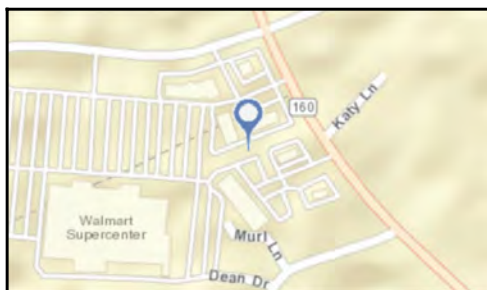
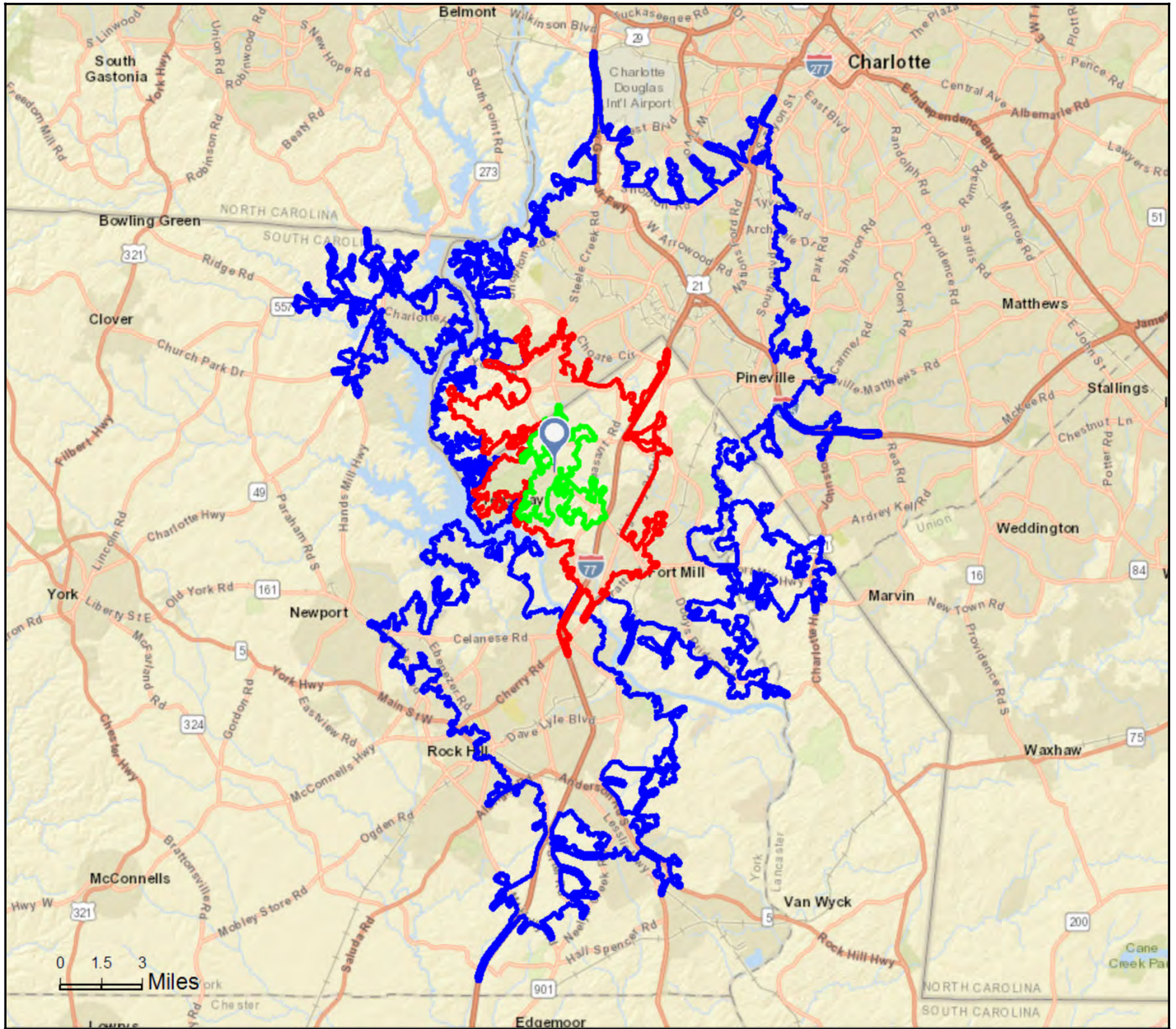


