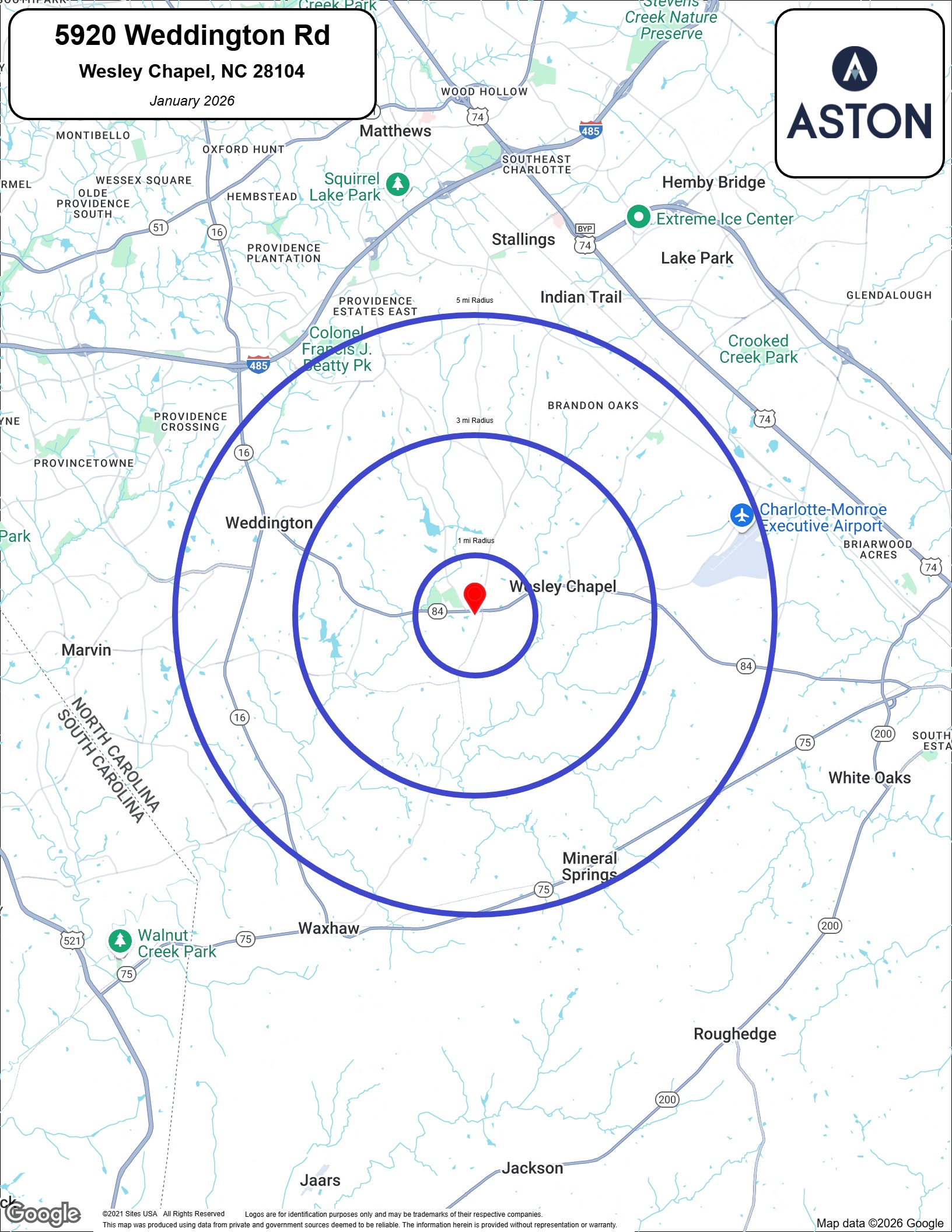


# 5920 Weddington Rd

Wesley Chapel, NC 28104

January 2026



## Expanded Profile

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



Lat/Lon: 34.9998/-80.7

5920 Weddington Rd Wesley Chapel, NC 28104	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2025)	2,836		30,274		82,866	
Projected Population (2030)	3,181		33,441		90,124	
Census Population (2020)	2,834		25,179		75,079	
Census Population (2010)	2,310		18,207		56,492	
Projected Annual Growth (2025 to 2030)	345	2.4%	3,166	2.1%	7,257	1.8%
Historical Annual Growth (2020 to 2025)	2	-	5,095	4.0%	7,787	2.1%
Historical Annual Growth (2010 to 2020)	524	4.5%	6,972	7.7%	18,587	6.6%
Estimated Population Density (2025)	903 psm		1,071 psm		1,056 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2025)	856		9,484		26,869	
Projected Households (2030)	984		10,797		30,153	
Census Households (2020)	806		7,823		23,685	
Census Households (2010)	662		5,672		18,000	
Estimated Households with Children (2025)	464	54.2%	4,679	49.3%	12,648	47.1%
Estimated Average Household Size (2025)	3.31		3.19		3.08	
<b>Average Household Income</b>						
Estimated Average Household Income (2025)	\$257,279		\$206,235		\$188,671	
Projected Average Household Income (2030)	\$257,985		\$206,767		\$187,969	
Estimated Average Family Income (2025)	\$284,041		\$222,100		\$208,025	
<b>Median Household Income</b>						
Estimated Median Household Income (2025)	\$199,488		\$163,283		\$152,941	
Projected Median Household Income (2030)	\$199,938		\$163,562		\$151,968	
Estimated Median Family Income (2025)	\$213,520		\$170,389		\$165,158	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2025)	\$77,677		\$64,611		\$61,180	
Projected Per Capita Income (2030)	\$79,835		\$66,764		\$62,891	
Estimated Per Capita Income 5 Year Growth	\$2,158	2.8%	\$2,153	3.3%	\$1,712	2.8%
Estimated Average Household Net Worth (2025)	\$2,385,549		\$2,051,865		\$1,893,963	
<b>Daytime Demos (2025)</b>						
Total Businesses	179		802		2,495	
Total Employees	985		3,901		13,362	
Company Headquarter Businesses	3	1.7%	16	2.0%	57	2.3%
Company Headquarter Employees	28	2.8%	169	4.3%	1,630	12.2%
Employee Population per Business	5.5		4.9		5.4	
Residential Population per Business	15.8		37.8		33.2	

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 Calculated using Weighted Block Centroid from Block Groups



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## 5920 Weddington Rd

### Wesley Chapel, NC 28104

1 mi radius      3 mi radius      5 mi radius

