

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.578725 Longitude: -77.38264

University Commons - Greenville Greenville, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	8,725	76,602	117,237
	Population Est 23Q1	8,669	76,467	116,999
	Population Est 22Q4	8,612	76,180	116,775
	Population Est 22Q3	8,639	76,080	116,457
	Population Est 22Q2	8,653	76,123	116,496
	Population Est 22Q1	8,721	75,931	116,260
	Population Est 21Q4	8,701	75,776	115,978
	Population Est 21Q3	8,667	75,602	115,729
	Population Est 21Q2	8,711	75,590	115,571
	Population Fcst	9,007	79,201	121,726
	2010 Census Population	7,978	71,994	108,291
	2000 Census Population	7,592	60,253	82,596
	1990 Census Population	5,987	46,087	63,200
	Current Year Daytime Population	11,524	121,162	153,336
	Average Seasonal Population	78	769	1,244
	Historical Annual Growth, 1990 – 2000	2.40%	2.72%	2.71%
	Historical Annual Growth, 2000 – 2010	0.50%	1.80%	2.75%
	Estimated Annual Growth, 2010 – CY	0.63%	0.44%	0.56%
	Projected Annual Growth, CY to Y5	0.64%	0.67%	0.75%
	Group Qtrs Est	5	3,984	4,724
Transient Est Average Last 4 Qtrs	690	3,437	4,093	
<b>Households</b>	Current Year Estimated Households	3,877	33,126	49,392
	Households Est 23Q1	3,856	33,055	49,277
	Households Est 22Q4	3,829	32,923	49,169
	Households Est 22Q3	3,850	32,930	49,088
	Households Est 22Q2	3,858	32,954	49,124
	Households Est 22Q1	3,890	32,877	49,036
	Households Est 21Q4	3,880	32,804	48,912
	Households Est 21Q3	3,864	32,728	48,804
	Households Est 21Q2	3,885	32,732	48,757
	Households Fcst	4,004	34,256	51,269
	2010 Census Households	3,525	30,624	44,756
	2000 Census Households	3,407	24,641	33,321
	1990 Census Households	2,580	17,539	23,992
	Historical Annual Growth, 1990 – 2000	2.82%	3.46%	3.34%
	Historical Annual Growth, 2000 – 2010	0.34%	2.20%	2.99%
	Estimated Annual Growth, 2010 – CY	0.67%	0.55%	0.69%
	Projected Annual Growth, CY to Y5	0.65%	0.67%	0.75%
	Population per Household	2.25	2.19	2.28

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: 35.578725 Longitude: -77.38264

University Commons - Greenville Greenville, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.5%	1.0%	1.0%
	HH Income \$250,000 to \$499,999	1.8%	1.2%	1.1%
	HH Income \$200,000 to \$249,999	4.2%	2.7%	2.7%
	HH Income \$175,000 to \$199,999	2.8%	3.6%	3.7%
	HH Income \$150,000 to \$174,999	4.4%	3.9%	4.1%
	HH Income \$100,000 to 149,999	13.2%	13.0%	14.7%
	HH Income \$75,000 to 99,999	11.6%	11.8%	13.0%
	HH Income \$50,000 to 74,999	15.4%	18.2%	17.9%
	HH Income \$35,000 to 49,999	12.8%	14.8%	14.0%
	HH Income \$25,000 to 34,999	8.6%	7.9%	7.6%
	HH Income \$15,000 to 24,999	6.5%	7.2%	6.7%
	HH Income \$0 to 14,999	17.1%	14.7%	13.5%
	Average Household Income	\$79,447	\$79,388	\$82,632
	Median Household Income	\$58,033	\$57,413	\$61,201
	Per Capita Income	\$35,317	\$34,634	\$35,119
	Average Disposable Income	\$66,288	\$63,060	\$65,271
	Median Disposable Income	\$50,180	\$49,820	\$52,697
	Discretionary HH Income Over \$150,000	3.8%	2.2%	2.3%
	Discretionary HH Income \$125,000 to \$149,999	3.6%	3.5%	3.5%
	Discretionary HH Income \$100,000 to \$124,999	4.6%	4.8%	4.9%
	Discretionary HH Income \$75,000 to \$99,999	9.0%	8.8%	9.9%
	Discretionary HH Income \$50,000 to \$74,999	12.5%	14.5%	16.7%
	Discretionary HH Income \$25,000 to \$49,999	26.6%	30.4%	28.7%
	Discretionary HH Income Under \$25,000	39.8%	35.8%	34.0%
	Average Discretionary HH Income	\$46,536	\$45,564	\$47,291
	Median Discretionary HH Income	\$35,127	\$35,200	\$37,702
	Householder White – Count	1,784	17,398	26,350
	Median HH Income	\$82,826	\$71,012	\$74,528
	Average HH Income	\$93,909	\$83,475	\$85,118
	Householder Black or African-American – Count	1,859	12,935	18,487
	Median HH Income	\$38,997	\$46,918	\$49,103
	Average HH Income	\$52,398	\$53,936	\$57,075
	Householder Hispanic – Count	57	855	1,507
Median HH Income	\$91,718	\$45,816	\$49,771	
Average HH Income	\$84,526	\$63,969	\$69,749	
Householder Asian or Pacific Islander – Count	90	645	889	
Median HH Income	\$43,895	\$61,064	\$64,728	
Average HH Income	\$68,571	\$81,153	\$82,262	
Householder Other or Pacific Islander – Count	88	1,293	2,158	
Median HH Income	\$63,635	\$48,564	\$53,844	
Average HH Income	\$85,871	\$64,718	\$68,323	