Site Map

Stonecrest, Tega Cay, SC
 2451 Highway 160 W, Fort Mill, South Carolina, 29708
 Drive Time: 5, 10, 20 minute radii

Prepared by YCED
 Latitude: 35.04714
 Longitude: -80.99151



Market Profile

Stonecrest, Tega Cay, SC
2451 Highway 160 W, Fort Mill, South Carolina, 29708
Drive Time: 5, 10, 20 minute radii

Prepared by YCED
Latitude: 35.04714
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	5 minutes	10 minutes	20 minutes
Population Summary			
2000 Total Population	1,787	13,331	130,039
2010 Total Population	5,962	30,818	200,923
2016 Total Population	7,197	38,173	234,313
2016 Group Quarters	0	0	2,914
2021 Total Population	8,117	43,549	262,253
2016-2021 Annual Rate	2.44%	2.67%	2.28%
2016 Total Daytime Population	6,290	34,360	303,221
Workers	2,619	15,828	189,543
Residents	3,671	18,532	113,678
Household Summary			
2000 Households	699	4,848	50,893
2000 Average Household Size	2.56	2.74	2.49
2010 Households	2,355	11,310	78,476
2010 Average Household Size	2.53	2.72	2.52
2016 Households	2,802	13,805	90,034
2016 Average Household Size	2.57	2.77	2.57
2021 Households	3,148	15,655	100,213
2021 Average Household Size	2.58	2.78	2.59
2016-2021 Annual Rate	2.36%	2.55%	2.17%
2010 Families	1,705	8,612	51,198
2010 Average Family Size	2.99	3.14	3.08
2016 Families	2,014	10,413	58,498
2016 Average Family Size	3.04	3.20	3.15
2021 Families	2,252	11,757	64,927
2021 Average Family Size	3.06	3.23	3.18
2016-2021 Annual Rate	2.26%	2.46%	2.11%
Housing Unit Summary			
2000 Housing Units	777	5,241	54,949
Owner Occupied Housing Units	65.6%	72.6%	58.0%
Renter Occupied Housing Units	24.3%	19.9%	34.6%
Vacant Housing Units	10.0%	7.5%	7.4%
2010 Housing Units	2,528	12,166	86,327
Owner Occupied Housing Units	72.1%	75.4%	56.3%
Renter Occupied Housing Units	21.0%	17.5%	34.6%
Vacant Housing Units	6.8%	7.0%	9.1%
2016 Housing Units	2,979	14,820	98,144
Owner Occupied Housing Units	70.8%	73.9%	55.3%
Renter Occupied Housing Units	23.3%	19.2%	36.5%
Vacant Housing Units	5.9%	6.8%	8.3%
2021 Housing Units	3,342	16,746	108,854
Owner Occupied Housing Units	70.8%	74.3%	55.6%
Renter Occupied Housing Units	23.4%	19.2%	36.5%
Vacant Housing Units	5.8%	6.5%	7.9%
Median Household Income			
2016	\$76,799	\$85,519	\$56,508
2021	\$93,858	\$99,146	\$63,773
Median Home Value			
2016	\$265,615	\$251,173	\$193,881
2021	\$272,685	\$261,297	\$220,248
Per Capita Income			
2016	\$36,916	\$37,951	\$29,257
2021	\$41,049	\$41,356	\$32,040
Median Age			
2010	36.8	36.5	34.0
2016	37.8	37.7	35.2
2021	38.0	37.7	35.5

