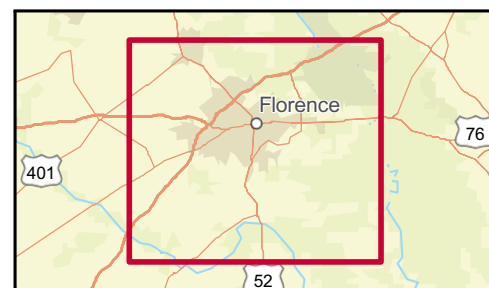
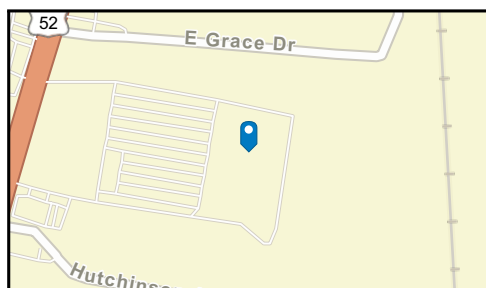


Site Map

Southside Commons
2014 S Irby St, Florence, South Carolina, 29505
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 34.15546
Longitude: -79.76405



Community Profile

Southside Commons
 2014 S Irby St, Florence, South Carolina, 29505
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	3 miles	5 miles	10 miles
Population Summary			
2010 Total Population	36,228	64,964	105,487
2020 Total Population	37,458	66,305	108,204
2020 Group Quarters	577	989	3,064
2024 Total Population	37,077	65,755	108,787
2024 Group Quarters	546	930	2,917
2029 Total Population	36,692	65,343	109,036
2024-2029 Annual Rate	-0.21%	-0.13%	0.05%
2024 Total Daytime Population	48,163	82,091	119,276
Workers	28,738	46,609	59,592
Residents	19,425	35,482	59,684
Household Summary			
2010 Households	14,713	26,016	40,889
2010 Average Household Size	2.43	2.46	2.50
2020 Total Households	15,543	27,373	43,159
2020 Average Household Size	2.37	2.39	2.44
2024 Households	15,547	27,453	43,842
2024 Average Household Size	2.35	2.36	2.41
2029 Households	15,571	27,597	44,433
2029 Average Household Size	2.32	2.33	2.39
2024-2029 Annual Rate	0.03%	0.10%	0.27%
2010 Families	9,651	17,083	27,807
2010 Average Family Size	3.00	3.04	3.03
2024 Families	9,828	17,200	28,657
2024 Average Family Size	3.03	3.06	3.04
2029 Families	9,801	17,232	28,959
2029 Average Family Size	3.00	3.03	3.01
2024-2029 Annual Rate	-0.06%	0.04%	0.21%
Housing Unit Summary			
2000 Housing Units	13,631	24,615	38,987
Owner Occupied Housing Units	64.7%	60.9%	65.4%
Renter Occupied Housing Units	27.7%	30.7%	25.8%
Vacant Housing Units	7.7%	8.5%	8.8%
2010 Housing Units	16,168	28,888	45,225
Owner Occupied Housing Units	59.0%	54.6%	60.0%
Renter Occupied Housing Units	32.0%	35.4%	30.4%
Vacant Housing Units	9.0%	9.9%	9.6%
2020 Housing Units	16,961	30,069	47,532
Owner Occupied Housing Units	58.0%	54.0%	58.9%
Renter Occupied Housing Units	33.6%	37.1%	31.9%
Vacant Housing Units	8.6%	9.0%	9.2%
2024 Housing Units	17,080	30,385	48,615
Owner Occupied Housing Units	60.4%	56.5%	61.4%
Renter Occupied Housing Units	30.6%	33.9%	28.8%
Vacant Housing Units	9.0%	9.6%	9.8%
2029 Housing Units	17,131	30,554	49,064
Owner Occupied Housing Units	62.5%	59.1%	64.1%
Renter Occupied Housing Units	28.4%	31.2%	26.4%
Vacant Housing Units	9.1%	9.7%	9.4%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 19, 2024