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.578725 Longitude: -77.38264

University Commons - Greenville Greenville, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Gender</b>	Male Population	4,034	35,137	54,539
	Female Population	4,691	41,466	62,697
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	565	4,761	7,230
	Count of Pop 0 to 7 years	770	6,323	9,776
	Count of Pop 5 - 13	938	7,567	12,197
	Count of Pop 14 - 18	431	5,598	7,871
	Count of Pop 19 - 22	498	6,566	9,185
	Count of Pop 22 - 25	417	5,078	7,255
	Count of Pop 25 - 29	596	4,795	7,178
	Count of Pop 30 - 34	678	6,270	9,210
	Count of Pop 35 - 39	568	5,161	7,964
	Count of Pop 40 - 44	497	4,400	7,127
	Count of Pop 45 - 59	1,510	11,501	18,917
	Count of Pop 60 - 74	1,428	10,335	16,202
	Count of Pop 75 - 84	483	3,491	5,334
	Count of Pop 85+	117	1,080	1,567
	% of Pop 0 to 4 years	6.5%	6.2%	6.2%
	% of Pop 0 to 7 years	8.8%	8.3%	8.3%
	% of Pop 5 - 13	10.7%	9.9%	10.4%
	% of Pop 14 - 18	4.9%	7.3%	6.7%
	% of Pop 19 - 22	5.7%	8.6%	7.8%
	% of Pop 22 - 25	4.8%	6.6%	6.2%
	% of Pop 25 - 29	6.8%	6.3%	6.1%
	% of Pop 30 - 34	7.8%	8.2%	7.9%
	% of Pop 35 - 39	6.5%	6.7%	6.8%
	% of Pop 40 - 44	5.7%	5.7%	6.1%
	% of Pop 45 - 59	17.3%	15.0%	16.1%
	% of Pop 60 - 74	16.4%	13.5%	13.8%
	% of Pop 75 - 84	5.5%	4.6%	4.6%
	% of Pop 85+	1.3%	1.4%	1.3%
Median Age	37.1	33.1	34.2	
Average Age	39.1	36.7	37.1	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	7.2%	6.9%	6.8%
	% of Pop 5 - 13	12.2%	10.8%	11.3%
	% of Pop 14 - 18	5.5%	7.5%	7.0%
	% of Pop 19 - 22	6.4%	8.8%	8.1%
	% of Pop 22 - 25	5.3%	6.9%	6.4%
	% of Pop 25 - 29	6.8%	6.3%	6.1%
	% of Pop 30 - 34	7.6%	8.2%	7.8%
	% of Pop 35 - 39	6.5%	6.8%	6.8%
	% of Pop 40 - 44	5.4%	5.7%	6.0%
	% of Pop 45 - 59	16.3%	14.6%	15.9%
	% of Pop 75 - 84	5.0%	4.0%	4.0%
	% of Pop 60 - 74	14.8%	12.6%	12.9%
	% of Pop 85+	1.1%	0.9%	0.9%
	Median Age	34.4	31.7	32.7
Average Age	37.2	35.2	35.7	

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.578725 Longitude: -77.38264

