



Huntersville Gateway

Site Type: Ring

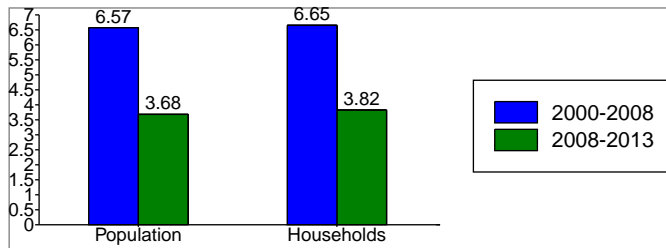
Latitude 35.411432
 Longitude -80.856398
 Ring: 1.0 mile

Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

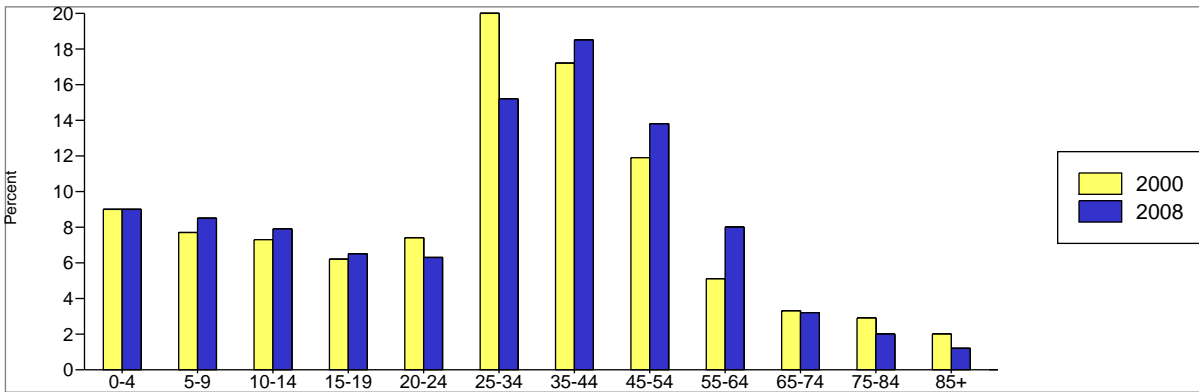
Year	Population	Households
2000	3,398	1,423
2008	5,742	2,420
2013	6,880	2,919

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 129 in 2000, or 3.8 percent of the total population. Average household size is 2.33 in 2008, compared to 2.30 in the year 2000.



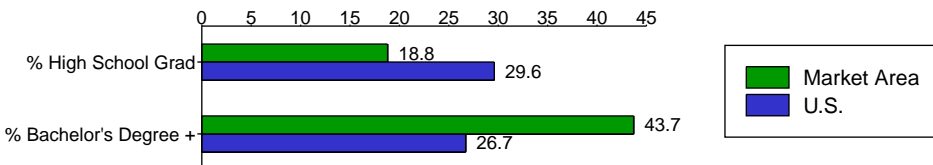
Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 31.1, compared to 32.9 years currently. By age group, the changes in the percent distribution of the market area population show the following:



Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



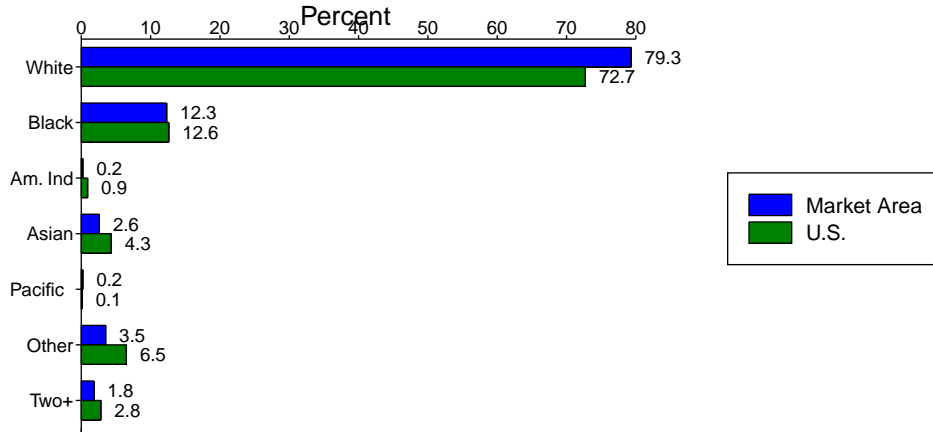
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Latitude 35.411432
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Population by Race/Ethnicity

Currently, the racial composition of the population in the market area breaks down as follows:

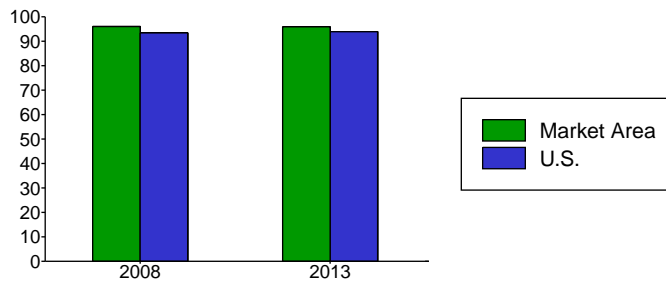


Persons of Hispanic origin represent 7.8 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 44.8 in the identified market area, compared to 59.3 in the U.S. population.

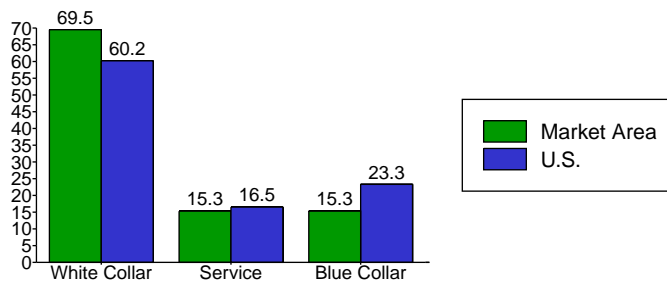
Population by Employment

In 2000, 70.8 percent of the population aged 16 years or older in the market area participated in the labor force; 0.0 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	%Employed	%Unemployed
2008	96.0	4.0
2013	95.9	4.1



And by occupational status:



In 2000, 77.9 percent of the market area population drove alone to work, and 5.1 percent worked at home. The average travel time to work in 2000 was 27.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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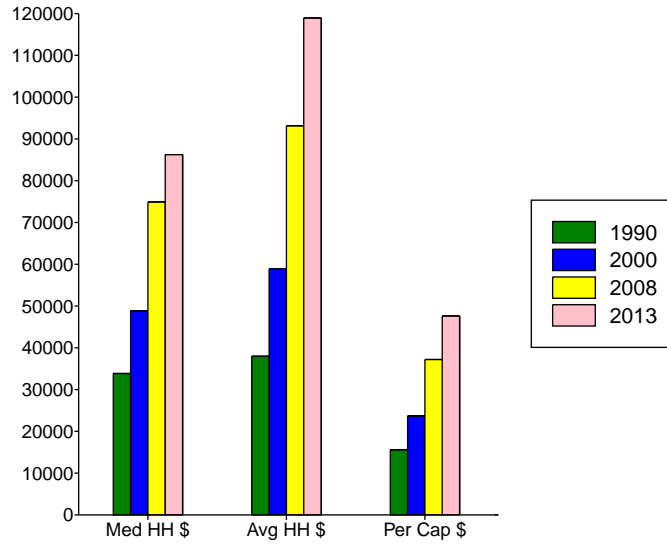
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Ring: 1.0 mile

Income

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



Housing

Currently, 51.5 percent of the 2,652 housing units in the market area are owner occupied; 39.7 percent, renter occupied; and 8.7 percent are vacant. In 2000, there were 1,544 housing units— 47.3 percent owner occupied, 45.2 percent renter occupied and 7.5 percent vacant. The annual rate of change in housing units since 2000 is 6.78 percent. Median home value in the market area is \$252,930, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.42 percent annually to \$271,464. From 2000 to the current year, median home value changed by 6.26 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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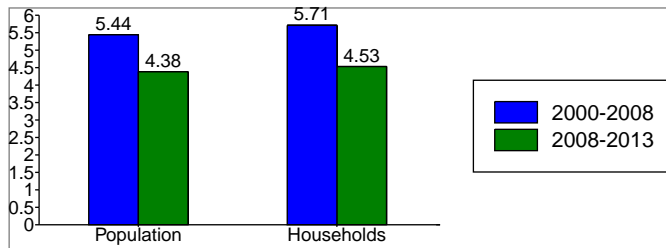
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Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

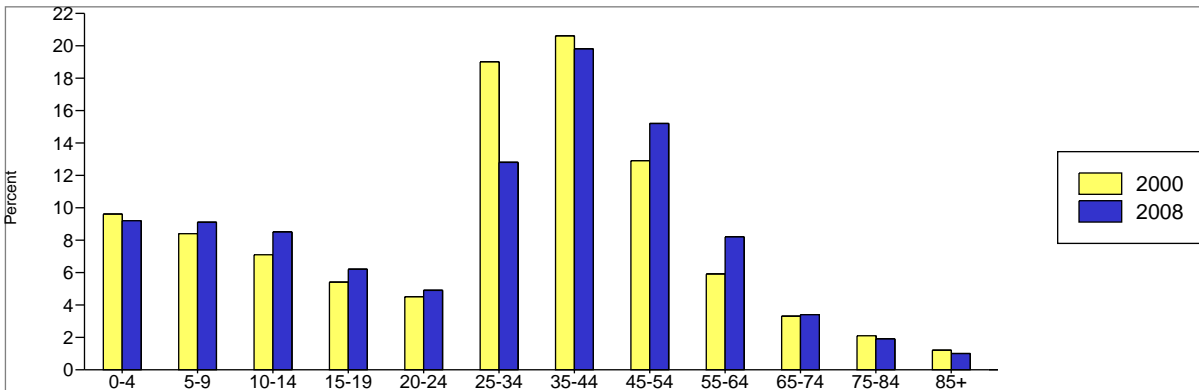
Year	Population	Households
2000	22,637	8,192
2008	35,050	12,950
2013	43,422	16,164

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 445 in 2000, or 2.0 percent of the total population. Average household size is 2.67 in 2008, compared to 2.71 in the year 2000.



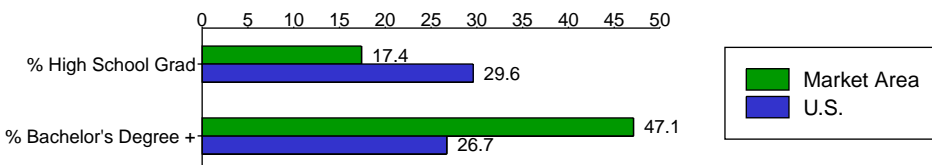
Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 33.2, compared to 34.6 years currently. By age group, the changes in the percent distribution of the market area population show the following:



Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



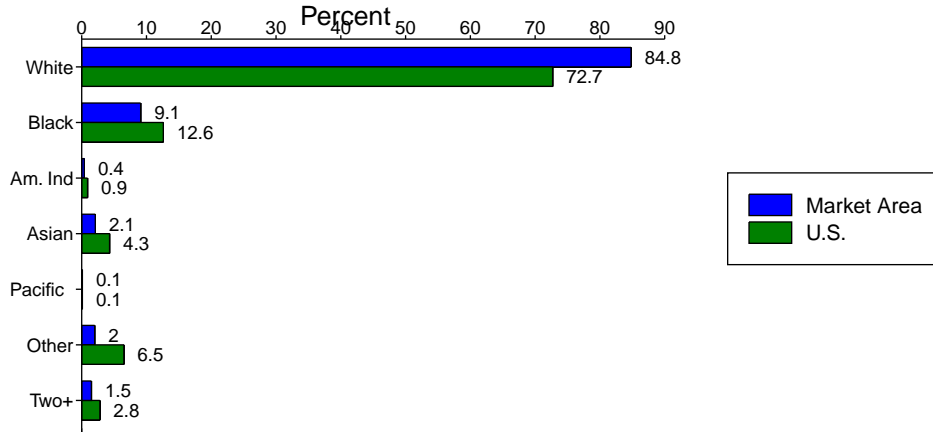
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Population by Race/Ethnicity

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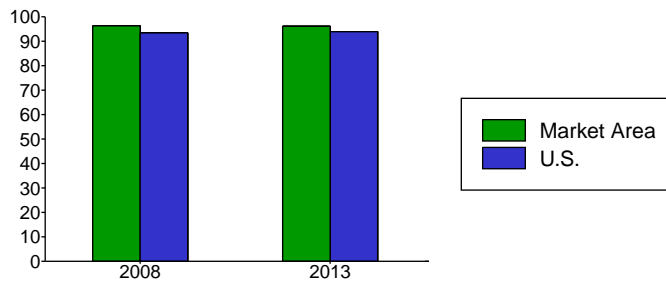


Persons of Hispanic origin represent 6.1 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 35.6 in the identified market area, compared to 59.3 in the U.S. population.

