

TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640



PRESENTED BY:

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640

FOR LEASE
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TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

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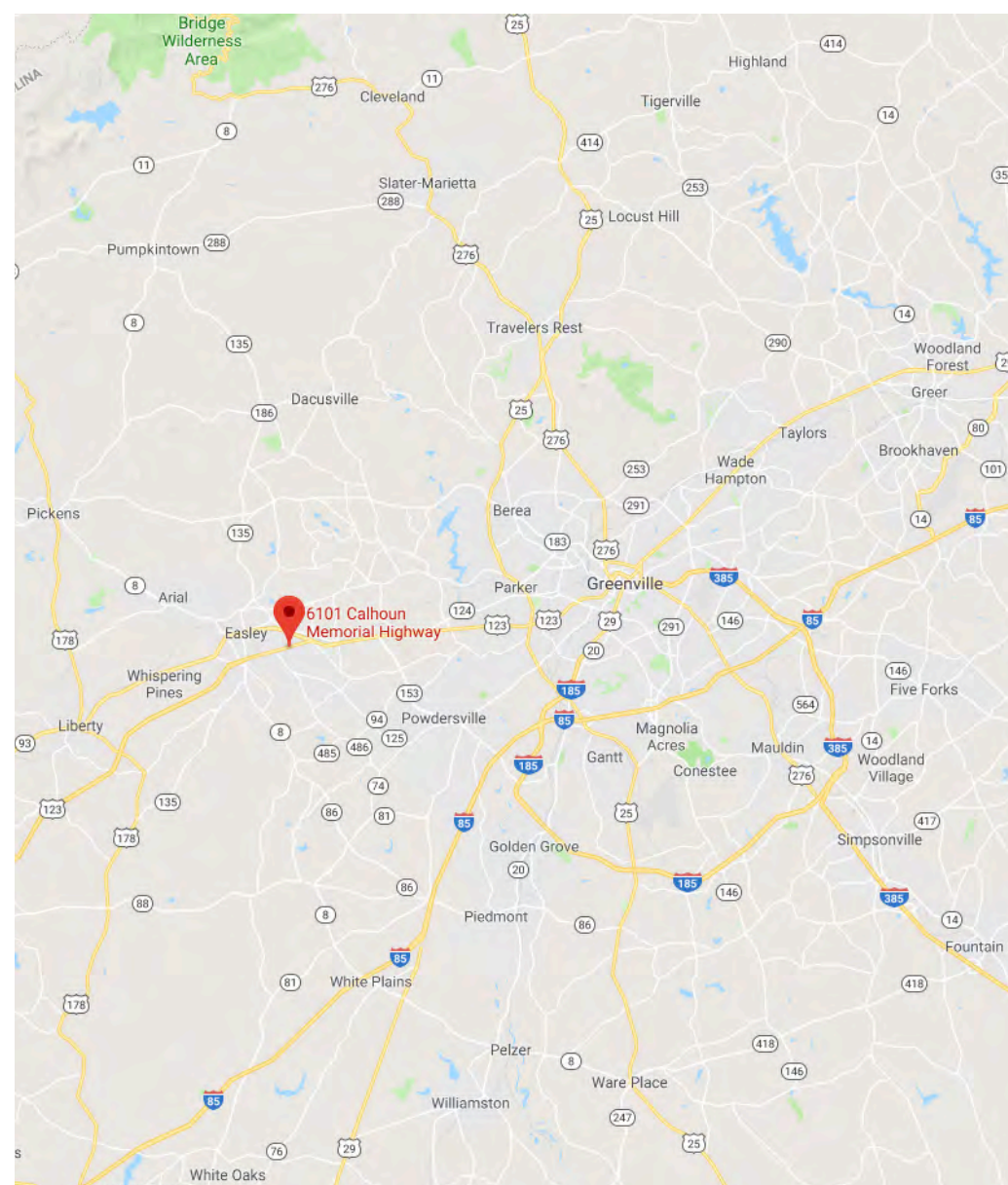


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TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

