

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Lat/Lon: 35.170525/-80.850942

November 2009

RF5

Montford Drive & Park Road Charlotte, North Carolina	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Population</b>						
Estimated Population (2008)	10,168		79,277		201,416	
Census Population (1990)	9,591		72,623		178,548	
Census Population (2000)	10,415		77,471		191,358	
Projected Population (2013)	10,322		81,874		210,712	
Forecasted Population (2018)	10,267		84,298		221,811	
Historical Annual Growth (1990 to 2000)	824	0.9%	4,848	0.7%	12,810	0.7%
Historical Annual Growth (2000 to 2008)	-247	-0.3%	1,806	0.3%	10,058	0.7%
Projected Annual Growth (2008 to 2013)	154	0.3%	2,597	0.7%	9,296	0.9%
Est. Population Density (2008)	3,239.36 <i>psm</i>		2,814.64 <i>psm</i>		2,576.24 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.17 <i>sq mi</i>		78.18 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2008)	5,503		37,096		90,302	
Census Households (1990)	4,798		32,469		75,724	
Census Households (2000)	5,465		35,110		82,662	
Projected Households (2013)	5,650		38,741		95,749	
Forecasted Households (2018)	5,751		40,740		103,110	
Households with Children (2008)	1,004	18.2%	9,195	24.8%	25,038	27.7%
Average Household Size (2008)	1.84		2.10		2.18	
<b>Average Household Income</b>						
Est. Average Household Income (2008)	\$82,827		\$105,000		\$89,542	
Proj. Average Household Income (2013)	\$88,384		\$111,238		\$95,112	
Average Family Income (2008)	\$121,220		\$142,857		\$117,710	
<b>Median Household Income</b>						
Est. Median Household Income (2008)	\$61,319		\$75,109		\$68,384	
Proj. Median Household Income (2013)	\$67,956		\$83,555		\$75,272	
Median Family Income (2008)	\$88,117		\$107,199		\$94,021	
<b>Per Capita Income</b>						
Est. Per Capita Income (2008)	\$45,342		\$49,828		\$41,198	
Proj. Per Capita Income (2013)	\$48,951		\$53,387		\$44,340	
Per Capita Income Est. 5 year change	\$3,609	8.0%	\$3,559	7.1%	\$3,142	7.6%
<b>Other Income</b>						
Est. Median Disposable Income (2008)	\$50,550		\$60,183		\$55,664	
Est. Median Disposable Income (2013)	\$55,315		\$66,566		\$61,112	
Disposable Income Est. 5 year change	\$4,766	9.4%	\$6,383	10.6%	\$5,448	9.8%
Est. Average Household Net Worth (2008)	\$561,944		\$686,756		\$598,658	
<b>Daytime Demos</b>						
Total Number of Businesses (2008)	915		7,606		16,804	
Total Number of Employees (2008)	10,671		90,655		253,278	
Company Headqtrs: Businesses (2008)	12	1.3%	59	0.8%	142	0.8%
Company Headqtrs: Employees (2008)	998	9.4%	5,309	5.9%	36,542	14.4%
Unemployment Rate (2008)	4.20%		5.00%		6.10%	
Employee Population per Business	11.7 to 1		11.9 to 1		15.1 to 1	
Residential Population per Business	11.1 to 1		10.4 to 1		12.0 to 1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Lat/Lon: 35.170525/-80.850942

