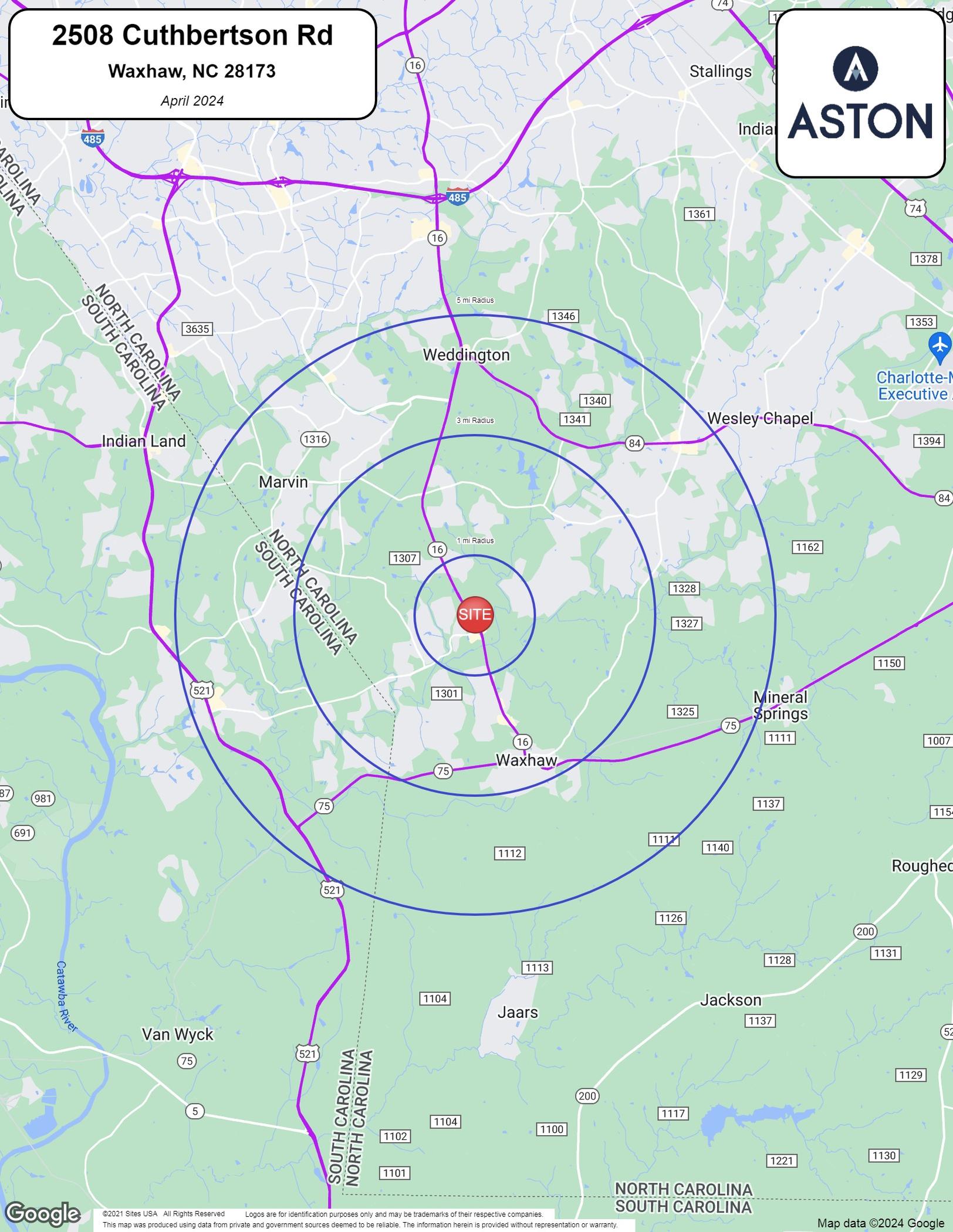


# 2508 Cuthbertson Rd

Waxhaw, NC 28173

April 2024



## Expanded Profile

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



Lat/Lon: 34.9593/-80.7582

2508 Cuthbertson Rd Waxhaw, NC 28173	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2023)	4,241		35,456		77,184	
Projected Population (2028)	4,792		43,640		92,161	
Census Population (2020)	4,133		32,156		71,152	
Census Population (2010)	1,886		17,529		45,522	
Projected Annual Growth (2023 to 2028)	551	2.6%	8,185	4.6%	14,977	3.9%
Historical Annual Growth (2020 to 2023)	108	0.9%	3,300	3.4%	6,032	2.8%
Historical Annual Growth (2010 to 2020)	2,247	39.7%	14,627	27.8%	25,630	18.8%
Estimated Population Density (2023)	1,351 psm		1,255 psm		983 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2023)	1,340		11,733		25,672	
Projected Households (2028)	1,531		14,714		31,053	
Census Households (2020)	1,185		9,958		22,575	
Census Households (2010)	589		5,578		14,697	
Estimated Households with Children (2023)	559	41.7%	4,424	37.7%	8,861	34.5%
Estimated Average Household Size (2023)	3.16		3.01		3.00	
<b>Average Household Income</b>						