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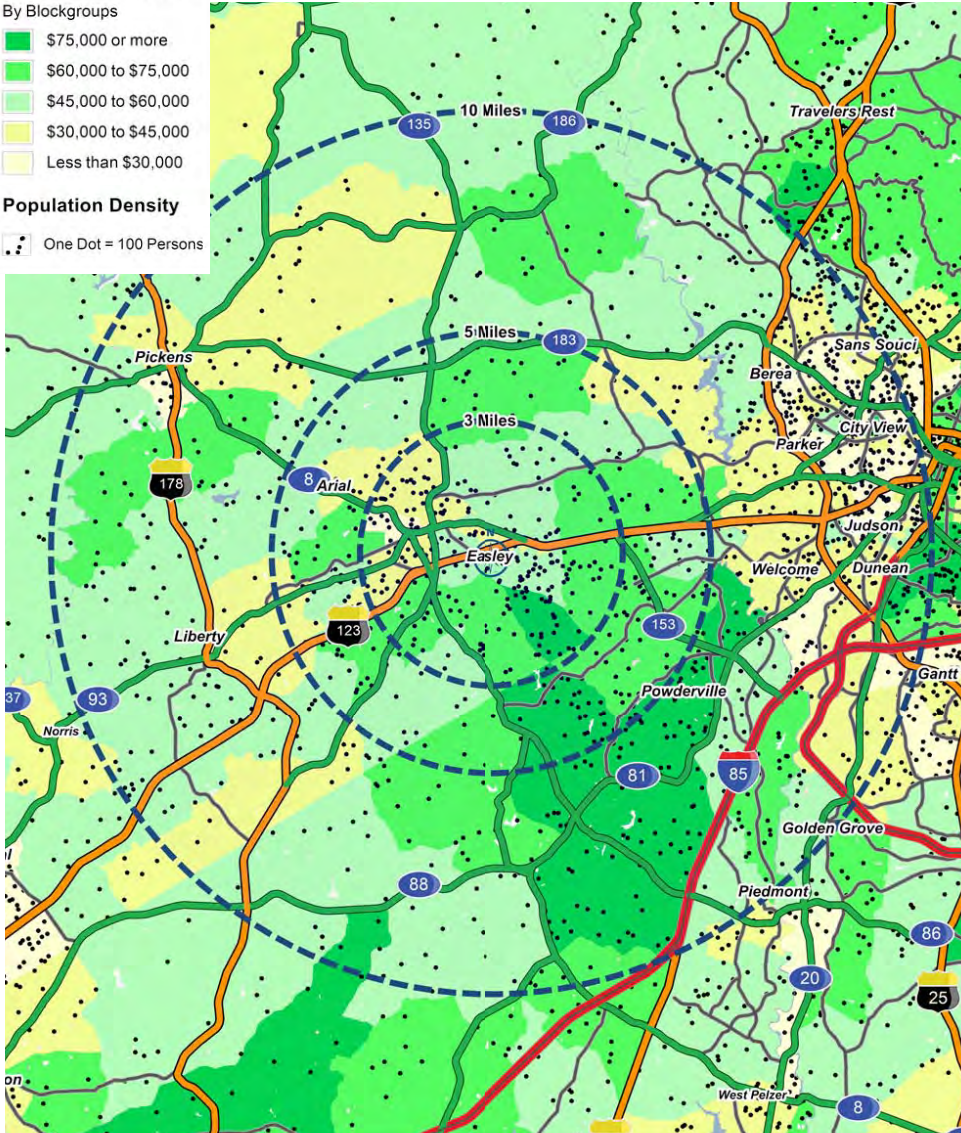
Median HH Income

