

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 35.29601 Longitude: -80.747734

The Commons at Chancellor Park Charlotte, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	11,762	97,578	236,380
	Population Est 25Q1	11,802	98,472	236,972
	Population Est 24Q4	11,609	96,991	233,767
	Population Est 24Q3	11,214	94,603	229,706
	Population Est 24Q2	11,106	93,873	227,742
	Population Est 24Q1	11,041	93,197	225,238
	Population Est 23Q4	10,871	91,759	221,985
	Population Est 23Q3	10,746	90,539	218,996
	Population Est 23Q2	10,618	89,842	217,485
	Population Fcst	13,642	110,711	265,485
	2010 Census Population	6,979	67,129	168,123
	2000 Census Population	3,393	49,124	121,296
	1990 Census Population	1,925	30,019	78,967
	Current Year Daytime Population	48,592	133,009	249,793
	Average Seasonal Population	96	546	850
	Historical Annual Growth, 1990 – 2000	5.83%	5.05%	4.39%
	Historical Annual Growth, 2000 – 2010	7.48%	3.17%	3.32%
	Estimated Annual Growth, 2010 – CY	3.67%	2.61%	2.38%
	Projected Annual Growth, CY to Y5	3.01%	2.56%	2.35%
	Group Qtrs Est	1,813	6,122	6,856
Transient Est Average Last 4 Qtrs	4,907	10,100	12,731	
<b>Households</b>	Current Year Estimated Households	4,420	36,931	90,298
	Households Est 25Q1	4,437	37,270	90,461
	Households Est 24Q4	4,351	36,609	89,156
	Households Est 24Q3	4,175	35,557	87,455
	Households Est 24Q2	4,127	35,270	86,688
	Households Est 24Q1	4,100	35,001	85,687
	Households Est 23Q4	4,025	34,409	84,393
	Households Est 23Q3	3,969	33,908	83,223
	Households Est 23Q2	3,911	33,617	82,614
	Households Fcst	5,258	42,499	102,028
	2010 Census Households	2,322	25,225	63,658
	2000 Census Households	1,450	17,660	45,043
	1990 Census Households	782	9,969	28,627
	Historical Annual Growth, 1990 – 2000	6.37%	5.88%	4.64%
	Historical Annual Growth, 2000 – 2010	4.82%	3.63%	3.52%
	Estimated Annual Growth, 2010 – CY	4.54%	2.66%	2.44%
	Projected Annual Growth, CY to Y5	3.53%	2.85%	2.47%
Population per Household	2.25	2.48	2.54	

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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	1.5%	1.2%	1.7%
	HH Income \$250,000 to \$499,999	1.8%	1.5%	2.1%
	HH Income \$200,000 to \$249,999	4.3%	3.5%	4.9%
	HH Income \$175,000 to \$199,999	2.0%	2.8%	3.6%
	HH Income \$150,000 to \$174,999	3.3%	4.1%	5.1%
	HH Income \$100,000 to 149,999	13.4%	16.9%	17.8%
	HH Income \$75,000 to 99,999	14.2%	15.1%	15.1%
	HH Income \$50,000 to 74,999	15.4%	19.7%	20.1%
	HH Income \$35,000 to 49,999	16.5%	13.1%	11.2%
	HH Income \$25,000 to 34,999	6.3%	5.7%	5.4%
	HH Income \$15,000 to 24,999	8.1%	6.2%	5.4%
	HH Income \$0 to 14,999	13.2%	10.2%	7.5%
	Average Household Income	\$80,641	\$85,889	\$97,714
	Median Household Income	\$58,095	\$69,005	\$75,543
	Per Capita Income	\$31,914	\$33,101	\$37,645
	Average Disposable Income	\$66,569	\$70,365	\$78,510
	Median Disposable Income	\$50,141	\$59,165	\$64,593
	Discretionary HH Income Over \$150,000	0.0%	1.5%	4.8%
	Discretionary HH Income \$125,000 to \$149,999	5.8%	3.7%	4.3%
	Discretionary HH Income \$100,000 to \$124,999	3.9%	4.2%	6.2%
	Discretionary HH Income \$75,000 to \$99,999	5.7%	9.0%	10.2%
	Discretionary HH Income \$50,000 to \$74,999	17.7%	18.3%	19.9%
	Discretionary HH Income \$25,000 to \$49,999	31.4%	31.5%	30.1%
	Discretionary HH Income Under \$25,000	35.4%	31.8%	24.4%
	Average Discretionary HH Income	\$44,187	\$46,389	\$56,177
	Median Discretionary HH Income	\$34,343	\$38,281	\$45,970
	Householder White – Count	1,244	8,333	22,568
	Median HH Income	\$54,280	\$77,643	\$94,477
	Average HH Income	\$66,014	\$82,855	\$101,539
	Householder Black or African-American – Count	2,394	17,523	43,155
	Median HH Income	\$52,391	\$64,430	\$69,590
	Average HH Income	\$71,734	\$77,345	\$81,580
	Householder Hispanic – Count	270	5,188	12,586
	Median HH Income	\$61,318	\$63,299	\$67,853
Average HH Income	\$76,301	\$72,685	\$77,033	
Householder Asian or Pacific Islander – Count	280	3,043	5,192	
Median HH Income	\$112,639	\$89,220	\$96,173	
Average HH Income	\$112,491	\$89,984	\$97,288	
Householder Other or Pacific Islander – Count	233	2,845	6,797	
Median HH Income	\$70,434	\$68,481	\$72,555	
Average HH Income	\$77,220	\$73,997	\$83,348	

