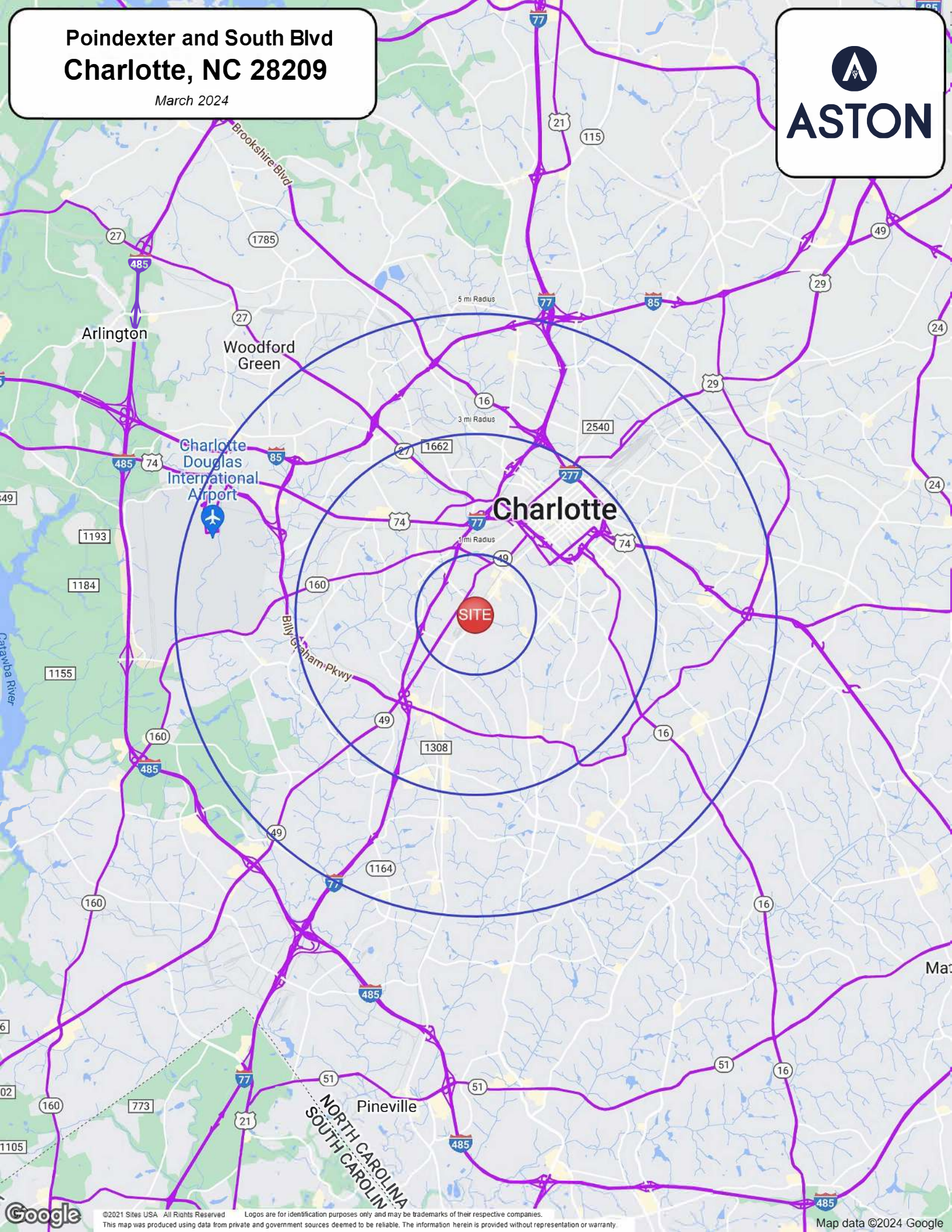
Poindexter and South Blvd
Charlotte, NC 28209

