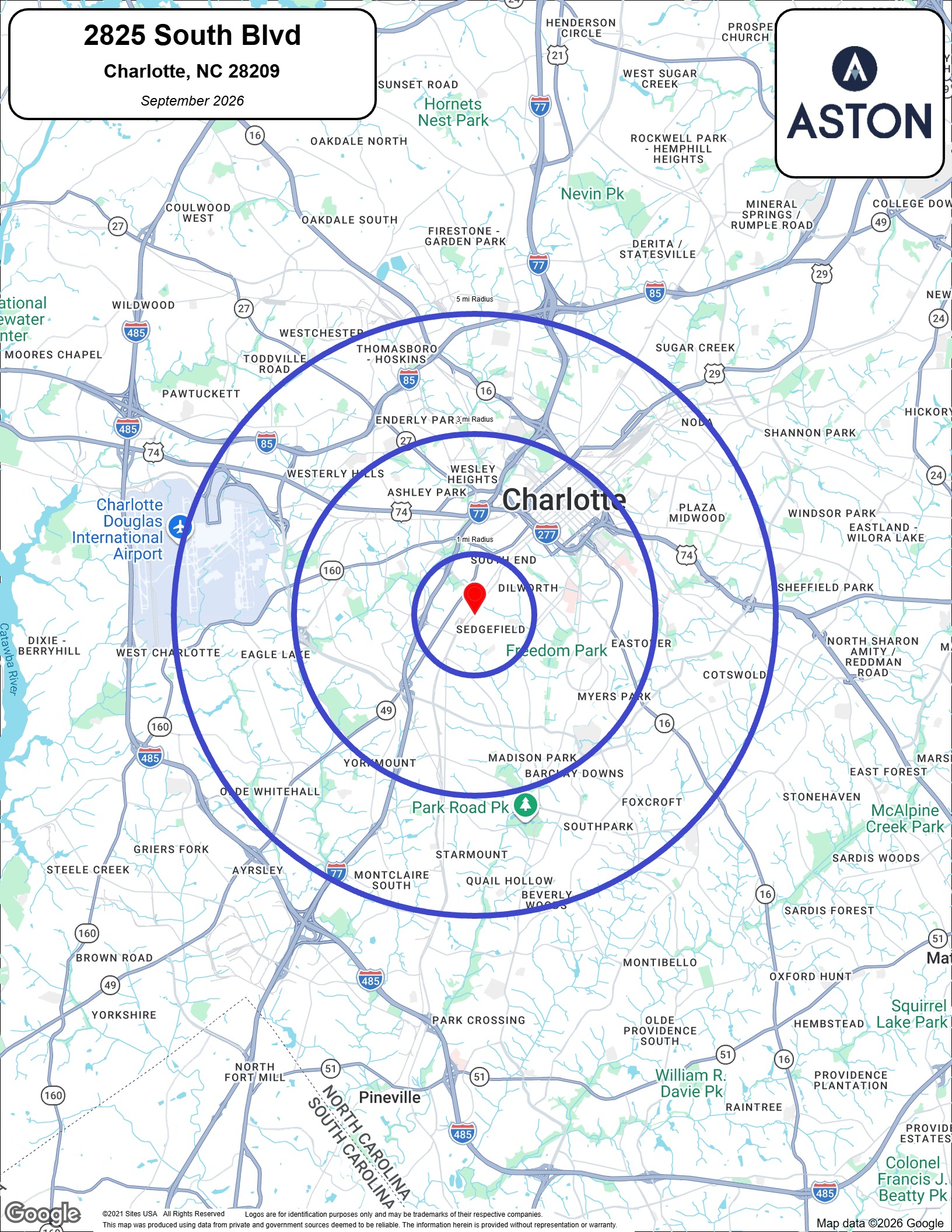


2825 South Blvd

Charlotte, NC 28209

September 2026



Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.1991/-80.867

2825 South Blvd							
Charlotte, NC 28209							
1 mi radius		3 mi radius		5 mi radius			
Population							
Estimated Population (2026)		24,826		135,112		287,254	
Projected Population (2031)		30,845		157,800		319,381	
Census Population (2020)		15,608		104,423		245,926	
Census Population (2010)		9,796		78,084		198,074	
Projected Annual Growth (2026 to 2031)		6,019 4.8%		22,687 3.4%		32,127 2.2%	
Historical Annual Growth (2020 to 2026)		9,218 9.8%		30,689 4.9%		41,328 2.8%	
Historical Annual Growth (2010 to 2020)		5,811 5.9%		26,340 3.4%		47,852 2.4%	
Estimated Population Density (2026)		7,906 psm		4,781 psm		3,659 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households							
Estimated Households (2026)		13,124		69,574		137,574	
Projected Households (2031)		15,960		80,549		153,170	
Census Households (2020)		8,090		51,685		110,905	
Census Households (2010)		4,935		35,635		84,145	
Estimated Households with Children (2026)		1,907 14.5%		11,065 15.9%		28,699 20.9%	
Estimated Average Household Size (2026)		1.89		1.90		2.05	
Average Household Income							
Estimated Average Household Income (2026)		\$170,870		\$172,917		\$163,441	