Community Profile

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	3 miles	5 miles	10 miles
2024 Households by Income			
Household Income Base	15,547	27,453	43,842
<\$15,000	12.5%	14.8%	12.9%
\$15,000 - \$24,999	8.0%	8.1%	8.0%
\$25,000 - \$34,999	10.1%	10.9%	10.6%
\$35,000 - \$49,999	13.4%	13.1%	12.8%
\$50,000 - \$74,999	13.7%	13.6%	13.9%
\$75,000 - \$99,999	12.6%	12.5%	12.5%
\$100,000 - \$149,999	17.2%	15.4%	15.4%
\$150,000 - \$199,999	7.2%	6.2%	8.1%
\$200,000+	5.4%	5.4%	5.9%
Average Household Income	\$83,162	\$79,608	\$84,319
2029 Households by Income			
Household Income Base	15,571	27,597	44,433
<\$15,000	10.2%	12.3%	10.5%
\$15,000 - \$24,999	5.5%	5.7%	5.7%
\$25,000 - \$34,999	8.2%	9.0%	8.8%
\$35,000 - \$49,999	12.5%	12.4%	11.8%
\$50,000 - \$74,999	13.5%	13.7%	13.4%
\$75,000 - \$99,999	13.3%	13.2%	13.0%
\$100,000 - \$149,999	20.3%	18.5%	18.1%
\$150,000 - \$199,999	9.9%	8.6%	11.2%
\$200,000+	6.7%	6.7%	7.5%
Average Household Income	\$98,289	\$94,629	\$100,539
2024 Owner Occupied Housing Units by Value			
Total	10,314	17,167	29,835
<\$50,000	4.6%	6.0%	6.3%
\$50,000 - \$99,999	4.1%	7.4%	8.0%
\$100,000 - \$149,999	18.3%	16.9%	14.2%
\$150,000 - \$199,999	18.9%	16.7%	15.5%
\$200,000 - \$249,999	19.0%	16.4%	15.8%
\$250,000 - \$299,999	10.4%	9.9%	9.9%
\$300,000 - \$399,999	16.2%	16.2%	18.2%
\$400,000 - \$499,999	5.8%	6.6%	8.2%
\$500,000 - \$749,999	2.1%	3.3%	3.3%
\$750,000 - \$999,999	0.5%	0.5%	0.4%
\$1,000,000 - \$1,499,999	0.1%	0.1%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$233,497	\$234,055	\$243,357
2029 Owner Occupied Housing Units by Value			
Total	10,713	18,066	31,467
<\$50,000	2.3%	3.7%	3.4%
\$50,000 - \$99,999	1.8%	3.9%	4.0%
\$100,000 - \$149,999	7.8%	8.0%	6.5%
\$150,000 - \$199,999	11.5%	10.8%	10.6%
\$200,000 - \$249,999	17.1%	15.0%	14.5%
\$250,000 - \$299,999	12.4%	11.5%	11.5%
\$300,000 - \$399,999	29.2%	27.2%	28.2%
\$400,000 - \$499,999	10.8%	11.3%	13.3%
\$500,000 - \$749,999	5.9%	7.7%	6.9%
\$750,000 - \$999,999	0.9%	0.8%	0.7%
\$1,000,000 - \$1,499,999	0.1%	0.1%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.3%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$302,156	\$301,198	\$310,060

