

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.296852 Longitude: -80.748232

The Commons at Chancellor Park Charlotte, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	10,736	92,274	223,551
	Population Est 23Q1	10,730	92,119	221,982
	Population Est 22Q4	10,593	91,314	220,070
	Population Est 22Q3	10,518	90,705	218,269
	Population Est 22Q2	10,362	90,054	216,926
	Population Est 22Q1	10,255	89,159	215,500
	Population Est 21Q4	10,296	88,751	214,430
	Population Est 21Q3	9,809	87,124	210,626
	Population Est 21Q2	9,724	86,767	209,926
	Population Fcst	12,522	103,812	250,104
	2010 Census Population	6,738	67,497	167,864
	2000 Census Population	3,315	49,100	120,726
	1990 Census Population	1,884	29,626	78,217
	Current Year Daytime Population	49,333	131,584	240,491
	Average Seasonal Population	122	733	1,164
	Historical Annual Growth, 1990 – 2000	5.82%	5.18%	4.44%
	Historical Annual Growth, 2000 – 2010	7.35%	3.23%	3.35%
	Estimated Annual Growth, 2010 – CY	3.32%	2.22%	2.03%
	Projected Annual Growth, CY to Y5	3.13%	2.38%	2.27%
	Group Qtrs Est	1,817	6,121	6,831
Transient Est Average Last 4 Qtrs	5,172	10,444	13,126	
Households	Current Year Estimated Households	3,972	34,650	85,078
	Households Est 23Q1	3,971	34,585	84,431
	Households Est 22Q4	3,908	34,239	83,647
	Households Est 22Q3	3,874	33,992	82,952
	Households Est 22Q2	3,803	33,717	82,399
	Households Est 22Q1	3,756	33,345	81,830
	Households Est 21Q4	3,773	33,191	81,419
	Households Est 21Q3	3,554	32,503	79,829
	Households Est 21Q2	3,517	32,358	79,565
	Households Fcst	4,766	39,406	95,649
	2010 Census Households	2,215	25,381	63,545
	2000 Census Households	1,419	17,657	44,812
	1990 Census Households	775	9,823	28,310
	Historical Annual Growth, 1990 – 2000	6.23%	6.04%	4.70%
	Historical Annual Growth, 2000 – 2010	4.55%	3.70%	3.55%
	Estimated Annual Growth, 2010 – CY	4.18%	2.21%	2.07%
	Projected Annual Growth, CY to Y5	3.71%	2.61%	2.37%
	Population per Household	2.25	2.49	2.55

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

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.296852 Longitude: -80.748232

The Commons at Chancellor Park Charlotte, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.0%	0.9%	1.2%
	HH Income \$250,000 to \$499,999	1.3%	1.1%	1.4%
	HH Income \$200,000 to \$249,999	2.9%	2.5%	3.3%
	HH Income \$175,000 to \$199,999	2.7%	2.5%	2.9%
	HH Income \$150,000 to \$174,999	3.0%	3.7%	4.5%
	HH Income \$100,000 to 149,999	9.2%	14.0%	15.5%
	HH Income \$75,000 to 99,999	13.3%	12.9%	13.4%
	HH Income \$50,000 to 74,999	19.6%	21.6%	22.2%
	HH Income \$35,000 to 49,999	12.4%	13.9%	12.9%
	HH Income \$25,000 to 34,999	9.7%	8.6%	7.8%
	HH Income \$15,000 to 24,999	7.7%	7.2%	6.4%
	HH Income \$0 to 14,999	17.1%	11.1%	8.4%
	Average Household Income	\$69,696	\$75,697	\$84,668
	Median Household Income	\$52,923	\$60,197	\$65,362
	Per Capita Income	\$27,560	\$29,054	\$32,556
	Average Disposable Income	\$58,972	\$62,975	\$69,173
	Median Disposable Income	\$45,215	\$51,802	\$56,228
	Discretionary HH Income Over \$150,000	1.2%	1.4%	2.4%
	Discretionary HH Income \$125,000 to \$149,999	3.0%	2.4%	3.0%
	Discretionary HH Income \$100,000 to \$124,999	4.2%	3.8%	4.6%
	Discretionary HH Income \$75,000 to \$99,999	4.3%	7.3%	9.4%
	Discretionary HH Income \$50,000 to \$74,999	12.5%	16.5%	17.3%
	Discretionary HH Income \$25,000 to \$49,999	34.7%	32.2%	33.3%
	Discretionary HH Income Under \$25,000	40.1%	36.3%	30.0%
	Average Discretionary HH Income	\$39,472	\$42,792	\$48,144
	Median Discretionary HH Income	\$32,162	\$34,456	\$38,863
	Householder White – Count	1,106	8,441	21,923
	Median HH Income	\$39,628	\$68,919	\$81,522
	Average HH Income	\$56,823	\$76,304	\$91,563
	Householder Black or African-American – Count	2,061	16,459	41,585
	Median HH Income	\$55,933	\$58,454	\$61,285
	Average HH Income	\$70,753	\$70,981	\$72,878
	Householder Hispanic – Count	286	4,515	10,896
	Median HH Income	\$54,353	\$52,337	\$57,089
Average HH Income	\$55,587	\$61,330	\$66,416	
Householder Asian or Pacific Islander – Count	264	2,754	4,715	
Median HH Income	\$94,229	\$66,984	\$78,712	
Average HH Income	\$83,285	\$74,937	\$84,856	
Householder Other or Pacific Islander – Count	256	2,481	5,958	
Median HH Income	\$50,823	\$58,370	\$61,987	
Average HH Income	\$55,394	\$65,612	\$73,510	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.296852 Longitude: -80.748232