By Blockgroups



Population Density

One Dot = 100 Persons



PROPERTY INFORMATION

Shopping center about to be newly renovated

Signalized access points

Excellent parking and visibility

Outparcel, shop space and anchor space available

Established shopping center in the trade area

Very well positioned in the market

\$1.65 B Total Retail Expenditures - 10 mile radius

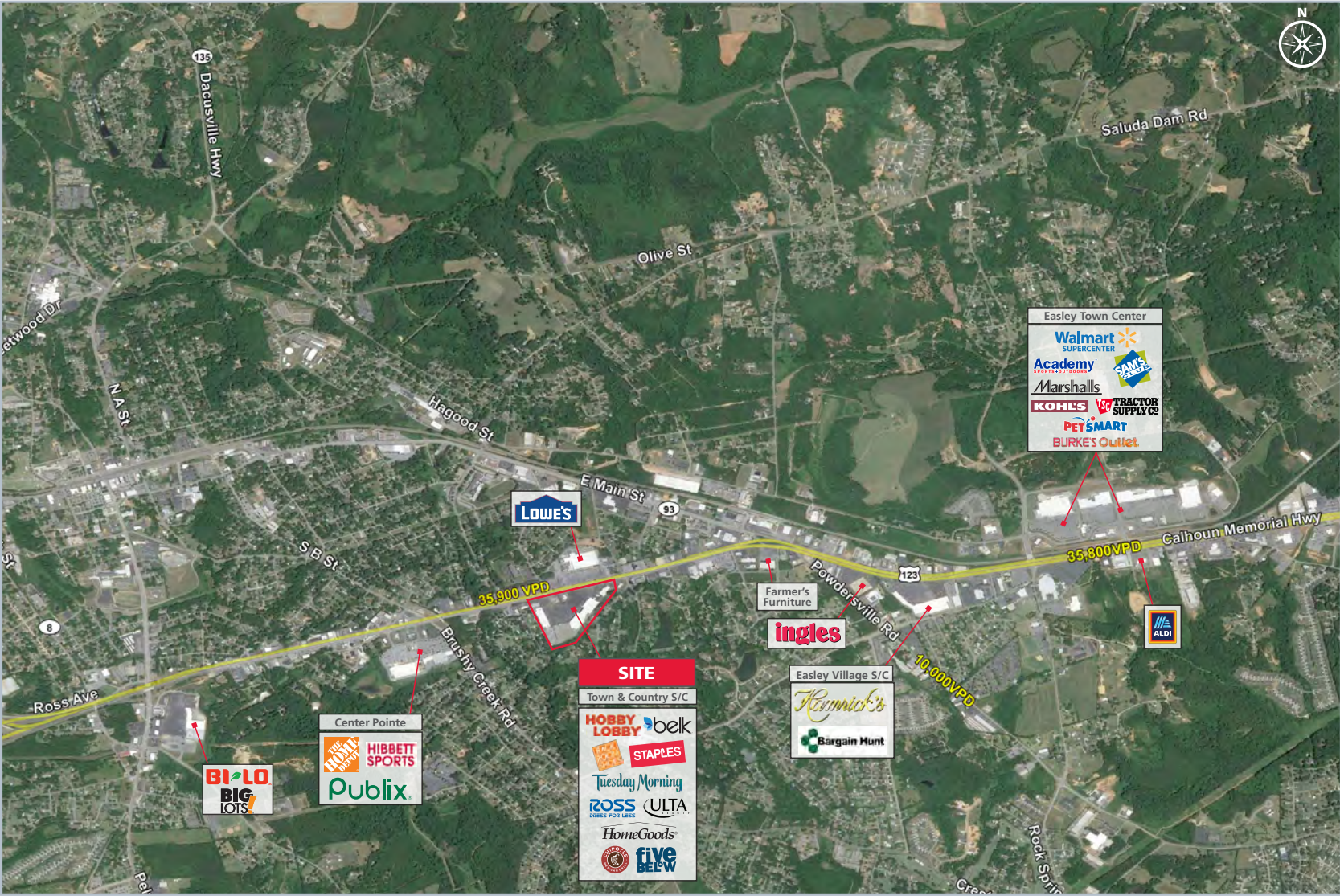
DEMOGRAPHICS 2018

| | 3 MILE | 5 MILE | 10 MILE |
|-------------------------|----------|----------|----------|
| POPULATION | 29,364 | 49,110 | 171,915 |
| AVERAGE HH INCOME | \$68,102 | \$70,356 | \$61,422 |
| MEDIAN HH INCOME | \$52,453 | \$55,764 | \$48,935 |
| BUSINESS ESTABLISHMENTS | 1,223 | 1,595 | 6,048 |
| DAYTIME EMPLOYMENT | 11,550 | 14,727 | 62,616 |

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MARKET AERIAL



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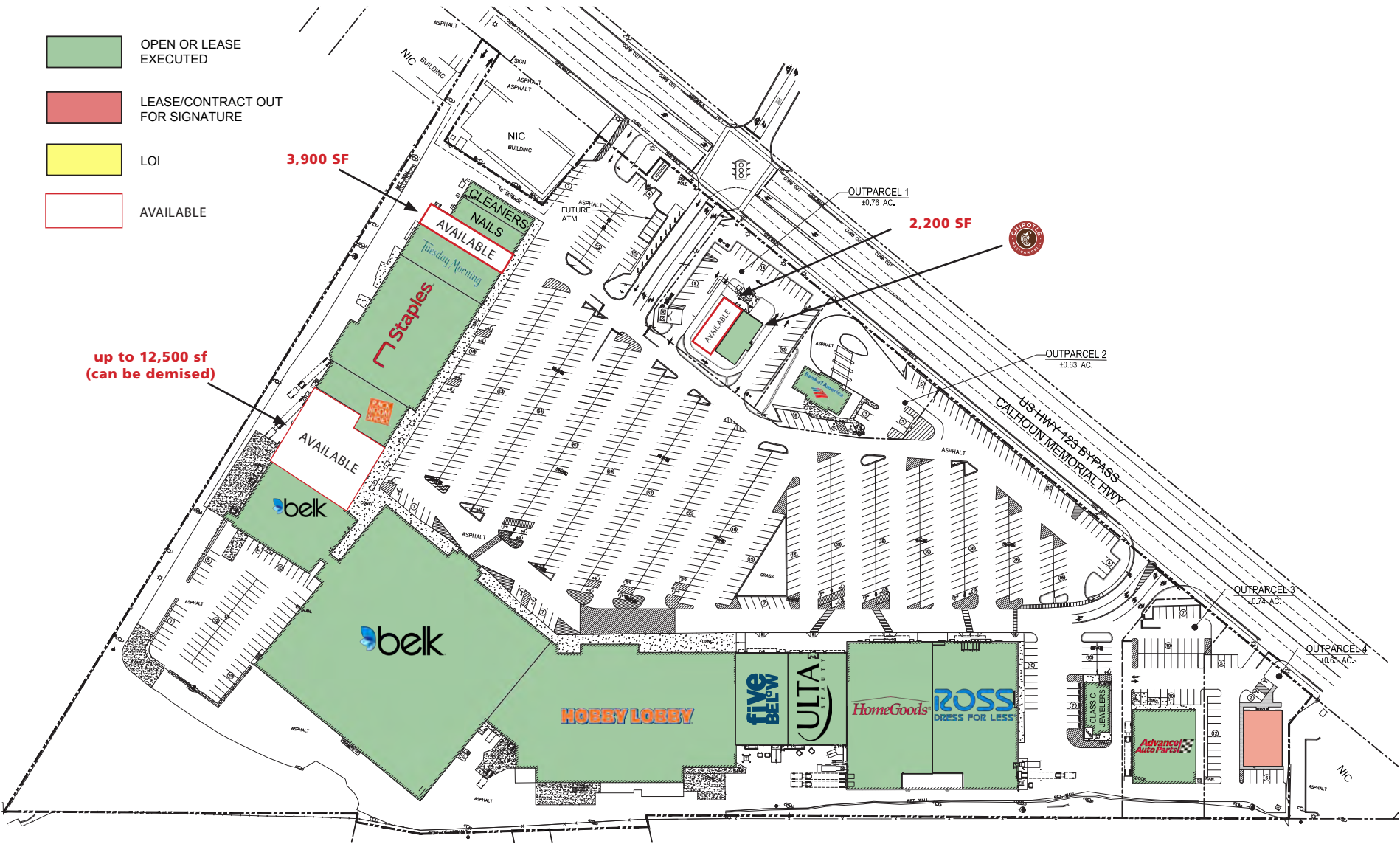
CLOSE AERIAL