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<b>Gender</b>	Male Population	5,904	48,004	114,210
	Female Population	5,858	49,573	122,170
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	784	7,138	16,687
	Count of Pop 0 to 7 years	847	9,000	21,794
	Count of Pop 5 - 13	799	9,627	24,952
	Count of Pop 14 - 18	1,215	6,434	13,875
	Count of Pop 19 - 22	1,688	8,211	15,582
	Count of Pop 22 - 25	1,395	6,874	12,246
	Count of Pop 25 - 29	927	8,283	17,647
	Count of Pop 30 - 34	1,340	10,272	21,856
	Count of Pop 35 - 39	910	8,446	19,725
	Count of Pop 40 - 44	525	6,203	16,377
	Count of Pop 45 - 59	1,188	13,705	40,259
	Count of Pop 60 - 74	791	9,332	27,748
	Count of Pop 75 - 84	167	2,493	7,630
	Count of Pop 85+	35	558	1,796
	% of Pop 0 to 4 years	6.7%	7.3%	7.1%
	% of Pop 0 to 7 years	7.2%	9.2%	9.2%
	% of Pop 5 - 13	6.8%	9.9%	10.6%
	% of Pop 14 - 18	10.3%	6.6%	5.9%
	% of Pop 19 - 22	14.3%	8.4%	6.6%
	% of Pop 22 - 25	11.9%	7.0%	5.2%
	% of Pop 25 - 29	7.9%	8.5%	7.5%
	% of Pop 30 - 34	11.4%	10.5%	9.2%
	% of Pop 35 - 39	7.7%	8.7%	8.3%
	% of Pop 40 - 44	4.5%	6.4%	6.9%
	% of Pop 45 - 59	10.1%	14.0%	17.0%
	% of Pop 60 - 74	6.7%	9.6%	11.7%
	% of Pop 75 - 84	1.4%	2.6%	3.2%
	% of Pop 85+	0.3%	0.6%	0.8%
Median Age	25.0	31.1	33.9	
Average Age	29.9	33.5	35.7	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	6.8%	7.6%	7.5%
	% of Pop 5 - 13	7.0%	10.2%	11.1%
	% of Pop 14 - 18	11.0%	6.8%	6.1%
	% of Pop 19 - 22	14.9%	8.8%	7.0%
	% of Pop 22 - 25	12.0%	7.5%	5.5%
	% of Pop 25 - 29	8.0%	8.9%	7.8%
	% of Pop 30 - 34	11.6%	10.8%	9.4%
	% of Pop 35 - 39	7.9%	8.8%	8.4%
	% of Pop 40 - 44	4.5%	6.7%	7.0%
	% of Pop 45 - 59	9.2%	13.1%	16.1%
	% of Pop 75 - 84	1.1%	2.0%	2.7%
	% of Pop 60 - 74	5.8%	8.6%	10.9%
	% of Pop 85+	0.2%	0.3%	0.5%
	Median Age	24.6	30.1	32.7
Average Age	29.0	32.3	34.5	