Projected Average Household Income (2031)		\$168,364		\$168,067		\$160,522	
Estimated Average Family Income (2026)		\$229,430		\$261,736		\$223,846	
Median Household Income							
Estimated Median Household Income (2026)		\$124,961		\$115,324		\$107,491	
Projected Median Household Income (2031)		\$122,657		\$112,517		\$105,866	
Estimated Median Family Income (2026)		\$168,864		\$164,970		\$146,053	
Per Capita Income							
Estimated Per Capita Income (2026)		\$90,333		\$89,197		\$78,431	
Projected Per Capita Income (2031)		\$87,123		\$85,924		\$77,123	
Estimated Per Capita Income 5 Year Growth		-\$3,211 -3.6%		-\$3,273 -3.7%		-\$1,308 -1.7%	
Estimated Average Household Net Worth (2026)		\$1,102,379		\$1,064,646		\$1,028,433	
Daytime Demos (2026)							
Total Businesses		1,751		12,447		22,172	
Total Employees		12,776		140,090		246,761	
Company Headquarter Businesses		53 3.0%		439 3.5%		738 3.3%	
Company Headquarter Employees		1,206 9.4%		27,446 19.6%		50,734 20.6%	
Employee Population per Business		7.3		11.3		11.1	
Residential Population per Business		14.2		10.9		13.0	

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Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
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2825 South Blvd Charlotte, NC 28209