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SITE PLAN WITH VENDORS



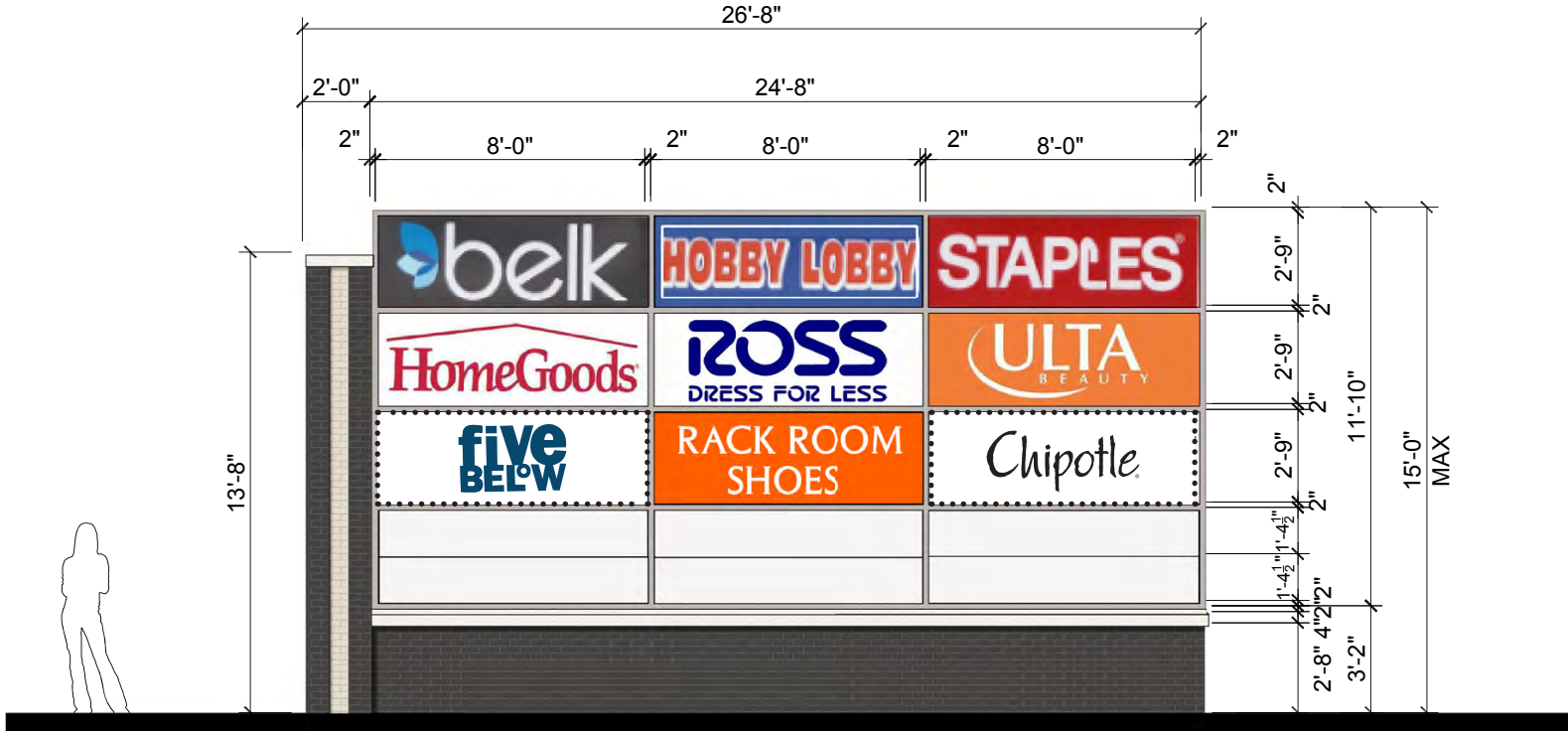
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PYLON SIGN RENDERING



SIGN TYPE "A"

(295 SF / 15'-0" TALL MAX)

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DEMOGRAPHIC REPORT (PAGE 1 OF 5)

