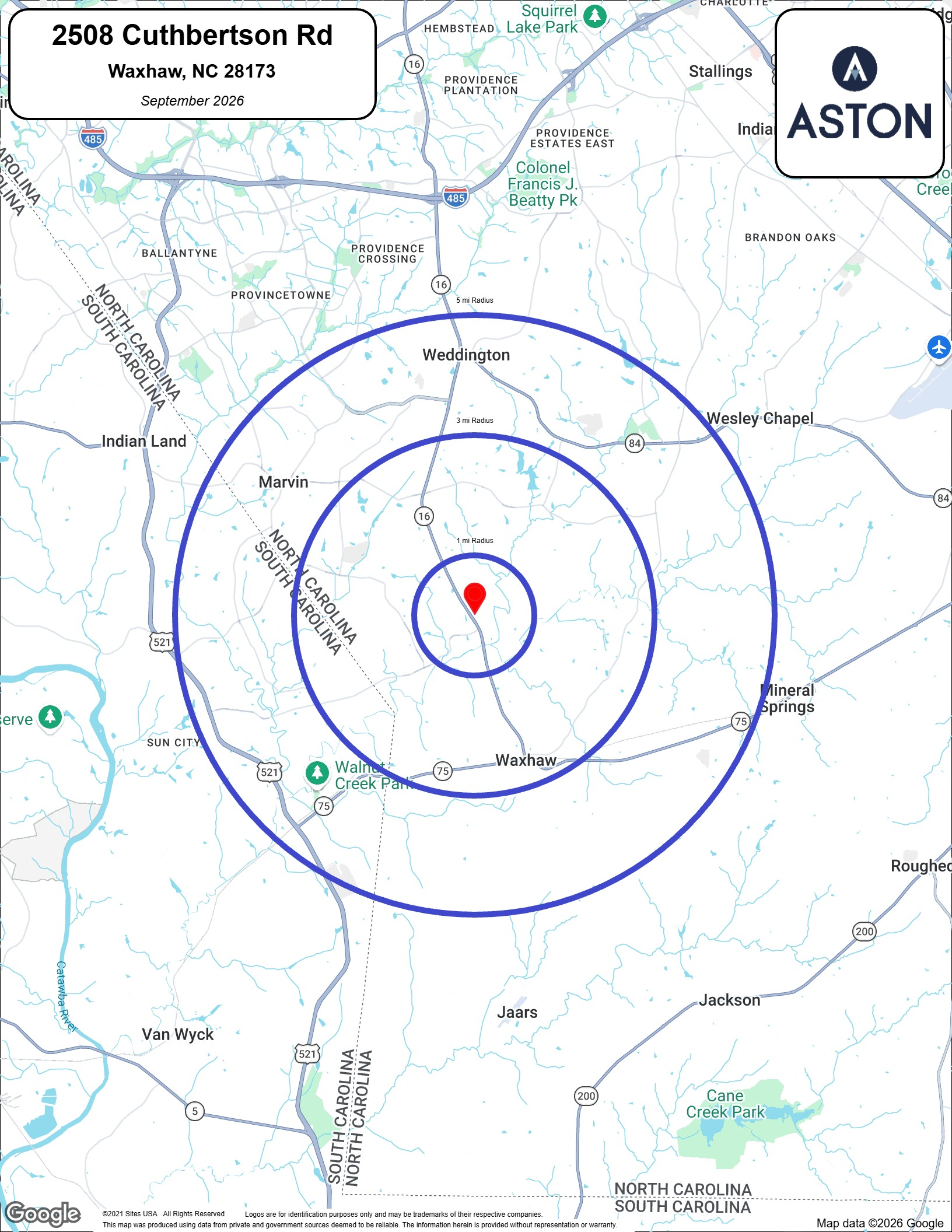


2508 Cuthbertson Rd

Waxhaw, NC 28173

September 2026



Expanded Profile

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



Lat/Lon: 34.9593/-80.7582

2508 Cuthbertson Rd						
Waxhaw, NC 28173						
Population						
Estimated Population (2026)	4,471		37,457		80,963	
Projected Population (2031)	4,591		42,150		89,899	
Census Population (2020)	4,047		32,141		71,254	
Census Population (2010)	1,833		17,521		45,584	
Projected Annual Growth (2026 to 2031)	120	0.5%	4,693	2.5%	8,936	2.2%
Historical Annual Growth (2020 to 2026)	424	1.7%	5,316	2.8%	9,709	2.3%
Historical Annual Growth (2010 to 2020)	2,214	12.1%	14,621	8.3%	25,671	5.6%
Estimated Population Density (2026)	1,424	psm	1,325	psm	1,031	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2026)	1,368		12,152		26,785	
Projected Households (2031)	1,432		13,942		30,187	
Census Households (2020)	1,158		9,952		22,609	
Census Households (2010)	572		5,575		14,720	
Estimated Households with Children (2026)	771	56.4%	6,518	53.6%	13,385	50.0%
Estimated Average Household Size (2026)	3.27		3.07		3.02	
Average Household Income						
Estimated Average Household Income (2026)	\$227,607		\$206,225		\$223,711	
Projected Average Household Income (2031)	\$227,220		\$201,427		\$218,871	
Estimated Average Family Income (2026)	\$270,139		\$229,047		\$246,565	
Median Household Income						
Estimated Median Household Income (2026)	\$210,628		\$166,844		\$172,794	
Projected Median Household Income (2031)	\$211,344		\$162,768		\$169,243	
Estimated Median Family Income (2026)	\$242,125		\$178,641		\$185,661	
Per Capita Income						
Estimated Per Capita Income (2026)	\$69,625		\$66,926		\$74,020	
Projected Per Capita Income (2031)	\$70,854		\$66,646		\$73,504	