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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	5 minutes	10 minutes	20 minutes
2016 Households by Income			
Household Income Base	2,802	13,805	90,032
<\$15,000	6.8%	5.0%	9.8%
\$15,000 - \$24,999	4.7%	5.2%	9.6%
\$25,000 - \$34,999	5.0%	4.9%	10.2%
\$35,000 - \$49,999	14.0%	11.3%	14.0%
\$50,000 - \$74,999	18.3%	16.7%	18.4%
\$75,000 - \$99,999	11.9%	13.9%	13.5%
\$100,000 - \$149,999	22.2%	23.6%	14.6%
\$150,000 - \$199,999	9.1%	11.0%	5.5%
\$200,000+	8.0%	8.3%	4.3%
Average Household Income	\$97,972	\$103,915	\$75,820
2021 Households by Income			
Household Income Base	3,148	15,655	100,211
<\$15,000	6.1%	4.4%	9.4%
\$15,000 - \$24,999	5.0%	5.2%	9.7%
\$25,000 - \$34,999	3.4%	3.6%	8.7%
\$35,000 - \$49,999	9.4%	7.5%	9.7%
\$50,000 - \$74,999	16.9%	16.4%	19.4%
\$75,000 - \$99,999	11.5%	13.2%	14.1%
\$100,000 - \$149,999	27.5%	27.5%	17.5%
\$150,000 - \$199,999	11.5%	13.3%	6.7%
\$200,000+	8.7%	8.8%	4.7%
Average Household Income	\$109,725	\$113,936	\$83,563
2016 Owner Occupied Housing Units by Value			
Total	2,109	10,958	54,245
<\$50,000	3.8%	2.5%	4.1%
\$50,000 - \$99,999	0.9%	1.9%	8.3%
\$100,000 - \$149,999	8.6%	9.1%	20.1%
\$150,000 - \$199,999	10.0%	14.1%	20.0%
\$200,000 - \$249,999	22.1%	22.2%	16.6%
\$250,000 - \$299,999	14.7%	11.5%	8.3%
\$300,000 - \$399,999	23.4%	20.4%	10.3%
\$400,000 - \$499,999	9.3%	11.6%	5.9%
\$500,000 - \$749,999	2.2%	3.6%	3.4%
\$750,000 - \$999,999	3.0%	1.9%	1.8%
\$1,000,000 +	2.0%	1.2%	1.2%
Average Home Value	\$309,009	\$297,839	\$242,053
2021 Owner Occupied Housing Units by Value			
Total	2,365	12,447	60,482
<\$50,000	1.4%	1.0%	2.3%
\$50,000 - \$99,999	0.3%	0.9%	5.7%
\$100,000 - \$149,999	2.8%	3.9%	11.3%
\$150,000 - \$199,999	8.3%	12.0%	21.3%
\$200,000 - \$249,999	27.8%	28.6%	23.2%
\$250,000 - \$299,999	20.5%	15.4%	11.7%
\$300,000 - \$399,999	21.4%	18.2%	10.4%
\$400,000 - \$499,999	8.7%	11.6%	5.9%
\$500,000 - \$749,999	2.8%	4.3%	4.3%
\$750,000 - \$999,999	4.1%	2.6%	2.6%
\$1,000,000 +	1.9%	1.2%	1.2%
Average Home Value	\$328,224	\$315,018	\$268,683

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Stonecrest, Tega Cay, SC
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Drive Time: 5, 10, 20 minute radii