Lat/Lon: 34.8222/-82.5789

| 34.822225 -82.578869 | 3 Miles | 5 Miles | 10 Miles |
|--|--------------------|--------------------|---------------------|
| Population | | | |
| Estimated Population (2018) | 29,364 | 49,110 | 171,915 |
| Projected Population (2023) | 30,922 | 51,592 | 183,885 |
| Census Population (2010) | 28,227 | 47,393 | 160,121 |
| Census Population (2000) | 25,876 | 42,419 | 148,796 |
| Projected Annual Growth (2018 to 2023) | 1,558 1.1% | 2,482 1.0% | 11,970 1.4% |
| Historical Annual Growth (2010 to 2018) | 1,137 0.5% | 1,717 0.5% | 11,794 0.9% |
| Historical Annual Growth (2000 to 2010) | 2,351 0.9% | 4,973 1.2% | 11,325 0.8% |
| Estimated Population Density (2018) | 1,039 <i>psm</i> | 626 <i>psm</i> | 547 <i>psm</i> |
| Trade Area Size | 28.26 <i>sq mi</i> | 78.49 <i>sq mi</i> | 314.02 <i>sq mi</i> |
| Households | | | |
| Estimated Households (2018) | 12,434 | 20,116 | 68,297 |
| Projected Households (2023) | 12,976 | 20,952 | 72,615 |
| Census Households (2010) | 11,419 | 18,584 | 62,013 |
| Census Households (2000) | 10,303 | 16,453 | 58,185 |
| Estimated Households with Children (2018) | 3,731 30.0% | 6,472 32.2% | 22,127 32.4% |
| Estimated Average Household Size (2018) | 2.35 | 2.43 | 2.50 |
| Average Household Income | | | |
| Estimated Average Household Income (2018) | \$68,102 | \$70,356 | \$61,422 |
| Projected Average Household Income (2023) | \$78,895 | \$81,096 | \$69,492 |
| Estimated Average Family Income (2018) | \$83,054 | \$84,221 | \$72,974 |
| Median Household Income | | | |
| Estimated Median Household Income (2018) | \$52,453 | \$55,764 | \$48,935 |
| Projected Median Household Income (2023) | \$59,290 | \$62,963 | \$55,117 |
| Estimated Median Family Income (2018) | \$67,250 | \$68,847 | \$60,230 |
| Per Capita Income | | | |
| Estimated Per Capita Income (2018) | \$28,867 | \$28,839 | \$24,479 |
| Projected Per Capita Income (2023) | \$33,136 | \$32,954 | \$27,514 |
| Estimated Per Capita Income 5 Year Growth | \$4,269 14.8% | \$4,115 14.3% | \$3,036 12.4% |
| Estimated Average Household Net Worth (2018) | \$399,110 | \$413,441 | \$353,223 |
| Daytime Demos (2018) | | | |
| Total Businesses | 1,223 | 1,595 | 6,048 |
| Total Employees | 11,550 | 14,727 | 62,616 |
| Company Headquarter Businesses | 3 0.2% | 3 0.2% | 23 0.4% |
| Company Headquarter Employees | 751 6.5% | 764 5.2% | 8,954 14.3% |
| Employee Population per Business | 9.4 | 9.2 | 10.4 |
| Residential Population per Business | 24.0 | 30.8 | 28.4 |

RFS
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TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

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DEMOGRAPHIC REPORT (PAGE 2 OF 5)

Lat/Lon: 34.8222/-82.5789

RFS

| 34.822225 -82.578869 | 3 Miles | 5 Miles | 10 Miles |
|---|--------------|--------------|---------------|
| Race & Ethnicity | | | |
| White (2018) | 24,865 84.7% | 42,748 87.0% | 128,182 74.6% |
| Black or African American (2018) | 2,728 9.3% | 3,765 7.7% | 27,906 16.2% |
| American Indian or Alaska Native (2018) | 58 0.2% | 114 0.2% | 591 0.3% |
| Asian (2018) | 234 0.8% | 362 0.7% | 1,430 0.8% |
| Hawaiian or Pacific Islander (2018) | 4 - | 6 - | 35 - |
| Other Race (2018) | 867 3.0% | 1,151 2.3% | 9,988 5.8% |
| Two or More Races (2018) | 607 2.1% | 965 2.0% | 3,783 2.2% |
| Not Hispanic or Latino Population (2018) | 27,577 93.9% | 46,522 94.7% | 154,511 89.9% |
| Hispanic or Latino Population (2018) | 1,787 6.1% | 2,588 5.3% | 17,404 10.1% |
| Not Hispanic or Latino Population (2023) | 28,751 93.0% | 48,435 93.9% | 163,290 88.8% |
| Hispanic or Latino Population (2023) | 2,171 7.0% | 3,157 6.1% | 20,595 11.2% |
| Not Hispanic or Latino Population (2010) | 26,767 94.8% | 45,289 95.6% | 146,272 91.4% |
| Hispanic or Latino Population (2010) | 1,460 5.2% | 2,103 4.4% | 13,850 8.6% |
| Not Hispanic or Latino Population (2000) | 25,257 97.6% | 41,517 97.9% | 142,880 96.0% |
| Hispanic or Latino Population (2000) | 619 2.4% | 902 2.1% | 5,917 4.0% |
| Projected Hispanic Annual Growth (2018 to 2023) | 384 4.3% | 569 4.4% | 3,191 3.7% |
| Historic Hispanic Annual Growth (2000 to 2018) | 1,168 10.5% | 1,685 10.4% | 11,487 10.8% |
| Age Distribution (2018) | | | |
| Age Under 5 | 1,789 6.1% | 3,006 6.1% | 10,884 6.3% |
| Age 5 to 9 Years | 1,789 6.1% | 3,096 6.3% | 11,057 6.4% |
| Age 10 to 14 Years | 1,784 6.1% | 3,202 6.5% | 11,336 6.6% |
| Age 15 to 19 Years | 1,534 5.2% | 2,776 5.7% | 10,248 6.0% |
| Age 20 to 24 Years | 1,309 4.5% | 2,194 4.5% | 9,157 5.3% |
| Age 25 to 29 Years | 2,509 8.5% | 3,884 7.9% | 12,685 7.4% |
| Age 30 to 34 Years | 1,861 6.3% | 3,055 6.2% | 10,924 6.4% |
| Age 35 to 39 Years | 1,789 6.1% | 3,044 6.2% | 10,963 6.4% |
| Age 40 to 44 Years | 1,697 5.8% | 3,030 6.2% | 10,537 6.1% |
| Age 45 to 49 Years | 1,870 6.4% | 3,303 6.7% | 11,374 6.6% |
| Age 50 to 54 Years | 1,922 6.5% | 3,332 6.8% | 11,697 6.8% |
| Age 55 to 59 Years | 2,052 7.0% | 3,503 7.1% | 11,931 6.9% |
| Age 60 to 64 Years | 1,861 6.3% | 3,176 6.5% | 10,597 6.2% |
| Age 65 to 74 Years | 3,135 10.7% | 4,995 10.2% | 16,808 9.8% |
| Age 75 to 84 Years | 1,755 6.0% | 2,571 5.2% | 8,760 5.1% |
| Age 85 Years or Over | 705 2.4% | 942 1.9% | 2,957 1.7% |
| Median Age | 40.2 | 39.7 | 38.6 |
| Gender Age Distribution (2018) | | | |
| Female Population | 15,252 51.9% | 25,331 51.6% | 87,798 51.1% |
| Age 0 to 19 Years | 3,374 22.1% | 5,932 23.4% | 21,198 24.1% |
| Age 20 to 64 Years | 8,645 56.7% | 14,597 57.6% | 50,452 57.5% |
| Age 65 Years or Over | 3,232 21.2% | 4,802 19.0% | 16,149 18.4% |
| Female Median Age | 42.3 | 41.3 | 40.1 |
| Male Population | 14,112 48.1% | 23,778 48.4% | 84,117 48.9% |
| Age 0 to 19 Years | 3,522 25.0% | 6,148 25.9% | 22,328 26.5% |
| Age 20 to 64 Years | 8,226 58.3% | 13,924 58.6% | 49,413 58.7% |
| Age 65 Years or Over | 2,364 16.8% | 3,706 15.6% | 12,375 14.7% |
| Male Median Age | 37.9 | 38.0 | 37.1 |