Race & Ethnicity						
White (2025)	1,992	70.2%	21,085	69.6%	56,350	68.0%
Black or African American (2025)	335	11.8%	3,502	11.6%	10,111	12.2%
American Indian or Alaska Native (2025)	5	0.2%	73	0.2%	207	0.3%
Asian (2025)	280	9.9%	2,606	8.6%	7,390	8.9%
Hawaiian or Pacific Islander (2025)	-	-	10	-	26	-
Other Race (2025)	71	2.5%	950	3.1%	2,996	3.6%
Two or More Races (2025)	153	5.4%	2,047	6.8%	5,786	7.0%
Not Hispanic or Latino Population (2025)	2,564	90.4%	26,921	88.9%	73,268	88.4%
Hispanic or Latino Population (2025)	272	9.6%	3,353	11.1%	9,598	11.6%
Not Hispanic or Latino Population (2030)	2,827	88.9%	29,170	87.2%	78,165	86.7%
Hispanic or Latino Population (2030)	354	11.1%	4,271	12.8%	11,959	13.3%
Not Hispanic or Latino Population (2020)	2,637	93.1%	23,393	92.9%	68,589	91.4%
Hispanic or Latino Population (2020)	196	6.9%	1,787	7.1%	6,490	8.6%
Not Hispanic or Latino Population (2010)	2,198	95.2%	17,312	95.1%	52,694	93.3%
Hispanic or Latino Population (2010)	112	4.8%	895	4.9%	3,798	6.7%
Projected Hispanic Annual Growth (2025 to 2030)	82	6.0%	918	5.5%	2,360	4.9%
Historic Hispanic Annual Growth (2010 to 2025)	160	9.5%	2,459	18.3%	5,801	10.2%
Age Distribution (2025)						
Age Under 5	128	4.5%	1,440	4.8%	4,137	5.0%
Age 5 to 9 Years	193	6.8%	2,118	7.0%	5,704	6.9%
Age 10 to 14 Years	263	9.3%	2,569	8.5%	6,999	8.4%
Age 15 to 19 Years	262	9.2%	2,736	9.0%	7,272	8.8%
Age 20 to 24 Years	172	6.1%	1,818	6.0%	4,933	6.0%
Age 25 to 29 Years	87	3.1%	1,020	3.4%	3,272	3.9%
Age 30 to 34 Years	85	3.0%	1,191	3.9%	3,694	4.5%
Age 35 to 39 Years	168	5.9%	1,892	6.2%	5,076	6.1%
Age 40 to 44 Years	257	9.1%	2,541	8.4%	6,649	8.0%
Age 45 to 49 Years	268	9.4%	2,746	9.1%	7,163	8.6%
Age 50 to 54 Years	306	10.8%	2,690	8.9%	7,188	8.7%
Age 55 to 59 Years	241	8.5%	2,235	7.4%	5,803	7.0%
Age 60 to 64 Years	149	5.2%	1,754	5.8%	4,657	5.6%
Age 65 to 74 Years	147	5.2%	2,214	7.3%	6,390	7.7%
Age 75 to 84 Years	83	2.9%	1,055	3.5%	3,183	3.8%
Age 85 Years or Over	26	0.9%	254	0.8%	746	0.9%
Median Age	40.3		39.8		39.3	
Gender Age Distribution (2025)						
Female Population	1,392	49.1%	15,197	50.2%	41,853	50.5%
Age 0 to 19 Years	403	29.0%	4,360	28.7%	11,705	28.0%
Age 20 to 64 Years	852	61.2%	9,025	59.4%	24,604	58.8%
Age 65 Years or Over	137	9.9%	1,812	11.9%	5,543	13.2%
Female Median Age	40.4		40.0		39.9	
Male Population	1,444	50.9%	15,077	49.8%	41,014	49.5%
Age 0 to 19 Years	443	30.7%	4,504	29.9%	12,406	30.2%
Age 20 to 64 Years	882	61.1%	8,862	58.8%	23,831	58.1%
Age 65 Years or Over	119	8.2%	1,711	11.3%	4,776	11.6%
Male Median Age	40.1		39.5		38.5	