Estimated Per Capita Income 5 Year Growth	\$1,229	1.8%	-\$279	-0.4%	-\$516	-0.7%
Estimated Average Household Net Worth (2026)	\$2,169,339		\$1,779,782		\$1,923,165	
Daytime Demos (2026)						
Total Businesses	113		1,090		2,447	
Total Employees	645		5,383		12,614	
Company Headquarter Businesses	2	1.5%	21	1.9%	50	2.0%
Company Headquarter Employees	6	0.9%	313	5.8%	636	5.0%
Employee Population per Business	5.7		4.9		5.2	
Residential Population per Business	39.7		34.4		33.1	

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1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2026)	2,966	66.3%	25,639	68.4%	55,405	68.4%
Black or African American (2026)	495	11.1%	4,658	12.4%	9,877	12.2%
American Indian or Alaska Native (2026)	7	0.1%	64	0.2%	182	0.2%
Asian (2026)	548	12.3%	3,299	8.8%	7,776	9.6%
Hawaiian or Pacific Islander (2026)	3	-	17	-	44	-
Other Race (2026)	125	2.8%	1,029	2.7%	2,118	2.6%
Two or More Races (2026)	327	7.3%	2,750	7.3%	5,562	6.9%
Not Hispanic or Latino Population (2026)	3,961	88.6%	33,062	88.3%	72,012	88.9%
Hispanic or Latino Population (2026)	510	11.4%	4,395	11.7%	8,951	11.1%
Not Hispanic or Latino Population (2031)	3,984	86.8%	36,448	86.5%	78,202	87.0%
Hispanic or Latino Population (2031)	607	13.2%	5,702	13.5%	11,697	13.0%
Not Hispanic or Latino Population (2020)	3,723	92.0%	29,659	92.3%	66,265	93.0%
Hispanic or Latino Population (2020)	324	8.0%	2,482	7.7%	4,990	7.0%
Not Hispanic or Latino Population (2010)	1,740	94.9%	16,620	94.9%	43,506	95.4%
Hispanic or Latino Population (2010)	93	5.1%	900	5.1%	2,077	4.6%
Projected Hispanic Annual Growth (2026 to 2031)	97	3.8%	1,306	5.9%	2,746	6.1%
Historic Hispanic Annual Growth (2010 to 2026)	416	27.9%	3,495	24.3%	6,874	20.7%

Age Distribution (2026)