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity						
White (2026)	14,419	58.1%	73,412	54.3%	139,201	48.5%
Black or African American (2026)	6,540	26.3%	39,602	29.3%	93,396	32.5%
American Indian or Alaska Native (2026)	165	0.7%	699	0.5%	1,688	0.6%
Asian (2026)	837	3.4%	7,213	5.3%	16,373	5.7%
Hawaiian or Pacific Islander (2026)	16	-	79	-	144	-
Other Race (2026)	1,329	5.4%	6,702	5.0%	19,152	6.7%
Two or More Races (2026)	1,520	6.1%	7,405	5.5%	17,299	6.0%
Not Hispanic or Latino Population (2026)	21,471	86.5%	119,112	88.2%	246,186	85.7%
Hispanic or Latino Population (2026)	3,355	13.5%	16,000	11.8%	41,068	14.3%
Not Hispanic or Latino Population (2031)	26,103	84.6%	136,644	86.6%	270,393	84.7%
Hispanic or Latino Population (2031)	4,742	15.4%	21,155	13.4%	48,988	15.3%
Not Hispanic or Latino Population (2020)	14,217	91.1%	95,132	91.1%	212,730	86.5%
Hispanic or Latino Population (2020)	1,391	8.9%	9,292	8.9%	33,196	13.5%
Not Hispanic or Latino Population (2010)	8,935	91.2%	72,508	92.9%	176,591	89.2%
Hispanic or Latino Population (2010)	861	8.8%	5,575	7.1%	21,483	10.8%
Projected Hispanic Annual Growth (2026 to 2031)	1,387	8.3%	5,156	6.4%	7,920	3.9%
Historic Hispanic Annual Growth (2010 to 2026)	2,494	18.1%	10,424	11.7%	19,585	5.7%
Age Distribution (2026)						
Age Under 5	1,552	6.3%	7,774	5.8%	17,960	6.3%
Age 5 to 9 Years	1,248	5.0%	6,336	4.7%	15,789	5.5%
Age 10 to 14 Years	1,033	4.2%	5,775	4.3%	14,256	5.0%
Age 15 to 19 Years	851	3.4%	5,960	4.4%	14,238	5.0%
Age 20 to 24 Years	2,428	9.8%	11,829	8.8%	21,196	7.4%
Age 25 to 29 Years	4,595	18.5%	20,415	15.1%	36,115	12.6%
Age 30 to 34 Years	3,301	13.3%	16,507	12.2%	32,729	11.4%
Age 35 to 39 Years	2,060	8.3%	11,191	8.3%	23,786	8.3%
Age 40 to 44 Years	1,453	5.9%	8,005	5.9%	18,215	6.3%
Age 45 to 49 Years	1,040	4.2%	6,736	5.0%	15,405	5.4%
Age 50 to 54 Years	1,116	4.5%	6,850	5.1%	15,641	5.4%
Age 55 to 59 Years	1,033	4.2%	6,697	5.0%	14,783	5.1%
Age 60 to 64 Years	977	3.9%	6,241	4.6%	13,862	4.8%
Age 65 to 74 Years	1,231	5.0%	8,777	6.5%	19,516	6.8%
Age 75 to 84 Years	691	2.8%	4,618	3.4%	10,191	3.5%
Age 85 Years or Over	217	0.9%	1,402	1.0%	3,571	1.2%
Median Age	31.1		33.2		34.0	
Gender Age Distribution (2026)						
Female Population	12,949	52.2%	67,061	49.6%	144,074	50.2%
Age 0 to 19 Years	2,330	18.0%	12,007	17.9%	29,472	20.5%
Age 20 to 64 Years	9,334	72.1%	46,569	69.4%	95,647	66.4%
Age 65 Years or Over	1,285	9.9%	8,485	12.7%	18,955	13.2%
Female Median Age	31.3		34.2		34.9	
Male Population	11,877	47.8%	68,051	50.4%	143,180	49.8%
Age 0 to 19 Years	2,354	19.8%	13,838	20.3%	32,772	22.9%
Age 20 to 64 Years	8,669	73.0%	47,902	70.4%	96,086	67.1%
Age 65 Years or Over	854	7.2%	6,312	9.3%	14,323	10.0%
Male Median Age	30.8		32.4		33.1	

Expanded Profile

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2825 South Blvd

Charlotte, NC 28209

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2026)

HH Income \$200,000 or More	3,165	24.1%	15,867	22.8%	28,533	20.7%
HH Income \$150,000 to \$199,999	1,908	14.5%	7,251	10.4%	14,101	10.3%
HH Income \$100,000 to \$149,999	2,288	17.4%	12,237	17.6%	22,718	16.5%
HH Income \$75,000 to \$99,999	1,510	11.5%	8,278	11.9%	16,133	11.7%
HH Income \$50,000 to \$74,999	1,752	13.4%	9,229	13.3%	19,791	14.4%
HH Income \$35,000 to \$49,999	950	7.2%	5,482	7.9%	12,197	8.9%
HH Income \$25,000 to \$34,999	491	3.7%	3,238	4.7%	6,771	4.9%
HH Income \$15,000 to \$24,999	274	2.1%	3,100	4.5%	7,129	5.2%
HH Income Under \$15,000	786	6.0%	4,891	7.0%	10,200	7.4%
HH Income \$35,000 or More	11,573	88.2%	58,344	83.9%	113,474	82.5%
HH Income \$75,000 or More	8,871	67.6%	43,633	62.7%	81,486	59.2%