November 2009

RF5

## Montford Drive & Park Road Charlotte, North Carolina

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2008)	7,551	74.3%	52,475	66.2%	111,508	55.4%
Black or African American (2008)	1,551	15.3%	17,434	22.0%	68,362	33.9%
American Indian & Alaska Native (2008)	52	0.5%	461	0.6%	1,050	0.5%
Asian (2008)	346	3.4%	2,738	3.5%	7,046	3.5%
Hawaiian & Pacific Islander (2008)	8	0.1%	46	0.1%	125	0.1%
Other Race (2008)	415	4.1%	3,936	5.0%	8,148	4.0%
Two or More Races (2008)	246	2.4%	2,187	2.8%	5,177	2.6%
Not Hispanic or Latino Population (2008)	8,956	88.1%	66,763	84.2%	176,018	87.4%
Hispanic or Latino Population (2008)	1,213	11.9%	12,514	15.8%	25,397	12.6%
Not of Hispanic Origin Population (1990)	9,446	98.5%	71,483	98.4%	175,882	98.5%
Hispanic Origin Population (1990)	145	1.5%	1,141	1.6%	2,666	1.5%
Not Hispanic or Latino Population (2000)	9,756	93.7%	70,847	91.4%	177,981	93.0%
Hispanic or Latino Population (2000)	660	6.3%	6,624	8.6%	13,377	7.0%
Not Hispanic or Latino Population (2013)	8,810	85.3%	66,214	80.9%	178,632	84.8%
Hispanic or Latino Population (2013)	1,512	14.7%	15,661	19.1%	32,080	15.2%
Hist. Hispanic Ann Growth (1990 to 2008)	1,068	41.0%	11,374	55.4%	22,731	47.4%
Proj. Hispanic Ann Growth (2008 to 2013)	300	4.9%	3,146	5.0%	6,683	5.3%

<b>Age Distribution</b>						
Age 0 to 4 yrs (2008)	519	5.1%	4,783	6.0%	12,816	6.4%
Age 5 to 9 yrs (2008)	493	4.8%	4,603	5.8%	12,999	6.5%
Age 10 to 14 yrs (2008)	427	4.2%	4,272	5.4%	12,320	6.1%
Age 15 to 19 yrs (2008)	431	4.2%	4,271	5.4%	12,115	6.0%
Age 20 to 24 yrs (2008)	667	6.6%	4,957	6.3%	13,182	6.5%
Age 25 to 29 yrs (2008)	917	9.0%	5,637	7.1%	14,125	7.0%
Age 30 to 34 yrs (2008)	880	8.7%	5,822	7.3%	14,676	7.3%
Age 35 to 39 yrs (2008)	863	8.5%	6,098	7.7%	15,479	7.7%
Age 40 to 44 yrs (2008)	788	7.8%	6,144	7.8%	15,735	7.8%
Age 45 to 49 yrs (2008)	775	7.6%	6,041	7.6%	15,470	7.7%
Age 50 to 54 yrs (2008)	706	6.9%	5,771	7.3%	14,313	7.1%
Age 55 to 59 yrs (2008)	620	6.1%	5,211	6.6%	12,914	6.4%
Age 60 to 64 yrs (2008)	548	5.4%	4,407	5.6%	10,585	5.3%
Age 65 to 74 yrs (2008)	677	6.7%	5,720	7.2%	13,047	6.5%
Age 75 to 84 yrs (2008)	641	6.3%	4,125	5.2%	8,472	4.2%
Age 85 yrs plus (2008)	216	2.1%	1,414	1.8%	3,167	1.6%
Median Age (2008)	38.6	yrs	38.6	yrs	36.9	yrs

<b>Gender Age Distribution</b>						
Female Population (2008)	5,310	52.2%	40,606	51.2%	103,066	51.2%
Age 0 to 19 yrs (2008)	879	16.5%	8,571	21.1%	24,363	23.6%
Age 20 to 64 yrs (2008)	3,457	65.1%	25,219	62.1%	63,703	61.8%
Age 65 yrs plus (2008)	974	18.3%	6,816	16.8%	14,999	14.6%
Female Median Age (2008)	40.8	yrs	40.6	yrs	38.6	yrs
Male Population (2008)	4,858	47.8%	38,671	48.8%	98,350	48.8%
Age 0 to 19 yrs (2008)	991	20.4%	9,358	24.2%	25,886	26.3%
Age 20 to 64 yrs (2008)	3,308	68.1%	24,869	64.3%	62,776	63.8%
Age 65 yrs plus (2008)	560	11.5%	4,443	11.5%	9,688	9.9%
Male Median Age (2008)	36.6	yrs	36.7	yrs	35.3	yrs

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Lat/Lon: 35.170525/-80.850942