March 2024

ASTON



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Expanded Profile

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

Lat/Lon: 35.2014/-80.8661

Charlotte, NC 28209	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	16,570		111,992		256,188	
Projected Population (2028)	18,308		127,491		284,996	
Census Population (2020)	16,589		106,650		244,986	
Census Population (2010)	10,305		80,440		197,323	
Projected Annual Growth (2023 to 2028)	1,738	2.1%	15,500	2.8%	28,807	2.2%
Historical Annual Growth (2020 to 2023)	-19	-	5,342	1.7%	11,202	1.5%
Historical Annual Growth (2010 to 2020)	6,284	20.3%	26,210	10.9%	47,663	8.1%
Estimated Population Density (2023)	5,277	psm	3,963	psm	3,263	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	9,726		58,263		119,361	
Projected Households (2028)	10,956		66,891		134,125	
Census Households (2020)	8,527		52,688		110,312	
Census Households (2010)	5,160		36,503		83,728	
Estimated Households with Children (2023)	1,998	20.5%	10,524	18.1%	28,491	23.9%
Estimated Average Household Size (2023)	1.70		1.87		2.10	
Average Household Income						
Estimated Average Household Income (2023)	$137,465		$146,572		$137,590	
Projected Average Household Income (2028)	$131,921		$137,763		$132,101	
Estimated Average Family Income (2023)	$124,910		$198,908		$174,864	
Median Household Income						
Estimated Median Household Income (2023)	$105,298		$104,689		$96,509	
Projected Median Household Income (2028)	$103,413		$104,494		$96,868	
Estimated Median Family Income (2023)	$148,853		$145,554		$129,135	
Per Capita Income						
Estimated Per Capita Income (2023)	$80,704		$76,453		$64,261	
Projected Per Capita Income (2028)	$78,962		$72,456		$62,310	
Estimated Per Capita Income 5 Year Growth	-$1,743	-2.2%	-$3,998	-5.2%	-$1,951	-3.0%
Estimated Average Household Net Worth (2023)	$817,921		$758,742		$702,174	
Daytime Demos (2023)						
Total Businesses	1,966		12,350		21,448	
Total Employees	13,683		135,109		233,400	
Company Headquarter Businesses	62	3.2%	442	3.6%	739	3.4%
Company Headquarter Employees	1,441	10.5%	27,023	20.0%	51,134	21.9%
Employee Population per Business	7.0		10.9		10.9	
Residential Population per Business	8.4		9.1		11.9	

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Expanded Profile

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

Lat/Lon: 35.2014/-80.8661

Charlotte, NC 28209	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	9,418	56.8%	57,749	51.6%	115,652	45.1%
Black or African American (2023)	5,279	31.9%	37,201	33.2%	94,121	36.7%
American Indian or Alaska Native (2023)	38	0.2%	368	0.3%	1,176	0.5%
Asian (2023)	621	3.7%	7,619	6.8%	16,141	6.3%
Hawaiian or Pacific Islander (2023)	6	-	39	-	95	-
Other Race (2023)	373	2.2%	3,629	3.2%	15,185	5.9%
Two or More Races (2023)	836	5.0%	5,387	4.8%	13,817	5.4%
Not Hispanic or Latino Population (2023)	15,363	92.7%	102,557	91.6%	224,368	87.6%
Hispanic or Latino Population (2023)	1,207	7.3%	9,435	8.4%	31,820	12.4%
Not Hispanic or Latino Population (2028)	16,973	92.7%	116,792	91.6%	250,116	87.8%
Hispanic or Latino Population (2028)	1,335	7.3%	10,700	8.4%	34,879	12.2%
Not Hispanic or Latino Population (2020)	15,265	92.0%	97,328	91.3%	212,011	86.5%
Hispanic or Latino Population (2020)	1,324	8.0%	9,321	8.7%	32,975	13.5%
Not Hispanic or Latino Population (2010)	9,544	92.6%	74,822	93.0%	175,990	89.2%
Hispanic or Latino Population (2010)	761	7.4%	5,618	7.0%	21,333	10.8%
Projected Hispanic Annual Growth (2023 to 2028)	128	2.1%	1,265	2.7%	3,059	1.9%
Historic Hispanic Annual Growth (2010 to 2023)	446	4.5%	3,817	5.2%	10,488	3.8%
Age Distribution (2023)						
Age Under 5	958	5.8%	6,226	5.6%	16,020	6.3%
Age 5 to 9 Years	629	3.8%	4,659	4.2%	12,822	5.0%
Age 10 to 14 Years	553	3.3%	4,210	3.8%	12,034	4.7%
Age 15 to 19 Years	541	3.3%	5,429	4.8%	13,153	5.1%
Age 20 to 24 Years	1,377	8.3%	10,102	9.0%	20,476	8.0%
Age 25 to 29 Years	2,548	15.4%	14,763	13.2%	28,584	11.2%
Age 30 to 34 Years	2,047	12.4%	12,225	10.9%	25,696	10.0%
Age 35 to 39 Years	1,287	7.8%	8,124	7.3%	18,391	7.2%
Age 40 to 44 Years	1,024	6.2%	7,004	6.3%	16,370	6.4%
Age 45 to 49 Years	1,025	6.2%	6,329	5.7%	15,050	5.9%
Age 50 to 54 Years	1,013	6.1%	6,672	6.0%	16,096	6.3%
Age 55 to 59 Years	858	5.2%	6,318	5.6%	14,919	5.8%
Age 60 to 64 Years	777	4.7%	5,737	5.1%	13,242	5.2%
Age 65 to 74 Years	1,149	6.9%	8,472	7.6%	19,428	7.6%
Age 75 to 84 Years	569	3.4%	4,195	3.7%	10,032	3.9%
Age 85 Years or Over	215	1.3%	1,528	1.4%	3,875	1.5%
Median Age	33.7		34.5		34.9	
Gender Age Distribution (2023)						
Female Population	8,764	52.9%	57,518	51.4%	131,934	51.5%
Age 0 to 19 Years	1,332	15.2%	10,422	18.1%	26,917	20.4%
Age 20 to 64 Years	6,185	70.6%	38,623	67.1%	85,063	64.5%
Age 65 Years or Over	1,247	14.2%	8,473	14.7%	19,954	15.1%
Female Median Age	35.1		35.3		36.0	
Male Population	7,806	47.1%	54,473	48.6%	124,254	48.5%
Age 0 to 19 Years	1,349	17.3%	10,102	18.5%	27,112	21.8%
Age 20 to 64 Years	5,771	73.9%	38,650	71.0%	83,761	67.4%
Age 65 Years or Over	686	8.8%	5,722	10.5%	13,381	10.8%
Male Median Age	32.6		33.9		34.0	