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# Expanded Profile

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



Lat/Lon: 34.9998/-80.7

## 5920 Weddington Rd

### Wesley Chapel, NC 28104

1 mi radius      3 mi radius      5 mi radius

	1 mi radius	3 mi radius	5 mi radius
<b>Household Income Distribution (2025)</b>			
HH Income \$200,000 or More	387 45.2%	3,462 36.5%	8,510 31.7%
HH Income \$150,000 to \$199,999	175 20.4%	1,397 14.7%	3,567 13.3%
HH Income \$100,000 to \$149,999	173 20.2%	2,057 21.7%	5,700 21.2%
HH Income \$75,000 to \$99,999	33 3.9%	1,028 10.8%	3,068 11.4%
HH Income \$50,000 to \$74,999	59 6.9%	728 7.7%	2,729 10.2%
HH Income \$35,000 to \$49,999	13 1.6%	256 2.7%	1,304 4.9%
HH Income \$25,000 to \$34,999	3 0.4%	145 1.5%	609 2.3%
HH Income \$15,000 to \$24,999	12 1.4%	291 3.1%	766 2.9%
HH Income Under \$15,000	- -	121 1.3%	616 2.3%
HH Income \$35,000 or More	840 98.1%	8,927 94.1%	24,878 92.6%
HH Income \$75,000 or More	767 89.6%	7,944 83.8%	20,845 77.6%
<b>Housing (2025)</b>			
Total Housing Units	885	9,843	28,000
Housing Units Occupied	856 96.8%	9,484 96.4%	26,869 96.0%
Housing Units Owner-Occupied	801 93.6%	8,567 90.3%	23,183 86.3%
Housing Units, Renter-Occupied	55 6.4%	917 9.7%	3,687 13.7%
Housing Units, Vacant	29 3.3%	358 3.8%	1,130 4.2%
<b>Marital Status (2025)</b>			
Never Married	612 27.2%	5,914 24.5%	16,323 24.7%
Currently Married	1,450 64.4%	15,633 64.7%	41,531 62.9%
Separated	26 1.1%	941 3.9%	2,266 3.4%
Widowed	60 2.7%	529 2.2%	2,025 3.1%
Divorced	104 4.6%	1,130 4.7%	3,880 5.9%
<b>Household Type (2025)</b>			
Population Family	2,649 93.4%	28,425 93.9%	76,347 92.1%
Population Non-Family	187 6.6%	1,842 6.1%	6,493 7.8%
Population Group Quarters	- -	7 -	26 -
Family Households	729 85.1%	8,312 87.6%	22,508 83.8%
Non-Family Households	127 14.9%	1,172 12.4%	4,361 16.2%
Married Couple with Children	423 29.1%	4,161 26.6%	10,789 26.0%
Average Family Household Size	3.6	3.4	3.4
<b>Household Size (2025)</b>			
1 Person Households	96 11.2%	821 8.7%	3,271 12.2%
2 Person Households	222 25.9%	3,000 31.6%	8,452 31.5%
3 Person Households	150 17.6%	1,876 19.8%	4,958 18.5%
4 Person Households	230 26.9%	2,197 23.2%	5,941 22.1%
5 Person Households	102 11.9%	1,061 11.2%	2,763 10.3%
6 or More Person Households	56 6.6%	529 5.6%	1,484 5.5%
<b>Household Vehicles (2025)</b>			
Households with 0 Vehicles Available	3 0.4%	45 0.5%	341 1.3%
Households with 1 Vehicles Available	105 12.2%	1,431 15.1%	4,748 17.7%
Households with 2 or More Vehicles Available	748 87.4%	8,008 84.4%	21,780 81.1%
Total Vehicles Available	2,051	23,272	62,210
Average Vehicles Per Household	2.4	2.5	2.3