November 2009

RF5

Montford Drive & Park Road Charlotte, North Carolina	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2008)	404	7.3%	4,536	12.2%	8,455	9.4%
HH Income \$150,000 to \$199,999 (2008)	208	3.8%	1,976	5.3%	4,304	4.8%
HH Income \$100,000 to \$149,999 (2008)	710	12.9%	4,954	13.4%	10,845	12.0%
HH Income \$75,000 to \$99,999 (2008)	709	12.9%	4,200	11.3%	9,925	11.0%
HH Income \$50,000 to \$74,999 (2008)	1,123	20.4%	6,847	18.5%	16,514	18.3%
HH Income \$35,000 to \$49,999 (2008)	966	17.6%	5,377	14.5%	13,312	14.7%
HH Income \$25,000 to \$34,999 (2008)	531	9.7%	3,252	8.8%	9,363	10.4%
HH Income \$15,000 to \$24,999 (2008)	407	7.4%	2,536	6.8%	7,773	8.6%
HH Income \$0 to \$14,999 (2008)	444	8.1%	3,417	9.2%	9,813	10.9%
HH Income \$35,000+ (2008)	4,121	74.9%	27,890	75.2%	63,354	70.2%
HH Income \$75,000+ (2008)	2,031	36.9%	15,666	42.2%	33,528	37.1%
<b>Housing</b>						
Total Housing Units (2008)	6,319		41,522		101,549	
Housing Units, Occupied (2008)	5,503	87.1%	37,096	89.3%	90,302	88.9%
<i>Housing Units, Owner-Occupied (2008)</i>	2,895	52.6%	20,740	55.9%	45,655	50.6%
<i>Housing Units, Renter-Occupied (2008)</i>	2,608	47.4%	16,355	44.1%	44,646	49.4%
Housing Units, Vacant (2008)	816	12.9%	4,427	10.7%	11,247	11.1%
Median Years in Residence (2008)	3.4	<i>yrs</i>	3.6	<i>yrs</i>	3.4	<i>yrs</i>
<b>Marital Status</b>						
Never Married (2008)	3,126	35.8%	21,154	32.3%	55,667	34.1%
Now Married (2008)	3,584	41.1%	29,936	45.6%	69,364	42.5%
Separated (2008)	305	3.5%	3,801	5.8%	11,142	6.8%
Widowed (2008)	644	7.4%	4,204	6.4%	10,359	6.3%
Divorced (2008)	1,066	12.2%	6,490	9.9%	16,679	10.2%
<b>Household Type</b>						
Population Family (2008)	6,381	62.8%	56,562	71.3%	145,821	72.4%
Population Non-Family (2008)	3,733	36.7%	21,471	27.1%	50,757	25.2%
Population Group Qtrs (2008)	54	0.5%	1,244	1.6%	4,837	2.4%
Family Households (2008)	2,249	40.9%	18,814	50.7%	47,171	52.2%
Married Couple With Children (2008)	558	15.6%	5,075	17.0%	11,967	17.3%
Average Family Household Size (2008)	2.84		3.01		3.09	
Non-Family Households (2008)	3,254	59.1%	18,281	49.3%	43,131	47.8%
<b>Household Size</b>						
1 Person Household (2008)	2,760	50.2%	15,494	41.8%	36,583	40.5%
2 Person Households (2008)	1,667	30.3%	11,541	31.1%	27,074	30.0%
3 Person Households (2008)	544	9.9%	4,333	11.7%	11,363	12.6%
4 Person Households (2008)	338	6.1%	3,395	9.2%	8,844	9.8%
5 Person Households (2008)	128	2.3%	1,524	4.1%	4,023	4.5%
6+ Person Households (2008)	67	1.2%	808	2.2%	2,415	2.7%
<b>Household Vehicles</b>						
Total Vehicles Available (2008)	8,929		60,439		143,891	
Household: 0 Vehicles Available (2008)	331	6.0%	2,672	7.2%	8,396	9.3%
Household: 1 Vehicles Available (2008)	2,657	48.3%	16,217	43.7%	39,936	44.2%
Household: 2+ Vehicles Available (2008)	2,515	45.7%	18,206	49.1%	41,969	46.5%
Average Vehicles Per Household (2008)	1.6		1.6		1.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Lat/Lon: 35.170525/-80.850942

