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McKee Farms Matthews, North Carolina

August, 2010



Demographic Profile Expanded

Census, Estimates & Projections



Lon: -80.73027 / Lat: 35.0812

August 2010

McKee Farms			1 Mile		3 Miles		5 Miles	
Matthews, North Carolina								
Population								
Estimated Population (2010)			5,723		49,508		132,722	
Census Population (1990)			1,275		20,138		57,703	
Census Population (2000)			3,110		33,527		93,377	
Projected Population (2015)			6,521		56,530		150,698	
Forecasted Population (2020)			8,416		69,303		182,526	
Historical Annual Growth 1990 to 2000		1,836	14.4 %	13,389	6.6 %	35,673	6.2 %	
Historical Annual Growth 2000 to 2010		2,612	14.4 %	15,982	6.6 %	39,345	6.2 %	
Projected Annual Growth 2010 to 2015		798	2.8 %	7,021	2.8 %	17,976	2.7 %	
Est. Population Density (2010)		1,833.13	psm	1,766.54	psm	1,711.71	psm	
Trade Area Size		3.12	sq mi	28.03	sq mi	77.54	sq mi	
Households								
Estimated Households (2010)			1,957		17,685		49,793	
Census Households (1990)			395		6,826		20,499	
Census Households (2000)			985		11,635		34,570	
Projected Households (2015)			2,251		20,157		56,346	
Forecasted Households (2020)			2,954		24,886		68,426	
Households with Children (2010)		978	50.0 %	7,976	45.1 %	20,894	42.0 %	
Average Household Size		2.92		2.80		2.67		
Average Household Income								
Est. Average Household Income (2010)			119,602		106,680		106,555	
Proj. Average Household Income (2015)			\$124,442		\$111,232		\$111,813	
Average Family Income (2010)			\$128,611		\$119,893		\$122,524	
Median Household Income								
Est. Median Household Income (2010)			\$109,267		\$93,994		\$89,073	
Proj. Median Household Income (2015)			\$113,151		\$97,324		\$92,903	
Median Family Income (2010)			\$117,416		\$105,302		\$101,907	
Per Capita Income								
Est. Per Capita Income (2010)			\$41,040		\$38,306		\$40,150	
Proj. Per Capita Income (2015)			\$43,101		\$39,867		\$41,987	
Per Capita Income Est. 5 year change		\$2,060.96	-4.8 %	\$1,561.21	-3.9 %	\$1,837.55	-4.4 %	
Other Income								
Est. Disposable Income (2010)			\$83,679		\$73,693		\$70,337	
Proj. Disposable Income (2015)			\$86,666		\$76,184		\$73,128	
Disposable Income Est. 5 year change		\$2,986.52	3.6 %	\$2,490.33	3.4 %	\$2,790.37	4.0 %	
Est. Average Household Net Worth (2010)			\$942,535		\$815,127		\$762,077	
Daytime Demos								
Total Number of Businesses (2010)			145		1,743		5,465	
Total Number of Employees (2010)			1,059		16,000		54,391	
Company Headqtrs: Businesses (2010)		0	0.0 %	2	0.1 %	5	0.1 %	
Company Headqtrs: Employees (2010)		0	0.0 %	523	3.3 %	718	1.3 %	
Unemployment Rate (2010)		8.12 %		8.01 %		6.65 %		
Employee Population Per Business		7.3 to 1		9.2 to 1		10.0 to 1		
Residential Population per Business		39.6 to 1		28.4 to 1		24.3 to 1		
Est. Adj. Daytime Demographics (Age16+)		2,510		28,665		86,629		

