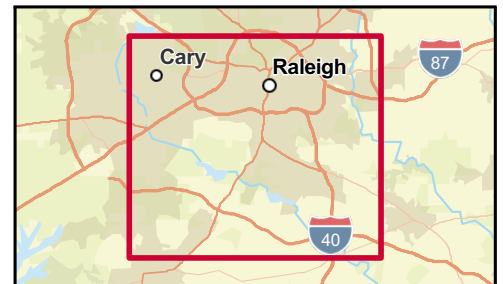
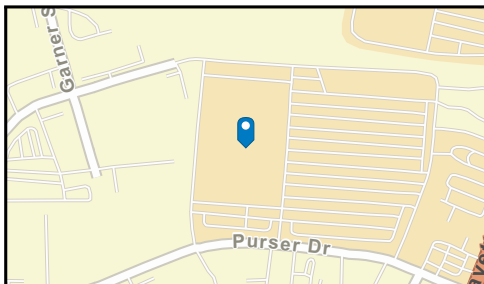
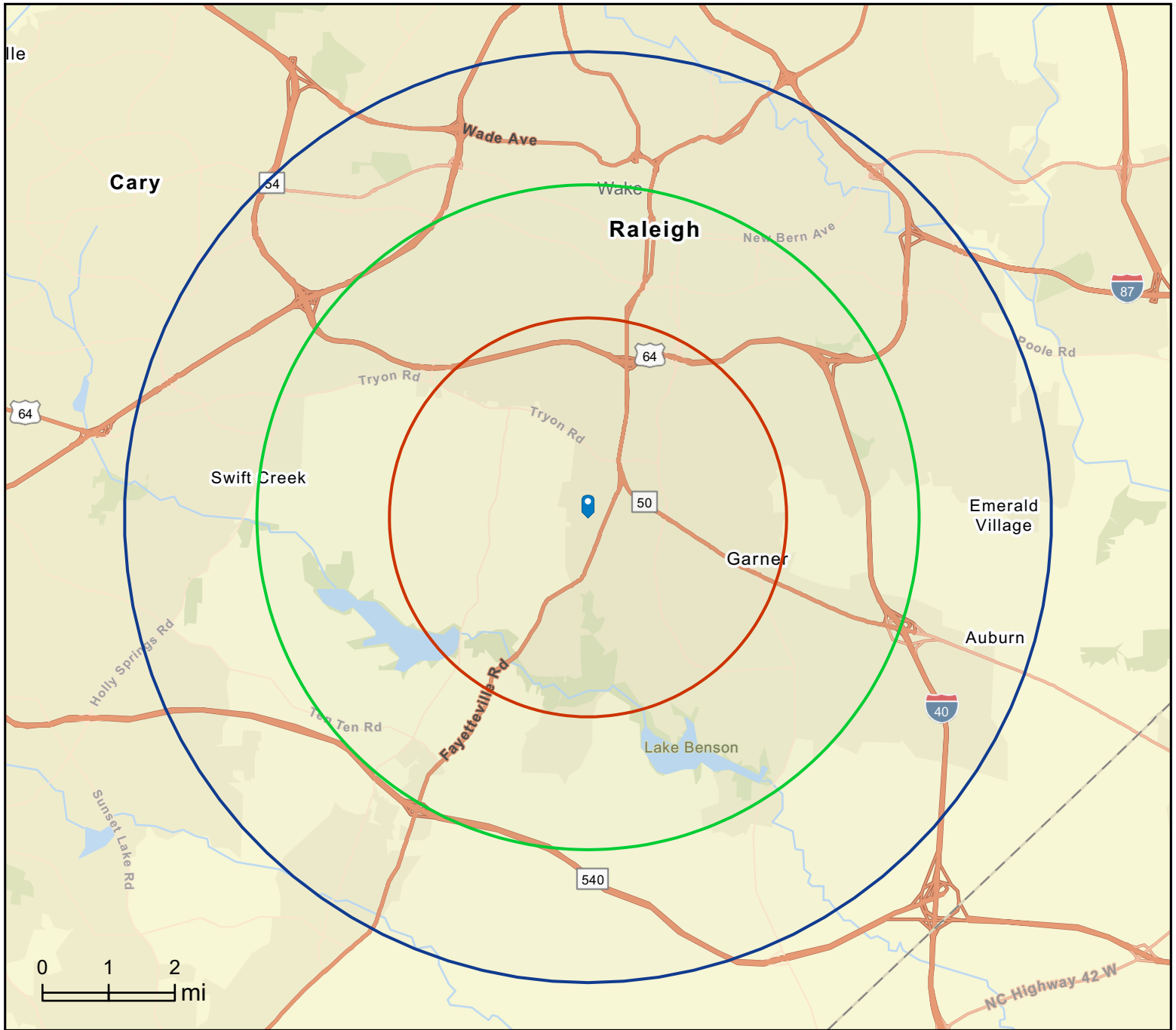