November 2009

RF5

Montford Drive & Park Road Charlotte, North Carolina	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2008)	8,642		64,642		160,709	
Est. Civilian Employed (2008)	6,156	71.2%	42,642	66.0%	104,138	64.8%
Est. Civilian Unemployed (2008)	360	4.2%	3,247	5.0%	9,748	6.1%
Est. in Armed Forces (2008)	9	0.1%	53	0.1%	107	0.1%
Est. not in Labor Force (2008)	2,118 24.5%		18,700 28.9%		46,716 29.1%	
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	6,560		42,238		99,748	
Mgmt, Business, & Financial Operations (200)	1,529	23.3%	9,576	22.7%	20,179	20.2%
Professional and Related (2000)	1,760	26.8%	9,929	23.5%	21,768	21.8%
Service (2000)	655	10.0%	4,600	10.9%	12,261	12.3%
Sales and Office (2000)	1,894	28.9%	12,064	28.6%	28,459	28.5%
Farming, Fishing, and Forestry (2000)	20	0.3%	38	0.1%	80	0.1%
Construct, Extraction, & Maintenance (2000)	321	4.9%	2,720	6.4%	6,630	6.6%
Production, Transp. & Material Moving (2000)	381	5.8%	3,310	7.8%	10,371	10.4%
Percent White Collar Workers (2000)	79.0%		74.7%		70.6%	
Percent Blue Collar Workers (2000)	21.0%		25.3%		29.4%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2008)	\$337		\$2,662		\$5,791	
Total Non-Retail Expenditures (2008)	\$194	57.5%	\$1,536	57.7%	\$3,337	57.6%
Total Retail Expenditures (2008)	\$143	42.5%	\$1,126	42.3%	\$2,454	42.4%
Apparel (2008)	\$16	4.8%	\$129	4.8%	\$280	4.8%
Contributions (2008)	\$13	4.0%	\$116	4.3%	\$243	4.2%
Education (2008)	\$9	2.6%	\$74	2.8%	\$156	2.7%
Entertainment (2008)	\$19	5.6%	\$150	5.6%	\$325	5.6%
Food And Beverages (2008)	\$51	15.1%	\$394	14.8%	\$866	15.0%
Furnishings And Equipment (2008)	\$15	4.4%	\$120	4.5%	\$259	4.5%
Gifts (2008)	\$9	2.8%	\$79	3.0%	\$167	2.9%
Health Care (2008)	\$20	6.0%	\$154	5.8%	\$341	5.9%
Household Operations (2008)	\$12	3.7%	\$103	3.9%	\$220	3.8%
Miscellaneous Expenses (2008)	\$6	1.7%	\$43	1.6%	\$95	1.6%
Personal Care (2008)	\$5	1.4%	\$38	1.4%	\$83	1.4%
Personal Insurance (2008)	\$4	1.1%	\$30	1.1%	\$64	1.1%
Reading (2008)	\$1	0.3%	\$9	0.3%	\$19	0.3%
Shelter (2008)	\$65	19.4%	\$519	19.5%	\$1,127	19.5%
Tobacco (2008)	\$2	0.6%	\$15	0.6%	\$34	0.6%
Transportation (2008)	\$66	19.7%	\$512	19.2%	\$1,121	19.4%
Utilities (2008)	\$23	6.9%	\$176	6.6%	\$390	6.7%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2008)	7,632		56,391		137,984	
Elementary (0 to 8) (2008)	171	2.2%	2,182	3.9%	6,253	4.5%
Some High School (9 to 11) (2008)	274	3.6%	2,999	5.3%	10,440	7.6%
High School Graduate (12) (2008)	1,231	16.1%	10,092	17.9%	29,112	21.1%
Some College (13 to 16) (2008)	1,421	18.6%	9,241	16.4%	23,040	16.7%
Associate Degree Only (2008)	613	8.0%	3,974	7.0%	9,946	7.2%
Bachelor Degree Only (2008)	2,448	32.1%	16,989	30.1%	37,346	27.1%
Graduate Degree (2008)	1,473	19.3%	10,915	19.4%	21,846	15.8%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Lat/Lon: 35.170525/-80.850942