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	% of Pop 60 - 74	7.6%	10.5%	12.6%
	% of Pop 75 - 84	1.7%	3.1%	3.7%
	% of Pop 85+	0.4%	0.8%	1.0%
	Median Age	26.1	32.0	35.2
Average Age	30.9	34.6	36.9	
Race	Count of White	4,288	23,645	61,503
	Count of Black or African-American	5,227	45,005	112,819
	Count of Asian or Pacific Islander	789	9,626	16,869
	Count of Other races	1,458	19,302	45,189
	White	36.5%	24.2%	26.0%
	Black or African American	44.4%	46.1%	47.7%
	Asian	6.7%	9.9%	7.1%
	Other Races	12.4%	19.8%	19.1%
Language Spoken	Speak English at Home	83.8%	74.5%	75.3%
	Speak Spanish at Home	7.0%	14.8%	15.1%
	Speak French or French Creole at Home	0.4%	1.6%	1.9%
	Speak German at Home	0.2%	0.1%	0.1%
	Speak Other Indo-European Languages at Home	2.6%	2.1%	1.8%
	Speak Russian and Other Slavic Languages at Home	0.3%	0.3%	0.3%
	Speak Chinese at Home	0.3%	0.6%	0.4%
	Speak Korean at Home	0.2%	0.2%	0.1%
	Speak Vietnamese at Home	0.2%	0.5%	0.5%
	Speak Other Asian Languages at Home	2.4%	3.0%	2.2%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.1%
	Speak Other Language at Home	2.3%	2.2%	2.2%
Hispanic	Hispanic Population	1,233	17,923	42,557
	Hispanic Population Percent	10.5%	18.4%	18.0%
	Mexican	54.5%	48.2%	43.6%
	Puerto Rican	11.3%	5.9%	6.4%
	Cuban	0.7%	2.1%	2.2%
	Dominican	1.5%	4.5%	5.5%
	Central American	14.7%	27.5%	30.9%
	South American	15.7%	8.9%	6.6%
	Other Hispanic	1.5%	3.0%	4.8%
	2000 Hispanic Population Percent	5%	10%	9%
	1990 Hispanic Population Percent	2%	1%	1%

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<b>Ancestry</b>	American (percent of total population)	3.1%	2.5%	2.4%
	American	2.1%	1.9%	1.9%
	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)	6.1%	9.1%	6.2%
	Chinese	0.7%	1.3%	0.8%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.6%	0.4%	0.2%
	South Central Asian (ie. Indian)	3.9%	6.1%	3.9%
	South East Asian (ie. Vietnamese)	0.3%	0.8%	0.8%
	Other Asian	0.5%	0.4%	0.4%
	European (percent of total population)	9.2%	4.8%	5.7%
	British	1.6%	0.9%	1.2%
	Dutch	0.1%	0.1%	0.1%
	French	0.4%	0.2%	0.2%
	German	1.9%	1.0%	1.2%
	Italian	0.7%	0.4%	0.5%
	Polish	0.4%	0.2%	0.2%
	Scandinavian	0.3%	0.1%	0.2%
	Scotch/Irish	2.9%	1.4%	1.5%
Other European (ie. Greek/Russian)	0.9%	0.5%	0.6%	
Middle Eastern	0.6%	0.4%	0.3%	
Other Ancestry	18.2%	13.8%	14.2%	
Unclassified Ancestry	7.3%	4.5%	5.0%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	5,882	59,293	153,037
	Elementary (0 to 8)	2.1%	7.0%	6.9%
	Some High School (9 to 11)	2.0%	4.4%	5.4%
	High School Graduate (12)	21.0%	17.4%	17.7%
	Some College (13 to 16)	22.7%	21.7%	20.3%
	Associates Degree Only	14.0%	10.9%	11.2%
	Bachelors Degree Only	24.4%	25.1%	25.6%
	Graduate Degree	13.7%	13.6%	12.9%
	% College (4+)	38.1%	38.7%	38.4%
<b>Household Type</b>	Total Households – count	4,420	36,931	90,298
	One Person HHs – count	1,547	11,240	26,213
	Family HHs – count	2,101	20,178	54,505
	Married Couple – count	1,517	12,137	33,099
	w/own children – count	317	5,217	13,712
	w/out own children – count	1,200	6,920	19,387
	Male Householder – count	169	1,753	5,250
	Female Householder – count	415	6,289	16,156
	Non-Family Households – count	773	5,513	9,579
	1 Person Household	35.0%	30.4%	29.0%
	2 Person Household	33.0%	30.8%	30.9%
	3 Person Household	14.1%	16.9%	16.8%
	4 Person Household	12.0%	12.9%	13.1%
	5 Person Household	3.5%	5.2%	6.0%
6 Person Household	1.7%	2.4%	2.6%	
7+ Person Household	0.7%	1.4%	1.5%	
% Households With Children	13.5%	25.9%	27.9%	