University Commons - Greenville Greenville, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	5.8%	5.6%	5.6%
	% of Pop 5 - 13	9.5%	9.1%	9.6%
	% of Pop 14 - 18	4.5%	7.1%	6.5%
	% of Pop 19 - 22	5.2%	8.4%	7.6%
	% of Pop 22 - 25	4.3%	6.4%	6.0%
	% of Pop 25 - 29	6.9%	6.2%	6.1%
	% of Pop 30 - 34	7.9%	8.2%	7.9%
	% of Pop 35 - 39	6.5%	6.7%	6.8%
	% of Pop 40 - 44	5.9%	5.8%	6.2%
	% of Pop 45 - 59	18.2%	15.3%	16.4%
	% of Pop 60 - 74	17.7%	14.3%	14.6%
	% of Pop 75 - 84	6.0%	5.0%	5.0%
	% of Pop 85+	1.6%	1.8%	1.7%
	Median Age	39.6	34.3	35.5
Average Age	40.8	37.9	38.3	
Race	Count of White	3,516	38,992	61,216
	Count of Black or African-American	4,559	29,736	43,840
	Count of Asian or Pacific Islander	167	1,988	2,734
	Count of Other races	483	5,886	9,447
	White	40.3%	50.9%	52.2%
	Black or African American	52.3%	38.8%	37.4%
	Asian	1.9%	2.6%	2.3%
	Other Races	5.5%	7.7%	8.1%
Language Spoken	Speak English at Home	96.3%	94.8%	94.0%
	Speak Spanish at Home	1.5%	2.3%	3.0%
	Speak French or French Creole at Home	0.1%	0.1%	0.1%
	Speak German at Home	0.0%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	0.2%	0.2%	0.3%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.2%	0.2%
	Speak Chinese at Home	0.3%	0.3%	0.2%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	0.2%	0.0%	0.0%
	Speak Other Asian Languages at Home	0.9%	1.0%	0.9%
	Speak Tagalog and Other Pacific Languages at Home	0.2%	0.2%	0.2%
	Speak Other Language at Home	0.4%	0.6%	0.8%
Hispanic	Hispanic Population	261	3,600	6,075
	Hispanic Population Percent	3.0%	4.7%	5.2%
	Mexican	29.7%	49.8%	56.8%
	Puerto Rican	17.7%	16.4%	15.6%
	Cuban	8.9%	5.4%	4.1%
	Dominican	0.2%	0.2%	0.1%
	Central American	15.8%	6.9%	6.3%
	South American	23.9%	16.4%	11.4%
	Other Hispanic	3.9%	4.9%	5.6%
	2000 Hispanic Population Percent	2%	2%	2%
	1990 Hispanic Population Percent	1%	1%	1%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.578725 Longitude: -77.38264

University Commons - Greenville Greenville, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Ancestry</b>	American (percent of total population)	6.2%	4.9%	5.2%
	American	6.0%	4.6%	4.9%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
	Asian (percent of total population)	1.9%	2.6%	2.3%
	Chinese	0.2%	0.3%	0.3%
	Japanese	0.0%	0.2%	0.2%
	Korean	0.1%	0.4%	0.4%
	South Central Asian (ie. Indian)	0.7%	0.7%	0.7%
	South East Asian (ie. Vietnamese)	0.8%	0.7%	0.6%
	Other Asian	0.1%	0.2%	0.2%
	European (percent of total population)	26.0%	26.1%	25.7%
	British	7.0%	7.9%	8.2%
	Dutch	0.4%	0.3%	0.3%
	French	0.7%	0.8%	0.8%
	German	4.7%	4.3%	4.3%
	Italian	1.2%	1.5%	1.5%
	Polish	0.5%	0.8%	0.8%
	Scandinavian	0.9%	0.8%	0.7%
	Scotch/Irish	8.4%	7.0%	6.5%
Other European (ie. Greek/Russian)	2.2%	2.7%	2.7%	
Middle Eastern	0.7%	0.5%	0.5%	
Other Ancestry	31.0%	28.3%	28.0%	
Unclassified Ancestry	31.3%	33.0%	33.0%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	5,876	47,032	73,500
	Elementary (0 to 8)	1.4%	2.5%	2.5%
	Some High School (9 to 11)	2.9%	4.3%	4.9%
	High School Graduate (12)	23.3%	21.5%	21.7%
	Some College (13 to 16)	21.8%	16.9%	18.0%
	Associates Degree Only	15.6%	13.9%	13.3%
	Bachelors Degree Only	19.5%	23.2%	23.0%
	Graduate Degree	15.6%	17.7%	16.6%
	% College (4+)	35.1%	40.9%	39.6%
<b>Household Type</b>	Total Households – count	3,877	33,126	49,392
	One Person HHs – count	1,379	12,298	16,881
	Family HHs – count	2,127	15,994	26,118
	Married Couple – count	1,229	9,261	16,364
	w/own children – count	368	3,601	6,781
	w/out own children – count	861	5,661	9,583
	Male Householder – count	51	1,384	2,113
	Female Householder – count	847	5,349	7,641
	Non-Family Households – count	371	4,834	6,393
	1 Person Household	35.6%	37.1%	34.2%
	2 Person Household	32.1%	32.3%	32.4%
	3 Person Household	15.7%	14.6%	15.4%
	4 Person Household	10.5%	10.1%	11.3%
	5 Person Household	3.8%	3.9%	4.5%
6 Person Household	1.6%	1.3%	1.5%	
7+ Person Household	0.8%	0.7%	0.8%	
% Households With Children	27.0%	23.0%	25.3%	

