

# 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
<b>Population</b>			
2026 Projection	13,628	125,690	296,843
2021 Estimate	12,871	118,721	279,058
2010 Census	11,222	103,686	234,853
Growth 2021 - 2026	5.88%	5.87%	6.37%
Growth 2010 - 2021	14.69%	14.50%	18.82%
<b>2021 Population by Age</b>			
	<b>12,871</b>	<b>118,721</b>	<b>279,058</b>
Age 0 - 4	906 7.04%	8,315 7.00%	18,726 6.71%
Age 5 - 9	868 6.74%	8,146 6.86%	18,007 6.45%
Age 10 - 14	854 6.64%	8,090 6.81%	18,079 6.48%
Age 15 - 19	784 6.09%	7,380 6.22%	16,965 6.08%
Age 20 - 24	794 6.17%	7,407 6.24%	17,105 6.13%
Age 25 - 29	1,159 9.00%	10,681 9.00%	24,473 8.77%
Age 30 - 34	1,160 9.01%	10,475 8.82%	23,863 8.55%
Age 35 - 39	1,061 8.24%	9,603 8.09%	21,884 7.84%
Age 40 - 44	912 7.09%	8,333 7.02%	19,231 6.89%
Age 45 - 49	869 6.75%	7,906 6.66%	18,686 6.70%
Age 50 - 54	782 6.08%	6,981 5.88%	16,993 6.09%
Age 55 - 59	737 5.73%	6,560 5.53%	16,441 5.89%
Age 60 - 64	615 4.78%	5,559 4.68%	14,382 5.15%
Age 65 - 69	474 3.68%	4,355 3.67%	11,536 4.13%
Age 70 - 74	357 2.77%	3,382 2.85%	8,989 3.22%
Age 75 - 79	226 1.76%	2,214 1.86%	5,798 2.08%
Age 80 - 84	149 1.16%	1,506 1.27%	3,742 1.34%
Age 85+	162 1.26%	1,829 1.54%	4,160 1.49%
Age 65+	1,368 10.63%	13,286 11.19%	34,225 12.26%
<b>Median Age</b>	<b>34.60</b>	<b>34.50</b>	<b>35.50</b>
<b>Average Age</b>	<b>35.60</b>	<b>35.70</b>	<b>36.70</b>

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Radius	1 Mile		3 Mile		5 Mile	
<b>2021 Population By Race</b>	<b>12,871</b>		<b>118,721</b>		<b>279,058</b>	
White	6,230	48.40%	63,989	53.90%	162,069	58.08%
Black	5,355	41.61%	43,190	36.38%	93,575	33.53%
Am. Indian & Alaskan	165	1.28%	1,811	1.53%	3,075	1.10%
Asian	689	5.35%	6,258	5.27%	12,877	4.61%
Hawaiian & Pacific Island	38	0.30%	255	0.21%	388	0.14%
Other	393	3.05%	3,219	2.71%	7,074	2.53%
<b>Population by Hispanic Origin</b>	<b>12,871</b>		<b>118,721</b>		<b>279,058</b>	
Non-Hispanic Origin	9,658	75.04%	89,223	75.15%	230,240	82.51%
Hispanic Origin	3,213	24.96%	29,499	24.85%	48,819	17.49%
<b>2021 Median Age, Male</b>	<b>33.90</b>		<b>33.50</b>		<b>34.50</b>	
<b>2021 Average Age, Male</b>	<b>34.60</b>		<b>34.50</b>		<b>35.50</b>	
<b>2021 Median Age, Female</b>	<b>35.30</b>		<b>35.40</b>		<b>36.60</b>	
<b>2021 Average Age, Female</b>	<b>36.60</b>		<b>36.80</b>		<b>37.70</b>	
<b>2021 Population by Occupation Classification</b>	<b>10,086</b>		<b>92,695</b>		<b>220,853</b>	
Civilian Employed	6,711	66.54%	61,407	66.25%	145,860	66.04%
Civilian Unemployed	484	4.80%	4,936	5.32%	10,273	4.65%