Housing (2026)

Total Housing Units	14,476		76,511		150,961	
Housing Units Occupied	13,124	90.7%	69,574	90.9%	137,574	91.1%
Housing Units Owner-Occupied	4,167	31.8%	25,269	36.3%	53,167	38.6%
Housing Units, Renter-Occupied	8,956	68.2%	44,304	63.7%	84,407	61.4%
Housing Units, Vacant	1,352	9.3%	6,938	9.1%	13,387	8.9%

Marital Status (2026)

Never Married	12,182	58.0%	63,296	54.9%	121,598	50.8%
Currently Married	6,249	29.8%	35,324	30.7%	78,863	33.0%
Separated	549	2.6%	3,715	3.2%	8,900	3.7%
Widowed	522	2.5%	4,072	3.5%	9,730	4.1%
Divorced	1,492	7.1%	8,820	7.7%	20,159	8.4%

Household Type (2026)

Population Family	11,865	47.8%	65,336	48.4%	166,702	58.0%
Population Non-Family	12,947	52.2%	66,904	49.5%	115,440	40.2%
Population Group Quarters	14	-	2,872	2.1%	5,112	1.8%
Family Households	4,121	31.4%	21,580	31.0%	54,373	39.5%
Non-Family Households	9,002	68.6%	47,993	69.0%	83,201	60.5%
Married Couple with Children	1,098	17.6%	6,548	18.5%	16,431	20.8%
Average Family Household Size	2.9		3.0		3.1	

Household Size (2026)

1 Person Households	6,162	47.0%	35,370	50.8%	62,312	45.3%
2 Person Households	4,422	33.7%	19,198	27.6%	39,476	28.7%
3 Person Households	1,116	8.5%	6,469	9.3%	14,994	10.9%
4 Person Households	942	7.2%	5,496	7.9%	13,011	9.5%
5 Person Households	313	2.4%	1,992	2.9%	5,015	3.6%
6 or More Person Households	168	1.3%	1,049	1.5%	2,766	2.0%

Household Vehicles (2026)

Households with 0 Vehicles Available	923	7.0%	7,011	10.1%	12,755	9.3%
Households with 1 Vehicles Available	7,097	54.1%	35,420	50.9%	66,515	48.3%
Households with 2 or More Vehicles Available	5,103	38.9%	27,143	39.0%	58,304	42.4%
Total Vehicles Available	18,455		96,758		201,532	
Average Vehicles Per Household	1.4		1.4		1.5	

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2825 South Blvd Charlotte, NC 28209