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Expanded Profile

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

Lat/Lon: 35.2014/-80.8661

Charlotte, NC 28209	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	2,130	21.9%	11,754	20.2%	21,882	18.3%
HH Income $150,000 to $199,999	1,162	11.9%	5,397	9.3%	10,126	8.5%
HH Income $100,000 to $149,999	1,485	15.3%	9,357	16.1%	18,713	15.7%
HH Income $75,000 to $99,999	1,140	11.7%	7,221	12.4%	14,347	12.0%
HH Income $50,000 to $74,999	1,555	16.0%	8,791	15.1%	17,973	15.1%
HH Income $35,000 to $49,999	845	8.7%	4,595	7.9%	10,879	9.1%
HH Income $25,000 to $34,999	411	4.2%	3,650	6.3%	8,173	6.8%
HH Income $15,000 to $24,999	365	3.8%	2,733	4.7%	7,040	5.9%
HH Income Under $15,000	633	6.5%	4,764	8.2%	10,229	8.6%
HH Income $35,000 or More	8,317	85.5%	47,116	80.9%	93,920	78.7%
HH Income $75,000 or More	5,917	60.8%	33,730	57.9%	65,068	54.5%
Housing (2023)						
Total Housing Units	10,971		65,098		132,747	
Housing Units Occupied	9,726	88.7%	58,263	89.5%	119,361	89.9%
Housing Units Owner-Occupied	4,756	48.9%	29,836	51.2%	62,018	52.0%
Housing Units, Renter-Occupied	4,970	51.1%	28,427	48.8%	57,344	48.0%
Housing Units, Vacant	1,245	12.8%	6,835	11.7%	13,386	11.2%
Marital Status (2023)						
Never Married	8,651	60.0%	53,595	55.3%	109,449	50.8%
Currently Married	3,670	25.4%	27,685	28.6%	66,351	30.8%
Separated	514	3.6%	3,885	4.0%	9,975	4.6%
Widowed	305	2.1%	2,860	3.0%	7,973	3.7%
Divorced	1,290	8.9%	8,872	9.2%	21,563	10.0%
Household Type (2023)						
Population Family	11,859	71.6%	69,794	62.3%	179,310	70.0%
Population Non-Family	4,692	28.3%	39,001	34.8%	71,924	28.1%
Population Group Quarters	20	0.1%	3,197	2.9%	4,953	1.9%
Family Households	5,222	53.7%	25,198	43.2%	59,427	49.8%
Non-Family Households	4,504	46.3%	33,065	56.8%	59,934	50.2%
Married Couple with Children	823	22.4%	5,896	21.3%	16,183	24.4%
Average Family Household Size	2.3		2.8		3.0	
Household Size (2023)						
1 Person Households	3,566	36.7%	27,363	47.0%	48,865	40.9%
2 Person Households	3,212	33.0%	18,098	31.1%	36,345	30.4%
3 Person Households	1,814	18.6%	6,660	11.4%	15,536	13.0%
4 Person Households	666	6.8%	3,571	6.1%	10,233	8.6%
5 Person Households	311	3.2%	1,680	2.9%	5,109	4.3%
6 or More Person Households	157	1.6%	891	1.5%	3,273	2.7%
Household Vehicles (2023)						
Households with 0 Vehicles Available	630	6.5%	4,573	7.8%	10,275	8.6%
Households with 1 Vehicles Available	4,337	44.6%	27,507	47.2%	53,293	44.6%
Households with 2 or More Vehicles Available	4,758	48.9%	26,183	44.9%	55,793	46.7%
Total Vehicles Available	15,099		87,478		184,280	
Average Vehicles Per Household	1.6		1.5		1.5	