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 19, 2024

Community Profile

Southside Commons
 2014 S Irby St, Florence, South Carolina, 29505
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Prepared by Esri
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	3 miles	5 miles	10 miles
Median Household Income			
2024	\$58,966	\$54,215	\$58,404
2029	\$75,229	\$68,029	\$74,650
Median Home Value			
2024	\$210,920	\$208,939	\$218,860
2029	\$287,830	\$287,704	\$297,904
Per Capita Income			
2024	\$34,838	\$33,403	\$34,007
2029	\$41,656	\$40,155	\$40,991
Median Age			
2010	37.4	37.4	37.5
2020	40.2	40.2	40.3
2024	40.5	40.7	40.8
2029	41.6	41.9	41.7
2020 Population by Age			
Total	37,458	66,305	108,204
0 - 4	5.8%	5.6%	5.5%
5 - 9	6.2%	6.3%	6.2%
10 - 14	7.1%	7.0%	6.9%
15 - 24	11.7%	11.7%	12.6%
25 - 34	12.9%	12.8%	12.1%
35 - 44	12.5%	12.3%	12.2%
45 - 54	12.8%	12.6%	12.8%
55 - 64	12.7%	12.7%	13.1%
65 - 74	11.2%	11.3%	11.3%
75 - 84	5.5%	5.6%	5.3%
85 +	1.9%	1.9%	1.7%
18 +	77.2%	77.1%	77.4%
2024 Population by Age			
Total	37,075	65,755	108,788
0 - 4	5.7%	5.6%	5.5%
5 - 9	6.0%	6.0%	6.0%
10 - 14	6.2%	6.3%	6.3%
15 - 24	12.3%	12.2%	13.0%
25 - 34	12.8%	12.7%	12.0%
35 - 44	12.7%	12.6%	12.5%
45 - 54	12.5%	12.4%	12.5%
55 - 64	12.5%	12.5%	12.6%
65 - 74	10.8%	11.1%	11.3%
75 - 84	6.3%	6.4%	6.3%
85 +	2.0%	2.0%	1.9%
18 +	77.9%	78.0%	78.1%
2029 Population by Age			
Total	36,692	65,342	109,037
0 - 4	5.6%	5.5%	5.4%
5 - 9	5.6%	5.5%	5.5%
10 - 14	5.9%	5.9%	6.0%
15 - 24	11.9%	12.0%	12.6%
25 - 34	12.5%	12.3%	12.0%
35 - 44	12.9%	12.8%	12.6%
45 - 54	12.5%	12.4%	12.3%
55 - 64	12.0%	12.0%	12.2%
65 - 74	11.2%	11.6%	11.7%
75 - 84	7.5%	7.7%	7.5%
85 +	2.4%	2.4%	2.2%
18 +	79.3%	79.4%	79.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 19, 2024

Community Profile

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 2014 S Irby St, Florence, South Carolina, 29505
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	3 miles	5 miles	10 miles
2020 Population by Sex			
Males	17,163	30,360	50,302
Females	20,295	35,945	57,902
2024 Population by Sex			
Males	17,325	30,711	51,510
Females	19,751	35,044	57,277
2029 Population by Sex			
Males	17,084	30,420	51,430
Females	19,608	34,923	57,606
2010 Population by Race/Ethnicity			
Total	36,229	64,962	105,487
White Alone	59.2%	51.4%	55.3%
Black Alone	36.8%	44.6%	40.8%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	1.7%	1.7%	1.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	0.8%	0.9%
Two or More Races	1.2%	1.2%	1.2%
Hispanic Origin	1.8%	1.8%	2.0%
Diversity Index	53.1	55.3	54.6
2020 Population by Race/Ethnicity			
Total	37,458	66,305	108,204
White Alone	51.8%	45.8%	50.1%
Black Alone	40.8%	46.6%	42.1%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	1.7%	2.0%	2.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.4%	1.5%	1.5%
Two or More Races	4.0%	3.8%	3.9%
Hispanic Origin	3.3%	3.1%	3.2%
Diversity Index	59.1	59.7	59.6
2024 Population by Race/Ethnicity			
Total	37,077	65,755	108,787
White Alone	49.9%	44.2%	48.6%
Black Alone	42.1%	47.6%	43.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	1.8%	2.2%	2.2%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	1.5%	1.6%	1.6%
Two or More Races	4.3%	4.1%	4.3%
Hispanic Origin	3.5%	3.3%	3.5%
Diversity Index	60.0	60.3	60.5
2029 Population by Race/Ethnicity			
Total	36,692	65,343	109,036
White Alone	48.2%	42.8%	47.1%
Black Alone	43.4%	48.5%	44.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	2.0%	2.3%	2.4%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	1.6%	1.6%	1.7%
Two or More Races	4.6%	4.4%	4.5%
Hispanic Origin	3.7%	3.5%	3.7%
Diversity Index	60.7	60.7	61.2

