hispanic Annual Growth (2023 to 2028)	124	2.0%	1,259	2.7%	3,051	1.9%
Historic Hispanic Annual Growth (2010 to 2023)	364	3.3%	3,657	5.0%	10,566	3.8%
Age Distribution (2023)						
Age Under 5	904	5.9%	6,102	5.6%	16,071	6.3%
Age 5 to 9 Years	583	3.8%	4,546	4.2%	12,863	5.0%
Age 10 to 14 Years	512	3.4%	4,141	3.8%	12,071	4.7%
Age 15 to 19 Years	478	3.1%	5,228	4.8%	13,189	5.1%
Age 20 to 24 Years	1,288	8.4%	9,723	8.9%	20,487	8.0%
Age 25 to 29 Years	2,419	15.8%	14,387	13.2%	28,594	11.1%
Age 30 to 34 Years	1,883	12.3%	11,955	10.9%	25,689	10.0%
Age 35 to 39 Years	1,166	7.6%	7,939	7.3%	18,420	7.2%
Age 40 to 44 Years	940	6.2%	6,843	6.3%	16,390	6.4%
Age 45 to 49 Years	929	6.1%	6,175	5.6%	15,061	5.9%
Age 50 to 54 Years	930	6.1%	6,519	6.0%	16,113	6.3%
Age 55 to 59 Years	772	5.1%	6,175	5.6%	14,927	5.8%
Age 60 to 64 Years	683	4.5%	5,620	5.1%	13,284	5.2%
Age 65 to 74 Years	1,049	6.9%	8,296	7.6%	19,532	7.6%
Age 75 to 84 Years	536	3.5%	4,137	3.8%	10,144	4.0%
Age 85 Years or Over	205	1.3%	1,523	1.4%	3,950	1.5%
Median Age	33.4		34.6		35.0	
Gender Age Distribution (2023)						
Female Population	8,112	53.1%	56,122	51.3%	132,281	51.5%
Age 0 to 19 Years	1,236	15.2%	10,160	18.1%	26,976	20.4%
Age 20 to 64 Years	5,727	70.6%	37,643	67.1%	85,168	64.4%
Age 65 Years or Over	1,149	14.2%	8,319	14.8%	20,137	15.2%
Female Median Age	34.6		35.5		36.1	
Male Population	7,167	46.9%	53,186	48.7%	124,505	48.5%
Age 0 to 19 Years	1,241	17.3%	9,857	18.5%	27,218	21.9%
Age 20 to 64 Years	5,284	73.7%	37,693	70.9%	83,798	67.3%
Age 65 Years or Over	641	8.9%	5,636	10.6%	13,489	10.8%
Male Median Age	32.4		34.0		34.1	

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2825 South Blvd Charlotte, NC 28209	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	1,964	21.3%	11,658	20.4%	22,051	18.4%
HH Income $150,000 to $199,999	1,114	12.1%	5,331	9.3%	10,146	8.5%
HH Income $100,000 to $149,999	1,411	15.3%	9,169	16.1%	18,902	15.8%
HH Income $75,000 to $99,999	1,027	11.2%	7,123	12.5%	14,374	12.0%
HH Income $50,000 to $74,999	1,509	16.4%	8,576	15.0%	18,031	15.1%
HH Income $35,000 to $49,999	840	9.1%	4,461	7.8%	10,856	9.1%
HH Income $25,000 to $34,999	399	4.3%	3,564	6.2%	8,175	6.8%
HH Income $15,000 to $24,999	346	3.8%	2,642	4.6%	7,052	5.9%
HH Income Under $15,000	592	6.4%	4,598	8.0%	10,202	8.5%
HH Income $35,000 or More	7,865	85.5%	46,318	81.1%	94,360	78.8%
HH Income $75,000 or More	5,516	59.9%	33,282	58.3%	65,473	54.7%
Housing (2023)						
Total Housing Units	10,367		63,780		133,174	
Housing Units Occupied	9,203	88.8%	57,122	89.6%	119,790	89.9%
Housing Units Owner-Occupied	4,485	48.7%	29,261	51.2%	62,188	51.9%
Housing Units, Renter-Occupied	4,718	51.3%	27,861	48.8%	57,601	48.1%
Housing Units, Vacant	1,164	12.7%	6,659	11.7%	13,385	11.2%
Marital Status (2023)						
Never Married	7,935	59.8%	51,805	54.8%	109,371	50.7%
Currently Married	3,368	25.4%	27,424	29.0%	66,796	31.0%
Separated	469	3.5%	3,828	4.1%	10,063	4.7%
Widowed	287	2.2%	2,866	3.0%	7,980	3.7%
Divorced	1,220	9.2%	8,597	9.1%	21,572	10.0%
Household Type (2023)						
Population Family	10,998	72.0%	68,367	62.5%	179,745	70.0%
Population Non-Family	4,263	27.9%	38,119	34.9%	72,057	28.1%
Population Group Quarters	18	0.1%	2,822	2.6%	4,984	1.9%
Family Households	4,966	54.0%	24,763	43.4%	59,681	49.8%
Non-Family Households	4,237	46.0%	32,358	56.6%	60,109	50.2%
Married Couple with Children	739	21.9%	5,794	21.1%	16,343	24.5%
Average Family Household Size	2.2		2.8		3.0	
Household Size (2023)						
1 Person Households	3,358	36.5%	26,799	46.9%	49,027	40.9%
2 Person Households	3,009	32.7%	17,760	31.1%	36,551	30.5%
3 Person Households	1,746	19.0%	6,546	11.5%	15,562	13.0%
4 Person Households	639	6.9%	3,510	6.1%	10,262	8.6%
5 Person Households	302	3.3%	1,639	2.9%	5,124	4.3%
6 or More Person Households	149	1.6%	867	1.5%	3,264	2.7%
Household Vehicles (2023)						
Households with 0 Vehicles Available	586	6.4%	4,480	7.8%	10,282	8.6%
Households with 1 Vehicles Available	4,115	44.7%	26,791	46.9%	53,521	44.7%
Households with 2 or More Vehicles Available	4,502	48.9%	25,851	45.3%	55,986	46.7%
Total Vehicles Available	14,304		85,994		184,913	
Average Vehicles Per Household	1.6		1.5		1.5	