The Commons at Chancellor Park Charlotte, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	5,405	45,405	108,000
	Female Population	5,331	46,869	115,550
Total Population by Age	Count of Pop 0 to 4 years	656	6,493	15,362
	Count of Pop 0 to 7 years	703	8,174	20,167
	Count of Pop 5 - 13	702	9,050	23,851
	Count of Pop 14 - 18	1,171	6,229	13,296
	Count of Pop 19 - 22	1,640	8,176	15,199
	Count of Pop 22 - 25	1,354	6,980	12,145
	Count of Pop 25 - 29	928	8,300	17,615
	Count of Pop 30 - 34	1,151	9,371	20,339
	Count of Pop 35 - 39	762	7,573	18,129
	Count of Pop 40 - 44	456	5,668	15,271
	Count of Pop 45 - 59	1,064	13,018	38,030
	Count of Pop 60 - 74	682	8,665	25,747
	Count of Pop 75 - 84	139	2,226	6,862
	Count of Pop 85+	32	526	1,706
	% of Pop 0 to 4 years	6.1%	7.0%	6.9%
	% of Pop 0 to 7 years	6.5%	8.9%	9.0%
	% of Pop 5 - 13	6.5%	9.8%	10.7%
	% of Pop 14 - 18	10.9%	6.8%	5.9%
	% of Pop 19 - 22	15.3%	8.9%	6.8%
	% of Pop 22 - 25	12.6%	7.6%	5.4%
	% of Pop 25 - 29	8.6%	9.0%	7.9%
	% of Pop 30 - 34	10.7%	10.2%	9.1%
	% of Pop 35 - 39	7.1%	8.2%	8.1%
	% of Pop 40 - 44	4.2%	6.1%	6.8%
	% of Pop 45 - 59	9.9%	14.1%	17.0%
	% of Pop 60 - 74	6.3%	9.4%	11.5%
	% of Pop 75 - 84	1.3%	2.4%	3.1%
	% of Pop 85+	0.3%	0.6%	0.8%
Median Age	24.7	30.5	33.5	
Average Age	29.5	33.2	35.5	
Male Population by Age	% of Pop 0 to 4 years	6.2%	7.3%	7.3%
	% of Pop 5 - 13	6.6%	10.1%	11.2%
	% of Pop 14 - 18	11.6%	6.9%	6.2%
	% of Pop 19 - 22	15.9%	9.3%	7.2%
	% of Pop 22 - 25	12.8%	8.0%	5.8%
	% of Pop 25 - 29	8.8%	9.4%	8.2%
	% of Pop 30 - 34	10.9%	10.4%	9.2%
	% of Pop 35 - 39	7.2%	8.4%	8.2%
	% of Pop 40 - 44	4.3%	6.3%	6.8%
	% of Pop 45 - 59	9.1%	13.1%	16.2%
	% of Pop 75 - 84	1.0%	1.9%	2.6%
	% of Pop 60 - 74	5.4%	8.4%	10.6%
	% of Pop 85+	0.2%	0.3%	0.5%
	Median Age	24.3	29.4	32.2
Average Age	28.6	32.1	34.3	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.296852 Longitude: -80.748232