Prepared by YCED
Latitude: 35.04714
Longitude: -80.99151

	5 minutes	10 minutes	20 minutes
2010 Population by Age			
Total	5,958	30,819	200,923
0 - 4	7.7%	7.9%	7.7%
5 - 9	8.9%	8.8%	7.3%
10 - 14	7.7%	8.1%	6.8%
15 - 24	9.3%	9.6%	13.4%
25 - 34	12.7%	12.6%	16.5%
35 - 44	19.1%	18.8%	16.0%
45 - 54	13.6%	15.3%	13.4%
55 - 64	10.1%	10.3%	9.8%
65 - 74	7.2%	5.6%	5.3%
75 - 84	2.9%	2.3%	2.7%
85 +	0.8%	0.6%	1.1%
18 +	71.7%	70.7%	74.4%
2016 Population by Age			
Total	7,196	38,173	234,313
0 - 4	7.4%	7.3%	7.2%
5 - 9	8.4%	8.3%	7.3%
10 - 14	8.1%	8.2%	7.0%
15 - 24	9.6%	10.8%	13.4%
25 - 34	11.1%	10.8%	14.9%
35 - 44	18.9%	17.5%	15.6%
45 - 54	13.9%	15.2%	13.4%
55 - 64	10.7%	11.4%	10.5%
65 - 74	7.8%	7.1%	6.7%
75 - 84	3.2%	2.5%	2.9%
85 +	0.9%	0.8%	1.2%
18 +	72.3%	72.0%	74.9%
2021 Population by Age			
Total	8,115	43,548	262,252
0 - 4	7.3%	7.1%	7.1%
5 - 9	8.3%	8.0%	7.1%
10 - 14	7.8%	8.0%	7.0%
15 - 24	9.6%	10.6%	13.2%
25 - 34	11.1%	11.7%	14.9%
35 - 44	18.8%	16.6%	15.2%
45 - 54	13.2%	14.1%	12.8%
55 - 64	11.1%	12.0%	10.7%
65 - 74	8.0%	7.9%	7.4%
75 - 84	3.7%	3.2%	3.4%
85 +	1.1%	0.9%	1.2%
18 +	72.5%	72.6%	75.1%
2010 Population by Sex			
Males	2,883	15,052	96,939
Females	3,079	15,766	103,984
2016 Population by Sex			
Males	3,501	18,672	113,474
Females	3,697	19,501	120,839
2021 Population by Sex			
Males	3,967	21,325	126,927
Females	4,150	22,224	135,326

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Stonecrest, Tega Cay, SC
2451 Highway 160 W, Fort Mill, South Carolina, 29708
Drive Time: 5, 10, 20 minute radii

Prepared by YCED
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	5 minutes	10 minutes	20 minutes
2010 Population by Race/Ethnicity			
Total	5,962	30,819	200,923
White Alone	86.6%	81.9%	63.9%
Black Alone	7.3%	10.6%	22.7%
American Indian Alone	0.4%	0.4%	0.6%
Asian Alone	2.5%	3.4%	3.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.4%	1.7%	6.5%
Two or More Races	1.6%	1.9%	2.6%
Hispanic Origin	4.1%	5.3%	13.6%
Diversity Index	30.2	38.5	64.7
2016 Population by Race/Ethnicity			
Total	7,198	38,173	234,312
White Alone	85.2%	79.1%	61.9%
Black Alone	7.6%	11.8%	22.9%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	3.1%	4.3%	4.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.6%	2.0%	7.0%
Two or More Races	2.0%	2.3%	3.0%
Hispanic Origin	4.9%	6.4%	14.8%
Diversity Index	33.6	43.5	67.3
2021 Population by Race/Ethnicity			
Total	8,118	43,549	262,253
White Alone	83.5%	76.9%	59.7%
Black Alone	7.9%	12.4%	23.4%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	3.7%	5.3%	5.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.8%	2.2%	7.5%
Two or More Races	2.5%	2.8%	3.4%
Hispanic Origin	5.6%	7.2%	16.0%
Diversity Index	36.9	47.2	69.7
2010 Population by Relationship and Household Type			
Total	5,962	30,818	200,923
In Households	100.0%	100.0%	98.6%
In Family Households	86.9%	89.2%	81.2%
Householder	28.2%	28.2%	25.4%
Spouse	22.5%	23.0%	18.1%
Child	32.8%	34.1%	30.7%
Other relative	2.0%	2.5%	4.3%
Nonrelative	1.4%	1.4%	2.6%
In Nonfamily Households	13.1%	10.8%	17.4%
In Group Quarters	0.0%	0.0%	1.4%
Institutionalized Population	0.0%	0.0%	0.5%
Noninstitutionalized Population	0.0%	0.0%	1.0%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Market Profile

