

Demographic Detail Report

5020 E Independence Blvd, Charlotte, NC 28212

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **2,651 SF** Rent/SF/Yr: **-**
 Year Built: **1980**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	12,654		127,950		301,451	
2019 Estimate	11,713		118,123		276,971	
2010 Census	10,652		105,353		238,247	
Growth 2019 - 2024	8.03%		8.32%		8.84%	
Growth 2010 - 2019	9.96%		12.12%		16.25%	
2019 Population by Age						
	11,713		118,123		276,971	
Age 0 - 4	836	7.14%	8,546	7.23%	18,868	6.81%
Age 5 - 9	825	7.04%	8,623	7.30%	18,670	6.74%
Age 10 - 14	793	6.77%	8,304	7.03%	18,230	6.58%
Age 15 - 19	716	6.11%	7,384	6.25%	16,772	6.06%
Age 20 - 24	731	6.24%	7,486	6.34%	17,192	6.21%
Age 25 - 29	1,035	8.84%	10,534	8.92%	24,009	8.67%
Age 30 - 34	1,034	8.83%	10,346	8.76%	23,408	8.45%
Age 35 - 39	975	8.32%	9,703	8.21%	21,986	7.94%
Age 40 - 44	841	7.18%	8,418	7.13%	19,413	7.01%
Age 45 - 49	819	6.99%	8,085	6.84%	19,185	6.93%
Age 50 - 54	733	6.26%	7,018	5.94%	17,169	6.20%
Age 55 - 59	670	5.72%	6,404	5.42%	16,217	5.86%
Age 60 - 64	539	4.60%	5,223	4.42%	13,730	4.96%
Age 65 - 69	426	3.64%	4,156	3.52%	11,296	4.08%
Age 70 - 74	291	2.48%	2,922	2.47%	8,048	2.91%
Age 75 - 79	182	1.55%	1,896	1.61%	5,147	1.86%
Age 80 - 84	128	1.09%	1,370	1.16%	3,565	1.29%
Age 85+	139	1.19%	1,707	1.45%	4,065	1.47%
Age 65+	1,166	9.95%	12,051	10.20%	32,121	11.60%
Median Age	34.50		34.00		35.30	
Average Age	35.20		35.00		36.30	

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population By Race	11,713		118,123		276,971	
White	5,840	49.86%	62,276	52.72%	161,305	58.24%
Black	4,737	40.44%	44,242	37.45%	93,208	33.65%
Am. Indian & Alaskan	133	1.14%	1,700	1.44%	2,903	1.05%
Asian	617	5.27%	6,472	5.48%	12,497	4.51%
Hawaiian & Pacific Island	40	0.34%	277	0.23%	403	0.15%
Other	346	2.95%	3,156	2.67%	6,655	2.40%
Population by Hispanic Origin	11,713		118,123		276,971	
Non-Hispanic Origin	8,873	75.75%	89,895	76.10%	230,635	83.27%
Hispanic Origin	2,840	24.25%	28,228	23.90%	46,336	16.73%
2019 Median Age, Male	33.80		33.00		34.30	
2019 Average Age, Male	34.30		33.80		35.20	
2019 Median Age, Female	35.10		34.80		36.30	
2019 Average Age, Female	36.10		36.10		37.30	
2019 Population by Occupation Classification	9,117		91,182		217,857	
Civilian Employed	6,284	68.93%	61,623	67.58%	147,750	67.82%
Civilian Unemployed	307	3.37%	3,294	3.61%	6,732	3.09%
Civilian Non-Labor Force	2,524	27.68%	26,184	28.72%	63,228	29.02%
Armed Forces	2	0.02%	81	0.09%	147	0.07%
Households by Marital Status						
Married	1,382		15,439		41,031	
Married No Children	786		8,074		22,515	
Married w/Children	596		7,365		18,516	
2019 Population by Education	8,691		85,841		204,078	
Some High School, No Diploma	1,380	15.88%	15,056	17.54%	26,418	12.95%
High School Grad (Incl Equivalency)	1,943	22.36%	18,430	21.47%	37,655	18.45%
Some College, No Degree	2,513	28.91%	22,713	26.46%	50,269	24.63%
Associate Degree	877	10.09%	8,061	9.39%	16,839	8.25%
Bachelor Degree	1,374	15.81%	15,150	17.65%	47,612	23.33%
Advanced Degree	604	6.95%	6,431	7.49%	25,285	12.39%

