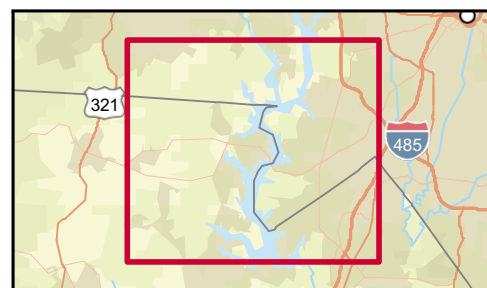
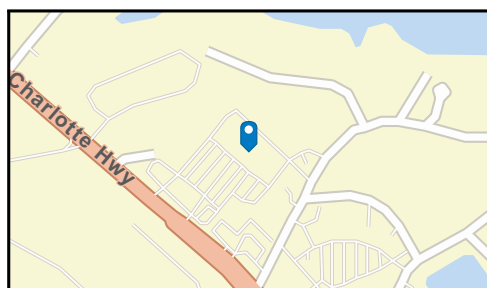
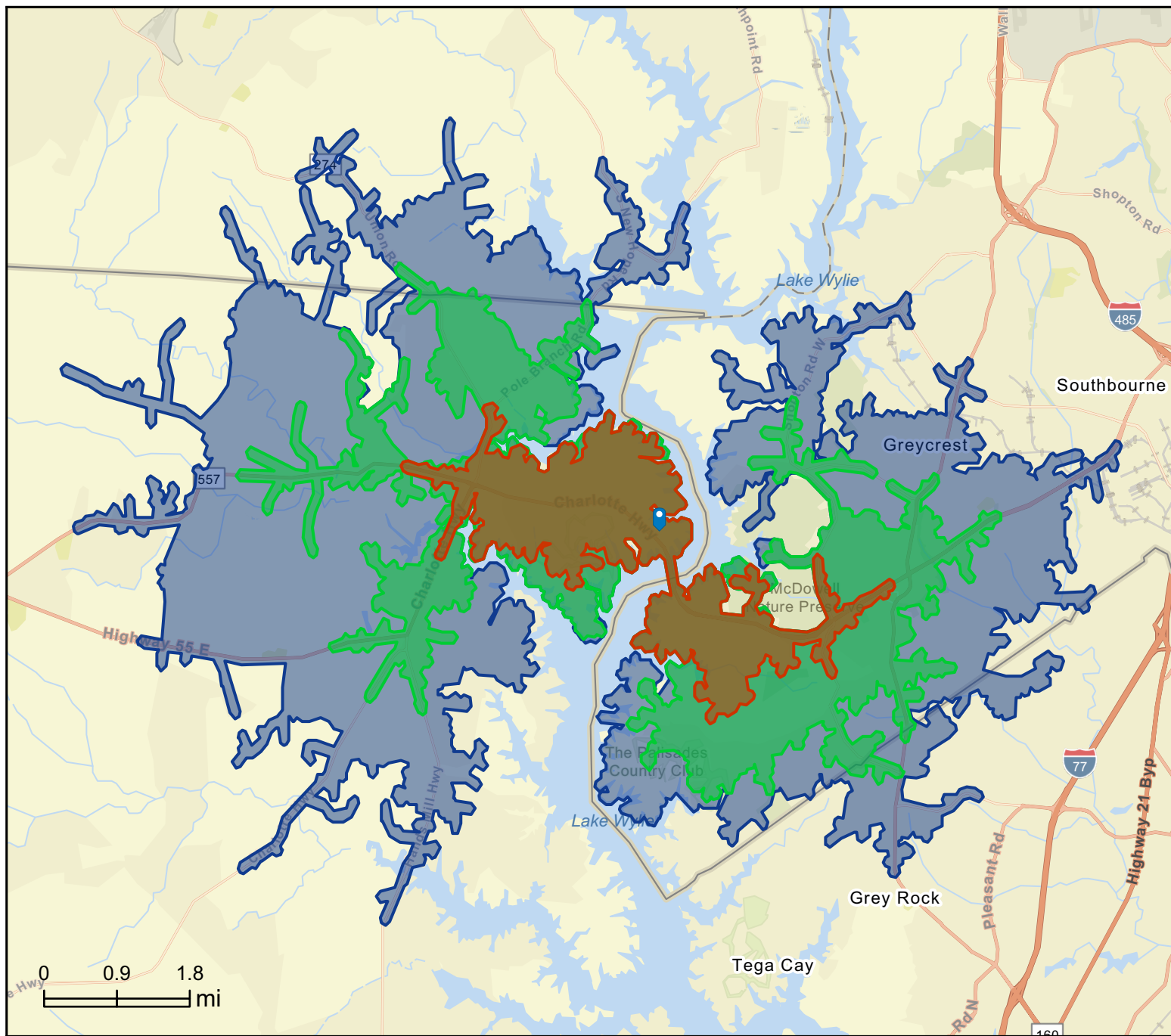