Site Map

Shoppes at Garner
4500 Fayetteville Rd, Raleigh, North Carolina, 27603
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 35.71907
Longitude: -78.65944



Community Profile

Shoppes at Garner
 4500 Fayetteville Rd, Raleigh, North Carolina, 27603
 Rings: 3, 5, 7 mile radii

Prepared by Esri
 Latitude: 35.71907
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	3 miles	5 miles	7 miles
Population Summary			
2010 Total Population	39,763	128,022	239,492
2020 Total Population	44,455	143,484	272,027
2020 Group Quarters	1,409	13,934	17,380
2024 Total Population	46,532	151,772	291,324
2024 Group Quarters	1,364	13,461	16,786
2029 Total Population	52,131	169,476	318,832
2024-2029 Annual Rate	2.30%	2.23%	1.82%
2024 Total Daytime Population	45,275	182,950	369,579
Workers	23,556	114,652	240,203
Residents	21,719	68,298	129,376
Household Summary			
2010 Households	15,089	45,952	90,436
2010 Average Household Size	2.58	2.48	2.44
2020 Total Households	17,050	55,430	107,241
2020 Average Household Size	2.52	2.34	2.37
2024 Households	17,996	59,928	116,639
2024 Average Household Size	2.51	2.31	2.35
2029 Households	20,188	68,478	129,471
2029 Average Household Size	2.51	2.28	2.33
2024-2029 Annual Rate	2.33%	2.70%	2.11%
2010 Families	8,707	24,851	51,501
2010 Average Family Size	3.14	3.14	3.09
2024 Families	10,279	30,569	64,003
2024 Average Family Size	3.11	3.05	3.06
2029 Families	11,534	34,348	70,042
2029 Average Family Size	3.14	3.04	3.05
2024-2029 Annual Rate	2.33%	2.36%	1.82%
Housing Unit Summary			
2000 Housing Units	12,941	39,601	77,893
Owner Occupied Housing Units	59.5%	45.9%	51.6%
Renter Occupied Housing Units	34.4%	47.4%	41.9%
Vacant Housing Units	6.1%	6.8%	6.5%
2010 Housing Units	16,405	50,752	98,743
Owner Occupied Housing Units	53.5%	44.7%	49.6%
Renter Occupied Housing Units	38.5%	45.8%	41.9%
Vacant Housing Units	8.0%	9.5%	8.4%
2020 Housing Units	18,011	59,972	115,207
Owner Occupied Housing Units	51.7%	41.5%	47.0%
Renter Occupied Housing Units	43.0%	50.9%	46.1%
Vacant Housing Units	5.1%	7.4%	6.9%
2024 Housing Units	19,128	64,849	125,897
Owner Occupied Housing Units	53.2%	42.7%	47.9%
Renter Occupied Housing Units	40.9%	49.7%	44.8%
Vacant Housing Units	5.9%	7.6%	7.4%
2029 Housing Units	21,449	73,659	139,317
Owner Occupied Housing Units	49.6%	39.9%	46.0%
Renter Occupied Housing Units	44.5%	53.0%	47.0%
Vacant Housing Units	5.9%	7.0%	7.1%