Age Under 5	186	4.2%	1,949	5.2%	4,080	5.0%
Age 5 to 9 Years	324	7.2%	2,797	7.5%	5,920	7.3%
Age 10 to 14 Years	452	10.1%	3,450	9.2%	7,188	8.9%
Age 15 to 19 Years	459	10.3%	3,315	8.9%	6,924	8.6%
Age 20 to 24 Years	254	5.7%	1,992	5.3%	4,182	5.2%
Age 25 to 29 Years	117	2.6%	1,209	3.2%	2,532	3.1%
Age 30 to 34 Years	135	3.0%	1,668	4.5%	3,443	4.3%
Age 35 to 39 Years	292	6.5%	2,749	7.3%	5,485	6.8%
Age 40 to 44 Years	442	9.9%	3,473	9.3%	7,312	9.0%
Age 45 to 49 Years	487	10.9%	3,508	9.4%	7,377	9.1%
Age 50 to 54 Years	434	9.7%	3,293	8.8%	7,170	8.9%
Age 55 to 59 Years	249	5.6%	2,223	5.9%	5,139	6.3%
Age 60 to 64 Years	161	3.6%	1,695	4.5%	4,101	5.1%
Age 65 to 74 Years	289	6.5%	2,463	6.6%	5,912	7.3%
Age 75 to 84 Years	171	3.8%	1,368	3.7%	3,388	4.2%
Age 85 Years or Over	20	0.5%	305	0.8%	808	1.0%
Median Age	39.3		38.6		39.7	

Gender Age Distribution (2026)

Female Population	2,307	51.6%	19,201	51.3%	41,416	51.2%
Age 0 to 19 Years	700	30.3%	5,694	29.7%	11,936	28.8%
Age 20 to 64 Years	1,346	58.3%	11,281	58.8%	24,001	57.9%
Age 65 Years or Over	262	11.3%	2,226	11.6%	5,480	13.2%
Female Median Age	39.3		38.6		39.9	
Male Population	2,164	48.4%	18,256	48.7%	39,547	48.8%
Age 0 to 19 Years	720	33.3%	5,817	31.9%	12,177	30.8%
Age 20 to 64 Years	1,224	56.6%	10,530	57.7%	22,741	57.5%
Age 65 Years or Over	220	10.2%	1,910	10.5%	4,629	11.7%
Male Median Age	39.2		38.5		39.5	

Expanded Profile

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5 mi radius

Household Income Distribution (2026)

HH Income \$200,000 or More	674	49.3%	4,108	33.8%	9,603	35.9%
HH Income \$150,000 to \$199,999	191	14.0%	1,927	15.9%	4,393	16.4%
HH Income \$100,000 to \$149,999	180	13.2%	2,342	19.3%	5,017	18.7%
HH Income \$75,000 to \$99,999	150	11.0%	1,305	10.7%	2,654	9.9%
HH Income \$50,000 to \$74,999	81	5.9%	1,097	9.0%	2,195	8.2%
HH Income \$35,000 to \$49,999	31	2.3%	404	3.3%	1,038	3.9%
HH Income \$25,000 to \$34,999	23	1.7%	418	3.4%	667	2.5%
HH Income \$15,000 to \$24,999	5	0.3%	154	1.3%	447	1.7%
HH Income Under \$15,000	32	2.4%	396	3.3%	772	2.9%
HH Income \$35,000 or More	1,307	95.6%	11,184	92.0%	24,900	93.0%
HH Income \$75,000 or More	1,195	87.4%	9,683	79.7%	21,667	80.9%

Housing (2026)

Total Housing Units	1,429		12,669		27,870	
Housing Units Occupied	1,368	95.7%	12,152	95.9%	26,785	96.1%
Housing Units Owner-Occupied	1,255	91.7%	10,746	88.4%	24,077	89.9%
Housing Units, Renter-Occupied	113	8.3%	1,405	11.6%	2,708	10.1%
Housing Units, Vacant	61	4.3%	517	4.1%	1,085	3.9%

Marital Status (2026)

Never Married	1,051	30.0%	8,277	28.3%	16,816	26.4%
Currently Married	2,056	58.6%	17,177	58.7%	38,495	60.4%
Separated	68	1.9%	812	2.8%	1,416	2.2%
Widowed	93	2.6%	974	3.3%	1,939	3.0%
Divorced	241	6.9%	2,021	6.9%	5,108	8.0%

Household Type (2026)

Population Family	3,858	86.3%	33,622	89.8%	73,634	90.9%
Population Non-Family	612	13.7%	3,723	9.9%	7,215	8.9%
Population Group Quarters	-	-	112	0.3%	114	0.1%
Family Households	1,008	73.7%	9,886	81.4%	22,012	82.2%
Non-Family Households	360	26.3%	2,266	18.6%	4,773	17.8%
Married Couple with Children	687	33.4%	5,508	32.1%	11,578	30.1%
Average Family Household Size	3.8		3.4		3.3	

Household Size (2026)