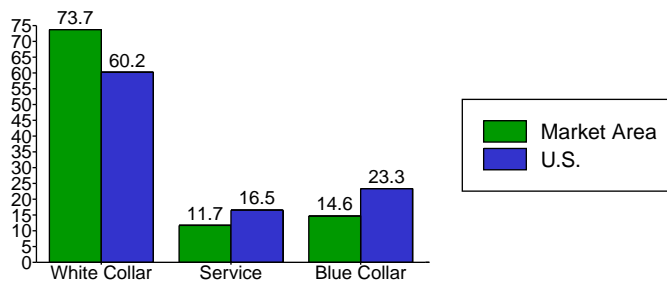
Population by Employment

In 2000, 74.5 percent of the population aged 16 years or older in the market area participated in the labor force; 0.0 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	%Employed	%Unemployed
2008	96.3	3.7
2013	96.1	3.9



And by occupational status:



In 2000, 82.9 percent of the market area population drove alone to work, and 5.0 percent worked at home. The average travel time to work in 2000 was 29.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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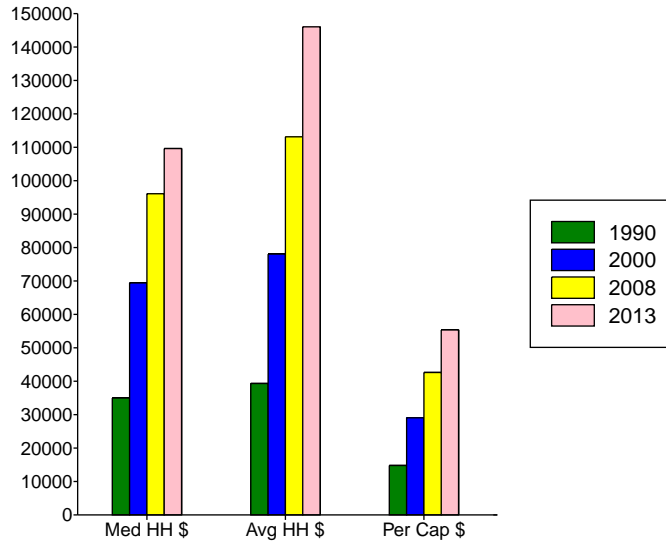
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Income

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



Housing

Currently, 69.1 percent of the 14,168 housing units in the market area are owner occupied; 22.3 percent, renter occupied; and 8.6 percent are vacant. In 2000, there were 8,802 housing units— 69.9 percent owner occupied, 23.1 percent renter occupied and 7.0 percent vacant. The annual rate of change in housing units since 2000 is 5.94 percent. Median home value in the market area is \$256,268, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.24 percent annually to \$272,574. From 2000 to the current year, median home value changed by 4.63 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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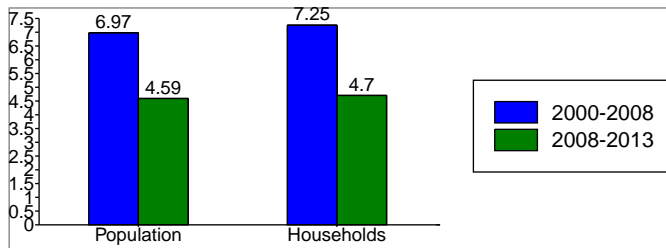
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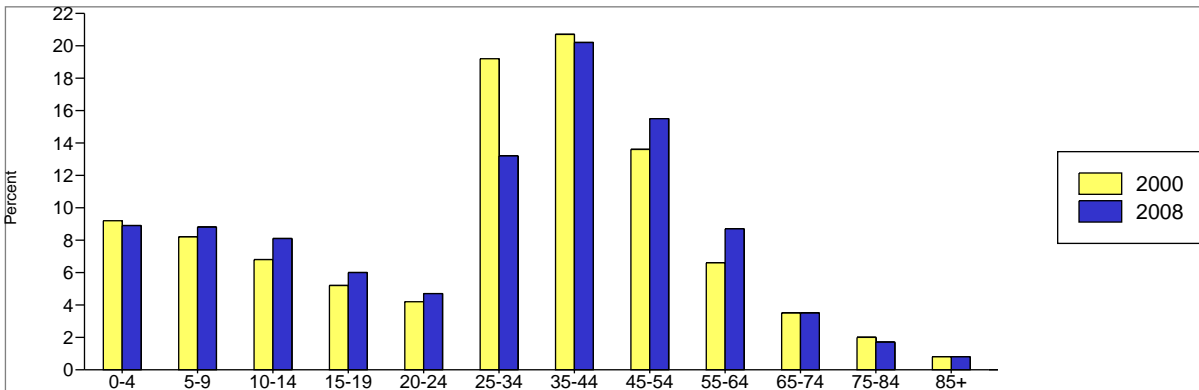
Year	Population	Households
2000	42,120	15,834
2008	73,420	28,204
2013	91,889	35,483

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 496 in 2000, or 1.2 percent of the total population. Average household size is 2.58 in 2008, compared to 2.63 in the year 2000.