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DEMOGRAPHIC REPORT (PAGE 3 OF 5)

Lat/Lon: 34.8222/-82.5789

| 34.822225 -82.578869 | 3 Miles | 5 Miles | 10 Miles |
|--|--------------|--------------|---------------|
| Household Income Distribution (2018) | | | |
| HH Income \$200,000 or More | 308 2.5% | 490 2.4% | 1,601 2.3% |
| HH Income \$150,000 to \$199,999 | 637 5.1% | 1,100 5.5% | 2,665 3.9% |
| HH Income \$100,000 to \$149,999 | 1,412 11.4% | 2,429 12.1% | 7,200 10.5% |
| HH Income \$75,000 to \$99,999 | 1,613 13.0% | 2,823 14.0% | 8,127 11.9% |
| HH Income \$50,000 to \$74,999 | 2,281 18.3% | 3,880 19.3% | 12,078 17.7% |
| HH Income \$35,000 to \$49,999 | 2,042 16.4% | 3,189 15.9% | 10,371 15.2% |
| HH Income \$25,000 to \$34,999 | 1,614 13.0% | 2,329 11.6% | 8,168 12.0% |
| HH Income \$15,000 to \$24,999 | 1,379 11.1% | 1,945 9.7% | 8,294 12.1% |
| HH Income Under \$15,000 | 1,148 9.2% | 1,930 9.6% | 9,793 14.3% |
| HH Income \$35,000 or More | 8,293 66.7% | 13,911 69.2% | 42,042 61.6% |
| HH Income \$75,000 or More | 3,970 31.9% | 6,842 34.0% | 19,592 28.7% |
| Housing (2018) | | | |
| Total Housing Units | 13,021 | 21,039 | 72,207 |
| Housing Units Occupied | 12,434 95.5% | 20,116 95.6% | 68,297 94.6% |
| Housing Units Owner-Occupied | 8,499 68.4% | 14,810 73.6% | 46,310 67.8% |
| Housing Units, Renter-Occupied | 3,935 31.6% | 5,305 26.4% | 21,986 32.2% |
| Housing Units, Vacant | 588 4.5% | 923 4.4% | 3,911 5.4% |
| Marital Status (2018) | | | |
| Never Married | 6,272 26.1% | 9,931 24.9% | 40,717 29.4% |
| Currently Married | 12,177 50.7% | 21,077 52.9% | 62,939 45.4% |
| Separated | 926 3.9% | 1,577 4.0% | 7,889 5.7% |
| Widowed | 2,152 9.0% | 3,140 7.9% | 11,007 7.9% |
| Divorced | 2,474 10.3% | 4,080 10.3% | 16,085 11.6% |
| Household Type (2018) | | | |
| Population Family | 24,211 82.5% | 41,677 84.9% | 144,404 84.0% |
| Population Non-Family | 5,027 17.1% | 7,285 14.8% | 26,093 15.2% |
| Population Group Quarters | 126 0.4% | 147 0.3% | 1,419 0.8% |
| Family Households | 8,198 65.9% | 13,954 69.4% | 46,644 68.3% |
| Non-Family Households | 4,236 34.1% | 6,161 30.6% | 21,653 31.7% |
| Married Couple with Children | 2,392 19.6% | 4,363 20.7% | 13,407 21.3% |
| Average Family Household Size | 3.0 | 3.0 | 3.1 |
| Household Size (2018) | | | |
| 1 Person Households | 3,630 29.2% | 5,282 26.3% | 18,271 26.8% |
| 2 Person Households | 4,495 36.2% | 7,342 36.5% | 23,376 34.2% |
| 3 Person Households | 1,872 15.1% | 3,178 15.8% | 11,266 16.5% |
| 4 Person Households | 1,445 11.6% | 2,601 12.9% | 8,851 13.0% |
| 5 Person Households | 670 5.4% | 1,137 5.7% | 4,026 5.9% |
| 6 or More Person Households | 321 2.6% | 575 2.9% | 2,507 3.7% |
| Household Vehicles (2018) | | | |
| Households with 0 Vehicles Available | 905 7.3% | 1,168 5.8% | 4,957 7.3% |
| Households with 1 Vehicles Available | 3,878 31.2% | 5,697 28.3% | 21,744 31.8% |
| Households with 2 or More Vehicles Available | 7,651 61.5% | 13,251 65.9% | 41,595 60.9% |
| Total Vehicles Available | 23,107 | 39,534 | 128,073 |
| Average Vehicles Per Household | 1.9 | 2.0 | 1.9 |