Site Map

Lake Wylie Plaza
4084 Charlotte Hwy, Clover, South Carolina, 29710
Drive time: 7, 10, 13 minute radii

Prepared by Esri
Latitude: 35.11055
Longitude: -81.04300



Community Profile

Lake Wylie Plaza
 4084 Charlotte Hwy, Clover, South Carolina, 29710
 Drive time: 7, 10, 13 minute radii

Prepared by Esri
 Latitude: 35.11055
 Longitude: -81.04300

	7 minutes	10 minutes	13 minutes
Population Summary			
2010 Total Population	5,662	16,933	42,667
2020 Total Population	9,355	27,519	65,181
2020 Group Quarters	0	1	27
2024 Total Population	12,736	34,605	76,335
2024 Group Quarters	0	1	28
2029 Total Population	14,120	37,576	81,126
2024-2029 Annual Rate	2.08%	1.66%	1.22%
2024 Total Daytime Population	11,179	27,693	57,753
Workers	4,941	12,142	23,762
Residents	6,238	15,551	33,991
Household Summary			
2010 Households	2,424	6,707	16,321
2010 Average Household Size	2.34	2.52	2.61
2020 Total Households	4,014	10,986	25,077
2020 Average Household Size	2.33	2.50	2.60
2024 Households	5,477	13,784	29,545
2024 Average Household Size	2.33	2.51	2.58
2029 Households	6,146	15,116	31,715
2029 Average Household Size	2.30	2.49	2.56
2024-2029 Annual Rate	2.33%	1.86%	1.43%
2010 Families	1,671	4,781	11,779
2010 Average Family Size	2.81	2.98	3.07
2024 Families	3,749	9,663	21,099
2024 Average Family Size	2.81	3.02	3.05
2029 Families	4,206	10,622	22,711
2029 Average Family Size	2.78	2.99	3.02
2024-2029 Annual Rate	2.33%	1.91%	1.48%
Housing Unit Summary			
2000 Housing Units	1,712	3,274	8,394
Owner Occupied Housing Units	68.6%	76.5%	78.5%
Renter Occupied Housing Units	19.1%	12.8%	13.2%
Vacant Housing Units	12.3%	10.7%	8.3%
2010 Housing Units	2,837	7,628	17,980
Owner Occupied Housing Units	61.2%	64.6%	71.2%
Renter Occupied Housing Units	24.2%	23.3%	19.6%
Vacant Housing Units	14.6%	12.1%	9.2%
2020 Housing Units	4,506	11,869	26,661
Owner Occupied Housing Units	62.2%	63.1%	67.5%
Renter Occupied Housing Units	26.9%	29.5%	26.6%
Vacant Housing Units	10.3%	7.2%	5.9%
2024 Housing Units	6,089	14,968	31,353
Owner Occupied Housing Units	64.0%	63.5%	68.7%
Renter Occupied Housing Units	25.9%	28.6%	25.5%
Vacant Housing Units	10.1%	7.9%	5.8%
2029 Housing Units	6,757	16,267	33,463
Owner Occupied Housing Units	64.9%	64.5%	70.0%
Renter Occupied Housing Units	26.1%	28.5%	24.8%
Vacant Housing Units	9.0%	7.1%	5.2%

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.