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### 5920 Weddington Rd

### Wesley Chapel, NC 28104

1 mi radius      3 mi radius      5 mi radius

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2025)</b>						
Estimated Labor Population Age 16 Years or Over	2,198		23,542		64,417	
Estimated Civilian Employed	1,507	68.6%	16,672	70.8%	44,641	69.3%
Estimated Civilian Unemployed	44	2.0%	449	1.9%	1,354	2.1%
Estimated in Armed Forces	-	-	8	-	34	-
Estimated Not in Labor Force	647 29.4%		6,414 27.2%		18,388 28.5%	
Unemployment Rate	2.0%		1.9%		2.1%	
<b>Occupation (2025)</b>						
Occupation: Population Age 16 Years or Over	1,507		16,671		44,640	
Management, Business, Financial Operations	462	30.6%	4,989	29.9%	12,470	27.9%
Professional, Related Service	427	28.3%	4,669	28.0%	11,740	26.3%
Sales, Office	192	12.8%	1,952	11.7%	6,063	13.6%
Farming, Fishing, Forestry	302	20.1%	3,056	18.3%	8,340	18.7%
Construct, Extraction, Maintenance	2	0.1%	36	0.2%	106	0.2%
Production, Transport Material Moving	41	2.7%	762	4.6%	2,317	5.2%
White Collar Workers	81	5.4%	1,206	7.2%	3,604	8.1%
Blue Collar Workers	1,191	79.1%	12,714	76.3%	32,549	72.9%
	316	20.9%	3,957	23.7%	12,091	27.1%
<b>Consumer Expenditure (2025)</b>						
Total Household Expenditure	\$151.21 M		\$1.5 B		\$3.98 B	
Total Non-Retail Expenditure	\$80.9 M	53.5%	\$784.96 M	52.4%	\$2.07 B	52.0%
Total Retail Expenditure	\$70.31 M	46.5%	\$713.46 M	47.6%	\$1.91 B	48.0%
Alcoholic Beverages	\$933.45 K	0.6%	\$9.22 M	0.6%	\$24.48 M	0.6%
Apparel	\$2.73 M	1.8%	\$27.19 M	1.8%	\$72.46 M	1.8%
Contributions	\$5.21 M	3.4%	\$50.56 M	3.4%	\$133.07 M	3.3%
Education	\$3.61 M	2.4%	\$35.32 M	2.4%	\$93.27 M	2.3%
Entertainment	\$8.37 M	5.5%	\$83.66 M	5.6%	\$223.12 M	5.6%
Food Away From Home	\$6.54 M	4.3%	\$65.07 M	4.3%	\$173.19 M	4.4%
Grocery	\$8.14 M	5.4%	\$85.27 M	5.7%	\$232.14 M	5.8%
Health Care	\$6.01 M	4.0%	\$66.27 M	4.4%	\$186.09 M	4.7%
Household Furnishings and Equipment	\$4 M	2.6%	\$39.64 M	2.6%	\$105.38 M	2.6%
Household Operations	\$2.74 M	1.8%	\$27.35 M	1.8%	\$72.96 M	1.8%
Miscellaneous Expenses	\$2.52 M	1.7%	\$25.1 M	1.7%	\$66.86 M	1.7%
Personal Care	\$1.68 M	1.1%	\$17.34 M	1.2%	\$46.9 M	1.2%
Shelter	\$20.91 M	13.8%	\$212.27 M	14.2%	\$574.31 M	14.4%
Tax and Retirement	\$48.99 M	32.4%	\$455.89 M	30.4%	\$1.17 B	29.5%
Tobacco and Related	\$418.97 K	0.3%	\$4.93 M	0.3%	\$14.18 M	0.4%
Transportation	\$22.72 M	15.0%	\$233.31 M	15.6%	\$619.45 M	15.6%
Utilities	\$5.7 M	3.8%	\$60.03 M	4.0%	\$163.83 M	4.1%
<b>Educational Attainment (2025)</b>						
Adult Population Age 25 Years or Over	1,818		19,593		53,821	
Elementary (Grade Level 0 to 8)	105	5.8%	494	2.5%	1,077	2.0%
Some High School (Grade Level 9 to 11)	32	1.8%	538	2.7%	1,484	2.8%
High School Graduate	126	6.9%	2,724	13.9%	9,377	17.4%
Some College	304	16.7%	3,273	16.7%	8,875	16.5%
Associate Degree Only	120	6.6%	1,337	6.8%	4,428	8.2%
Bachelor Degree Only	515	28.3%	6,728	34.3%	17,867	33.2%
Graduate Degree	615	33.8%	4,499	23.0%	10,713	19.9%