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Charlotte, NC 28209	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	14,321		96,067		212,869	
Estimated Civilian Employed	12,438	86.8%	77,409	80.6%	164,228	77.1%
Estimated Civilian Unemployed	188	1.3%	2,036	2.1%	5,520	2.6%
Estimated in Armed Forces	51	0.4%	249	0.3%	653	0.3%
Estimated Not in Labor Force	1,644	11.5%	16,373	17.0%	42,468	20.0%
Unemployment Rate	1.3%		2.1%		2.6%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	12,438		77,408		164,227	
Management, Business, Financial Operations	4,171	33.5%	22,766	29.4%	43,206	26.3%
Professional, Related	3,563	28.6%	20,835	26.9%	41,000	25.0%
Service	1,075	8.6%	8,630	11.1%	21,122	12.9%
Sales, Office	2,097	16.9%	14,764	19.1%	31,508	19.2%
Farming, Fishing, Forestry	15	0.1%	127	0.2%	351	0.2%
Construct, Extraction, Maintenance	455	3.7%	3,394	4.4%	9,411	5.7%
Production, Transport Material Moving	1,062	8.5%	6,893	8.9%	17,629	10.7%
White Collar Workers	9,831	79.0%	58,364	75.4%	115,714	70.5%
Blue Collar Workers	2,607	21.0%	19,044	24.6%	48,513	29.5%
Consumer Expenditure (2023)						
Total Household Expenditure	$852.75 M		$5.45 B		$10.61 B	
Total Non-Retail Expenditure	$455.4 M	53.4%	$2.92 B	53.5%	$5.67 B	53.4%
Total Retail Expenditure	$397.35 M	46.6%	$2.54 B	46.5%	$4.95 B	46.6%
Apparel	$31.04 M	3.6%	$197.61 M	3.6%	$383.54 M	3.6%
Contributions	$30.44 M	3.6%	$197.47 M	3.6%	$377.79 M	3.6%
Education	$30.77 M	3.6%	$196.85 M	3.6%	$373.91 M	3.5%
Entertainment	$49.68 M	5.8%	$316.97 M	5.8%	$613.81 M	5.8%
Food and Beverages	$122.68 M	14.4%	$783.14 M	14.4%	$1.53 B	14.4%
Furnishings and Equipment	$30.67 M	3.6%	$195.5 M	3.6%	$378.88 M	3.6%
Gifts	$23.84 M	2.8%	$155.75 M	2.9%	$296.62 M	2.8%
Health Care	$67.67 M	7.9%	$434.7 M	8.0%	$852.35 M	8.0%
Household Operations	$34.47 M	4.0%	$221.18 M	4.1%	$428.09 M	4.0%
Miscellaneous Expenses	$16.3 M	1.9%	$104.42 M	1.9%	$202.66 M	1.9%
Personal Care	$11.42 M	1.3%	$72.97 M	1.3%	$142.02 M	1.3%
Personal Insurance	$6.44 M	0.8%	$41.11 M	0.8%	$79.12 M	0.7%
Reading	$1.88 M	0.2%	$12.13 M	0.2%	$23.49 M	0.2%
Shelter	$181.03 M	21.2%	$1.16 B	21.2%	$2.25 B	21.2%
Tobacco	$4.3 M	0.5%	$27.69 M	0.5%	$55.58 M	0.5%
Transportation	$152.25 M	17.9%	$967.87 M	17.7%	$1.89 B	17.8%
Utilities	$57.88 M	6.8%	$371.23 M	6.8%	$731.96 M	6.9%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	12,512		81,366		181,683	
Elementary (Grade Level 0 to 8)	193	1.5%	1,952	2.4%	7,496	4.1%
Some High School (Grade Level 9 to 11)	474	3.8%	3,244	4.0%	9,037	5.0%
High School Graduate	1,273	10.2%	9,722	11.9%	28,564	15.7%
Some College	1,282	10.2%	10,695	13.1%	26,951	14.8%
Associate Degree Only	621	5.0%	4,187	5.1%	10,736	5.9%
Bachelor Degree Only	5,551	44.4%	32,433	39.9%	61,853	34.0%
Graduate Degree	3,118	24.9%	19,133	23.5%	37,046	20.4%