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2825 South Blvd Charlotte, NC 28209	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	13,185		93,703		213,330	
Estimated Civilian Employed	11,480	87.1%	75,546	80.6%	164,540	77.1%
Estimated Civilian Unemployed	187	1.4%	1,953	2.1%	5,619	2.6%
Estimated in Armed Forces	29	0.2%	251	0.3%	652	0.3%
Estimated Not in Labor Force	1,489	11.3%	15,953	17.0%	42,518	19.9%
Unemployment Rate	1.4%		2.1%		2.6%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	11,480		75,546		164,539	
Management, Business, Financial Operations	3,728	32.5%	22,343	29.6%	43,479	26.4%
Professional, Related	3,265	28.4%	20,317	26.9%	41,014	24.9%
Service	1,032	9.0%	8,336	11.0%	21,103	12.8%
Sales, Office	1,999	17.4%	14,409	19.1%	31,641	19.2%
Farming, Fishing, Forestry	14	0.1%	119	0.2%	352	0.2%
Construct, Extraction, Maintenance	431	3.8%	3,286	4.3%	9,355	5.7%
Production, Transport Material Moving	1,011	8.8%	6,736	8.9%	17,596	10.7%
White Collar Workers	8,992	78.3%	57,069	75.5%	116,134	70.6%
Blue Collar Workers	2,488	21.7%	18,477	24.5%	48,406	29.4%
Consumer Expenditure (2023)						
Total Household Expenditure	$780.74 M		$5.38 B		$10.7 B	
Total Non-Retail Expenditure	$416.8 M	53.4%	$2.88 B	53.5%	$5.71 B	53.4%
Total Retail Expenditure	$363.93 M	46.6%	$2.5 B	46.5%	$4.99 B	46.6%
Apparel	$28.42 M	3.6%	$194.94 M	3.6%	$386.63 M	3.6%
Contributions	$27.76 M	3.6%	$195.04 M	3.6%	$380.94 M	3.6%
Education	$28.06 M	3.6%	$194.57 M	3.6%	$377.01 M	3.5%
Entertainment	$45.45 M	5.8%	$312.75 M	5.8%	$618.83 M	5.8%
Food and Beverages	$112.41 M	14.4%	$771.95 M	14.4%	$1.54 B	14.4%
Furnishings and Equipment	$28.06 M	3.6%	$192.88 M	3.6%	$381.98 M	3.6%
Gifts	$21.71 M	2.8%	$153.93 M	2.9%	$299.14 M	2.8%
Health Care	$62.01 M	7.9%	$428.38 M	8.0%	$859.18 M	8.0%
Household Operations	$31.53 M	4.0%	$218.22 M	4.1%	$431.57 M	4.0%
Miscellaneous Expenses	$14.92 M	1.9%	$102.99 M	1.9%	$204.3 M	1.9%
Personal Care	$10.46 M	1.3%	$71.95 M	1.3%	$143.17 M	1.3%
Personal Insurance	$5.88 M	0.8%	$40.6 M	0.8%	$79.79 M	0.7%
Reading	$1.72 M	0.2%	$11.97 M	0.2%	$23.68 M	0.2%
Shelter	$165.77 M	21.2%	$1.14 B	21.2%	$2.27 B	21.2%
Tobacco	$3.96 M	0.5%	$27.21 M	0.5%	$55.98 M	0.5%
Transportation	$139.53 M	17.9%	$954.25 M	17.7%	$1.91 B	17.8%
Utilities	$53.1 M	6.8%	$365.58 M	6.8%	$737.62 M	6.9%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	11,513		79,568		182,105	
Elementary (Grade Level 0 to 8)	171	1.5%	1,915	2.4%	7,476	4.1%
Some High School (Grade Level 9 to 11)	458	4.0%	3,117	3.9%	8,931	4.9%
High School Graduate	1,187	10.3%	9,381	11.8%	28,421	15.6%
Some College	1,224	10.6%	10,392	13.1%	26,976	14.8%
Associate Degree Only	562	4.9%	4,087	5.1%	10,797	5.9%
Bachelor Degree Only	5,107	44.4%	31,923	40.1%	62,296	34.2%
Graduate Degree	2,804	24.4%	18,754	23.6%	37,209	20.4%