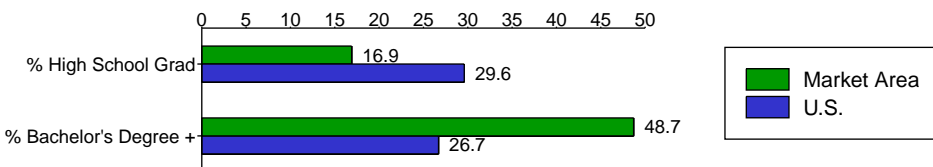
Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 33.7, compared to 35.1 years currently. By age group, the changes in the percent distribution of the market area population show the following:



Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



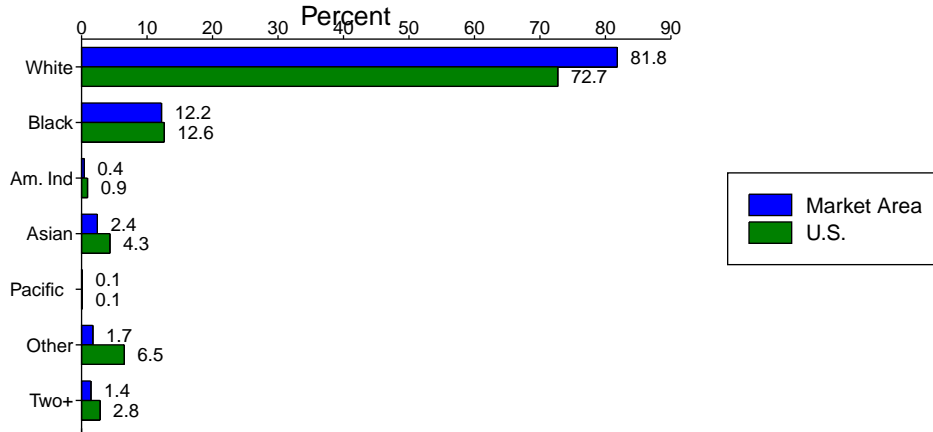
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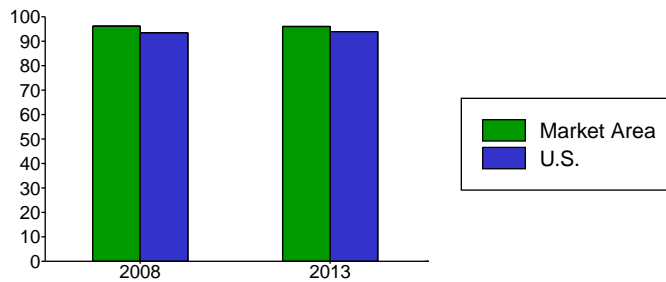


Persons of Hispanic origin represent 5.5 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 38.6 in the identified market area, compared to 59.3 in the U.S. population.

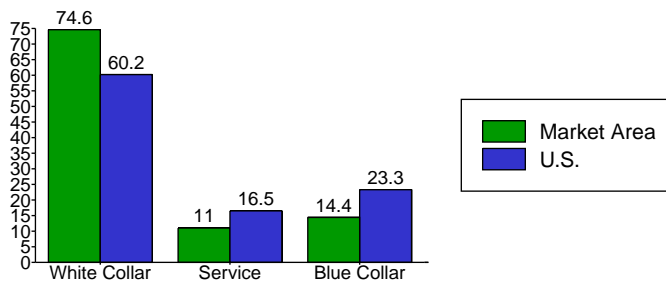
Population by Employment

In 2000, 75.7 percent of the population aged 16 years or older in the market area participated in the labor force; 0.0 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	%Employed	%Unemployed
2008	96.1	3.9
2013	96.0	4.0



And by occupational status:



In 2000, 83.9 percent of the market area population drove alone to work, and 5.1 percent worked at home. The average travel time to work in 2000 was 29.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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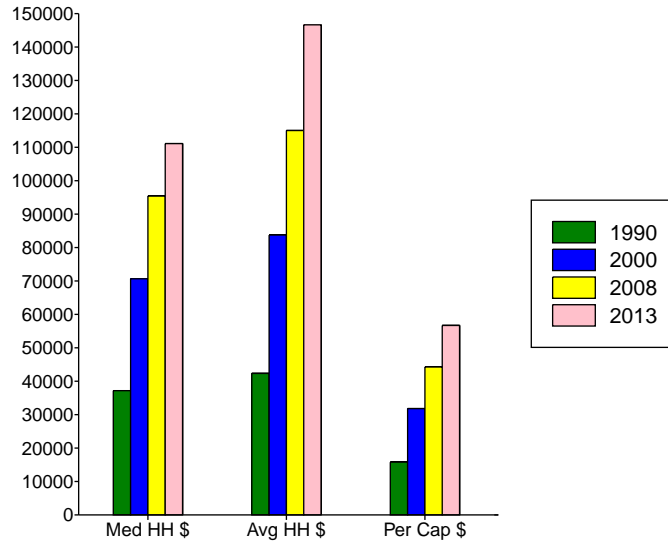
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Income

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



Housing

Currently, 72.4 percent of the 31,247 housing units in the market area are owner occupied; 17.9 percent, renter occupied; and 9.7 percent are vacant. In 2000, there were 17,166 housing units— 74.3 percent owner occupied, 18.1 percent renter occupied and 7.6 percent vacant. The annual rate of change in housing units since 2000 is 7.53 percent. Median home value in the market area is \$241,147, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.24 percent annually to \$256,464. From 2000 to the current year, median home value changed by 4.27 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Demographic and Income Profile

Prepared by STDBOnline

Huntersville Gateway
 Corner of Gilead and Statesville
 35.411432, -80.856398

Latitude: 35.411432
 Longitude: -80.856398
 Radius: 1 miles

Site Type: Ring

Summary	2000	2009	2014
Population	3,398	4,915	5,817
Households	1,423	2,130	2,544
Families	924	1,317	1,548
Average Household Size	2.30	2.24	2.23
Owner Occupied HUs	728	1,103	1,330
Renter Occupied HUs	695	1,027	1,214
Median Age	31.1	32.9	33.1