Estimated Average Household Income (2023)	\$196,318		\$163,068		\$189,076	
Projected Average Household Income (2028)	\$186,008		\$140,467		\$169,210	
Estimated Average Family Income (2023)	\$215,779		\$182,435		\$206,780	
<b>Median Household Income</b>						
Estimated Median Household Income (2023)	\$171,795		\$150,962		\$156,835	
Projected Median Household Income (2028)	\$178,030		\$150,540		\$156,963	
Estimated Median Family Income (2023)	\$186,046		\$165,722		\$173,305	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2023)	\$62,019		\$53,984		\$62,898	
Projected Per Capita Income (2028)	\$59,447		\$47,378		\$57,023	
Estimated Per Capita Income 5 Year Growth	-\$2,572	-4.1%	-\$6,606	-12.2%	-\$5,875	-9.3%
Estimated Average Household Net Worth (2023)	\$1,338,049		\$1,152,778		\$1,179,343	
<b>Daytime Demos (2023)</b>						
Total Businesses	108		1,039		2,326	
Total Employees	597		4,635		11,069	
Company Headquarter Businesses	2	1.6%	20	2.0%	46	2.0%
Company Headquarter Employees	7	1.2%	311	6.7%	608	5.5%
Employee Population per Business	5.5		4.5		4.8	
Residential Population per Business	39.3		34.1		33.2	