Stonecrest, Tega Cay, SC
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	5 minutes	10 minutes	20 minutes
2016 Population 25+ by Educational Attainment			
Total	4,789	24,952	152,812
Less than 9th Grade	1.3%	1.7%	4.4%
9th - 12th Grade, No Diploma	4.2%	3.3%	5.7%
High School Graduate	14.7%	14.1%	19.4%
GED/Alternative Credential	2.0%	2.4%	2.6%
Some College, No Degree	16.1%	19.1%	22.4%
Associate Degree	11.5%	10.1%	8.5%
Bachelor's Degree	36.4%	35.1%	25.5%
Graduate/Professional Degree	13.8%	14.3%	11.5%
2016 Population 15+ by Marital Status			
Total	5,484	29,061	184,133
Never Married	25.2%	24.4%	33.8%
Married	60.5%	63.1%	51.2%
Widowed	3.6%	3.0%	4.2%
Divorced	10.7%	9.5%	10.8%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	96.0%	95.2%	93.8%
Civilian Unemployed	4.0%	4.8%	6.2%
2016 Employed Population 16+ by Industry			
Total	3,592	20,017	122,949
Agriculture/Mining	0.0%	0.0%	0.1%
Construction	3.2%	4.1%	6.2%
Manufacturing	12.5%	11.5%	10.7%
Wholesale Trade	5.5%	5.1%	3.8%
Retail Trade	12.8%	9.3%	12.7%
Transportation/Utilities	4.5%	6.5%	5.8%
Information	3.4%	2.7%	2.6%
Finance/Insurance/Real Estate	16.4%	15.8%	10.4%
Services	39.3%	42.2%	45.2%
Public Administration	2.4%	2.7%	2.5%
2016 Employed Population 16+ by Occupation			
Total	3,590	20,018	122,948
White Collar	75.5%	77.0%	65.0%
Management/Business/Financial	25.5%	26.3%	17.9%
Professional	23.7%	24.0%	20.7%
Sales	18.0%	14.4%	12.7%
Administrative Support	8.2%	12.2%	13.7%
Services	14.1%	12.1%	15.8%
Blue Collar	10.3%	11.0%	19.2%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	0.4%	2.1%	4.8%
Installation/Maintenance/Repair	3.4%	3.0%	2.8%
Production	3.1%	2.4%	5.2%
Transportation/Material Moving	3.4%	3.4%	6.3%
2010 Population By Urban/ Rural Status			
Total Population	5,962	30,818	200,923
Population Inside Urbanized Area	96.4%	97.1%	96.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	3.6%	2.9%	3.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