1 mi radius 3 mi radius 5 mi radius

Labor Force (2026)							
Estimated Labor Population Age 16 Years or Over	20,769		114,132		236,422		
Estimated Civilian Employed	17,456	84.0%	87,821	76.9%	172,740	73.1%	
Estimated Civilian Unemployed	393	1.9%	2,520	2.2%	6,272	2.7%	
Estimated in Armed Forces	58	0.3%	338	0.3%	486	0.2%	
Estimated Not in Labor Force	2,862	13.8%	23,454	20.5%	56,924	24.1%	
Unemployment Rate	1.9%		2.2%		2.7%		
Occupation (2026)							
Occupation: Population Age 16 Years or Over	17,456		87,820		172,732		
Management, Business, Financial Operations	5,644	32.3%	26,191	29.8%	47,152	27.3%	
Professional, Related Service	5,244	30.0%	24,381	27.8%	44,094	25.5%	
Sales, Office	1,803	10.3%	10,647	12.1%	22,916	13.3%	
Farming, Fishing, Forestry	2,805	16.1%	15,498	17.6%	31,300	18.1%	
Construct, Extraction, Maintenance	17	-	67	-	170	-	
Production, Transport Material Moving	529	3.0%	3,708	4.2%	10,001	5.8%	
White Collar Workers	1,413	8.1%	7,328	8.3%	17,099	9.9%	
Blue Collar Workers	13,693	78.4%	66,069	75.2%	122,546	70.9%	
	3,762	21.6%	21,750	24.8%	50,186	29.1%	
Consumer Expenditure (2026)							
Total Household Expenditure	\$1.46 B		\$7.32 B		\$14.15 B		
Total Non-Retail Expenditure	\$784.25 M	53.9%	\$3.91 B	53.5%	\$7.48 B	52.8%	
Total Retail Expenditure	\$670.78 M	46.1%	\$3.41 B	46.5%	\$6.67 B	47.2%	
Alcoholic Beverages	\$10.34 M	0.7%	\$51.84 M	0.7%	\$99.72 M	0.7%	
Apparel	\$30.73 M	2.1%	\$155.74 M	2.1%	\$302.95 M	2.1%	
Contributions	\$39.03 M	2.7%	\$193.38 M	2.6%	\$367.14 M	2.6%	
Education	\$26.13 M	1.8%	\$130.08 M	1.8%	\$248.25 M	1.8%	
Entertainment	\$69.44 M	4.8%	\$351.91 M	4.8%	\$684.52 M	4.8%	
Food Away From Home	\$69.78 M	4.8%	\$351.45 M	4.8%	\$679.12 M	4.8%	
Grocery	\$84.42 M	5.8%	\$441.55 M	6.0%	\$886.59 M	6.3%	
Health Care	\$72.11 M	5.0%	\$397.67 M	5.4%	\$805.27 M	5.7%	
Household Furnishings and Equipment	\$37.68 M	2.6%	\$189.7 M	2.6%	\$366.42 M	2.6%	
Household Operations	\$27.59 M	1.9%	\$140.18 M	1.9%	\$273.35 M	1.9%	
Miscellaneous Expenses	\$22.03 M	1.5%	\$110.81 M	1.5%	\$213.85 M	1.5%	
Personal Care	\$14.16 M	1.0%	\$73.32 M	1.0%	\$145.76 M	1.0%	
Shelter	\$249.95 M	17.2%	\$1.28 B	17.5%	\$2.5 B	17.7%	
Tax and Retirement	\$438.31 M	30.1%	\$2.13 B	29.1%	\$3.96 B	28.0%	
Tobacco and Related	\$3.52 M	0.2%	\$20.26 M	0.3%	\$43.82 M	0.3%	
Transportation	\$197.26 M	13.6%	\$975.39 M	13.3%	\$1.91 B	13.5%	
Utilities	\$62.56 M	4.3%	\$328.57 M	4.5%	\$662.4 M	4.7%	
Educational Attainment (2026)							
Adult Population Age 25 Years or Over	17,714		97,438		203,814		
Elementary (Grade Level 0 to 8)	387	2.2%	2,138	2.2%	7,660	3.8%	
Some High School (Grade Level 9 to 11)	361	2.0%	3,406	3.5%	9,777	4.8%	
High School Graduate	1,709	9.6%	12,241	12.6%	31,665	15.5%	
Some College	1,567	8.8%	11,764	12.1%	26,818	13.2%	
Associate Degree Only	764	4.3%	5,073	5.2%	11,949	5.9%	
Bachelor Degree Only	7,887	44.5%	39,082	40.1%	71,526	35.1%	
Graduate Degree	5,039	28.4%	23,734	24.4%	44,419	21.8%	

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1 mi radius

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5 mi radius

Units In Structure (2026)