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1 mi radius      3 mi radius      5 mi radius

Units In Structure (2025)						
1 Detached Unit	844	127.5%	9,155	161.4%	25,005	138.9%
1 Attached Unit	3	0.4%	57	1.0%	410	2.3%
2 to 4 Units	1	0.2%	38	0.7%	214	1.2%
5 to 9 Units	-	-	25	0.4%	168	0.9%
10 to 19 Units	-	-	23	0.4%	131	0.7%
20 to 49 Units	-	-	25	0.4%	226	1.3%
50 or More Units	-	-	25	0.4%	212	1.2%
Mobile Home or Trailer	6	0.9%	135	2.4%	501	2.8%
Other Structure	-	-	1	-	2	-
Homes Built By Year (2025)						
Homes Built 2010 or later	227	34.2%	3,665	64.6%	8,055	44.7%
Homes Built 2000 to 2009	441	66.5%	2,980	52.5%	9,842	54.7%
Homes Built 1990 to 1999	114	17.3%	1,279	22.6%	4,042	22.5%
Homes Built 1980 to 1989	25	3.7%	819	14.4%	2,415	13.4%
Homes Built 1970 to 1979	30	4.5%	464	8.2%	1,385	7.7%
Homes Built 1960 to 1969	6	1.0%	90	1.6%	473	2.6%
Homes Built 1950 to 1959	3	0.4%	75	1.3%	299	1.7%
Homes Built Before 1949	11	1.6%	112	2.0%	359	2.0%
Home Values (2025)						
Home Values \$1,000,000 or More	179	22.3%	967	11.3%	2,412	10.4%
Home Values \$500,000 to \$999,999	424	52.9%	4,288	50.0%	10,265	44.3%
Home Values \$400,000 to \$499,999	97	12.1%	1,345	15.7%	3,567	15.4%
Home Values \$300,000 to \$399,999	72	8.9%	1,345	15.7%	4,235	18.3%
Home Values \$200,000 to \$299,999	13	1.6%	315	3.7%	1,552	6.7%
Home Values \$150,000 to \$199,999	13	1.7%	152	1.8%	551	2.4%
Home Values \$100,000 to \$149,999	1	0.1%	43	0.5%	220	1.0%
Home Values \$70,000 to \$99,999	-	-	24	0.3%	92	0.4%
Home Values \$50,000 to \$69,999	-	-	3	-	14	-
Home Values \$25,000 to \$49,999	-	-	47	0.5%	91	0.4%
Home Values Under \$25,000	-	-	39	0.4%	181	0.8%
Owner-Occupied Median Home Value	\$669,673		\$586,016		\$573,342	
Renter-Occupied Median Rent	\$2,022		\$1,571		\$1,601	
Transportation To Work (2025)						
Drive to Work Alone	942	62.5%	10,978	65.9%	30,130	67.5%
Drive to Work in Carpool	147	9.8%	906	5.4%	2,373	5.3%
Travel to Work by Public Transportation	16	1.1%	47	0.3%	98	0.2%
Drive to Work on Motorcycle	-	-	4	-	16	-
Walk or Bicycle to Work	28	1.8%	123	0.7%	351	0.8%
Other Means	9	0.6%	268	1.6%	522	1.2%
Work at Home	364	24.2%	4,344	26.1%	11,151	25.0%
Travel Time (2025)						
Travel to Work in 14 Minutes or Less	174	11.6%	1,583	9.5%	4,868	10.9%
Travel to Work in 15 to 29 Minutes	326	21.7%	3,567	21.4%	9,786	21.9%
Travel to Work in 30 to 59 Minutes	490	32.5%	5,711	34.3%	15,413	34.5%
Travel to Work in 60 Minutes or More	152	10.1%	1,465	8.8%	3,422	7.7%
Average Minutes Travel to Work	29.9		32.3		31.5	

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