November 2009

RF5

Montford Drive & Park Road Charlotte, North Carolina		1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Units In Structure</b>							
1 Detached Unit (2000)	2,712	45.2%	19,454	51.7%	43,631	49.2%	
1 Attached Unit (2000)	446	7.4%	2,429	6.5%	5,359	6.0%	
2 to 4 Units (2000)	614	10.2%	4,559	12.1%	11,157	12.6%	
5 to 9 Units (2000)	529	8.8%	3,777	10.0%	9,980	11.2%	
10 to 19 Units (2000)	511	8.5%	2,715	7.2%	8,192	9.2%	
20 to 49 Units (2000)	395	6.6%	1,831	4.9%	4,243	4.8%	
50 or more Units (2000)	766	12.8%	2,746	7.3%	5,885	6.6%	
Mobile Home or Trailer (2000)	15	0.3%	77	0.2%	270	0.3%	
Other Structure (2000)	8	0.1%	15	0.0%	42	0.0%	
<b>Homes Built By Year</b>							
Homes Built 1999 to 2000	333	5.6%	989	2.6%	2,077	2.3%	
Homes Built 1995 to 1998	174	2.9%	1,962	5.2%	6,087	6.9%	
Homes Built 1990 to 1994	385	6.4%	1,867	5.0%	5,327	6.0%	
Homes Built 1980 to 1989	878	14.7%	4,668	12.4%	14,756	16.6%	
Homes Built 1970 to 1979	796	13.3%	6,049	16.1%	15,675	17.7%	
Homes Built 1960 to 1969	1,074	17.9%	8,178	21.7%	16,791	18.9%	
Homes Built 1950 to 1959	1,498	25.0%	7,528	20.0%	14,361	16.2%	
Homes Built Before 1949	856	14.3%	6,363	16.9%	13,684	15.4%	
<b>Home Values</b>							
Home Values \$1,000,000 or More (2000)	11	0.4%	523	3.0%	703	1.9%	
Home Values \$500,000 to \$999,999 (2000)	91	3.6%	1,970	11.4%	2,927	7.8%	
Home Values \$400,000 to \$499,999 (2000)	144	5.7%	976	5.7%	1,576	4.2%	
Home Values \$300,000 to \$399,999 (2000)	255	10.1%	1,743	10.1%	3,191	8.5%	
Home Values \$200,000 to \$299,999 (2000)	441	17.6%	2,981	17.3%	7,184	19.1%	
Home Values \$150,000 to \$199,999 (2000)	461	18.4%	2,730	15.8%	6,325	16.8%	
Home Values \$100,000 to \$149,999 (2000)	827	32.9%	3,908	22.7%	7,501	19.9%	
Home Values \$70,000 to \$99,999 (2000)	242	9.6%	1,699	9.9%	4,874	12.9%	
Home Values \$50,000 to \$69,999 (2000)	31	1.2%	519	3.0%	2,352	6.2%	
Home Values \$25,000 to \$49,999 (2000)	11	0.4%	150	0.9%	882	2.3%	
Home Values \$0 to \$24,999 (2000)	0		44	0.3%	143	0.4%	
Owner Occupied Median Home Value (2000)	\$203,173		\$265,511		\$218,751		
Renter Occupied Median Rent (2000)	\$676		\$626		\$561		
<b>Transportation To Work</b>							
Drive to Work Alone (2000)	5,491	83.6%	34,072	80.6%	77,712	77.9%	
Drive to Work in Carpool (2000)	565	8.6%	4,673	11.1%	11,627	11.6%	
Travel to Work - Public Transportation (2000)	73	1.1%	890	2.1%	3,762	3.8%	
Drive to Work on Motorcycle (2000)	15	0.2%	50	0.1%	75	0.1%	
Walk or Bicycle to Work (2000)	105	1.6%	632	1.5%	2,115	2.1%	
Other Means (2000)	56	0.9%	314	0.7%	716	0.7%	
Work at Home (2000)	262	4.0%	1,633	3.9%	3,797	3.8%	
<b>Travel Time</b>							
Travel to Work in 14 Minutes or Less (2000)	2,109	33.4%	13,401	33.0%	27,816	29.0%	
Travel to Work in 14 to 29 Minutes (2000)	3,060	48.5%	19,116	47.0%	43,992	45.8%	
Travel to Work in 30 to 59 Minutes (2000)	968	15.3%	6,761	16.6%	20,292	21.1%	
Travel to Work in 60 Minutes or More (2000)	169	2.7%	1,353	3.3%	3,906	4.1%	
Average Travel Time to Work (2000)	18.3	<i>mins</i>	19.4	<i>mins</i>	21.0	<i>mins</i>	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.