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 11, 2024

Community Profile

Shoppes at Garner
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	3 miles	5 miles	7 miles
2024 Households by Income			
Household Income Base	17,996	59,923	116,634
<\$15,000	9.0%	9.9%	8.0%
\$15,000 - \$24,999	5.5%	5.2%	5.0%
\$25,000 - \$34,999	7.9%	7.0%	6.6%
\$35,000 - \$49,999	12.5%	10.9%	9.4%
\$50,000 - \$74,999	19.5%	16.9%	17.4%
\$75,000 - \$99,999	11.1%	12.2%	11.9%
\$100,000 - \$149,999	16.0%	17.7%	17.8%
\$150,000 - \$199,999	8.4%	9.2%	10.2%
\$200,000+	10.0%	11.1%	13.6%
Average Household Income	\$99,778	\$106,393	\$117,940
2029 Households by Income			
Household Income Base	20,188	68,473	129,466
<\$15,000	6.9%	7.4%	6.1%
\$15,000 - \$24,999	3.8%	3.6%	3.4%
\$25,000 - \$34,999	6.2%	5.6%	5.2%
\$35,000 - \$49,999	11.2%	9.5%	8.2%
\$50,000 - \$74,999	18.1%	16.0%	16.1%
\$75,000 - \$99,999	11.2%	12.4%	11.9%
\$100,000 - \$149,999	18.5%	20.1%	20.2%
\$150,000 - \$199,999	11.5%	12.0%	13.0%
\$200,000+	12.5%	13.4%	15.8%
Average Household Income	\$118,624	\$125,099	\$136,000
2024 Owner Occupied Housing Units by Value			
Total	10,164	27,645	60,218
<\$50,000	5.5%	2.7%	1.9%
\$50,000 - \$99,999	1.3%	1.3%	0.9%
\$100,000 - \$149,999	6.7%	4.9%	3.2%
\$150,000 - \$199,999	8.6%	5.8%	3.8%
\$200,000 - \$249,999	11.7%	7.7%	6.7%
\$250,000 - \$299,999	13.1%	9.7%	7.5%
\$300,000 - \$399,999	15.9%	15.7%	14.6%
\$400,000 - \$499,999	13.1%	18.4%	18.4%
\$500,000 - \$749,999	16.4%	21.9%	27.0%
\$750,000 - \$999,999	4.3%	7.5%	10.0%
\$1,000,000 - \$1,499,999	1.6%	3.2%	4.5%
\$1,500,000 - \$1,999,999	0.6%	0.5%	0.9%
\$2,000,000 +	1.1%	0.6%	0.6%
Average Home Value	\$398,185	\$465,630	\$524,276
2029 Owner Occupied Housing Units by Value			
Total	10,638	29,391	63,998
<\$50,000	1.5%	0.7%	0.7%
\$50,000 - \$99,999	0.4%	0.3%	0.2%
\$100,000 - \$149,999	1.2%	0.9%	0.7%
\$150,000 - \$199,999	2.7%	1.6%	1.2%
\$200,000 - \$249,999	6.6%	3.9%	3.6%
\$250,000 - \$299,999	12.8%	7.9%	5.7%
\$300,000 - \$399,999	18.5%	16.2%	13.8%
\$400,000 - \$499,999	18.3%	21.9%	20.4%
\$500,000 - \$749,999	24.3%	29.6%	33.7%
\$750,000 - \$999,999	7.6%	10.6%	12.6%
\$1,000,000 - \$1,499,999	3.1%	4.4%	5.4%
\$1,500,000 - \$1,999,999	1.3%	1.0%	1.2%
\$2,000,000 +	1.7%	1.0%	0.8%
Average Home Value	\$521,863	\$561,766	\$596,004

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 11, 2024

Community Profile

Shoppes at Garner
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 Rings: 3, 5, 7 mile radii

Prepared by Esri
 Latitude: 35.71907
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	3 miles	5 miles	7 miles
Median Household Income			
2024	\$67,427	\$75,132	\$81,002
2029	\$82,093	\$89,361	\$97,425
Median Home Value			
2024	\$318,901	\$412,029	\$462,311
2029	\$434,633	\$484,128	\$528,015
Per Capita Income			
2024	\$39,135	\$42,345	\$47,437
2029	\$46,974	\$50,913	\$55,481
Median Age			
2010	31.4	29.0	31.1
2020	33.6	31.4	33.0
2024	34.2	32.2	33.7
2029	35.7	33.5	35.1
2020 Population by Age			
Total	44,455	143,484	272,027
0 - 4	5.7%	4.9%	5.3%
5 - 9	5.8%	4.9%	5.4%
10 - 14	6.2%	5.3%	5.8%
15 - 24	17.3%	21.9%	18.9%
25 - 34	17.4%	19.4%	17.9%
35 - 44	13.9%	12.6%	13.1%
45 - 54	11.1%	10.6%	11.5%
55 - 64	10.8%	9.8%	10.5%
65 - 74	7.1%	6.6%	7.3%
75 - 84	3.5%	2.9%	3.1%
85 +	1.3%	1.1%	1.2%
18 +	78.9%	82.0%	80.2%
2024 Population by Age			
Total	46,534	151,773	291,325
0 - 4	5.7%	4.9%	5.2%
5 - 9	5.6%	4.7%	5.2%
10 - 14	5.6%	4.7%	5.2%
15 - 24	17.4%	20.9%	18.2%
25 - 34	17.1%	20.0%	18.3%
35 - 44	14.4%	13.4%	13.8%
45 - 54	11.3%	10.5%	11.4%
55 - 64	10.3%	9.5%	10.1%
65 - 74	7.5%	6.9%	7.6%
75 - 84	3.8%	3.4%	3.8%
85 +	1.3%	1.1%	1.2%
18 +	79.6%	82.7%	81.0%
2029 Population by Age			
Total	52,133	169,475	318,833
0 - 4	5.7%	4.9%	5.2%
5 - 9	5.2%	4.5%	4.9%
10 - 14	5.4%	4.6%	5.1%
15 - 24	16.7%	19.6%	17.4%
25 - 34	15.9%	19.0%	17.3%
35 - 44	14.8%	14.4%	14.5%
45 - 54	11.9%	10.8%	11.5%
55 - 64	9.7%	9.1%	9.8%
65 - 74	8.4%	7.5%	8.2%
75 - 84	4.8%	4.2%	4.7%
85 +	1.5%	1.3%	1.5%
18 +	80.4%	83.2%	81.8%