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August 2010

McKee Farms Matthews, North Carolina	1 Mile		3 Miles		5 Miles	
Race & Ethnicity						
White (2010)	4,972	86.9 %	42,724	86.3 %	113,744	85.7 %
Black or African American (2010)	531	9.3 %	4,673	9.4 %	12,860	9.7 %
American Indian & Alaska Native (2010)	29	0.5 %	288	0.6 %	628	0.5 %
Asian (2010)	150	2.6 %	1,460	2.9 %	4,388	3.3 %
Hawaiin & Pacific Islander (2010)	7	0.1 %	32	0.1 %	85	0.1 %
Other Race (2010)	14	0.2 %	131	0.3 %	436	0.3 %
Multi Race (2010)	20	0.3 %	201	0.4 %	582	0.4 %
Not Hispanic or Latino Population (2010)	5,464	95.5 %	47,191	95.3 %	125,117	94.3 %
Hispanic or Latino Population (2010)	258	4.5 %	2,317	4.7 %	7,605	5.7 %
Not of Hispanic Origin Population (1990)	1,265	99.3 %	19,972	99.2 %	57,105	99.0 %
Hispanic Origin Population (1990)	10	0.7 %	165	0.8 %	598	1.0 %
Not Hispanic or Latino Population (2000)	3,054	98.2 %	32,888	98.1 %	90,916	97.4 %
Hispanic or Latino Population (2000)	57	1.8 %	639	1.9 %	2,460	2.6 %
Not Hispanic or Latino Population (2015)	6,084	93.3 %	52,645	93.1 %	138,742	92.1 %
Hispanic or Latino Population (2015)	437	6.7 %	3,885	6.9 %	11,956	7.9 %
Hist. Hispanic Ann Growth (1990 to 2010)	249	174.4 %	2,152	86.8 %	7,007	78.1 %
Proj. Hispanic Ann Growth (2010 to 2015)	179	13.8 %	1,568	13.5 %	4,351	11.4 %
Age						
Age 0 to 4 yrs (2010)	489	8.5 %	3,652	7.4 %	10,054	7.6 %
Age 5 to 9 yrs (2010)	580	10.1 %	4,360	8.8 %	11,076	8.3 %
Age 10 to 14 yrs (2010)	512	8.9 %	4,284	8.7 %	10,767	8.1 %
Age 15 to 19 yrs (2010)	407	7.1 %	3,648	7.4 %	9,146	6.9 %
Age 20 to 24 yrs (2010)	150	2.6 %	1,709	3.5 %	5,343	4.0 %
Age 25 to 29 yrs (2010)	212	3.7 %	2,046	4.1 %	6,438	4.9 %
Age 30 to 34 yrs (2010)	312	5.5 %	2,722	5.5 %	8,077	6.1 %
Age 35 to 39 yrs (2010)	507	8.9 %	3,941	8.0 %	10,634	8.0 %
Age 40 to 44 yrs (2010)	553	9.7 %	4,623	9.3 %	12,008	9.0 %
Age 45 to 49 yrs (2010)	549	9.6 %	4,763	9.6 %	12,219	9.2 %
Age 50 to 54 yrs (2010)	498	8.7 %	4,303	8.7 %	11,223	8.5 %
Age 55 to 59 yrs (2010)	359	6.3 %	3,207	6.5 %	8,842	6.7 %
Age 60 to 64 yrs (2010)	227	4.0 %	2,055	4.2 %	6,217	4.7 %
Population age 65-74 (2010)	219	3.8 %	2,310	4.7 %	6,467	4.9 %
Population age 75-84 (2010)	99	1.7 %	1,208	2.4 %	2,904	2.2 %
Population age 85+ (2010)	51	0.9 %	677	1.4 %	1,308	1.0 %
Median Age (2010)	36.0 yrs		37.1 yrs		36.9 yrs	
Gender Age Distribution						
Population Female (2010)	2,945	51.5 %	25,415	51.3 %	67,888	51.2 %
Age 0 to 19 yrs (2010)	997	33.8 %	7,923	31.2 %	20,197	29.8 %
Age 20 to 64 yrs (2010)	1,736	59.0 %	15,029	59.1 %	41,620	61.3 %
Age 65 yrs plus (2010)	212	7.2 %	2,463	9.7 %	6,071	8.9 %
Median Age Females (2010)	36.1 Yrs		37.5 Yrs		37.4 Yrs	
Population Male (2010)	2,777	48.5 %	24,093	48.7 %	64,834	48.8 %
Age 0 to 19 yrs (2010)	990	35.7 %	8,021	33.3 %	20,845	32.2 %
Age 20 to 64 yrs (2010)	1,632	58.7 %	14,340	59.5 %	39,381	60.7 %
Age 65 yrs plus (2010)	156	5.6 %	1,732	7.2 %	4,607	7.1 %
Median Age Males (2010)	35.8 yrs		36.6 yrs		36.3 yrs	