August 19, 2024

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2024 Households by Income			
Household Income Base	5,477	13,784	29,545
<\$15,000	2.6%	2.7%	2.9%
\$15,000 - \$24,999	2.2%	1.9%	2.0%
\$25,000 - \$34,999	6.2%	5.2%	4.8%
\$35,000 - \$49,999	4.7%	6.3%	6.8%
\$50,000 - \$74,999	13.4%	15.1%	14.9%
\$75,000 - \$99,999	8.6%	10.3%	11.2%
\$100,000 - \$149,999	25.9%	24.4%	24.2%
\$150,000 - \$199,999	16.2%	15.9%	15.8%
\$200,000+	20.2%	18.1%	17.4%
Average Household Income	\$152,543	\$143,535	\$140,360
2029 Households by Income			
Household Income Base	6,146	15,116	31,715
<\$15,000	1.9%	1.9%	2.0%
\$15,000 - \$24,999	1.4%	1.2%	1.2%
\$25,000 - \$34,999	4.4%	3.6%	3.2%
\$35,000 - \$49,999	3.5%	4.4%	4.8%
\$50,000 - \$74,999	10.8%	12.2%	12.0%
\$75,000 - \$99,999	7.8%	9.4%	10.3%
\$100,000 - \$149,999	27.1%	25.6%	25.4%
\$150,000 - \$199,999	19.9%	19.9%	19.7%
\$200,000+	23.5%	21.9%	21.3%
Average Household Income	\$174,415	\$166,713	\$163,516
2024 Owner Occupied Housing Units by Value			
Total	3,899	9,500	21,547
<\$50,000	0.2%	0.3%	0.5%
\$50,000 - \$99,999	0.0%	0.1%	0.1%
\$100,000 - \$149,999	0.2%	0.1%	0.3%
\$150,000 - \$199,999	0.7%	0.9%	1.4%
\$200,000 - \$249,999	1.5%	2.4%	3.1%
\$250,000 - \$299,999	2.8%	5.7%	6.3%
\$300,000 - \$399,999	16.1%	24.8%	28.4%
\$400,000 - \$499,999	22.9%	20.4%	21.0%
\$500,000 - \$749,999	35.9%	30.9%	26.9%
\$750,000 - \$999,999	14.0%	9.1%	7.7%
\$1,000,000 - \$1,499,999	2.9%	2.3%	2.3%
\$1,500,000 - \$1,999,999	0.7%	0.6%	0.6%
\$2,000,000 +	1.9%	2.4%	1.4%
Average Home Value	\$613,016	\$567,436	\$528,259
2029 Owner Occupied Housing Units by Value			
Total	4,384	10,487	23,415
<\$50,000	0.0%	0.0%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.1%	0.1%	0.2%
\$200,000 - \$249,999	0.4%	0.6%	0.9%
\$250,000 - \$299,999	1.3%	2.9%	3.3%
\$300,000 - \$399,999	11.3%	18.7%	22.7%
\$400,000 - \$499,999	20.5%	19.9%	21.8%
\$500,000 - \$749,999	40.0%	36.7%	33.6%
\$750,000 - \$999,999	17.8%	12.0%	10.7%
\$1,000,000 - \$1,499,999	3.6%	2.9%	3.1%
\$1,500,000 - \$1,999,999	0.9%	0.7%	0.8%
\$2,000,000 +	4.1%	5.2%	2.9%
Average Home Value	\$694,782	\$666,447	\$610,684

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.