1 Person Households	258	18.9%	1,494	12.3%	3,458	12.9%
2 Person Households	220	16.1%	3,717	30.6%	8,588	32.1%
3 Person Households	183	13.4%	2,279	18.8%	4,887	18.2%
4 Person Households	433	31.6%	2,747	22.6%	5,858	21.9%
5 Person Households	194	14.2%	1,299	10.7%	2,652	9.9%
6 or More Person Households	80	5.8%	616	5.1%	1,342	5.0%

Household Vehicles (2026)

Households with 0 Vehicles Available	16	1.1%	104	0.9%	178	0.7%
Households with 1 Vehicles Available	218	15.9%	2,248	18.5%	5,302	19.8%
Households with 2 or More Vehicles Available	1,134	82.9%	9,799	80.6%	21,305	79.5%
Total Vehicles Available	3,265		27,617		60,820	
Average Vehicles Per Household	2.4		2.3		2.3	

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	3,411		28,526		62,189	
Estimated Civilian Employed	2,246	65.8%	19,038	66.7%	42,030	67.6%
Estimated Civilian Unemployed	51	1.5%	757	2.7%	1,249	2.0%
Estimated in Armed Forces	-	-	4	-	4	-
Estimated Not in Labor Force	1,114	32.7%	8,727	30.6%	18,905	30.4%
Unemployment Rate	1.5%		2.7%		2.0%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	2,246		19,038		42,030	
Management, Business, Financial Operations	536	23.9%	4,989	26.2%	11,532	27.4%
Professional, Related Service	625	27.8%	5,511	28.9%	11,937	28.4%
Sales, Office	311	13.9%	2,683	14.1%	5,290	12.6%
Farming, Fishing, Forestry	543	24.2%	3,757	19.7%	8,608	20.5%
Construct, Extraction, Maintenance	1	-	23	0.1%	74	0.2%
Production, Transport Material Moving	120	5.4%	867	4.6%	1,762	4.2%
White Collar Workers	109	4.9%	1,208	6.3%	2,827	6.7%
Blue Collar Workers	1,704	75.9%	14,257	74.9%	32,077	76.3%
	542	24.1%	4,781	25.1%	9,952	23.7%

Consumer Expenditure (2026)

Total Household Expenditure	\$216.78 M		\$1.67 B		\$3.74 B	
Total Non-Retail Expenditure	\$115.61 M	53.3%	\$856.6 M	51.4%	\$1.93 B	51.7%
Total Retail Expenditure	\$101.17 M	46.7%	\$811.23 M	48.6%	\$1.81 B	48.3%
Alcoholic Beverages	\$1.51 M	0.7%	\$11.66 M	0.7%	\$26.14 M	0.7%
Apparel	\$4.53 M	2.1%	\$35.45 M	2.1%	\$78.99 M	2.1%
Contributions	\$5.65 M	2.6%	\$42.93 M	2.6%	\$96.87 M	2.6%
Education	\$3.8 M	1.8%	\$29.03 M	1.7%	\$65.33 M	1.7%
Entertainment	\$10.19 M	4.7%	\$79.88 M	4.8%	\$178 M	4.8%
Food Away From Home	\$10.23 M	4.7%	\$79.42 M	4.8%	\$177.58 M	4.7%
Grocery	\$12.71 M	5.9%	\$103.73 M	6.2%	\$227.36 M	6.1%
Health Care	\$9.21 M	4.2%	\$80.4 M	4.8%	\$180.19 M	4.8%
Household Furnishings and Equipment	\$5.51 M	2.5%	\$42.81 M	2.6%	\$95.73 M	2.6%
Household Operations	\$4.12 M	1.9%	\$32.12 M	1.9%	\$71.52 M	1.9%
Miscellaneous Expenses	\$3.16 M	1.5%	\$24.74 M	1.5%	\$55.34 M	1.5%
Personal Care	\$2.13 M	1.0%	\$17.13 M	1.0%	\$37.74 M	1.0%
Shelter	\$35.42 M	16.3%	\$278.88 M	16.7%	\$620.06 M	16.6%
Tax and Retirement	\$68.65 M	31.7%	\$488.27 M	29.3%	\$1.12 B	29.8%
Tobacco and Related	\$531.93 K	0.2%	\$4.81 M	0.3%	\$10.09 M	0.3%
Transportation	\$29.98 M	13.8%	\$239.08 M	14.3%	\$536.02 M	14.3%
Utilities	\$9.45 M	4.4%	\$77.49 M	4.6%	\$169.5 M	4.5%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	2,797		23,954		52,668	
Elementary (Grade Level 0 to 8)	49	1.8%	350	1.5%	804	1.5%
Some High School (Grade Level 9 to 11)	40	1.4%	433	1.8%	1,189	2.3%
High School Graduate	328	11.7%	3,457	14.4%	7,391	14.0%
Some College	362	12.9%	3,896	16.3%	8,008	15.2%
Associate Degree Only	231	8.3%	2,100	8.8%	4,332	8.2%
Bachelor Degree Only	1,147	41.0%	8,711	36.4%	18,303	34.8%
Graduate Degree	639	22.8%	5,006	20.9%	12,641	24.0%