Civilian Non-Labor Force	2,883	28.58%	26,277	28.35%	64,601	29.25%
Armed Forces	8	0.08%	75	0.08%	119	0.05%
<b>Households by Marital Status</b>						
Married	1,531		15,923		41,767	
Married No Children	870		8,441		22,936	
Married w/Children	661		7,482		18,830	
<b>2021 Population by Education</b>	<b>9,642</b>		<b>86,944</b>		<b>206,070</b>	
Some High School, No Diploma	1,460	15.14%	14,308	16.46%	25,124	12.19%
High School Grad (Incl Equivalency)	2,206	22.88%	17,085	19.65%	34,714	16.85%
Some College, No Degree	2,659	27.58%	21,803	25.08%	48,708	23.64%
Associate Degree	977	10.13%	7,562	8.70%	15,894	7.71%
Bachelor Degree	1,699	17.62%	18,313	21.06%	53,571	26.00%
Advanced Degree	641	6.65%	7,873	9.06%	28,059	13.62%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2021 Population by Occupation</b>	<b>12,369</b>		<b>111,931</b>		<b>269,050</b>	
Real Estate & Finance	576	4.66%	5,990	5.35%	18,708	6.95%
Professional & Management	2,866	23.17%	28,356	25.33%	81,664	30.35%
Public Administration	43	0.35%	1,023	0.91%	2,702	1.00%
Education & Health	943	7.62%	10,053	8.98%	26,139	9.72%
Services	1,589	12.85%	12,585	11.24%	24,878	9.25%
Information	178	1.44%	1,602	1.43%	3,609	1.34%
Sales	1,486	12.01%	13,068	11.68%	32,372	12.03%
Transportation	546	4.41%	2,891	2.58%	5,207	1.94%
Retail	1,009	8.16%	7,991	7.14%	16,559	6.15%
Wholesale	147	1.19%	1,913	1.71%	4,290	1.59%
Manufacturing	611	4.94%	4,654	4.16%	10,150	3.77%
Production	967	7.82%	8,935	7.98%	16,617	6.18%
Construction	748	6.05%	6,878	6.14%	12,164	4.52%
Utilities	287	2.32%	2,861	2.56%	6,426	2.39%
Agriculture & Mining	39	0.32%	163	0.15%	338	0.13%
Farming, Fishing, Forestry	2	0.02%	196	0.18%	276	0.10%
Other Services	332	2.68%	2,772	2.48%	6,951	2.58%
<b>2021 Worker Travel Time to Job</b>	<b>6,445</b>		<b>58,426</b>		<b>137,270</b>	
<30 Minutes	3,658	56.76%	32,938	56.38%	83,674	60.96%
30-60 Minutes	2,218	34.41%	21,594	36.96%	45,533	33.17%
60+ Minutes	569	8.83%	3,894	6.66%	8,063	5.87%
<b>2010 Households by HH Size</b>	<b>4,626</b>		<b>41,793</b>		<b>95,187</b>	
1-Person Households	1,586	34.28%	13,736	32.87%	30,625	32.17%
2-Person Households	1,359	29.38%	12,402	29.67%	29,781	31.29%
3-Person Households	699	15.11%	6,405	15.33%	14,318	15.04%
4-Person Households	510	11.02%	4,805	11.50%	11,179	11.74%
5-Person Households	259	5.60%	2,529	6.05%	5,512	5.79%
6-Person Households	125	2.70%	1,087	2.60%	2,235	2.35%
7 or more Person Households	88	1.90%	829	1.98%	1,537	1.61%
<b>2021 Average Household Size</b>	<b>2.40</b>		<b>2.50</b>		<b>2.40</b>	
<b>Households</b>						
2026 Projection	5,501		49,455		119,849	