# Expanded Profile

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



Lat/Lon: 34.9593/-80.7582

## 2508 Cuthbertson Rd

### Waxhaw, NC 28173

1 mi radius      3 mi radius      5 mi radius

Race & Ethnicity						
White (2023)	3,045	71.8%	25,804	72.8%	56,730	73.5%
Black or African American (2023)	402	9.5%	4,097	11.6%	8,375	10.9%
American Indian or Alaska Native (2023)	9	0.2%	68	0.2%	161	0.2%
Asian (2023)	425	10.0%	2,656	7.5%	6,167	8.0%
Hawaiian or Pacific Islander (2023)	2	-	14	-	35	-
Other Race (2023)	63	1.5%	574	1.6%	1,202	1.6%
Two or More Races (2023)	296	7.0%	2,241	6.3%	4,513	5.8%
Not Hispanic or Latino Population (2023)	3,856	90.9%	32,465	91.6%	71,080	92.1%
Hispanic or Latino Population (2023)	385	9.1%	2,991	8.4%	6,104	7.9%
Not Hispanic or Latino Population (2028)	4,361	91.0%	39,858	91.3%	84,703	91.9%
Hispanic or Latino Population (2028)	431	9.0%	3,783	8.7%	7,458	8.1%
Not Hispanic or Latino Population (2020)	3,803	92.0%	29,672	92.3%	66,167	93.0%
Hispanic or Latino Population (2020)	330	8.0%	2,484	7.7%	4,985	7.0%
Not Hispanic or Latino Population (2010)	1,790	94.9%	16,628	94.9%	43,446	95.4%
Hispanic or Latino Population (2010)	96	5.1%	901	5.1%	2,076	4.6%
Projected Hispanic Annual Growth (2023 to 2028)	46	2.4%	792	5.3%	1,354	4.4%
Historic Hispanic Annual Growth (2010 to 2023)	289	23.1%	2,090	17.8%	4,028	14.9%
Age Distribution (2023)						
Age Under 5	198	4.7%	1,909	5.4%	4,001	5.2%
Age 5 to 9 Years	393	9.3%	2,773	7.8%	5,902	7.6%
Age 10 to 14 Years	420	9.9%	3,179	9.0%	6,851	8.9%
Age 15 to 19 Years	393	9.3%	2,762	7.8%	5,948	7.7%
Age 20 to 24 Years	151	3.6%	1,682	4.7%	3,439	4.5%
Age 25 to 29 Years	101	2.4%	1,392	3.9%	2,720	3.5%
Age 30 to 34 Years	195	4.6%	1,922	5.4%	3,973	5.1%
Age 35 to 39 Years	333	7.9%	2,604	7.3%	5,585	7.2%
Age 40 to 44 Years	466	11.0%	3,350	9.4%	7,298	9.5%
Age 45 to 49 Years	392	9.2%	3,065	8.6%	6,896	8.9%
Age 50 to 54 Years	326	7.7%	2,918	8.2%	6,665	8.6%
Age 55 to 59 Years	256	6.0%	2,283	6.4%	5,024	6.5%
Age 60 to 64 Years	239	5.6%	1,866	5.3%	4,068	5.3%
Age 65 to 74 Years	266	6.3%	2,446	6.9%	5,709	7.4%
Age 75 to 84 Years	94	2.2%	1,062	3.0%	2,622	3.4%
Age 85 Years or Over	18	0.4%	245	0.7%	482	0.6%
Median Age	37.9		38.0		39.2	
Gender Age Distribution (2023)						
Female Population	2,062	48.6%	17,804	50.2%	38,649	50.1%
Age 0 to 19 Years	611	29.7%	4,997	28.1%	10,811	28.0%
Age 20 to 64 Years	1,248	60.5%	10,699	60.1%	23,041	59.6%
Age 65 Years or Over	202	9.8%	2,109	11.8%	4,797	12.4%
Female Median Age	38.9		38.8		39.7	
Male Population	2,179	51.4%	17,652	49.8%	38,535	49.9%
Age 0 to 19 Years	792	36.3%	5,626	31.9%	11,892	30.9%
Age 20 to 64 Years	1,212	55.6%	10,383	58.8%	22,628	58.7%
Age 65 Years or Over	176	8.1%	1,644	9.3%	4,016	10.4%
Male Median Age	34.3		36.4		38.4	