The Commons at Chancellor Park Charlotte, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	6.0%	6.8%	6.5%
	% of Pop 5 - 13	6.4%	9.5%	10.2%
	% of Pop 14 - 18	10.2%	6.6%	5.7%
	% of Pop 19 - 22	14.7%	8.5%	6.4%
	% of Pop 22 - 25	12.4%	7.1%	5.1%
	% of Pop 25 - 29	8.5%	8.6%	7.6%
	% of Pop 30 - 34	10.5%	9.9%	9.0%
	% of Pop 35 - 39	7.0%	8.0%	8.0%
	% of Pop 40 - 44	4.2%	6.0%	6.8%
	% of Pop 45 - 59	10.8%	15.1%	17.8%
	% of Pop 60 - 74	7.3%	10.3%	12.3%
	% of Pop 75 - 84	1.6%	2.9%	3.5%
	% of Pop 85+	0.4%	0.8%	1.0%
	Median Age	25.2	31.5	34.7
Average Age	30.5	34.4	36.7	
Race	Count of White	4,131	23,291	59,821
	Count of Black or African-American	4,643	42,437	107,510
	Count of Asian or Pacific Islander	709	8,920	15,703
	Count of Other races	1,253	17,626	40,516
	White	38.5%	25.2%	26.8%
	Black or African American	43.2%	46.0%	48.1%
	Asian	6.6%	9.7%	7.0%
	Other Races	11.7%	19.1%	18.1%
Language Spoken	Speak English at Home	85.5%	75.3%	76.3%
	Speak Spanish at Home	5.8%	14.1%	14.2%
	Speak French or French Creole at Home	0.6%	1.6%	1.9%
	Speak German at Home	0.2%	0.1%	0.1%
	Speak Other Indo-European Languages at Home	2.1%	2.1%	1.7%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.2%	0.3%
	Speak Chinese at Home	0.5%	0.8%	0.5%
	Speak Korean at Home	0.1%	0.2%	0.1%
	Speak Vietnamese at Home	0.6%	0.6%	0.5%
	Speak Other Asian Languages at Home	2.1%	2.8%	2.2%
	Speak Tagalog and Other Pacific Languages at Home	0.2%	0.1%	0.1%
	Speak Other Language at Home	2.1%	2.1%	2.1%
Hispanic	Hispanic Population	1,089	16,461	38,959
	Hispanic Population Percent	10.1%	17.8%	17.4%
	Mexican	52.8%	50.2%	46.0%
	Puerto Rican	8.7%	7.0%	7.1%
	Cuban	1.0%	1.8%	2.5%
	Dominican	10.3%	6.1%	6.3%
	Central American	11.8%	24.3%	26.8%
	South American	10.2%	7.5%	6.3%
	Other Hispanic	5.2%	3.2%	5.0%
	2000 Hispanic Population Percent	5%	10%	9%
	1990 Hispanic Population Percent	2%	1%	1%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.296852 Longitude: -80.748232

The Commons at Chancellor Park Charlotte, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	5.6%	5.6%	5.6%
	American	4.7%	5.1%	5.2%
	Native American (ie. Indian/Eskimo)	0.8%	0.5%	0.3%
	Hawaiian/Pacific Islander	0.2%	0.1%	0.1%
	Asian (percent of total population)	6.5%	9.6%	7.0%
	Chinese	0.6%	1.2%	0.8%
	Japanese	0.3%	0.2%	0.2%
	Korean	0.3%	0.3%	0.2%
	South Central Asian (ie. Indian)	3.2%	5.1%	3.1%
	South East Asian (ie. Vietnamese)	1.7%	2.2%	2.1%
	Other Asian	0.5%	0.6%	0.7%
	European (percent of total population)	19.4%	11.4%	12.6%
	British	3.9%	2.2%	2.5%
	Dutch	0.4%	0.2%	0.2%
	French	0.7%	0.3%	0.4%
	German	4.0%	2.4%	2.8%
	Italian	1.5%	1.0%	1.1%
	Polish	0.7%	0.4%	0.5%
	Scandinavian	0.6%	0.3%	0.3%
	Scotch/Irish	5.9%	3.3%	3.5%
Other European (ie. Greek/Russian)	2.0%	1.3%	1.4%	
Middle Eastern	0.9%	1.2%	1.1%	
Other Ancestry	44.2%	43.9%	45.0%	
Unclassified Ancestry	13.3%	10.5%	11.4%	
Education (Age 25+)	Adult Population (25 Years or Older)	5,213	55,347	143,698
	Elementary (0 to 8)	2.1%	7.0%	6.7%
	Some High School (9 to 11)	1.3%	4.1%	5.7%
	High School Graduate (12)	14.6%	15.9%	17.2%
	Some College (13 to 16)	25.8%	22.7%	21.5%
	Associates Degree Only	16.3%	11.6%	11.1%
	Bachelors Degree Only	24.3%	25.9%	25.3%
	Graduate Degree	15.6%	12.7%	12.5%
	% College (4+)	40.0%	38.6%	37.8%
Household Type	Total Households – count	3,972	34,650	85,078
	One Person HHs – count	1,384	10,466	24,577
	Family HHs – count	1,881	19,108	51,642
	Married Couple – count	1,315	11,950	32,192
	w/own children – count	322	5,255	14,090
	w/out own children – count	993	6,695	18,102
	Male Householder – count	153	1,404	4,412
	Female Householder – count	414	5,754	15,039
	Non-Family Households – count	707	5,076	8,859
	1 Person Household	34.8%	30.2%	28.9%
	2 Person Household	33.2%	30.7%	30.9%
	3 Person Household	14.1%	17.0%	16.8%
	4 Person Household	11.9%	13.0%	13.1%
	5 Person Household	3.5%	5.3%	6.0%
6 Person Household	1.8%	2.4%	2.7%	
7+ Person Household	0.7%	1.4%	1.5%	
% Households With Children	15.0%	26.7%	29.1%	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.296852 Longitude: -80.748232