2021 Estimate	5,208		46,849		112,726	
2010 Census	4,626		41,792		95,187	
Growth 2021 - 2026	5.63%		5.56%		6.32%	
Growth 2010 - 2021	12.58%		12.10%		18.43%	



## Demographic Detail Report

5020 E Independence Blvd, Charlotte, NC 28212			
Radius	1 Mile	3 Mile	5 Mile
<b>2021 Households by HH Income</b>	<b>5,207</b>	<b>46,847</b>	<b>112,727</b>
<\$25,000	1,241 23.83%	9,936 21.21%	19,653 17.43%
\$25,000 - \$50,000	1,590 30.54%	13,295 28.38%	26,569 23.57%
\$50,000 - \$75,000	1,026 19.70%	8,814 18.81%	21,026 18.65%
\$75,000 - \$100,000	594 11.41%	5,304 11.32%	12,237 10.86%
\$100,000 - \$125,000	425 8.16%	3,059 6.53%	8,869 7.87%
\$125,000 - \$150,000	180 3.46%	1,737 3.71%	5,324 4.72%
\$150,000 - \$200,000	102 1.96%	1,770 3.78%	6,065 5.38%
\$200,000+	49 0.94%	2,932 6.26%	12,984 11.52%
<b>2021 Avg Household Income</b>	<b>\$57,012</b>	<b>\$73,401</b>	<b>\$92,703</b>
<b>2021 Med Household Income</b>	<b>\$44,725</b>	<b>\$50,395</b>	<b>\$59,701</b>
<b>2021 Occupied Housing</b>	<b>5,208</b>	<b>46,849</b>	<b>112,727</b>
Owner Occupied	2,211 42.45%	20,859 44.52%	59,201 52.52%
Renter Occupied	2,997 57.55%	25,990 55.48%	53,526 47.48%
<b>2010 Housing Units</b>	<b>5,821</b>	<b>51,232</b>	<b>121,581</b>
1 Unit	3,193 54.85%	26,896 52.50%	70,927 58.34%
2 - 4 Units	731 12.56%	3,549 6.93%	7,717 6.35%
5 - 19 Units	1,507 25.89%	14,426 28.16%	24,312 20.00%
20+ Units	390 6.70%	6,361 12.42%	18,625 15.32%
<b>2021 Housing Value</b>	<b>2,211</b>	<b>20,860</b>	<b>59,200</b>
<\$100,000	310 14.02%	1,733 8.31%	3,968 6.70%
\$100,000 - \$200,000	1,113 50.34%	7,663 36.74%	15,522 26.22%
\$200,000 - \$300,000	658 29.76%	4,215 20.21%	11,701 19.77%
\$300,000 - \$400,000	94 4.25%	2,840 13.61%	8,398 14.19%
\$400,000 - \$500,000	30 1.36%	1,689 8.10%	4,973 8.40%
\$500,000 - \$1,000,000	3 0.14%	2,192 10.51%	9,933 16.78%
\$1,000,000+	3 0.14%	528 2.53%	4,705 7.95%
<b>2021 Median Home Value</b>	<b>\$171,473</b>	<b>\$224,531</b>	<b>\$286,402</b>
<b>2021 Housing Units by Yr Built</b>	<b>5,870</b>	<b>51,530</b>	<b>122,825</b>
Built 2010+	365 6.22%	4,019 7.80%	16,569 13.49%
Built 2000 - 2010	516 8.79%	4,198 8.15%	12,310 10.02%
Built 1990 - 1999	625 10.65%	6,848 13.29%	16,284 13.26%
Built 1980 - 1989	1,045 17.80%	11,281 21.89%	21,777 17.73%
Built 1970 - 1979	1,333 22.71%	9,834 19.08%	19,529 15.90%
Built 1960 - 1969	1,071 18.25%	7,792 15.12%	14,581 11.87%
Built 1950 - 1959	724 12.33%	5,509 10.69%	11,260 9.17%
Built <1949	191 3.25%	2,049 3.98%	10,515 8.56%
<b>2021 Median Year Built</b>	<b>1976</b>	<b>1980</b>	<b>1982</b>