August 19, 2024

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	7 minutes	10 minutes	13 minutes
Median Household Income			
2024	\$117,967	\$112,485	\$110,771
2029	\$133,050	\$128,953	\$127,028
Median Home Value			
2024	\$538,688	\$476,834	\$447,364
2029	\$602,279	\$551,940	\$507,977
Per Capita Income			
2024	\$65,123	\$57,445	\$54,332
2029	\$75,193	\$67,317	\$63,937
Median Age			
2010	42.4	36.8	36.1
2020	43.7	39.0	38.5
2024	43.1	39.9	39.3
2029	44.0	41.2	40.4
2020 Population by Age			
Total	9,355	27,519	65,181
0 - 4	5.1%	6.0%	6.1%
5 - 9	5.6%	6.4%	6.7%
10 - 14	6.2%	6.9%	7.1%
15 - 24	10.0%	10.8%	11.2%
25 - 34	11.7%	13.8%	13.4%
35 - 44	13.0%	15.0%	15.5%
45 - 54	14.9%	14.7%	15.1%
55 - 64	14.5%	12.5%	12.4%
65 - 74	12.2%	9.3%	8.5%
75 - 84	5.5%	3.8%	3.3%
85 +	1.2%	0.8%	0.7%
18 +	79.9%	77.0%	76.0%
2024 Population by Age			
Total	12,738	34,606	76,335
0 - 4	5.3%	5.9%	5.9%
5 - 9	5.3%	6.2%	6.4%
10 - 14	5.7%	6.4%	6.7%
15 - 24	10.2%	11.1%	11.6%
25 - 34	12.3%	12.9%	12.7%
35 - 44	14.1%	15.5%	15.6%
45 - 54	13.9%	14.3%	14.6%
55 - 64	13.7%	12.4%	12.4%
65 - 74	12.0%	9.7%	8.9%
75 - 84	6.3%	4.7%	4.2%
85 +	1.4%	1.0%	0.9%
18 +	80.6%	78.0%	77.2%
2029 Population by Age			
Total	14,121	37,578	81,128
0 - 4	5.2%	5.7%	5.8%
5 - 9	4.9%	5.7%	5.9%
10 - 14	5.3%	6.1%	6.3%
15 - 24	10.0%	11.0%	11.4%
25 - 34	12.1%	12.5%	12.8%
35 - 44	13.8%	14.8%	14.7%
45 - 54	13.1%	13.9%	14.1%
55 - 64	13.8%	12.7%	12.8%
65 - 74	12.6%	10.5%	9.8%
75 - 84	7.2%	5.7%	5.2%
85 +	1.9%	1.4%	1.2%
18 +	81.5%	79.2%	78.5%

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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	7 minutes	10 minutes	13 minutes
2020 Population by Sex			
Males	4,501	13,220	31,318
Females	4,854	14,299	33,863
2024 Population by Sex			
Males	6,249	16,975	37,419
Females	6,487	17,630	38,916
2029 Population by Sex			
Males	6,910	18,352	39,552
Females	7,210	19,224	41,574
2010 Population by Race/Ethnicity			
Total	5,661	16,932	42,667
White Alone	87.3%	71.1%	70.8%
Black Alone	8.3%	18.2%	18.2%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	1.5%	3.7%	4.2%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	1.0%	4.1%	3.7%
Two or More Races	1.4%	2.4%	2.5%
Hispanic Origin	4.4%	10.9%	10.0%
Diversity Index	29.5	56.3	55.8
2020 Population by Race/Ethnicity			
Total	9,355	27,519	65,181
White Alone	75.3%	59.2%	57.9%
Black Alone	11.7%	22.3%	21.8%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	2.6%	4.4%	5.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.5%	5.0%	5.5%
Two or More Races	7.5%	8.7%	8.8%
Hispanic Origin	6.5%	10.8%	11.5%
Diversity Index	48.4	66.7	68.4
2024 Population by Race/Ethnicity			
Total	12,736	34,605	76,335
White Alone	70.5%	57.1%	56.2%
Black Alone	14.2%	22.7%	22.1%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	3.2%	4.9%	6.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.2%	5.5%	5.9%
Two or More Races	8.5%	9.3%	9.3%
Hispanic Origin	8.1%	11.8%	12.4%
Diversity Index	55.2	69.0	70.2
2029 Population by Race/Ethnicity			
Total	14,120	37,577	81,126
White Alone	68.6%	55.7%	54.9%
Black Alone	14.8%	22.7%	22.1%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	3.5%	5.3%	6.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.5%	5.8%	6.2%
Two or More Races	9.2%	9.9%	9.9%
Hispanic Origin	8.8%	12.6%	13.1%
Diversity Index	57.8	70.5	71.6

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.