Trends: 2009-2014 Annual Rate	Area	State	National
Population	3.43%	0%	0.91%
Households	3.62%	0%	0.94%
Families	3.28%	0%	0.74%
Owner HHs	3.81%	0%	1.19%
Median Household Income	1.11%	0%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	178	12.4%	188	8.8%	210	8.3%
\$15,000 - \$24,999	144	10.1%	145	6.8%	163	6.4%
\$25,000 - \$34,999	201	14.1%	181	8.5%	193	7.6%
\$35,000 - \$49,999	206	14.4%	297	13.9%	334	13.1%
\$50,000 - \$74,999	296	20.7%	445	20.9%	500	19.7%
\$75,000 - \$99,999	204	14.3%	299	14.0%	438	17.2%
\$100,000 - \$149,999	157	11.0%	386	18.1%	469	18.5%
\$150,000 - \$199,000	26	1.8%	122	5.7%	151	5.9%
\$200,000+	18	1.3%	68	3.2%	83	3.3%
Median Household Income	\$48,804		\$64,143		\$67,777	
Average Household Income	\$58,927		\$78,581		\$81,016	
Per Capita Income	\$23,637		\$31,914		\$32,997	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	307	9.0%	428	8.7%	502	8.6%
5 - 9	262	7.7%	394	8.0%	470	8.1%
10 - 14	247	7.3%	363	7.4%	435	7.5%
15 - 19	210	6.2%	312	6.4%	376	6.5%
20 - 24	253	7.4%	338	6.9%	382	6.6%
25 - 34	679	20.0%	791	16.1%	917	15.8%
35 - 44	585	17.2%	837	17.0%	934	16.1%
45 - 54	405	11.9%	651	13.3%	760	13.1%
55 - 64	174	5.1%	411	8.4%	532	9.1%
65 - 74	111	3.3%	180	3.7%	277	4.8%
75 - 84	97	2.9%	122	2.5%	142	2.4%
85+	68	2.0%	86	1.8%	91	1.6%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,781	81.8%	3,763	76.6%	4,338	74.6%
Black Alone	409	12.0%	671	13.7%	795	13.7%
American Indian Alone	8	0.2%	15	0.3%	19	0.3%
Asian Alone	61	1.8%	124	2.5%	170	2.9%
Pacific Islander Alone	7	0.2%	12	0.2%	16	0.3%
Some Other Race Alone	82	2.4%	220	4.5%	328	5.6%
Two or More Races	51	1.5%	110	2.2%	152	2.6%
Hispanic Origin (Any Race)	205	6.0%	498	10.1%	712	12.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

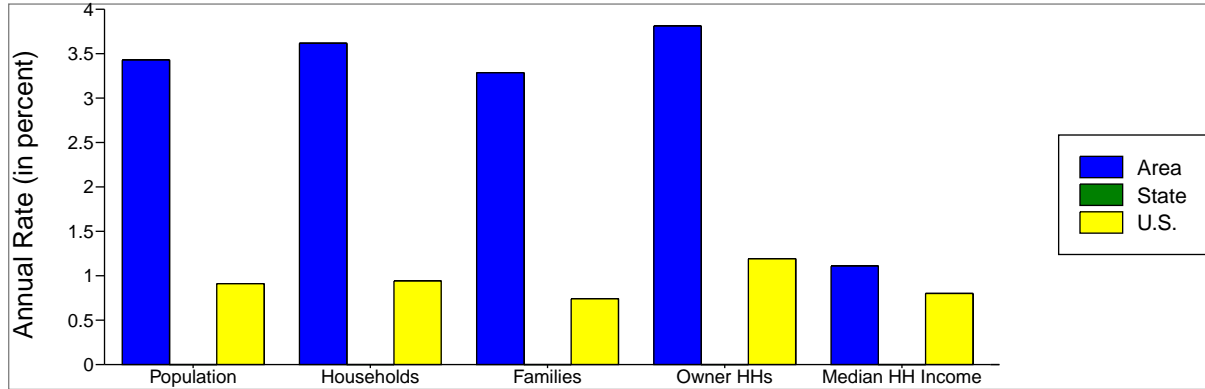
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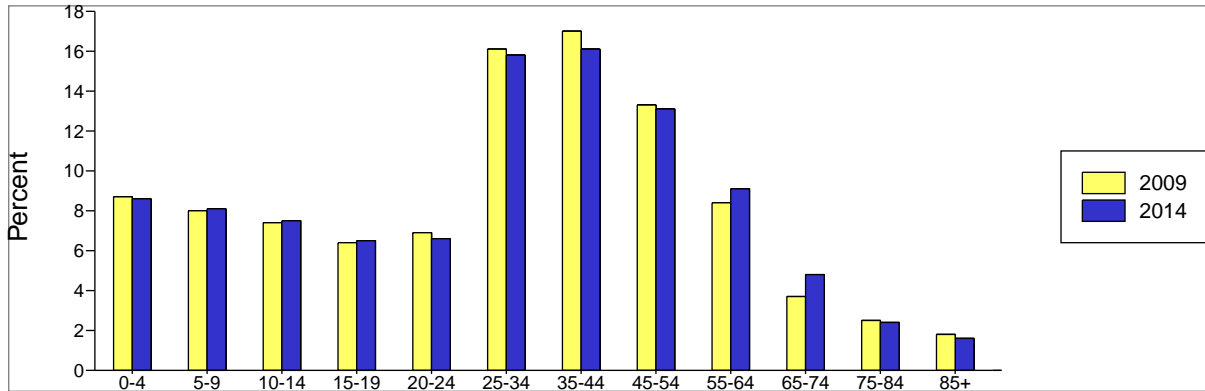
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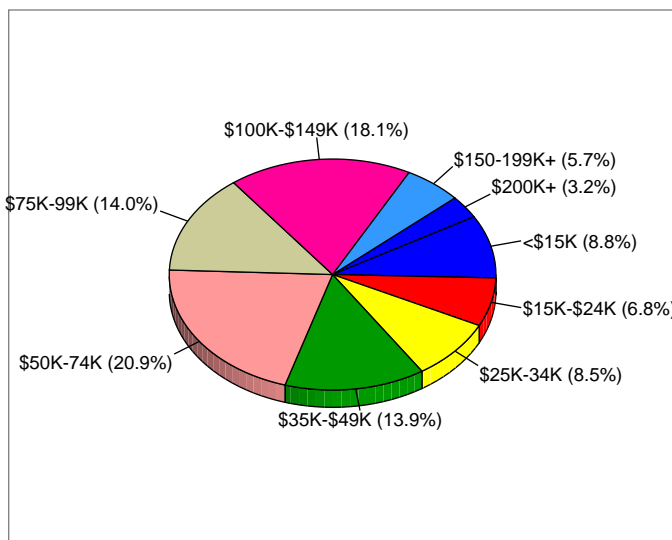
Trends 2009-2014