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# Expanded Profile

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



Lat/Lon: 34.9593/-80.7582

2508 Cuthbertson Rd Waxhaw, NC 28173	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2023)</b>						
HH Income \$200,000 or More	527	39.4%	3,897	33.2%	8,791	34.2%
HH Income \$150,000 to \$199,999	246	18.4%	1,704	14.5%	3,671	14.3%
HH Income \$100,000 to \$149,999	255	19.0%	2,181	18.6%	4,609	18.0%
HH Income \$75,000 to \$99,999	103	7.7%	1,395	11.9%	3,239	12.6%
HH Income \$50,000 to \$74,999	104	7.7%	1,299	11.1%	2,501	9.7%
HH Income \$35,000 to \$49,999	24	1.8%	421	3.6%	1,027	4.0%
HH Income \$25,000 to \$34,999	44	3.3%	296	2.5%	698	2.7%
HH Income \$15,000 to \$24,999	10	0.7%	183	1.6%	484	1.9%
HH Income Under \$15,000	26	2.0%	357	3.0%	653	2.5%
HH Income \$35,000 or More	1,259	94.0%	10,898	92.9%	23,837	92.9%
HH Income \$75,000 or More	1,131	84.5%	9,177	78.2%	20,309	79.1%
<b>Housing (2023)</b>						
Total Housing Units	1,400		12,193		26,684	
Housing Units Occupied	1,340	95.7%	11,733	96.2%	25,672	96.2%
Housing Units Owner-Occupied	1,107	82.6%	9,692	82.6%	21,083	82.1%
Housing Units, Renter-Occupied	233	17.4%	2,041	17.4%	4,589	17.9%
Housing Units, Vacant	60	4.5%	460	3.9%	1,012	3.9%
<b>Marital Status (2023)</b>						
Never Married	788	24.4%	6,427	23.3%	13,444	22.2%
Currently Married	2,136	66.1%	17,768	64.4%	39,561	65.5%
Separated	48	1.5%	473	1.7%	1,387	2.3%
Widowed	112	3.5%	922	3.3%	1,839	3.0%
Divorced	148	4.6%	2,005	7.3%	4,198	6.9%
<b>Household Type (2023)</b>						
Population Family	4,078	96.2%	32,880	92.7%	71,881	93.1%
Population Non-Family	162	3.8%	2,469	7.0%	5,195	6.7%
Population Group Quarters	-	-	106	0.3%	108	0.1%
Family Households	1,181	88.1%	9,707	82.7%	21,363	83.2%
Non-Family Households	159	11.9%	2,026	17.3%	4,308	16.8%
Married Couple with Children	470	22.0%	3,547	20.0%	7,176	18.1%
Average Family Household Size	3.5		3.4		3.4	
<b>Household Size (2023)</b>						
1 Person Households	136	10.2%	1,770	15.1%	3,711	14.5%
2 Person Households	337	25.1%	3,607	30.7%	8,229	32.1%
3 Person Households	288	21.5%	2,195	18.7%	4,632	18.0%
4 Person Households	347	25.9%	2,537	21.6%	5,490	21.4%
5 Person Households	180	13.5%	1,159	9.9%	2,531	9.9%
6 or More Person Households	52	3.8%	466	4.0%	1,079	4.2%
<b>Household Vehicles (2023)</b>						
Households with 0 Vehicles Available	28	2.1%	226	1.9%	521	2.0%
Households with 1 Vehicles Available	288	21.5%	2,049	17.5%	5,056	19.7%
Households with 2 or More Vehicles Available	1,024	76.4%	9,459	80.6%	20,095	78.3%
Total Vehicles Available	3,058		26,187		56,811	
Average Vehicles Per Household	2.3		2.2		2.2	