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	7 minutes	10 minutes	13 minutes
2020 Population by Relationship and Household Type			
Total	9,355	27,519	65,181
In Households	100.0%	100.0%	100.0%
Householder	42.8%	39.7%	38.6%
Opposite-Sex Spouse	23.7%	21.4%	21.1%
Same-Sex Spouse	0.2%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.0%	2.2%	2.2%
Same-Sex Unmarried Partner	0.2%	0.2%	0.2%
Biological Child	23.5%	26.7%	27.8%
Adopted Child	0.7%	0.6%	0.6%
Stepchild	1.1%	1.2%	1.2%
Grandchild	1.2%	1.6%	1.7%
Brother or Sister	0.6%	1.0%	1.0%
Parent	0.8%	1.3%	1.4%
Parent-in-law	0.3%	0.3%	0.4%
Son-in-law or Daughter-in-law	0.2%	0.3%	0.3%
Other Relatives	0.7%	1.2%	1.3%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	1.9%	2.1%	2.0%
In Group Quarters	0.0%	0.0%	0.0%
Institutionalized	0.0%	0.0%	0.0%
Noninstitutionalized	0.0%	0.0%	0.0%
2024 Population 25+ by Educational Attainment			
Total	9,376	24,364	52,907
Less than 9th Grade	0.5%	1.3%	1.7%
9th - 12th Grade, No Diploma	1.0%	1.6%	2.0%
High School Graduate	11.0%	11.4%	13.9%
GED/Alternative Credential	1.7%	1.8%	2.1%
Some College, No Degree	21.0%	20.2%	18.6%
Associate Degree	11.5%	9.5%	9.2%
Bachelor's Degree	33.8%	34.4%	33.8%
Graduate/Professional Degree	19.4%	19.8%	18.7%
2024 Population 15+ by Marital Status			
Total	10,673	28,221	61,796
Never Married	25.5%	28.1%	29.0%
Married	58.5%	59.9%	59.9%
Widowed	5.0%	3.5%	3.4%
Divorced	11.1%	8.5%	7.8%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,868	20,033	44,246
Population 16+ Employed	96.1%	96.5%	96.8%
Population 16+ Unemployment rate	3.9%	3.5%	3.1%
Population 16-24 Employed	10.1%	11.5%	11.8%
Population 16-24 Unemployment rate	18.1%	11.9%	8.7%
Population 25-54 Employed	64.3%	66.1%	66.7%
Population 25-54 Unemployment rate	2.2%	2.2%	1.8%
Population 55-64 Employed	18.0%	16.2%	15.7%
Population 55-64 Unemployment rate	1.8%	2.4%	3.6%
Population 65+ Employed	7.5%	6.2%	5.8%
Population 65+ Unemployment rate	0.4%	2.6%	5.5%

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2024 Employed Population 16+ by Industry			
Total	6,600	19,341	42,852
Agriculture/Mining	0.1%	0.2%	0.5%
Construction	6.0%	5.6%	5.8%
Manufacturing	11.6%	10.4%	10.2%
Wholesale Trade	2.2%	2.6%	2.8%
Retail Trade	9.5%	10.8%	10.8%
Transportation/Utilities	7.7%	7.6%	7.5%
Information	1.6%	2.0%	2.3%
Finance/Insurance/Real Estate	12.6%	11.4%	12.2%
Services	46.8%	46.8%	45.4%
Public Administration	1.9%	2.7%	2.5%
2024 Employed Population 16+ by Occupation			
Total	6,600	19,340	42,854
White Collar	74.0%	73.1%	71.1%
Management/Business/Financial	25.4%	25.3%	24.5%
Professional	26.1%	24.7%	24.4%
Sales	9.7%	10.8%	10.8%
Administrative Support	12.9%	12.3%	11.4%
Services	10.0%	10.9%	11.1%
Blue Collar	15.9%	16.0%	17.8%
Farming/Forestry/Fishing	0.1%	0.1%	0.4%
Construction/Extraction	2.8%	3.4%	3.7%
Installation/Maintenance/Repair	1.9%	1.6%	2.0%
Production	3.8%	3.5%	3.7%
Transportation/Material Moving	7.4%	7.4%	7.9%
2020 Households by Type			
Total	4,014	10,986	25,077
Married Couple Households	55.5%	54.0%	55.1%
With Own Children <18	18.4%	21.5%	23.7%
Without Own Children <18	37.1%	32.4%	31.4%
Cohabiting Couple Households	5.3%	6.2%	6.3%
With Own Children <18	1.2%	1.6%	1.7%
Without Own Children <18	4.1%	4.6%	4.6%
Male Householder, No Spouse/Partner	14.9%	14.7%	14.3%
Living Alone	10.9%	10.2%	9.7%
65 Years and over	2.3%	1.8%	1.9%
With Own Children <18	1.3%	1.5%	1.5%
Without Own Children <18, With Relatives	1.9%	2.2%	2.2%
No Relatives Present	0.7%	0.9%	1.0%
Female Householder, No Spouse/Partner	24.3%	25.1%	24.2%
Living Alone	15.4%	14.1%	12.9%
65 Years and over	6.6%	4.7%	4.2%
With Own Children <18	4.0%	5.1%	5.2%
Without Own Children <18, With Relatives	4.0%	5.0%	5.2%
No Relatives Present	0.8%	0.9%	0.9%
2020 Households by Size			
Total	4,014	10,986	25,077
1 Person Household	26.4%	24.2%	22.6%
2 Person Household	40.3%	36.3%	35.0%
3 Person Household	15.2%	17.1%	18.0%
4 Person Household	12.3%	14.1%	15.2%
5 Person Household	3.9%	5.5%	6.1%
6 Person Household	1.1%	1.7%	2.0%
7 + Person Household	0.8%	1.0%	1.1%