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Units In Structure (2026)

1 Detached Unit	1,231	90.0%	10,794	88.8%	23,725	88.6%
1 Attached Unit	70	5.1%	655	5.4%	1,446	5.4%
2 to 4 Units	9	0.7%	124	1.0%	272	1.0%
5 to 9 Units	2	0.1%	78	0.6%	110	0.4%
10 to 19 Units	-	-	46	0.4%	158	0.6%
20 to 49 Units	2	0.2%	70	0.6%	139	0.5%
50 or More Units	2	0.1%	83	0.7%	236	0.9%
Mobile Home or Trailer	51	3.8%	301	2.5%	699	2.6%
Other Structure	-	-	-	-	-	-

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	46	3.4%	2,091	17.2%	4,115	15.4%
Homes Built 2010 to 2019	593	43.3%	4,427	36.4%	8,856	33.1%
Homes Built 2000 to 2009	550	40.2%	3,295	27.1%	7,967	29.7%
Homes Built 1990 to 1999	42	3.1%	947	7.8%	2,516	9.4%
Homes Built 1980 to 1989	47	3.5%	648	5.3%	1,551	5.8%
Homes Built 1970 to 1979	54	3.9%	372	3.1%	889	3.3%
Homes Built 1960 to 1969	21	1.6%	161	1.3%	402	1.5%
Homes Built Before 1959	14	1.0%	212	1.7%	489	1.8%

Home Values (2026)

Home Values \$1,000,000 or More	58	4.6%	898	8.4%	3,445	14.3%
Home Values \$500,000 to \$999,999	833	66.4%	5,908	55.0%	12,172	50.6%
Home Values \$400,000 to \$499,999	135	10.8%	1,472	13.7%	3,053	12.7%
Home Values \$300,000 to \$399,999	103	8.2%	1,339	12.5%	2,819	11.7%
Home Values \$200,000 to \$299,999	65	5.2%	682	6.3%	1,507	6.3%
Home Values \$150,000 to \$199,999	4	0.3%	86	0.8%	293	1.2%
Home Values \$100,000 to \$149,999	3	0.2%	35	0.3%	114	0.5%
Home Values \$70,000 to \$99,999	2	0.2%	67	0.6%	173	0.7%
Home Values \$50,000 to \$69,999	1	-	12	0.1%	34	0.1%
Home Values \$25,000 to \$49,999	-	-	22	0.2%	72	0.3%
Home Values Under \$25,000	51	4.1%	227	2.1%	394	1.6%
Owner-Occupied Median Home Value	\$636,811		\$612,610		\$654,564	
Renter-Occupied Median Rent	\$2,332		\$1,661		\$1,436	

Transportation To Work (2026)

Drive to Work Alone	1,289	57.4%	11,592	60.9%	25,790	61.4%
Drive to Work in Carpool	90	4.0%	1,346	7.1%	2,279	5.4%
Travel to Work by Public Transportation	2	0.1%	82	0.4%	132	0.3%
Drive to Work on Motorcycle	-	-	-	-	3	-
Walk or Bicycle to Work	13	0.6%	160	0.8%	274	0.7%
Other Means	11	0.5%	180	0.9%	392	0.9%
Work at Home	841	37.4%	5,676	29.8%	13,159	31.3%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	292	13.0%	2,082	10.9%	4,773	11.4%
Travel to Work in 15 to 29 Minutes	388	17.3%	3,731	19.6%	8,703	20.7%
Travel to Work in 30 to 59 Minutes	644	28.7%	5,792	30.4%	12,281	29.2%
Travel to Work in 60 Minutes or More	81	3.6%	1,757	9.2%	3,114	7.4%
Average Minutes Travel to Work	26.9		33.2		30.4	