April 20, 2017

Market Profile

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	5 minutes	10 minutes	20 minutes
2010 Households by Type			
Total	2,355	11,310	78,476
Households with 1 Person	23.0%	19.2%	27.2%
Households with 2+ People	77.0%	80.8%	72.8%
Family Households	72.4%	76.1%	65.2%
Husband-wife Families	58.0%	62.0%	46.5%
With Related Children	30.0%	33.4%	23.0%
Other Family (No Spouse Present)	14.4%	14.1%	18.7%
Other Family with Male Householder	2.9%	3.2%	4.8%
With Related Children	2.1%	2.1%	2.9%
Other Family with Female Householder	11.4%	10.9%	13.9%
With Related Children	8.5%	8.1%	9.9%
Nonfamily Households	4.6%	4.6%	7.5%
All Households with Children	40.8%	43.9%	36.3%
Multigenerational Households	2.2%	2.9%	3.7%
Unmarried Partner Households	5.2%	5.1%	6.9%
Male-female	4.5%	4.4%	6.1%
Same-sex	0.7%	0.8%	0.8%
2010 Households by Size			
Total	2,354	11,309	78,476
1 Person Household	23.0%	19.2%	27.2%
2 Person Household	33.5%	33.1%	32.0%
3 Person Household	18.6%	19.4%	17.1%
4 Person Household	16.6%	18.6%	14.0%
5 Person Household	6.3%	7.0%	6.1%
6 Person Household	1.5%	2.1%	2.3%
7 + Person Household	0.5%	0.7%	1.3%
2010 Households by Tenure and Mortgage Status			
Total	2,355	11,310	78,476
Owner Occupied	77.4%	81.1%	62.0%
Owned with a Mortgage/Loan	64.5%	70.0%	51.8%
Owned Free and Clear	12.9%	11.1%	10.2%
Renter Occupied	22.6%	18.9%	38.0%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,528	12,166	86,327
Housing Units Inside Urbanized Area	95.8%	96.7%	96.2%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	4.2%	3.3%	3.8%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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	5 minutes	10 minutes	20 minutes
Top 3 Tapestry Segments			
1.	Middleburg (4C)	Boomburbs (1C)	Bright Young Professionals
2.	Boomburbs (1C)	Middleburg (4C)	Middleburg (4C)
3.	Top Tier (1A)	Savvy Suburbanites (1D)	Up and Coming Families
2016 Consumer Spending			
Apparel & Services: Total \$	\$7,088,035	\$36,800,618	\$182,921,786
Average Spent	\$2,529.63	\$2,665.75	\$2,031.70
Spending Potential Index	126	132	101
Education: Total \$	\$4,651,467	\$25,307,995	\$121,866,532
Average Spent	\$1,660.05	\$1,833.25	\$1,353.56
Spending Potential Index	117	130	96
Entertainment/Recreation: Total \$	\$10,394,643	\$53,997,014	\$257,519,859
Average Spent	\$3,709.72	\$3,911.41	\$2,860.25
Spending Potential Index	127	134	98
Food at Home: Total \$	\$16,914,760	\$87,124,480	\$444,733,486
Average Spent	\$6,036.67	\$6,311.08	\$4,939.62
Spending Potential Index	121	127	99
Food Away from Home: Total \$	\$11,072,967	\$57,122,017	\$283,947,368
Average Spent	\$3,951.81	\$4,137.78	\$3,153.78
Spending Potential Index	128	134	102
Health Care: Total \$	\$18,204,765	\$94,522,385	\$448,491,722
Average Spent	\$6,497.06	\$6,846.97	\$4,981.36
Spending Potential Index	123	129	94
HH Furnishings & Equipment: Total \$	\$6,383,018	\$33,207,363	\$158,076,743
Average Spent	\$2,278.02	\$2,405.46	\$1,755.74
Spending Potential Index	129	136	99
Personal Care Products & Services: Total \$	\$2,580,652	\$13,432,190	\$65,197,554
Average Spent	\$921.00	\$972.99	\$724.14
Spending Potential Index	126	133	99
Shelter: Total \$	\$54,087,583	\$282,970,455	\$1,409,744,182
Average Spent	\$19,303.21	\$20,497.68	\$15,657.91
Spending Potential Index	124	132	101
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,200,962	\$42,794,740	\$199,867,066
Average Spent	\$2,926.82	\$3,099.94	\$2,219.91
Spending Potential Index	126	134	96
Travel: Total \$	\$6,802,428	\$36,134,204	\$161,715,917
Average Spent	\$2,427.70	\$2,617.47	\$1,796.16
Spending Potential Index	130	141	97
Vehicle Maintenance & Repairs: Total \$	\$3,594,492	\$18,652,679	\$91,191,566
Average Spent	\$1,282.83	\$1,351.15	\$1,012.86
Spending Potential Index	124	131	98

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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.