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August 2010

McKee Farms Matthews, North Carolina	1 Mile		3 Miles		5 Miles	
Household Income Distribution						
HH Income \$200,000 or More (2010)	162	8.3 %	1,395	7.9 %	4,367	8.8 %
HH Income \$150,000 to 199,999 (2010)	336	17.2 %	2,167	12.3 %	4,707	9.5 %
HH Income \$100,000 to 149,999 (2010)	610	31.2 %	4,452	25.2 %	11,171	22.4 %
HH Income \$75,000 to 99,999(2010)	306	15.6 %	2,638	14.9 %	7,852	15.8 %
HH Income \$50,000 to 74,999(2010)	346	17.7 %	3,391	19.2 %	9,496	19.1 %
HH Income \$35,000 to 49,999(2010)	90	4.6 %	1,615	9.1 %	5,535	11.1 %
HH Income \$25,000 to 34,999(2010)	58	3.0 %	865	4.9 %	2,700	5.4 %
HH Income \$15,000 to 24,999(2010)	13	0.6 %	563	3.2 %	2,169	4.4 %
HH Income \$0 to 14,999 (2010)	36	1.9 %	599	3.4 %	1,796	3.6 %
HH Income \$35000+ (2010)	1,850	94.5 %	15,659	88.5 %	43,128	86.6 %
HH Income \$75000+ (2010)	1,413	72.2 %	10,652	60.2 %	28,098	56.4 %
Housing						
Total Housing Units (2010)	2,153		19,180		54,366	
Housing Units Occupied (2010)	1,957	90.9 %	17,685	92.2 %	49,793	91.6 %
Housing Units, Owner Occupied (2010)	1,842	85.6 %	14,716	76.7 %	39,007	71.7 %
Housing Units, Renter Occupied (2010)	115	5.3 %	2,970	15.5 %	10,786	19.8 %
Housing Units, Vacant (2010)	196	9.1 %	1,494	7.8 %	4,573	8.4 %
Median Years in Residence (2010)	3 yrs		4 yrs		4 yrs	
Marital Status						
Never Married (2010)	615	14.8 %	6,479	17.4 %	19,288	19.1 %
Now Married (2010)	3,229	77.9 %	26,408	70.9 %	68,603	68.0 %
Separated (2010)	47	1.1 %	986	2.6 %	2,748	2.7 %
Widowed (2010)	119	2.9 %	1,363	3.7 %	3,628	3.6 %
Divorced (2010)	133	3.2 %	1,998	5.4 %	6,594	6.5 %
Household Type						
Population Family (2010)	5,352	93.5 %	44,953	90.8 %	118,156	89.0 %
Population Non-Family (2010)	338	5.9 %	4,183	8.4 %	14,063	10.6 %
Population Group Qtrs (2010)	33	0.6 %	373	0.8 %	502	0.4 %
Family Household (2010)	1,630	83.3 %	13,812	78.1 %	36,916	74.1 %
Married Couple Family With Kids (2010)	803	43.6 %	6,366	43.3 %	16,370	42.0 %
Average Family Household Size (2010)	3.28		3.25		3.20	
Non-Family Household (2010)	327	16.7 %	3,874	21.9 %	12,877	25.9 %
Household Size						
1 Person Household (2010)	264	13.5 %	3,278	18.5 %	10,744	21.6 %
2 Person Households (2010)	623	31.8 %	5,643	31.9 %	16,368	32.9 %
3 Person Households (2010)	428	21.9 %	3,334	18.9 %	8,937	17.9 %
4 Person Households (2010)	417	21.3 %	3,549	20.1 %	8,963	18.0 %
5 Person Households (2010)	169	8.6 %	1,370	7.7 %	3,486	7.0 %
6+ Person Households (2010)	55	2.8 %	511	2.9 %	1,295	2.6 %
Household Vehicles						
Total Vehicles Available (2010)	4,316		37,334		101,628	
Household: 0 Vehicles Available (2010)	27	0.6 %	448	1.2 %	1,299	1.3 %
Household: 1 Vehicles Available (2010)	354	8.2 %	3,912	10.5 %	12,926	12.7 %
Household: 2+ Vehicles Available (2010)	1,575	36.5 %	13,326	35.7 %	35,568	35.0 %
Average Vehicles Per Household (2010)	2		2		2	