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<b>Housing</b>	Total Housing Units	4,847	39,997	96,379
	Owner Occupied Percent	28.2%	36.6%	46.8%
	Renter Occupied Percent	63.0%	55.8%	46.9%
	Vacant Housing Percent	8.8%	7.7%	6.3%
	Total Housing Units (Census 2000)	1,609	19,169	48,096
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.0%	1.7%	2.1%
	Property Value \$750,000 to \$999,999	0.0%	1.0%	3.8%
	Property Value \$500,000 to \$749,999	1.6%	10.9%	17.4%
	Property Value \$400,000 to \$499,999	11.1%	13.0%	16.4%
	Property Value \$300,000, to \$399,999	25.5%	23.0%	22.5%
	Property Value \$200,000 to \$299,999	31.9%	24.5%	20.4%
	Property Value \$150,000 to \$199,999	12.4%	10.4%	6.9%
	Property Value \$100,000 to \$149,999	7.0%	6.2%	4.4%
	Property Value \$60,000 to \$99,999	3.1%	2.7%	1.7%
	Property Value \$40,000 to \$59,999	1.4%	1.6%	1.0%
	Property Value \$0 to \$39,999	6.0%	4.9%	3.1%
	Median Home Value	\$263,616	\$298,666	\$355,307
<b>Wealth per Household</b>	\$0 and under - percent	20.8%	20.1%	19.0%
	\$1 to \$4999 - percent	10.8%	10.2%	9.5%
	\$5k to \$9999 - percent	5.6%	5.4%	5.0%
	\$10k to \$24999 - percent	7.2%	7.0%	6.8%
	\$25k to \$49999 - percent	6.9%	7.0%	7.0%
	\$50k to \$99999 - percent	9.7%	9.9%	10.1%
	\$100k to \$249999 - percent	15.9%	16.4%	17.1%
	\$250k to \$499999 - percent	11.1%	11.6%	12.2%
	\$500k+ - percent	11.9%	12.5%	13.4%
	Median HH Wealth	\$44,889	\$51,570	\$63,478
	Avg HH Wealth	\$200,262	\$208,778	\$221,382
<b>Economic Viability</b>	Economic Viability Local	276	289	287
	Economic Viability Indexed	99	104	103
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	5,997	52,309	129,226
	Managerial/Executive	16.2%	15.8%	17.6%
	Professional Specialty	22.2%	24.0%	22.8%
	Healthcare Support	2.1%	2.3%	2.7%
	Sales	13.2%	8.4%	8.9%
	Office & Administrative Support	12.4%	12.3%	12.1%
	Protective Service	1.3%	1.8%	1.7%
	Food Preparation	8.2%	6.2%	5.0%
	Building Maintenance & Cleaning	3.0%	3.3%	3.1%
	Personal Care	5.9%	3.6%	2.8%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
	Construction	3.0%	7.5%	7.8%
	Production & Transportation	12.6%	14.6%	15.2%
	Percent White Collar Workers	66.1%	62.8%	64.1%
	Percent Blue Collar Workers	33.9%	37.2%	35.9%

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	Agriculture/Mining/Construction	1.5%	7.1%	7.8%
	Manufacturing	9.7%	6.7%	7.3%
	Transportation	7.9%	10.8%	9.3%
	Information	1.2%	1.7%	1.7%
	Wholesale/Retail	13.5%	11.4%	12.0%
	Finance, Insurance, Real Estate	8.3%	11.0%	11.5%
	Professional Services	6.1%	8.7%	8.0%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	5.6%	5.6%	5.6%
	Educational Services	18.5%	18.4%	19.9%
	Entertainment Services	15.2%	9.9%	8.8%
	Other Professional Services	10.0%	5.8%	5.1%
	Public Administration	2.4%	2.8%	2.9%
<b>Vehicles per HH</b>	No Vehicles	9.0%	7.7%	6.4%
	1 Vehicle	50.1%	47.7%	42.9%
	2 Vehicles	26.0%	27.1%	32.2%
	3 or more vehicles	14.9%	17.5%	18.5%
	Average Number of Vehicles	1.51	1.60	1.71
<b>Change</b>	Births (last 12 months)	208	1,485	3,248
	Deaths (last 12 months)	38	462	1,373
	Migration (last 12 months)	488	2,702	6,800
<b>Work place</b>	Workplace Establishments	789	2,327	5,036
	Workplace Employees (FTE)	14,604	39,025	72,390