The Commons at Chancellor Park Charlotte, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	4,356	37,510	90,796
	Owner Occupied Percent	26.6%	35.7%	46.5%
	Renter Occupied Percent	64.6%	56.7%	47.2%
	Vacant Housing Percent	8.8%	7.6%	6.3%
	Total Housing Units (Census 2000)	1,571	19,169	47,857
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.0%	1.5%	2.0%
	Property Value \$750,000 to \$999,999	0.0%	0.4%	2.6%
	Property Value \$500,000 to \$749,999	3.9%	10.6%	16.5%
	Property Value \$400,000 to \$499,999	4.8%	11.3%	15.0%
	Property Value \$300,000, to \$399,999	22.4%	23.3%	23.0%
	Property Value \$200,000 to \$299,999	33.7%	26.3%	22.5%
	Property Value \$150,000 to \$199,999	14.1%	11.5%	8.2%
	Property Value \$100,000 to \$149,999	9.5%	6.7%	4.8%
	Property Value \$60,000 to \$99,999	3.6%	2.2%	1.5%
	Property Value \$40,000 to \$59,999	1.3%	0.9%	0.8%
	Property Value \$0 to \$39,999	6.7%	5.2%	3.1%
	Median Home Value	\$235,281	\$288,893	\$340,068
Wealth per Household	\$0 and under - percent	21.3%	20.3%	19.2%
	\$1 to \$4999 - percent	11.0%	10.4%	9.6%
	\$5k to \$9999 - percent	5.7%	5.4%	5.1%
	\$10k to \$24999 - percent	7.3%	7.1%	6.8%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	9.6%	9.8%	10.0%
	\$100k to \$249999 - percent	15.7%	16.3%	17.0%
	\$250k to \$499999 - percent	10.9%	11.4%	12.1%
	\$500k+ - percent	11.7%	12.4%	13.2%
	Median HH Wealth	\$42,172	\$49,643	\$61,533
	Avg HH Wealth	\$197,240	\$206,902	\$219,253
Economic Viability	Economic Viability Local	278	282	280
	Economic Viability Indexed	103	104	103
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	5,406	49,463	121,241
	Managerial/Executive	16.4%	16.3%	17.4%
	Professional Specialty	20.9%	22.0%	21.5%
	Healthcare Support	3.3%	2.7%	3.0%
	Sales	14.8%	9.0%	9.3%
	Office & Administrative Support	9.3%	12.5%	12.2%
	Protective Service	1.9%	2.1%	2.1%
	Food Preparation	7.2%	6.0%	5.2%
	Building Maintenance & Cleaning	2.2%	3.3%	3.2%
	Personal Care	7.6%	3.9%	3.0%
	Farming, Fishing, & Forestry	0.0%	0.2%	0.2%
	Construction	2.9%	7.3%	7.8%
	Production & Transportation	13.4%	14.8%	15.2%
	Percent White Collar Workers	64.7%	62.6%	63.4%
	Percent Blue Collar Workers	35.3%	37.4%	36.6%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.296852 Longitude: -80.748232

The Commons at Chancellor Park Charlotte, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	1.4%	6.8%	7.8%
	Manufacturing	8.5%	6.8%	7.3%
	Transportation	8.5%	10.8%	9.5%
	Information	1.6%	2.2%	2.1%
	Wholesale/Retail	15.1%	11.9%	12.2%
	Finance, Insurance, Real Estate	8.5%	11.8%	11.8%
	Professional Services	7.9%	7.9%	7.1%
	Management Services	0.0%	0.0%	0.0%
	Administrative/Waste Services	4.6%	6.2%	5.9%
	Educational Services	20.9%	18.2%	19.1%
	Entertainment Services	13.3%	9.8%	9.2%
	Other Professional Services	8.0%	5.1%	5.2%
	Public Administration	1.8%	2.5%	2.8%
Vehicles per HH	No Vehicles	9.4%	7.4%	6.2%
	1 Vehicle	49.2%	47.5%	42.8%
	2 Vehicles	25.5%	27.9%	32.7%
	3 or more vehicles	15.9%	17.2%	18.3%
	Average Number of Vehicles	1.53	1.61	1.71
Change	Births (last 12 months)	194	1,441	3,154
	Deaths (last 12 months)	32	416	1,226
	Migration (last 12 months)	214	1,213	4,735
Work place	Workplace Establishments	825	2,439	5,077
	Workplace Employees (FTE)	16,877	45,105	79,706