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Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

#REF!

Lat/Lon: 35.1991/-80.867

2825 South Blvd Charlotte, NC 28209	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	4,374	89.0%	25,371	71.2%	59,957	71.3%
1 Attached Unit	986	20.0%	5,553	15.6%	10,204	12.1%
2 to 4 Units	506	10.3%	2,731	7.7%	5,456	6.5%
5 to 9 Units	605	12.3%	3,818	10.7%	8,158	9.7%
10 to 19 Units	782	15.9%	5,016	14.1%	10,410	12.4%
20 to 49 Units	622	12.7%	4,497	12.6%	8,660	10.3%
50 or More Units	1,253	25.5%	9,658	27.1%	15,788	18.8%
Mobile Home or Trailer	74	1.5%	473	1.3%	1,149	1.4%
Other Structure	2	-	5	-	7	-
Homes Built By Year (2023)						
Homes Built 2010 or later	2,866	58.3%	14,858	41.7%	27,669	32.9%
Homes Built 2000 to 2009	1,635	33.3%	12,678	35.6%	22,963	27.3%
Homes Built 1990 to 1999	754	15.3%	5,098	14.3%	11,713	13.9%
Homes Built 1980 to 1989	677	13.8%	4,086	11.5%	9,793	11.6%
Homes Built 1970 to 1979	461	9.4%	3,725	10.5%	9,867	11.7%
Homes Built 1960 to 1969	660	13.4%	4,047	11.4%	12,425	14.8%
Homes Built 1950 to 1959	1,177	24.0%	6,044	17.0%	12,128	14.4%
Homes Built Before 1949	972	19.8%	6,586	18.5%	13,233	15.7%
Home Values (2023)						
Home Values $1,000,000 or More	441	9.8%	3,505	12.0%	6,375	10.3%
Home Values $500,000 to $999,999	1,493	33.3%	7,336	25.1%	14,954	24.0%
Home Values $400,000 to $499,999	631	14.1%	3,905	13.3%	8,034	12.9%
Home Values $300,000 to $399,999	712	15.9%	6,526	22.3%	12,424	20.0%
Home Values $200,000 to $299,999	690	15.4%	5,035	17.2%	11,586	18.6%
Home Values $150,000 to $199,999	210	4.7%	1,437	4.9%	4,238	6.8%
Home Values $100,000 to $149,999	100	2.2%	615	2.1%	1,710	2.7%
Home Values $70,000 to $99,999	32	0.7%	318	1.1%	1,086	1.7%
Home Values $50,000 to $69,999	23	0.5%	152	0.5%	525	0.8%
Home Values $25,000 to $49,999	89	2.0%	197	0.7%	510	0.8%
Home Values Under $25,000	62	1.4%	234	0.8%	746	1.2%
Owner-Occupied Median Home Value	$451,365		$486,428		$458,190	
Renter-Occupied Median Rent	$1,291		$1,232		$1,184	
Transportation To Work (2023)						
Drive to Work Alone	6,162	53.7%	38,539	51.0%	84,713	51.5%
Drive to Work in Carpool	453	3.9%	3,259	4.3%	8,170	5.0%
Travel to Work by Public Transportation	234	2.0%	1,234	1.6%	2,763	1.7%
Drive to Work on Motorcycle	4	-	8	-	20	-
Walk or Bicycle to Work	235	2.0%	2,315	3.1%	3,481	2.1%
Other Means	115	1.0%	769	1.0%	1,751	1.1%
Work at Home	4,277	37.3%	29,421	38.9%	63,642	38.7%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	2,445	21.3%	16,183	21.4%	31,033	18.9%
Travel to Work in 15 to 29 Minutes	3,195	27.8%	20,089	26.6%	45,451	27.6%
Travel to Work in 30 to 59 Minutes	1,388	12.1%	8,435	11.2%	20,666	12.6%
Travel to Work in 60 Minutes or More	176	1.5%	1,419	1.9%	3,747	2.3%
Average Minutes Travel to Work	17.6		17.7		19.0	