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 19, 2024

Community Profile

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	3 miles	5 miles	10 miles
2020 Population by Relationship and Household Type			
Total	37,458	66,305	108,204
In Households	98.5%	98.5%	97.2%
Householder	41.5%	41.5%	39.9%
Opposite-Sex Spouse	16.3%	15.3%	16.4%
Same-Sex Spouse	0.2%	0.1%	0.1%
Opposite-Sex Unmarried Partner	2.1%	2.2%	2.1%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	26.9%	27.1%	26.7%
Adopted Child	0.6%	0.6%	0.6%
Stepchild	1.2%	1.1%	1.2%
Grandchild	3.2%	3.7%	3.8%
Brother or Sister	1.2%	1.4%	1.3%
Parent	1.0%	1.0%	1.0%
Parent-in-law	0.2%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.3%	0.3%	0.3%
Other Relatives	1.5%	1.6%	1.6%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	2.2%	2.1%	1.9%
In Group Quarters	1.5%	1.5%	2.8%
Institutionalized	0.8%	0.9%	1.3%
Noninstitutionalized	0.8%	0.6%	1.5%
2024 Population 25+ by Educational Attainment			
Total	25,844	45,916	75,235
Less than 9th Grade	1.7%	1.8%	2.1%
9th - 12th Grade, No Diploma	6.4%	7.0%	7.0%
High School Graduate	24.4%	25.2%	26.6%
GED/Alternative Credential	4.7%	4.7%	4.4%
Some College, No Degree	18.3%	19.0%	18.6%
Associate Degree	11.5%	12.3%	12.3%
Bachelor's Degree	18.2%	17.2%	17.2%
Graduate/Professional Degree	14.8%	12.8%	11.8%
2024 Population 15+ by Marital Status			
Total	30,395	53,949	89,378
Never Married	32.1%	34.1%	33.7%
Married	51.5%	48.5%	50.0%
Widowed	6.1%	6.7%	6.7%
Divorced	10.3%	10.7%	9.5%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	18,254	31,614	51,286
Population 16+ Employed	97.1%	96.5%	96.4%
Population 16+ Unemployment rate	2.9%	3.5%	3.6%
Population 16-24 Employed	13.8%	12.8%	13.9%
Population 16-24 Unemployment rate	3.8%	6.4%	6.7%
Population 25-54 Employed	61.7%	62.7%	61.3%
Population 25-54 Unemployment rate	3.3%	3.5%	3.5%
Population 55-64 Employed	16.1%	16.5%	17.2%
Population 55-64 Unemployment rate	0.3%	0.4%	0.7%
Population 65+ Employed	8.5%	8.0%	7.6%
Population 65+ Unemployment rate	2.6%	4.4%	5.2%

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	3 miles	5 miles	10 miles
2024 Employed Population 16+ by Industry			
Total	17,729	30,520	49,416
Agriculture/Mining	0.5%	0.4%	0.6%
Construction	4.9%	4.3%	4.8%
Manufacturing	12.3%	11.8%	13.0%
Wholesale Trade	3.2%	3.1%	2.5%
Retail Trade	8.8%	9.8%	11.2%
Transportation/Utilities	6.0%	6.4%	6.6%
Information	2.2%	1.6%	1.5%
Finance/Insurance/Real Estate	5.6%	5.9%	5.6%
Services	52.9%	53.0%	50.0%
Public Administration	3.7%	3.7%	4.3%
2024 Employed Population 16+ by Occupation			
Total	17,732	30,520	49,415
White Collar	65.9%	63.1%	62.6%
Management/Business/Financial	15.7%	15.2%	14.7%
Professional	28.8%	26.5%	27.0%
Sales	11.2%	10.9%	10.6%
Administrative Support	10.2%	10.6%	10.4%
Services	14.2%	15.7%	15.4%
Blue Collar	19.9%	21.2%	21.9%
Farming/Forestry/Fishing	0.2%	0.1%	0.2%
Construction/Extraction	3.5%	3.0%	3.2%
Installation/Maintenance/Repair	4.0%	3.4%	3.6%
Production	4.8%	5.5%	6.2%
Transportation/Material Moving	7.4%	9.1%	8.6%
2020 Households by Type			
Total	15,543	27,373	43,159
Married Couple Households	39.7%	37.1%	41.3%
With Own Children <18	14.0%	12.9%	14.2%
Without Own Children <18	25.7%	24.2%	27.0%
Cohabiting Couple Households	5.3%	5.6%	5.5%
With Own Children <18	2.1%	2.1%	2.2%
Without Own Children <18	3.2%	3.4%	3.4%
Male Householder, No Spouse/Partner	18.1%	18.6%	18.0%
Living Alone	13.0%	13.1%	12.7%
65 Years and over	3.8%	4.0%	3.9%
With Own Children <18	1.4%	1.5%	1.5%
Without Own Children <18, With Relatives	2.7%	2.9%	2.9%
No Relatives Present	1.0%	1.0%	0.9%
Female Householder, No Spouse/Partner	37.0%	38.7%	35.2%
Living Alone	18.4%	18.7%	16.8%
65 Years and over	8.9%	9.2%	8.4%
With Own Children <18	8.6%	9.1%	8.1%
Without Own Children <18, With Relatives	9.1%	10.0%	9.4%
No Relatives Present	0.9%	0.9%	0.8%
2020 Households by Size			
Total	15,543	27,373	43,159
1 Person Household	31.4%	31.9%	29.5%
2 Person Household	32.3%	31.9%	32.9%
3 Person Household	16.0%	16.3%	16.7%
4 Person Household	12.3%	11.8%	12.5%
5 Person Household	5.3%	5.3%	5.5%
6 Person Household	1.8%	1.8%	2.0%
7 + Person Household	0.9%	1.0%	1.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	3 miles	5 miles	10 miles
2020 Households by Tenure and Mortgage Status			
Total	15,543	27,373	43,159
Owner Occupied	63.3%	59.3%	64.9%
Owned with a Mortgage/Loan	43.4%	38.5%	41.2%
Owned Free and Clear	19.9%	20.8%	23.7%
Renter Occupied	36.7%	40.7%	35.1%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	116	108	111
Percent of Income for Mortgage	22.4%	24.1%	23.5%
Wealth Index	68	65	72
2020 Housing Units By Urban/ Rural Status			
Total	16,961	30,069	47,532
Urban Housing Units	93.1%	91.0%	74.9%
Rural Housing Units	6.9%	9.0%	25.1%
2020 Population By Urban/ Rural Status			
Total	37,458	66,305	108,204
Urban Population	92.6%	90.0%	73.2%
Rural Population	7.4%	10.0%	26.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 19, 2024