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.9593/-80.7582

## 2508 Cuthbertson Rd

### Waxhaw, NC 28173

1 mi radius      3 mi radius      5 mi radius

<b>Labor Force (2023)</b>						
Estimated Labor Population Age 16 Years or Over	3,122		26,806		58,852	
Estimated Civilian Employed	2,232	71.5%	19,550	72.9%	42,527	72.3%
Estimated Civilian Unemployed	38	1.2%	546	2.0%	916	1.6%
Estimated in Armed Forces	-	-	-	-	6	-
Estimated Not in Labor Force	852	27.3%	6,711	25.0%	15,402	26.2%
Unemployment Rate	1.2%		2.0%		1.6%	
<b>Occupation (2023)</b>						
Occupation: Population Age 16 Years or Over	2,232		19,550		42,527	
Management, Business, Financial Operations	588	26.3%	5,581	28.5%	12,113	28.5%
Professional, Related Service	808	36.2%	6,639	34.0%	13,986	32.9%
Sales, Office	188	8.4%	1,982	10.1%	4,163	9.8%
Farming, Fishing, Forestry	437	19.6%	3,160	16.2%	7,439	17.5%
Construct, Extraction, Maintenance	-	-	42	0.2%	57	0.1%
Production, Transport Material Moving	98	4.4%	978	5.0%	1,963	4.6%
White Collar Workers	112	5.0%	1,167	6.0%	2,806	6.6%
Blue Collar Workers	1,833	82.1%	15,381	78.7%	33,538	78.9%
	399	17.9%	4,169	21.3%	8,990	21.1%
<b>Consumer Expenditure (2023)</b>						
Total Household Expenditure	\$154.41 M		\$1.18 B		\$2.93 B	
Total Non-Retail Expenditure	\$82.43 M	53.4%	\$630.32 M	53.3%	\$1.56 B	53.4%
Total Retail Expenditure	\$71.98 M	46.6%	\$551.45 M	46.7%	\$1.36 B	46.6%
Apparel	\$5.73 M	3.7%	\$43.5 M	3.7%	\$107.83 M	3.7%
Contributions	\$5.77 M	3.7%	\$43.94 M	3.7%	\$109.5 M	3.7%
Education	\$6.08 M	3.9%	\$45.15 M	3.8%	\$112.56 M	3.8%
Entertainment	\$9.23 M	6.0%	\$70.28 M	5.9%	\$174.17 M	6.0%
Food and Beverages	\$21.95 M	14.2%	\$168.39 M	14.2%	\$416.47 M	14.2%
Furnishings and Equipment	\$5.67 M	3.7%	\$43.14 M	3.7%	\$106.92 M	3.7%
Gifts	\$4.56 M	3.0%	\$34.4 M	2.9%	\$86.02 M	2.9%
Health Care	\$11.95 M	7.7%	\$92.57 M	7.8%	\$228.97 M	7.8%
Household Operations	\$6.37 M	4.1%	\$48.48 M	4.1%	\$120.34 M	4.1%
Miscellaneous Expenses	\$2.96 M	1.9%	\$22.59 M	1.9%	\$56 M	1.9%
Personal Care	\$2.07 M	1.3%	\$15.76 M	1.3%	\$39.04 M	1.3%
Personal Insurance	\$1.26 M	0.8%	\$9.47 M	0.8%	\$23.54 M	0.8%
Reading	\$340.93 K	0.2%	\$2.61 M	0.2%	\$6.49 M	0.2%
Shelter	\$32.26 M	20.9%	\$247.18 M	20.9%	\$611.9 M	20.9%
Tobacco	\$660.51 K	0.4%	\$5.3 M	0.4%	\$13 M	0.4%
Transportation	\$27.55 M	17.8%	\$211.26 M	17.9%	\$522.14 M	17.8%
Utilities	\$10.01 M	6.5%	\$77.73 M	6.6%	\$191.98 M	6.6%
<b>Educational Attainment (2023)</b>						
Adult Population Age 25 Years or Over	2,687		23,152		51,042	
Elementary (Grade Level 0 to 8)	76	2.8%	281	1.2%	665	1.3%
Some High School (Grade Level 9 to 11)	56	2.1%	380	1.6%	1,208	2.4%
High School Graduate	275	10.2%	3,301	14.3%	6,622	13.0%
Some College	263	9.8%	2,929	12.7%	6,775	13.3%
Associate Degree Only	285	10.6%	2,391	10.3%	5,113	10.0%
Bachelor Degree Only	1,094	40.7%	9,408	40.6%	19,858	38.9%
Graduate Degree	638	23.7%	4,462	19.3%	10,801	21.2%