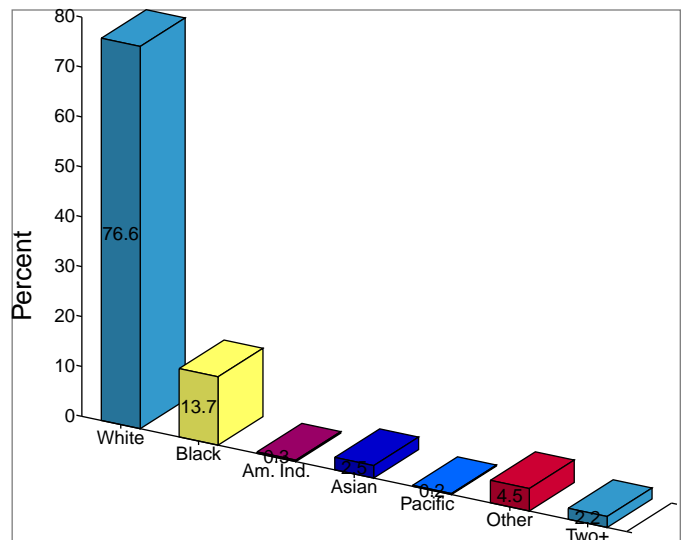
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 10.1%



Demographic and Income Profile

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Latitude: 35.411432
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Site Type: Ring

Summary	2000	2009	2014
Population	22,974	39,536	48,761
Households	8,320	14,818	18,407
Families	6,267	10,629	13,002
Average Household Size	2.71	2.64	2.62
Owner Occupied HUs	6,281	10,980	13,545
Renter Occupied HUs	2,039	3,838	4,863
Median Age	33.2	34.5	33.9

Trends: 2009-2014 Annual Rate	Area	State	National
Population	4.28%	0%	0.91%
Households	4.43%	0%	0.94%
Families	4.11%	0%	0.74%
Owner HHs	4.29%	0%	1.19%
Median Household Income	0.6%	0%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	568	6.8%	690	4.7%	792	4.3%
\$15,000 - \$24,999	495	5.9%	550	3.7%	636	3.5%
\$25,000 - \$34,999	720	8.6%	677	4.6%	765	4.2%
\$35,000 - \$49,999	1,006	12.0%	1,459	9.8%	1,707	9.3%
\$50,000 - \$74,999	1,701	20.3%	2,665	18.0%	3,063	16.6%
\$75,000 - \$99,999	1,645	19.6%	2,216	15.0%	3,111	16.9%
\$100,000 - \$149,999	1,630	19.4%	3,820	25.8%	4,893	26.6%
\$150,000 - \$199,000	372	4.4%	1,576	10.6%	1,954	10.6%
\$200,000+	246	2.9%	1,167	7.9%	1,485	8.1%
Median Household Income	\$69,737		\$88,689		\$91,379	
Average Household Income	\$78,295		\$106,563		\$109,194	
Per Capita Income	\$29,127		\$40,448		\$41,706	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,218	9.7%	3,602	9.1%	4,313	8.8%
5 - 9	1,926	8.4%	3,515	8.9%	4,286	8.8%
10 - 14	1,622	7.1%	3,331	8.4%	4,101	8.4%
15 - 19	1,234	5.4%	2,460	6.2%	3,312	6.8%
20 - 24	1,019	4.4%	1,872	4.7%	2,467	5.1%
25 - 34	4,364	19.0%	5,254	13.3%	6,699	13.7%
35 - 44	4,747	20.7%	7,564	19.1%	7,844	16.1%
45 - 54	2,975	12.9%	6,055	15.3%	7,542	15.5%
55 - 64	1,362	5.9%	3,340	8.4%	4,594	9.4%
65 - 74	764	3.3%	1,412	3.6%	2,233	4.6%
75 - 84	477	2.1%	752	1.9%	938	1.9%
85+	265	1.2%	379	1.0%	434	0.9%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,294	88.3%	33,362	84.4%	40,404	82.9%
Black Alone	1,751	7.6%	3,673	9.3%	4,654	9.5%
American Indian Alone	86	0.4%	166	0.4%	211	0.4%
Asian Alone	333	1.4%	838	2.1%	1,213	2.5%
Pacific Islander Alone	13	0.1%	28	0.1%	39	0.1%
Some Other Race Alone	253	1.1%	841	2.1%	1,332	2.7%
Two or More Races	244	1.1%	628	1.6%	908	1.9%
Hispanic Origin (Any Race)	895	3.9%	2,570	6.5%	3,836	7.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

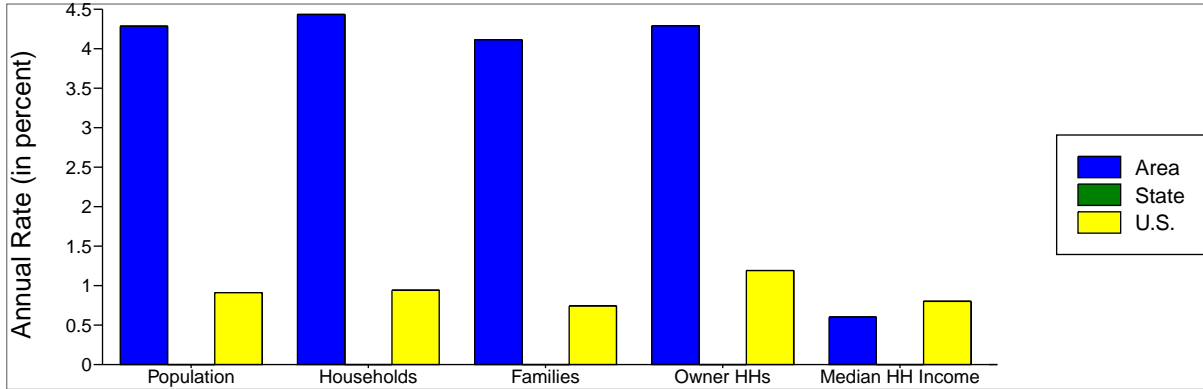
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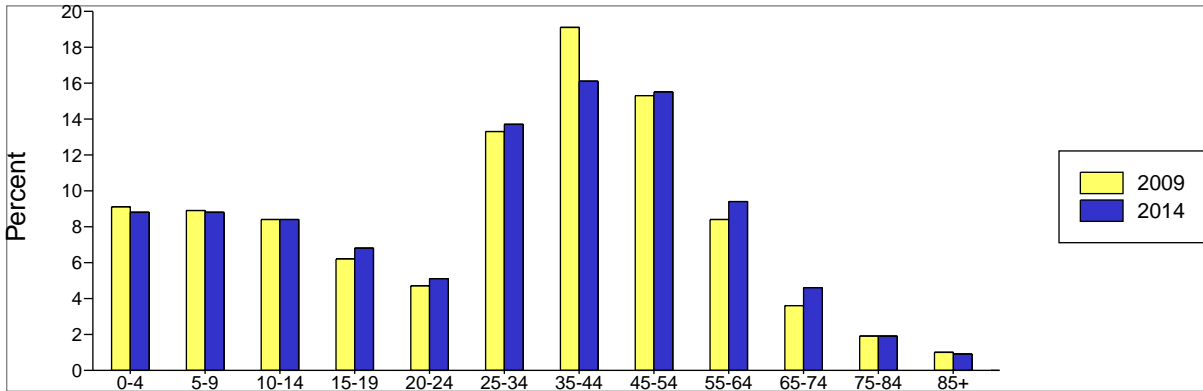
Site Type: Ring