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DEMOGRAPHIC REPORT (PAGE 4 OF 5)

Lat/Lon: 34.8222/-82.5789

RFS

| 34.822225 -82.578869 | 3 Miles | 5 Miles | 10 Miles |
|---|----------------|---------------|----------------|
| Labor Force (2018) | | | |
| Estimated Labor Population Age 16 Years or Over | 23,797 | 39,394 | 136,933 |
| Estimated Civilian Employed | 14,200 59.7% | 23,735 60.3% | 78,753 57.5% |
| Estimated Civilian Unemployed | 428 1.8% | 709 1.8% | 3,144 2.3% |
| Estimated in Armed Forces | - | - | 39 |
| Estimated Not in Labor Force | 9,170 38.5% | 14,950 37.9% | 54,996 40.2% |
| Unemployment Rate | 1.8% | 1.8% | 2.3% |
| Occupation (2015) | | | |
| Occupation: Population Age 16 Years or Over | 14,200 | 23,735 | 78,753 |
| Management, Business, Financial Operations | 2,007 14.1% | 3,493 14.7% | 10,213 13.0% |
| Professional, Related | 2,570 18.1% | 4,427 18.6% | 13,398 17.0% |
| Service | 2,470 17.4% | 3,952 16.7% | 13,594 17.3% |
| Sales, Office | 3,542 24.9% | 5,891 24.8% | 18,568 23.6% |
| Farming, Fishing, Forestry | 76 0.5% | 114 0.5% | 231 0.3% |
| Construct, Extraction, Maintenance | 1,548 10.9% | 2,558 10.8% | 8,579 10.9% |
| Production, Transport Material Moving | 1,985 14.0% | 3,301 13.9% | 14,171 18.0% |
| White Collar Workers | 8,120 57.2% | 13,810 58.2% | 42,179 53.6% |
| Blue Collar Workers | 6,080 42.8% | 9,925 41.8% | 36,575 46.4% |
| Consumer Expenditure (2018) | | | |
| Total Household Expenditure | \$671 M | \$1.11 B | \$3.42 B |
| Total Non-Retail Expenditure | \$347 M 51.7% | \$573 M 51.6% | \$1.76 B 51.6% |
| Total Retail Expenditure | \$324 M 48.3% | \$537 M 48.4% | \$1.65 B 48.4% |
| Apparel | \$23.2 M 3.5% | \$38.5 M 3.5% | \$118 M 3.5% |
| Contributions | \$27.9 M 4.2% | \$46.5 M 4.2% | \$140 M 4.1% |
| Education | \$23.0 M 3.4% | \$38.4 M 3.5% | \$117 M 3.4% |
| Entertainment | \$37.4 M 5.6% | \$62.1 M 5.6% | \$190 M 5.6% |
| Food and Beverages | \$99.4 M 14.8% | \$164 M 14.8% | \$509 M 14.9% |
| Furnishings and Equipment | \$22.7 M 3.4% | \$37.8 M 3.4% | \$115 M 3.4% |
| Gifts | \$16.0 M 2.4% | \$26.6 M 2.4% | \$80.6 M 2.4% |
| Health Care | \$55.2 M 8.2% | \$90.8 M 8.2% | \$282 M 8.3% |
| Household Operations | \$18.4 M 2.7% | \$30.7 M 2.8% | \$93.2 M 2.7% |
| Miscellaneous Expenses | \$10.0 M 1.5% | \$16.5 M 1.5% | \$51.0 M 1.5% |
| Personal Care | \$8.70 M 1.3% | \$14.4 M 1.3% | \$44.4 M 1.3% |
| Personal Insurance | \$4.79 M 0.7% | \$7.98 M 0.7% | \$24.2 M 0.7% |
| Reading | \$1.48 M 0.2% | \$2.45 M 0.2% | \$7.53 M 0.2% |
| Shelter | \$138 M 20.6% | \$229 M 20.6% | \$705 M 20.6% |
| Tobacco | \$4.35 M 0.6% | \$7.12 M 0.6% | \$22.5 M 0.7% |
| Transportation | \$128 M 19.1% | \$213 M 19.2% | \$654 M 19.1% |
| Utilities | \$51.4 M 7.7% | \$84.6 M 7.6% | \$264 M 7.7% |
| Educational Attainment (2018) | | | |
| Adult Population Age 25 Years or Over | 21,158 | 34,835 | 119,233 |
| Elementary (Grade Level 0 to 8) | 1,002 4.7% | 1,572 4.5% | 8,290 7.0% |
| Some High School (Grade Level 9 to 11) | 2,171 10.3% | 3,587 10.3% | 14,790 12.4% |
| High School Graduate | 6,527 30.8% | 11,011 31.6% | 38,366 32.2% |
| Some College | 4,382 20.7% | 7,065 20.3% | 23,979 20.1% |
| Associate Degree Only | 2,371 11.2% | 3,959 11.4% | 10,837 9.1% |
| Bachelor Degree Only | 3,093 14.6% | 5,084 14.6% | 15,410 12.9% |
| Graduate Degree | 1,612 7.6% | 2,557 7.3% | 7,559 6.3% |