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

July 11, 2024

Community Profile

Shoppes at Garner
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Rings: 3, 5, 7 mile radii

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	3 miles	5 miles	7 miles
2020 Population by Sex			
Males	22,338	72,393	134,354
Females	22,117	71,091	137,673
2024 Population by Sex			
Males	23,698	77,637	146,043
Females	22,834	74,135	145,281
2029 Population by Sex			
Males	26,326	85,913	158,701
Females	25,805	83,563	160,130
2020 Population by Race/Ethnicity			
Total	39,763	128,022	239,493
White Alone	54.7%	50.9%	57.1%
Black Alone	31.6%	35.9%	30.9%
American Indian Alone	0.8%	0.7%	0.6%
Asian Alone	1.9%	3.9%	3.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	8.6%	6.2%	5.5%
Two or More Races	2.3%	2.4%	2.3%
Hispanic Origin	15.9%	12.0%	10.7%
Diversity Index	70.1	68.9	65.5
2024 Population by Race/Ethnicity			
Total	44,455	143,484	272,027
White Alone	47.3%	48.9%	54.2%
Black Alone	28.8%	29.2%	25.8%
American Indian Alone	0.8%	0.7%	0.6%
Asian Alone	2.9%	5.3%	4.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	13.0%	9.0%	7.9%
Two or More Races	7.2%	6.9%	7.0%
Hispanic Origin	18.9%	14.0%	12.9%
Diversity Index	77.1	74.2	71.0
2029 Population by Race/Ethnicity			
Total	46,532	151,774	291,323
White Alone	45.9%	47.7%	52.5%
Black Alone	28.7%	29.1%	26.3%
American Indian Alone	0.8%	0.7%	0.6%
Asian Alone	3.2%	5.7%	4.9%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	13.8%	9.5%	8.4%
Two or More Races	7.5%	7.3%	7.4%
Hispanic Origin	19.9%	14.7%	13.6%
Diversity Index	78.3	75.3	72.5
2029 Population by Race/Ethnicity			
Total	52,131	169,476	318,831
White Alone	43.7%	46.2%	50.9%
Black Alone	29.1%	29.3%	26.5%
American Indian Alone	0.8%	0.7%	0.6%
Asian Alone	3.4%	6.0%	5.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	15.1%	10.2%	8.9%
Two or More Races	7.8%	7.7%	7.8%
Hispanic Origin	21.6%	15.7%	14.5%
Diversity Index	79.8	76.6	73.9