Latitude: 35.411432
 Longitude: -80.856398
 Radius: 3 miles

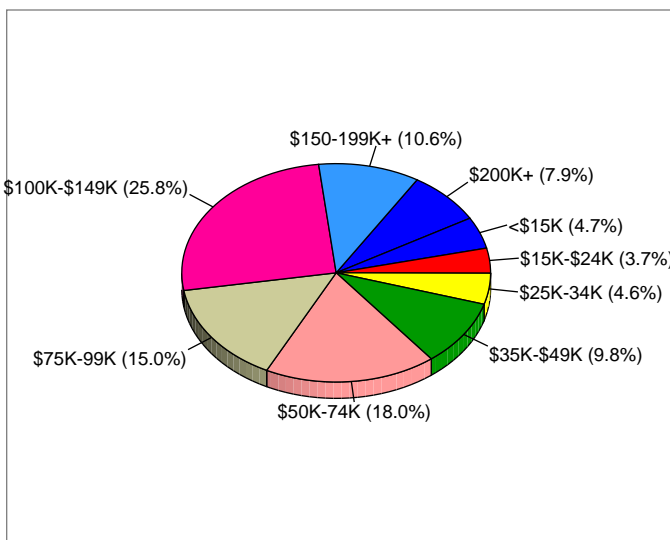
Trends 2009-2014



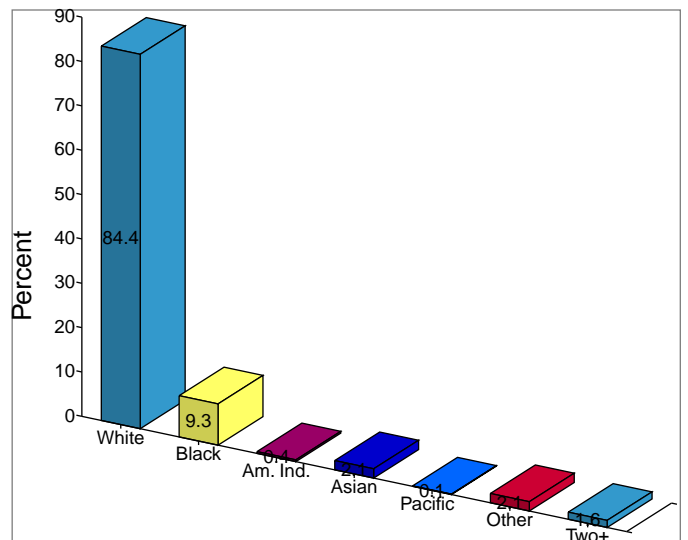
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 6.5%



Demographic and Income Profile

Prepared by STDBOnline

Huntersville Gateway
 Corner of Gilead and Statesville
 35.411432, -80.856398

Latitude: 35.411432
 Longitude: -80.856398
 Radius: 5 miles

Site Type: Ring

Summary	2000	2009	2014
Population	42,062	73,652	91,101
Households	15,825	28,364	35,248
Families	11,725	20,039	24,529
Average Household Size	2.63	2.58	2.57
Owner Occupied HUs	12,706	22,239	27,409
Renter Occupied HUs	3,119	6,125	7,839
Median Age	33.7	34.9	34.3

Trends: 2009-2014 Annual Rate	Area	State	National
Population	4.34%	0%	0.91%
Households	4.44%	0%	0.94%
Families	4.13%	0%	0.74%
Owner HHs	4.27%	0%	1.19%
Median Household Income	0.42%	0%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	914	5.8%	1,112	3.9%	1,273	3.6%
\$15,000 - \$24,999	883	5.6%	973	3.4%	1,134	3.2%
\$25,000 - \$34,999	1,287	8.1%	1,205	4.2%	1,357	3.8%
\$35,000 - \$49,999	1,897	12.0%	2,723	9.6%	3,182	9.0%
\$50,000 - \$74,999	3,466	21.8%	5,303	18.7%	6,094	17.3%
\$75,000 - \$99,999	3,122	19.7%	4,650	16.4%	6,644	18.8%
\$100,000 - \$149,999	2,801	17.6%	7,335	25.9%	9,247	26.2%
\$150,000 - \$199,000	769	4.8%	2,751	9.7%	3,402	9.7%
\$200,000+	731	4.6%	2,313	8.2%	2,915	8.3%
Median Household Income	\$70,558		\$88,568		\$90,430	
Average Household Income	\$83,602		\$108,311		\$110,594	
Per Capita Income	\$31,763		\$41,764		\$42,839	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,863	9.2%	6,560	8.9%	7,917	8.7%
5 - 9	3,440	8.2%	6,287	8.5%	7,722	8.5%
10 - 14	2,863	6.8%	5,880	8.0%	7,300	8.0%
15 - 19	2,183	5.2%	4,449	6.0%	5,870	6.4%
20 - 24	1,764	4.2%	3,401	4.6%	4,536	5.0%
25 - 34	8,107	19.3%	10,357	14.1%	13,279	14.6%
35 - 44	8,686	20.7%	14,040	19.1%	14,726	16.2%
45 - 54	5,705	13.6%	11,333	15.4%	14,057	15.4%
55 - 64	2,789	6.6%	6,496	8.8%	8,751	9.6%
65 - 74	1,479	3.5%	2,850	3.9%	4,438	4.9%
75 - 84	829	2.0%	1,410	1.9%	1,803	2.0%
85+	353	0.8%	589	0.8%	703	0.8%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	36,245	86.2%	60,077	81.6%	72,830	79.9%
Black Alone	4,155	9.9%	9,033	12.3%	11,531	12.7%
American Indian Alone	133	0.3%	269	0.4%	345	0.4%
Asian Alone	692	1.6%	1,758	2.4%	2,546	2.8%
Pacific Islander Alone	19	0.0%	43	0.1%	61	0.1%
Some Other Race Alone	398	0.9%	1,371	1.9%	2,191	2.4%
Two or More Races	419	1.0%	1,102	1.5%	1,596	1.8%
Hispanic Origin (Any Race)	1,461	3.5%	4,345	5.9%	6,538	7.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