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Charlotte, NC 28209	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	4,667	90.4%	25,804	70.7%	59,871	71.5%
1 Attached Unit	1,021	19.8%	5,638	15.4%	10,096	12.1%
2 to 4 Units	522	10.1%	2,817	7.7%	5,445	6.5%
5 to 9 Units	601	11.6%	3,914	10.7%	8,091	9.7%
10 to 19 Units	809	15.7%	5,153	14.1%	10,304	12.3%
20 to 49 Units	677	13.1%	4,626	12.7%	8,608	10.3%
50 or More Units	1,350	26.2%	9,824	26.9%	15,790	18.9%
Mobile Home or Trailer	78	1.5%	482	1.3%	1,149	1.4%
Other Structure	2	-	5	-	7	-
Homes Built By Year (2023)						
Homes Built 2010 or later	3,119	60.4%	15,078	41.3%	27,598	33.0%
Homes Built 2000 to 2009	1,705	33.1%	12,996	35.6%	22,967	27.4%
Homes Built 1990 to 1999	781	15.1%	5,170	14.2%	11,625	13.9%
Homes Built 1980 to 1989	660	12.8%	4,210	11.5%	9,652	11.5%
Homes Built 1970 to 1979	469	9.1%	3,771	10.3%	9,622	11.5%
Homes Built 1960 to 1969	654	12.7%	4,046	11.1%	12,180	14.5%
Homes Built 1950 to 1959	1,144	22.2%	5,996	16.4%	12,306	14.7%
Homes Built Before 1949	1,195	23.2%	6,997	19.2%	13,412	16.0%
Home Values (2023)						
Home Values $1,000,000 or More	494	10.4%	3,526	11.8%	6,341	10.2%
Home Values $500,000 to $999,999	1,607	33.8%	7,487	25.1%	14,872	24.0%
Home Values $400,000 to $499,999	656	13.8%	3,986	13.4%	7,988	12.9%
Home Values $300,000 to $399,999	767	16.1%	6,667	22.3%	12,393	20.0%
Home Values $200,000 to $299,999	711	14.9%	5,126	17.2%	11,588	18.7%
Home Values $150,000 to $199,999	205	4.3%	1,479	5.0%	4,237	6.8%
Home Values $100,000 to $149,999	104	2.2%	635	2.1%	1,722	2.8%
Home Values $70,000 to $99,999	31	0.7%	327	1.1%	1,095	1.8%
Home Values $50,000 to $69,999	30	0.6%	160	0.5%	531	0.9%
Home Values $25,000 to $49,999	89	1.9%	198	0.7%	508	0.8%
Home Values Under $25,000	62	1.3%	244	0.8%	742	1.2%
Owner-Occupied Median Home Value	$463,100		$484,505		$457,432	
Renter-Occupied Median Rent	$1,298		$1,227		$1,181	
Transportation To Work (2023)						
Drive to Work Alone	6,547	52.6%	39,526	51.1%	84,745	51.6%
Drive to Work in Carpool	477	3.8%	3,328	4.3%	8,180	5.0%
Travel to Work by Public Transportation	251	2.0%	1,263	1.6%	2,785	1.7%
Drive to Work on Motorcycle	4	-	9	-	19	-
Walk or Bicycle to Work	266	2.1%	2,404	3.1%	3,487	2.1%
Other Means	126	1.0%	793	1.0%	1,747	1.1%
Work at Home	4,768	38.3%	30,085	38.9%	63,264	38.5%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	2,624	21.1%	16,568	21.4%	30,999	18.9%
Travel to Work in 15 to 29 Minutes	3,435	27.6%	20,539	26.5%	45,472	27.7%
Travel to Work in 30 to 59 Minutes	1,424	11.5%	8,721	11.3%	20,711	12.6%
Travel to Work in 60 Minutes or More	187	1.5%	1,495	1.9%	3,781	2.3%
Average Minutes Travel to Work	17.5		17.7		19.0	

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