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 11, 2024

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	3 miles	5 miles	7 miles
2020 Population by Relationship and Household Type			
Total	44,455	143,484	272,027
In Households	96.8%	90.3%	93.6%
Householder	38.8%	38.7%	39.5%
Opposite-Sex Spouse	13.9%	12.6%	14.9%
Same-Sex Spouse	0.2%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.9%	2.8%	2.7%
Same-Sex Unmarried Partner	0.2%	0.2%	0.2%
Biological Child	24.8%	21.2%	23.5%
Adopted Child	0.4%	0.4%	0.5%
Stepchild	0.9%	0.8%	0.8%
Grandchild	2.2%	1.9%	1.7%
Brother or Sister	1.6%	1.4%	1.3%
Parent	1.1%	1.0%	1.0%
Parent-in-law	0.2%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.3%	0.2%	0.2%
Other Relatives	1.5%	1.4%	1.2%
Foster Child	0.0%	0.1%	0.0%
Other Nonrelatives	7.6%	7.3%	5.8%
In Group Quarters	3.2%	9.7%	6.4%
Institutionalized	2.0%	3.0%	1.8%
Noninstitutionalized	1.2%	6.7%	4.6%
2024 Population 25+ by Educational Attainment			
Total	30,589	98,311	192,393
Less than 9th Grade	3.0%	2.7%	2.6%
9th - 12th Grade, No Diploma	4.9%	5.1%	4.0%
High School Graduate	22.8%	16.7%	15.8%
GED/Alternative Credential	3.3%	3.3%	2.7%
Some College, No Degree	16.1%	14.8%	14.1%
Associate Degree	8.6%	8.4%	8.0%
Bachelor's Degree	28.5%	30.7%	32.5%
Graduate/Professional Degree	12.7%	18.3%	20.3%
2024 Population 15+ by Marital Status			
Total	38,668	130,034	245,544
Never Married	44.9%	50.6%	44.7%
Married	40.1%	36.6%	42.9%
Widowed	5.7%	4.2%	4.0%
Divorced	9.3%	8.6%	8.4%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	26,314	85,978	168,458
Population 16+ Employed	94.6%	95.1%	95.9%
Population 16+ Unemployment rate	5.4%	4.9%	4.1%
Population 16-24 Employed	18.3%	17.5%	15.8%
Population 16-24 Unemployment rate	8.8%	9.9%	9.6%
Population 25-54 Employed	64.9%	65.5%	65.5%
Population 25-54 Unemployment rate	5.2%	4.0%	3.1%
Population 55-64 Employed	12.5%	12.2%	13.1%
Population 55-64 Unemployment rate	2.5%	2.9%	3.0%
Population 65+ Employed	4.4%	4.8%	5.6%
Population 65+ Unemployment rate	1.8%	3.4%	2.8%

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

July 11, 2024

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	3 miles	5 miles	7 miles
2024 Employed Population 16+ by Industry			
Total	24,889	81,758	161,496
Agriculture/Mining	0.9%	0.4%	0.4%
Construction	8.2%	6.4%	6.6%
Manufacturing	7.4%	8.1%	7.7%
Wholesale Trade	0.8%	1.4%	1.5%
Retail Trade	9.0%	8.6%	8.3%
Transportation/Utilities	5.5%	5.2%	5.0%
Information	3.6%	2.7%	2.8%
Finance/Insurance/Real Estate	4.2%	5.3%	6.6%
Services	56.3%	57.2%	55.6%
Public Administration	4.2%	4.7%	5.5%
2024 Employed Population 16+ by Occupation			
Total	24,889	81,757	161,496
White Collar	65.3%	70.5%	72.1%
Management/Business/Financial	20.8%	21.0%	22.6%
Professional	27.1%	31.8%	31.5%
Sales	7.2%	7.6%	7.9%
Administrative Support	10.3%	10.2%	10.1%
Services	16.6%	14.7%	13.5%
Blue Collar	18.1%	14.8%	14.4%
Farming/Forestry/Fishing	0.3%	0.2%	0.2%
Construction/Extraction	4.9%	3.7%	3.6%
Installation/Maintenance/Repair	2.1%	2.0%	2.1%
Production	2.7%	2.8%	2.9%
Transportation/Material Moving	8.0%	6.1%	5.6%
2020 Households by Type			
Total	17,050	55,430	107,241
Married Couple Households	36.4%	33.3%	38.2%
With Own Children <18	14.7%	12.8%	15.4%
Without Own Children <18	21.7%	20.5%	22.8%
Cohabiting Couple Households	8.1%	7.9%	7.4%
With Own Children <18	2.2%	1.7%	1.6%
Without Own Children <18	5.9%	6.2%	5.7%
Male Householder, No Spouse/Partner	23.3%	26.4%	23.3%
Living Alone	13.2%	16.5%	14.9%
65 Years and over	2.6%	2.5%	2.5%
With Own Children <18	1.9%	1.7%	1.6%
Without Own Children <18, With Relatives	3.3%	2.9%	2.6%
No Relatives Present	4.9%	5.3%	4.2%
Female Householder, No Spouse/Partner	32.3%	32.5%	31.2%
Living Alone	15.5%	16.9%	16.7%
65 Years and over	6.0%	5.1%	5.4%
With Own Children <18	6.9%	5.9%	5.7%
Without Own Children <18, With Relatives	6.8%	6.4%	5.9%
No Relatives Present	3.1%	3.3%	2.9%
2020 Households by Size			
Total	17,050	55,430	107,241
1 Person Household	28.6%	33.4%	31.6%
2 Person Household	32.9%	33.0%	33.4%
3 Person Household	16.8%	15.1%	15.3%
4 Person Household	13.0%	11.0%	12.0%
5 Person Household	5.4%	4.5%	4.8%
6 Person Household	2.2%	1.8%	1.8%
7 + Person Household	1.2%	1.1%	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.