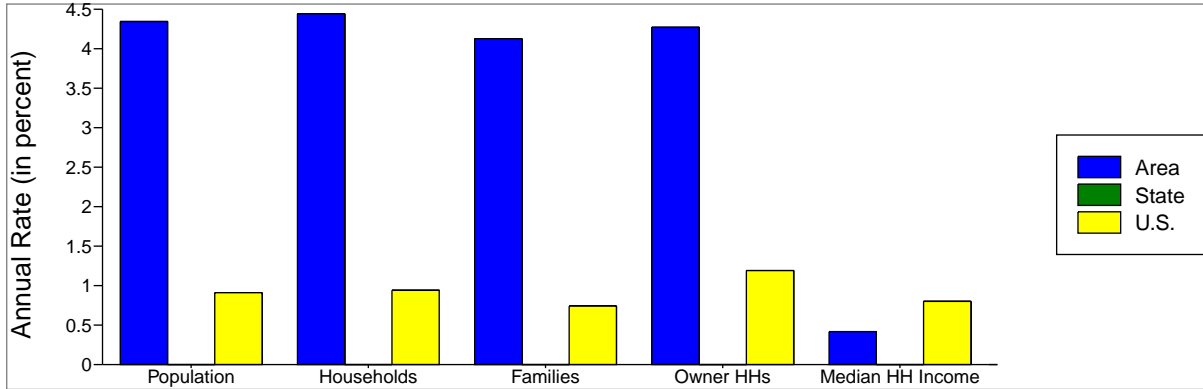
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Huntersville Gateway
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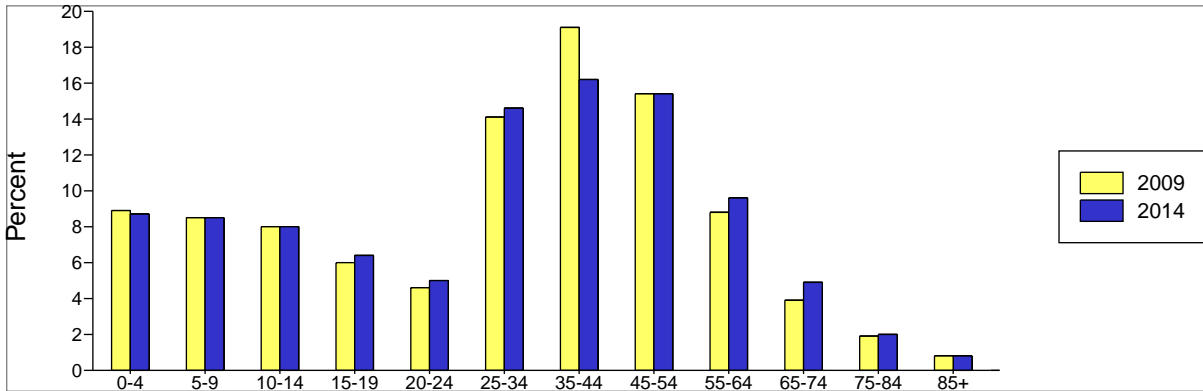
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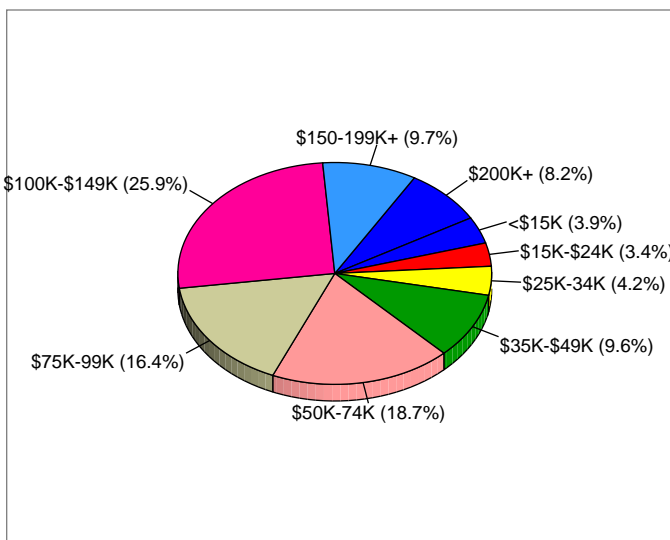
Trends 2009-2014



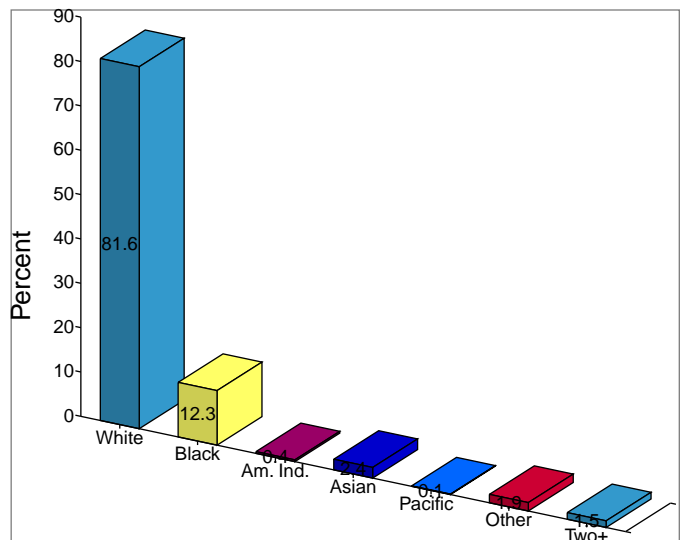
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 5.9%