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.578725 Longitude: -77.38264

University Commons - Greenville Greenville, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Housing</b>	Total Housing Units	4,222	37,440	55,511
	Owner Occupied Percent	40.2%	36.5%	41.1%
	Renter Occupied Percent	51.7%	51.9%	47.9%
	Vacant Housing Percent	8.2%	11.5%	11.0%
	Total Housing Units (Census 2000)	3,609	26,708	36,699
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.3%	1.0%	0.9%
	Property Value \$750,000 to \$999,999	3.4%	2.4%	2.0%
	Property Value \$500,000 to \$749,999	19.1%	9.9%	8.4%
	Property Value \$400,000 to \$499,999	12.7%	9.4%	9.9%
	Property Value \$300,000, to \$399,999	10.2%	16.4%	18.3%
	Property Value \$200,000 to \$299,999	16.2%	27.5%	28.9%
	Property Value \$150,000 to \$199,999	22.4%	16.0%	14.4%
	Property Value \$100,000 to \$149,999	11.4%	11.4%	10.7%
	Property Value \$60,000 to \$99,999	3.0%	3.4%	3.1%
	Property Value \$40,000 to \$59,999	0.7%	1.1%	1.1%
	Property Value \$0 to \$39,999	0.5%	1.5%	2.1%
	Median Home Value	\$262,449	\$253,004	\$259,852
<b>Wealth per Household</b>	\$0 and under - percent	19.5%	20.0%	19.6%
	\$1 to \$4999 - percent	10.1%	10.3%	10.0%
	\$5k to \$9999 - percent	5.2%	5.4%	5.2%
	\$10k to \$24999 - percent	6.7%	7.0%	6.9%
	\$25k to \$49999 - percent	6.8%	6.8%	6.8%
	\$50k to \$99999 - percent	9.8%	9.8%	9.9%
	\$100k to \$249999 - percent	16.8%	16.4%	16.7%
	\$250k to \$499999 - percent	11.9%	11.6%	11.8%
	\$500k+ - percent	13.1%	12.7%	13.0%
	Median HH Wealth	\$58,396	\$52,309	\$57,552
	Avg HH Wealth	\$216,906	\$210,576	\$215,819
<b>Economic Viability</b>	Economic Viability Local	235	251	249
	Economic Viability Indexed	87	93	92
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	4,501	38,254	58,956
	Managerial/Executive	14.3%	12.9%	13.9%
	Professional Specialty	30.3%	30.6%	30.9%
	Healthcare Support	5.6%	4.7%	4.3%
	Sales	14.0%	10.7%	10.2%
	Office & Administrative Support	9.1%	11.0%	10.1%
	Protective Service	2.1%	2.1%	1.9%
	Food Preparation	9.4%	8.0%	6.9%
	Building Maintenance & Cleaning	2.0%	3.3%	3.2%
	Personal Care	2.0%	2.9%	2.8%
	Farming, Fishing, & Forestry	0.0%	0.3%	0.4%
	Construction	2.2%	3.1%	4.2%
	Production & Transportation	9.0%	10.5%	11.4%
	Percent White Collar Workers	73.3%	69.9%	69.3%
	Percent Blue Collar Workers	26.7%	30.1%	30.7%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.578725 Longitude: -77.38264

University Commons - Greenville Greenville, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	1.3%	3.1%	3.8%
	Manufacturing	9.4%	7.9%	9.1%
	Transportation	3.2%	3.7%	4.0%
	Information	0.4%	1.3%	1.5%
	Wholesale/Retail	12.0%	14.8%	13.8%
	Finance, Insurance, Real Estate	6.5%	5.6%	5.6%
	Professional Services	8.8%	5.7%	4.9%
	Management Services	0.0%	0.1%	0.0%
	Administrative/Waste Services	1.4%	3.7%	3.9%
	Educational Services	41.3%	34.5%	34.3%
	Entertainment Services	11.4%	11.9%	10.6%
	Other Professional Services	2.7%	4.2%	4.6%
	Public Administration	1.7%	3.5%	3.9%
<b>Vehicles per HH</b>	No Vehicles	16.0%	10.8%	9.4%
	1 Vehicle	36.4%	38.5%	36.0%
	2 Vehicles	35.8%	33.4%	35.9%
	3 or more vehicles	11.7%	17.3%	18.8%
	Average Number of Vehicles	1.44	1.63	1.71
<b>Change</b>	Births (last 12 months)	116	1,068	1,584
	Deaths (last 12 months)	73	544	825
	Migration (last 12 months)	30	-12	27
<b>Work place</b>	Workplace Establishments	602	2,602	3,252
	Workplace Employees (FTE)	6,291	37,439	46,409