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	11,227		112,507		274,097	
Real Estate & Finance	397	3.54%	5,151	4.58%	16,799	6.13%
Professional & Management	2,498	22.25%	26,521	23.57%	79,608	29.04%
Public Administration	62	0.55%	956	0.85%	3,010	1.10%
Education & Health	1,128	10.05%	11,262	10.01%	28,870	10.53%
Services	1,612	14.36%	14,110	12.54%	27,216	9.93%
Information	55	0.49%	1,535	1.36%	3,859	1.41%
Sales	1,242	11.06%	14,754	13.11%	35,479	12.94%
Transportation	427	3.80%	4,691	4.17%	7,623	2.78%
Retail	700	6.23%	7,281	6.47%	16,005	5.84%
Wholesale	221	1.97%	1,615	1.44%	4,257	1.55%
Manufacturing	501	4.46%	3,796	3.37%	9,663	3.53%
Production	724	6.45%	6,787	6.03%	14,386	5.25%
Construction	1,005	8.95%	7,876	7.00%	12,875	4.70%
Utilities	252	2.24%	2,746	2.44%	6,503	2.37%
Agriculture & Mining	45	0.40%	192	0.17%	415	0.15%
Farming, Fishing, Forestry	10	0.09%	142	0.13%	256	0.09%
Other Services	348	3.10%	3,092	2.75%	7,273	2.65%
2019 Worker Travel Time to Job	5,933		58,760		139,785	
<30 Minutes	3,762	63.41%	35,439	60.31%	89,668	64.15%
30-60 Minutes	1,779	29.98%	19,257	32.77%	41,748	29.87%
60+ Minutes	392	6.61%	4,064	6.92%	8,369	5.99%
2010 Households by HH Size	4,415		42,428		96,510	
1-Person Households	1,526	34.56%	13,874	32.70%	31,086	32.21%
2-Person Households	1,297	29.38%	12,576	29.64%	30,192	31.28%
3-Person Households	664	15.04%	6,578	15.50%	14,493	15.02%
4-Person Households	482	10.92%	4,894	11.53%	11,330	11.74%
5-Person Households	245	5.55%	2,570	6.06%	5,583	5.78%
6-Person Households	118	2.67%	1,096	2.58%	2,262	2.34%
7 or more Person Households	83	1.88%	840	1.98%	1,564	1.62%
2019 Average Household Size	2.40		2.50		2.40	
Households						
2024 Projection	5,140		50,366		122,709	
2019 Estimate	4,772		46,655		112,754	
2010 Census	4,415		42,427		96,509	
Growth 2019 - 2024	7.71%		7.95%		8.83%	
Growth 2010 - 2019	8.09%		9.97%		16.83%	

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Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income	4,771	46,653	112,755
<\$25,000	1,094 22.93%	12,045 25.82%	23,062 20.45%
\$25,000 - \$50,000	1,591 33.35%	14,001 30.01%	28,018 24.85%
\$50,000 - \$75,000	938 19.66%	8,064 17.29%	19,407 17.21%
\$75,000 - \$100,000	563 11.80%	4,705 10.09%	12,146 10.77%
\$100,000 - \$125,000	384 8.05%	3,268 7.00%	9,355 8.30%
\$125,000 - \$150,000	85 1.78%	1,395 2.99%	5,318 4.72%
\$150,000 - \$200,000	105 2.20%	1,409 3.02%	5,275 4.68%
\$200,000+	11 0.23%	1,766 3.79%	10,174 9.02%
2019 Avg Household Income	\$54,216	\$63,171	\$84,126
2019 Med Household Income	\$44,221	\$43,776	\$56,469
2019 Occupied Housing	4,772	46,655	112,754
Owner Occupied	1,975 41.39%	19,881 42.61%	58,528 51.91%
Renter Occupied	2,797 58.61%	26,774 57.39%	54,226 48.09%
2010 Housing Units	5,063	48,930	116,727
1 Unit	2,521 49.79%	24,658 50.39%	67,759 58.05%
2 - 4 Units	573 11.32%	3,440 7.03%	7,613 6.52%
5 - 19 Units	1,724 34.05%	15,116 30.89%	24,761 21.21%
20+ Units	245 4.84%	5,716 11.68%	16,594 14.22%
2019 Housing Value	1,975	19,880	58,527
<\$100,000	386 19.54%	2,810 14.13%	6,316 10.79%
\$100,000 - \$200,000	1,407 71.24%	9,602 48.30%	20,265 34.63%
\$200,000 - \$300,000	152 7.70%	2,398 12.06%	8,544 14.60%
\$300,000 - \$400,000	11 0.56%	1,612 8.11%	5,846 9.99%
\$400,000 - \$500,000	14 0.71%	1,491 7.50%	4,830 8.25%
\$500,000 - \$1,000,000	2 0.10%	1,476 7.42%	8,036 13.73%
\$1,000,000+	3 0.15%	491 2.47%	4,690 8.01%
2019 Median Home Value	\$142,750	\$174,255	\$231,396
2019 Housing Units by Yr Built	5,114	49,266	118,468
Built 2010+	47 0.92%	2,673 5.43%	13,695 11.56%
Built 2000 - 2010	465 9.09%	4,351 8.83%	12,448 10.51%
Built 1990 - 1999	563 11.01%	6,703 13.61%	16,006 13.51%
Built 1980 - 1989	922 18.03%	10,875 22.07%	21,314 17.99%
Built 1970 - 1979	1,257 24.58%	9,627 19.54%	19,205 16.21%
Built 1960 - 1969	1,002 19.59%	7,531 15.29%	14,267 12.04%
Built 1950 - 1959	684 13.38%	5,423 11.01%	11,121 9.39%
Built <1949	174 3.40%	2,083 4.23%	10,412 8.79%
2019 Median Year Built	1975	1979	1981