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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	7 minutes	10 minutes	13 minutes
2020 Households by Tenure and Mortgage Status			
Total	4,014	10,986	25,077
Owner Occupied	69.8%	68.2%	71.7%
Owned with a Mortgage/Loan	54.4%	56.0%	59.7%
Owned Free and Clear	15.4%	12.2%	12.1%
Renter Occupied	30.2%	31.8%	28.3%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	89	95	100
Percent of Income for Mortgage	28.6%	26.5%	25.3%
Wealth Index	157	137	128
2020 Housing Units By Urban/ Rural Status			
Total	4,506	11,869	26,661
Urban Housing Units	98.0%	98.2%	93.9%
Rural Housing Units	2.0%	1.8%	6.1%
2020 Population By Urban/ Rural Status			
Total	9,355	27,519	65,181
Urban Population	98.1%	98.0%	93.8%
Rural Population	1.9%	2.0%	6.2%

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.

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	7 minutes	10 minutes	13 minutes
Top 3 Tapestry Segments			
1.	Middleburg (4C)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Exurbanites (1E)	Middleburg (4C)	Savvy Suburbanites (1D)
3.	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)	Middleburg (4C)
2024 Consumer Spending			
Apparel & Services: Total \$	\$16,608,660	\$41,160,535	\$87,273,684
Average Spent	\$3,032.44	\$2,986.11	\$2,953.92
Spending Potential Index	127	125	124
Education: Total \$	\$13,609,906	\$30,424,030	\$61,675,706
Average Spent	\$2,484.92	\$2,207.20	\$2,087.52
Spending Potential Index	144	128	121
Entertainment/Recreation: Total \$	\$29,853,198	\$71,167,822	\$149,984,376
Average Spent	\$5,450.65	\$5,163.07	\$5,076.47
Spending Potential Index	133	126	124
Food at Home: Total \$	\$51,083,808	\$123,042,347	\$257,958,011
Average Spent	\$9,326.97	\$8,926.46	\$8,731.02
Spending Potential Index	128	122	120
Food Away from Home: Total \$	\$28,421,228	\$69,318,362	\$146,895,596
Average Spent	\$5,189.20	\$5,028.90	\$4,971.93
Spending Potential Index	133	129	128
Health Care: Total \$	\$53,226,068	\$128,585,603	\$271,374,985
Average Spent	\$9,718.11	\$9,328.61	\$9,185.14
Spending Potential Index	126	121	119
HH Furnishings & Equipment: Total \$	\$22,701,692	\$55,174,202	\$116,788,085
Average Spent	\$4,144.91	\$4,002.77	\$3,952.89
Spending Potential Index	131	126	125
Personal Care Products & Services: Total \$	\$7,309,782	\$17,347,895	\$36,140,356
Average Spent	\$1,334.63	\$1,258.55	\$1,223.23
Spending Potential Index	134	126	123
Shelter: Total \$	\$197,772,823	\$465,664,311	\$970,665,322
Average Spent	\$36,109.70	\$33,782.96	\$32,853.79
Spending Potential Index	135	127	123
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$25,266,504	\$61,694,286	\$132,503,509
Average Spent	\$4,613.20	\$4,475.79	\$4,484.80
Spending Potential Index	132	128	128
Travel: Total \$	\$23,005,863	\$53,784,004	\$112,578,639
Average Spent	\$4,200.45	\$3,901.92	\$3,810.41
Spending Potential Index	138	129	126
Vehicle Maintenance & Repairs: Total \$	\$10,258,020	\$25,373,395	\$53,830,473
Average Spent	\$1,872.93	\$1,840.79	\$1,821.98
Spending Potential Index	126	124	123

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.

August 19, 2024