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	3 miles	5 miles	10 miles
Top 3 Tapestry Segments			
1.	In Style (5B)	In Style (5B)	Southern Satellites (10A)
2.	Old and Newcomers (8F)	Modest Income Homes	Middleburg (4C)
3.	Workday Drive (4A)	Workday Drive (4A)	Down the Road (10D)
2024 Consumer Spending			
Apparel & Services: Total \$	\$27,878,111	\$47,605,082	\$78,785,491
Average Spent	\$1,793.15	\$1,734.06	\$1,797.03
Spending Potential Index	75	73	75
Education: Total \$	\$18,949,645	\$31,866,905	\$52,709,656
Average Spent	\$1,218.86	\$1,160.78	\$1,202.26
Spending Potential Index	71	67	70
Entertainment/Recreation: Total \$	\$47,428,439	\$79,745,978	\$135,409,410
Average Spent	\$3,050.65	\$2,904.82	\$3,088.58
Spending Potential Index	75	71	76
Food at Home: Total \$	\$85,865,278	\$146,549,609	\$247,771,647
Average Spent	\$5,522.95	\$5,338.20	\$5,651.47
Spending Potential Index	76	73	77
Food Away from Home: Total \$	\$45,156,774	\$76,515,934	\$129,457,334
Average Spent	\$2,904.53	\$2,787.16	\$2,952.82
Spending Potential Index	75	72	76
Health Care: Total \$	\$94,923,183	\$160,155,537	\$274,137,235
Average Spent	\$6,105.56	\$5,833.81	\$6,252.85
Spending Potential Index	79	76	81
HH Furnishings & Equipment: Total \$	\$37,193,987	\$62,830,704	\$106,961,934
Average Spent	\$2,392.36	\$2,288.66	\$2,439.71
Spending Potential Index	76	72	77
Personal Care Products & Services: Total \$	\$11,288,021	\$19,142,866	\$32,138,662
Average Spent	\$726.06	\$697.30	\$733.06
Spending Potential Index	73	70	74
Shelter: Total \$	\$295,912,415	\$502,531,760	\$836,889,121
Average Spent	\$19,033.41	\$18,305.17	\$19,088.75
Spending Potential Index	71	69	72
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$41,428,840	\$69,776,596	\$121,822,088
Average Spent	\$2,664.75	\$2,541.67	\$2,778.66
Spending Potential Index	76	73	79
Travel: Total \$	\$33,605,035	\$56,477,091	\$95,663,425
Average Spent	\$2,161.51	\$2,057.23	\$2,182.00
Spending Potential Index	71	68	72
Vehicle Maintenance & Repairs: Total \$	\$17,841,309	\$30,165,325	\$50,913,129
Average Spent	\$1,147.57	\$1,098.80	\$1,161.29
Spending Potential Index	77	74	78

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 19, 2024