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| 34.822225 -82.578869 | 3 Miles | | 5 Miles | | 10 Miles | |
|---|-----------|-------|-----------|-------|-----------|-------|
| Units In Structure (2015) | | | | | | |
| 1 Detached Unit | 8,648 | 75.7% | 14,426 | 77.6% | 47,339 | 76.3% |
| 1 Attached Unit | 124 | 1.1% | 159 | 0.9% | 1,027 | 1.7% |
| 2 to 4 Units | 670 | 5.9% | 749 | 4.0% | 2,838 | 4.6% |
| 5 to 9 Units | 330 | 2.9% | 396 | 2.1% | 1,946 | 3.1% |
| 10 to 19 Units | 691 | 6.1% | 731 | 3.9% | 2,246 | 3.6% |
| 20 to 49 Units | 194 | 1.7% | 229 | 1.2% | 817 | 1.3% |
| 50 or More Units | 162 | 1.4% | 201 | 1.1% | 900 | 1.5% |
| Mobile Home or Trailer | 1,614 | 14.1% | 3,225 | 17.4% | 11,169 | 18.0% |
| Other Structure | - | - | - | - | 13 | - |
| Homes Built By Year (2015) | | | | | | |
| Homes Built 2010 or later | 379 | 3.3% | 497 | 2.7% | 1,441 | 2.3% |
| Homes Built 2000 to 2009 | 2,204 | 19.3% | 3,623 | 19.5% | 10,638 | 17.2% |
| Homes Built 1990 to 1999 | 2,100 | 18.4% | 3,697 | 19.9% | 11,806 | 19.0% |
| Homes Built 1980 to 1989 | 2,240 | 19.6% | 3,808 | 20.5% | 10,910 | 17.6% |
| Homes Built 1970 to 1979 | 2,088 | 18.3% | 3,518 | 18.9% | 11,493 | 18.5% |
| Homes Built 1960 to 1969 | 744 | 6.5% | 1,196 | 6.4% | 7,139 | 11.5% |
| Homes Built 1950 to 1959 | 911 | 8.0% | 1,258 | 6.8% | 5,287 | 8.5% |
| Homes Built Before 1949 | 1,116 | 9.8% | 1,617 | 8.7% | 6,875 | 11.1% |
| Home Values (2015) | | | | | | |
| Home Values \$1,000,000 or More | - | - | 4 | - | 234 | 0.6% |
| Home Values \$500,000 to \$999,999 | 203 | 2.6% | 294 | 2.1% | 1,349 | 3.2% |
| Home Values \$400,000 to \$499,999 | 108 | 1.4% | 191 | 1.4% | 968 | 2.3% |
| Home Values \$300,000 to \$399,999 | 463 | 5.9% | 861 | 6.3% | 2,788 | 6.6% |
| Home Values \$200,000 to \$299,999 | 1,695 | 21.6% | 2,911 | 21.2% | 7,360 | 17.4% |
| Home Values \$150,000 to \$199,999 | 1,674 | 21.3% | 2,978 | 21.7% | 7,746 | 18.3% |
| Home Values \$100,000 to \$149,999 | 2,143 | 27.3% | 3,537 | 25.8% | 9,709 | 22.9% |
| Home Values \$70,000 to \$99,999 | 1,126 | 14.4% | 2,118 | 15.4% | 7,850 | 18.5% |
| Home Values \$50,000 to \$69,999 | 431 | 5.5% | 731 | 5.3% | 3,209 | 7.6% |
| Home Values \$25,000 to \$49,999 | 318 | 4.1% | 578 | 4.2% | 2,545 | 6.0% |
| Home Values Under \$25,000 | 324 | 4.1% | 587 | 4.3% | 2,408 | 5.7% |
| Owner-Occupied Median Home Value | \$151,864 | | \$151,384 | | \$141,425 | |
| Renter-Occupied Median Rent | \$568 | | \$582 | | \$600 | |
| Transportation To Work (2015) | | | | | | |
| Drive to Work Alone | 11,714 | 88.8% | 19,499 | 88.0% | 67,545 | 84.7% |
| Drive to Work in Carpool | 1,003 | 7.6% | 1,671 | 7.5% | 8,293 | 10.4% |
| Travel to Work by Public Transportation | 5 | - | 6 | - | 355 | 0.4% |
| Drive to Work on Motorcycle | 9 | 0.1% | 23 | 0.1% | 208 | 0.3% |
| Walk or Bicycle to Work | 138 | 1.0% | 245 | 1.1% | 667 | 0.8% |
| Other Means | 68 | 0.5% | 103 | 0.5% | 492 | 0.6% |
| Work at Home | 259 | 2.0% | 602 | 2.7% | 2,142 | 2.7% |
| Travel Time (2015) | | | | | | |
| Travel to Work in 14 Minutes or Less | 2,838 | 21.9% | 4,598 | 21.3% | 16,576 | 21.4% |
| Travel to Work in 15 to 29 Minutes | 4,744 | 36.7% | 8,487 | 39.4% | 32,756 | 42.2% |
| Travel to Work in 30 to 59 Minutes | 5,727 | 44.3% | 8,929 | 41.4% | 23,860 | 30.8% |
| Travel to Work in 60 Minutes or More | 629 | 4.9% | 1,093 | 5.1% | 3,424 | 4.4% |
| Average Minutes Travel to Work | 26.4 | | 25.4 | | 22.8 | |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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