1 Detached Unit	4,219	32.1%	23,609	33.9%	55,078	40.0%
1 Attached Unit	1,577	12.0%	6,878	9.9%	12,651	9.2%
2 to 4 Units	918	7.0%	3,824	5.5%	7,727	5.6%
5 to 9 Units	682	5.2%	4,530	6.5%	9,362	6.8%
10 to 19 Units	1,080	8.2%	6,359	9.1%	12,933	9.4%
20 to 49 Units	921	7.0%	4,759	6.8%	8,908	6.5%
50 or More Units	3,654	27.8%	19,094	27.4%	29,851	21.7%
Mobile Home or Trailer	73	0.6%	483	0.7%	1,026	0.7%
Other Structure	-	-	38	-	39	-

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	1,954	14.9%	7,185	10.3%	12,843	9.3%
Homes Built 2010 to 2019	4,305	32.8%	19,563	28.1%	33,927	24.7%
Homes Built 2000 to 2009	2,165	16.5%	13,048	18.8%	24,172	17.6%
Homes Built 1990 to 1999	927	7.1%	5,921	8.5%	12,732	9.3%
Homes Built 1980 to 1989	694	5.3%	3,833	5.5%	8,950	6.5%
Homes Built 1970 to 1979	609	4.6%	4,832	6.9%	11,793	8.6%
Homes Built 1960 to 1969	475	3.6%	3,936	5.7%	11,079	8.1%
Homes Built Before 1959	1,993	15.2%	11,255	16.2%	22,078	16.0%

Home Values (2026)

Home Values \$1,000,000 or More	694	16.7%	5,776	22.9%	11,357	21.4%
Home Values \$500,000 to \$999,999	1,870	44.9%	9,078	35.9%	18,503	34.8%
Home Values \$400,000 to \$499,999	665	16.0%	3,650	14.4%	7,169	13.5%
Home Values \$300,000 to \$399,999	581	13.9%	3,839	15.2%	8,731	16.4%
Home Values \$200,000 to \$299,999	208	5.0%	1,790	7.1%	4,412	8.3%
Home Values \$150,000 to \$199,999	51	1.2%	384	1.5%	1,095	2.1%
Home Values \$100,000 to \$149,999	17	0.4%	125	0.5%	360	0.7%
Home Values \$70,000 to \$99,999	6	0.1%	111	0.4%	291	0.5%
Home Values \$50,000 to \$69,999	33	0.8%	248	1.0%	431	0.8%
Home Values \$25,000 to \$49,999	23	0.6%	86	0.3%	320	0.6%
Home Values Under \$25,000	18	0.4%	182	0.7%	500	0.9%
Owner-Occupied Median Home Value	\$603,779		\$728,520		\$693,615	
Renter-Occupied Median Rent	\$1,752		\$1,650		\$1,599	

Transportation To Work (2026)

Drive to Work Alone	10,597	60.7%	50,240	57.2%	100,752	58.3%
Drive to Work in Carpool	1,031	5.9%	6,442	7.3%	16,208	9.4%
Travel to Work by Public Transportation	1,495	8.6%	4,170	4.7%	7,825	4.5%
Drive to Work on Motorcycle	27	0.2%	40	-	147	-
Walk or Bicycle to Work	559	3.2%	5,323	6.1%	6,839	4.0%
Other Means	99	0.6%	935	1.1%	1,644	1.0%
Work at Home	3,648	20.9%	20,670	23.5%	39,319	22.8%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	4,162	23.8%	20,244	23.1%	35,581	20.6%
Travel to Work in 15 to 29 Minutes	5,532	31.7%	29,033	33.1%	59,358	34.4%
Travel to Work in 30 to 59 Minutes	3,669	21.0%	15,610	17.8%	33,180	19.2%
Travel to Work in 60 Minutes or More	445	2.5%	2,262	2.6%	5,294	3.1%
Average Minutes Travel to Work	20.3		19.6		20.6	