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## 2508 Cuthbertson Rd

### Waxhaw, NC 28173

1 mi radius      3 mi radius      5 mi radius

	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2023)</b>						
1 Detached Unit	1,132	192.4%	10,366	185.8%	22,491	153.0%
1 Attached Unit	115	19.6%	516	9.3%	1,188	8.1%
2 to 4 Units	16	2.7%	182	3.3%	447	3.0%
5 to 9 Units	21	3.5%	207	3.7%	366	2.5%
10 to 19 Units	1	0.2%	46	0.8%	117	0.8%
20 to 49 Units	-	-	11	0.2%	107	0.7%
50 or More Units	-	-	17	0.3%	54	0.4%
Mobile Home or Trailer	52	8.8%	387	6.9%	900	6.1%
Other Structure	-	-	1	-	2	-
<b>Homes Built By Year (2023)</b>						
Homes Built 2010 or later	633	107.6%	4,606	82.6%	8,982	61.1%
Homes Built 2000 to 2009	540	91.8%	3,744	67.1%	8,672	59.0%
Homes Built 1990 to 1999	50	8.5%	1,420	25.5%	3,503	23.8%
Homes Built 1980 to 1989	37	6.3%	927	16.6%	1,863	12.7%
Homes Built 1970 to 1979	60	10.1%	573	10.3%	1,237	8.4%
Homes Built 1960 to 1969	6	1.0%	128	2.3%	394	2.7%
Homes Built 1950 to 1959	5	0.8%	163	2.9%	527	3.6%
Homes Built Before 1949	9	1.5%	171	3.1%	492	3.3%
<b>Home Values (2023)</b>						
Home Values \$1,000,000 or More	8	0.7%	257	2.7%	1,020	4.8%
Home Values \$500,000 to \$999,999	520	46.9%	3,155	32.6%	6,685	31.7%
Home Values \$400,000 to \$499,999	223	20.2%	1,609	16.6%	3,337	15.8%
Home Values \$300,000 to \$399,999	204	18.5%	2,424	25.0%	5,176	24.6%
Home Values \$200,000 to \$299,999	87	7.9%	1,418	14.6%	2,950	14.0%
Home Values \$150,000 to \$199,999	28	2.6%	368	3.8%	772	3.7%
Home Values \$100,000 to \$149,999	5	0.4%	210	2.2%	420	2.0%
Home Values \$70,000 to \$99,999	3	0.3%	112	1.2%	226	1.1%
Home Values \$50,000 to \$69,999	2	0.1%	34	0.4%	63	0.3%
Home Values \$25,000 to \$49,999	-	-	15	0.2%	96	0.5%
Home Values Under \$25,000	28	2.5%	90	0.9%	338	1.6%
Owner-Occupied Median Home Value	\$488,338		\$430,691		\$455,148	
Renter-Occupied Median Rent	\$1,061		\$960		\$894	
<b>Transportation To Work (2023)</b>						
Drive to Work Alone	1,415	63.4%	12,853	65.7%	28,477	67.0%
Drive to Work in Carpool	109	4.9%	1,096	5.6%	1,878	4.4%
Travel to Work by Public Transportation	6	0.3%	53	0.3%	191	0.4%
Drive to Work on Motorcycle	-	-	2	-	6	-
Walk or Bicycle to Work	3	0.1%	46	0.2%	176	0.4%
Other Means	11	0.5%	82	0.4%	313	0.7%
Work at Home	689	30.9%	5,419	27.7%	11,485	27.0%
<b>Travel Time (2023)</b>						
Travel to Work in 14 Minutes or Less	244	10.9%	2,461	12.6%	6,096	14.3%
Travel to Work in 15 to 29 Minutes	487	21.8%	4,206	21.5%	10,231	24.1%
Travel to Work in 30 to 59 Minutes	763	34.2%	6,532	33.4%	12,696	29.9%
Travel to Work in 60 Minutes or More	49	2.2%	932	4.8%	2,020	4.7%
Average Minutes Travel to Work	31.8		30.1		28.0	

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