July 11, 2024

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	3 miles	5 miles	7 miles
2020 Households by Tenure and Mortgage Status			
Total	17,050	55,430	107,241
Owner Occupied	54.6%	44.9%	50.5%
Owned with a Mortgage/Loan	40.4%	34.2%	38.5%
Owned Free and Clear	14.2%	10.7%	12.0%
Renter Occupied	45.4%	55.1%	49.5%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	84	73	70
Percent of Income for Mortgage	29.6%	34.3%	35.7%
Wealth Index	75	78	94
2020 Housing Units By Urban/ Rural Status			
Total	18,011	59,972	115,207
Urban Housing Units	99.1%	98.9%	98.3%
Rural Housing Units	0.9%	1.1%	1.7%
2020 Population By Urban/ Rural Status			
Total	44,455	143,484	272,027
Urban Population	98.9%	98.8%	98.2%
Rural Population	1.1%	1.2%	1.8%

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 11, 2024

Community Profile

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	3 miles	5 miles	7 miles
Top 3 Tapestry Segments			
1.	Front Porches (8E)	Metro Renters (3B)	Metro Renters (3B)
2.	College Towns (14B)	College Towns (14B)	College Towns (14B)
3.	Young and Restless (11B)	Up and Coming Families (7A)	Young and Restless (11B)
2024 Consumer Spending			
Apparel & Services: Total \$	\$40,454,568	\$145,045,773	\$306,107,903
Average Spent	\$2,247.98	\$2,420.33	\$2,624.40
Spending Potential Index	94	102	110
Education: Total \$	\$27,322,361	\$99,994,286	\$215,826,805
Average Spent	\$1,518.25	\$1,668.57	\$1,850.38
Spending Potential Index	88	97	107
Entertainment/Recreation: Total \$	\$64,632,986	\$226,684,957	\$490,013,602
Average Spent	\$3,591.52	\$3,782.62	\$4,201.11
Spending Potential Index	88	92	103
Food at Home: Total \$	\$120,024,181	\$424,404,986	\$899,105,315
Average Spent	\$6,669.49	\$7,081.91	\$7,708.44
Spending Potential Index	91	97	106
Food Away from Home: Total \$	\$65,275,183	\$234,011,883	\$499,591,181
Average Spent	\$3,627.21	\$3,904.88	\$4,283.23
Spending Potential Index	93	100	110
Health Care: Total \$	\$121,983,757	\$416,137,404	\$895,337,844
Average Spent	\$6,778.38	\$6,943.96	\$7,676.14
Spending Potential Index	88	90	100
HH Furnishings & Equipment: Total \$	\$51,357,769	\$179,591,110	\$385,992,843
Average Spent	\$2,853.84	\$2,996.78	\$3,309.29
Spending Potential Index	90	95	105
Personal Care Products & Services: Total \$	\$16,373,954	\$58,725,991	\$125,190,591
Average Spent	\$909.87	\$979.94	\$1,073.32
Spending Potential Index	91	98	108
Shelter: Total \$	\$428,504,223	\$1,540,349,498	\$3,301,049,855
Average Spent	\$23,811.08	\$25,703.34	\$28,301.42
Spending Potential Index	89	96	106
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$53,844,988	\$181,591,138	\$402,076,256
Average Spent	\$2,992.05	\$3,030.16	\$3,447.19
Spending Potential Index	85	86	98
Travel: Total \$	\$46,740,548	\$166,963,363	\$363,446,989
Average Spent	\$2,597.27	\$2,786.07	\$3,116.00
Spending Potential Index	86	92	103
Vehicle Maintenance & Repairs: Total \$	\$24,778,100	\$85,894,897	\$182,702,434
Average Spent	\$1,376.87	\$1,433.30	\$1,566.39
Spending Potential Index	93	97	106

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 11, 2024