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August 2010

McKee Farms			1 Mile			3 Miles			5 Miles
Matthews, North Carolina									
Labor Force									
Est. Labor: Population Age 16+ (2010)			4,039			36,379			98,647
Est. Civilian Employed (2010)			2,582	63.9 %		23,678	65.1 %		66,314
Est. Civilian Unemployed (2010)			328	8.1 %		2,914	8.0 %		6,557
Est. In Armed Forces (2010)			7	0.2 %		36	0.1 %		95
Est. Not in Labor Force (2010)			1,122	27.8 %		9,751	26.8 %		25,681
Occupation (2000)									
Occupation: Population 16+			1,439			16,884			49,970
Mgmt, Business, & Financial Operations			481	33.4 %		4,725	28.0 %		13,013
Professional and Related			350	24.3 %		3,991	23.6 %		11,992
Service			86	6.0 %		1,437	8.5 %		4,041
Sales and Office			408	28.4 %		4,909	29.1 %		15,221
Farming, Fishing, and Forestry			0	0.0 %		8	0.0 %		39
Construction, Extraction, & Maintenance			52	3.6 %		919	5.4 %		2,858
Production, Transport, & Material Moving			62	4.3 %		895	5.3 %		2,806
Percent White Collar Workers				86.1 %			80.7 %		80.5 %
Percent Blue Collar Workers				13.9 %			19.3 %		19.5 %
Consumer Expenditure (in Millions)									
Total Household Expenditure (2010)			\$158			\$1,306			\$3,655
Total Non-Retail Expenditures (2010)			\$92	58.1 %		\$757	58.0 %		\$2,118
Total Retail Expenditures (2010)			\$66	41.9 %		\$549	42.0 %		\$1,537
Apparel (2010)			\$8	4.8 %		\$63	4.8 %		\$176
Contributions (2010)			\$7	4.4 %		\$56	4.3 %		\$155
Education (2010)			\$5	2.9 %		\$36	2.8 %		\$101
Entertainment (2010)			\$9	5.7 %		\$74	5.7 %		\$208
Food And Beverages (2010)			\$23	14.5 %		\$192	14.7 %		\$538
Furnishings And Equipment (2010)			\$7	4.7 %		\$61	4.6 %		\$169
Gifts (2010)			\$5	3.0 %		\$39	3.0 %		\$107
Health Care (2010)			\$9	5.5 %		\$73	5.6 %		\$207
Household Operations (2010)			\$6	4.1 %		\$52	4.0 %		\$144
Miscellaneous Expenses (2010)			\$2	1.6 %		\$21	1.6 %		\$59
Personal Care (2010)			\$2	1.4 %		\$19	1.4 %		\$52
Personal Insurance (2010)			\$2	1.2 %		\$15	1.1 %		\$41
Reading (2010)			\$1	0.3 %		\$4	0.3 %		\$12
Shelter (2010)			\$31	19.7 %		\$256	19.6 %		\$713
Tobacco (2010)			\$1	0.5 %		\$7	0.5 %		\$20
Transportation (2010)			\$31	19.4 %		\$256	19.6 %		\$716
Utilities (2010)			\$10	6.3 %		\$84	6.4 %		\$237
Educational Attainment									
Adult Population (25 Years+)(2010)			3,586			31,854			86,336
Elementary (0 to 8)(2010)			51	1.4 %		510	1.6 %		1,190
Some High School (9 to 11)(2010)			111	3.1 %		1,360	4.3 %		3,378
High School Graduate (12)(2010)			499	13.9 %		5,220	16.4 %		15,107
Some College (13 to 16)(2010)			618	17.2 %		6,480	20.3 %		17,108
Associate Degree Only(2010)			280	7.8 %		2,508	7.9 %		7,167
Bachelor Degree Only(2010)			1,310	36.5 %		10,416	32.7 %		28,109
Graduate Degree(2010)			716	20.0 %		5,361	16.8 %		14,276

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August 2010

McKee Farms						
Matthews, North Carolina	1 Mile		3 Miles		5 Miles	
Units In Structure						
1 Detached Unit (2000)	1,003	96.0 %	10,055	81.9 %	27,326	74.4 %
1 Attached Unit (2000)	32	3.1 %	446	3.6 %	1,770	4.8 %
2 to 4 Units (2000)	0	0.0 %	186	1.5 %	866	2.4 %
5 to 9 Units (2000)	1	0.1 %	416	3.4 %	1,915	5.2 %
10 to 19 Units (2000)	0	0.0 %	438	3.6 %	2,420	6.6 %
20 to 49 Units (2000)	0	0.0 %	116	0.9 %	929	2.5 %
50 or more Units (2000)	0	0.0 %	444	3.6 %	1,098	3.0 %
Mobile Home or Trailer (2000)	8		184		392	
Other Structure (2000)	0		0		6	
Homes Built By Year						
Homes Built 1999 to 2000	190	18.2 %	1,056	8.6 %	2,705	7.4 %
Homes Built 1995 to 1998	319	30.6 %	2,831	23.0 %	7,737	21.1 %
Homes Built 1990 to 1994	140	13.4 %	2,043	16.6 %	6,174	16.8 %
Homes Built 1980 to 1989	245	23.5 %	3,888	31.6 %	11,348	30.9 %
Homes Built 1970 to 1979	108	10.3 %	1,469	12.0 %	5,441	14.8 %
Homes Built 1960 to 1969	28	2.7 %	566	4.6 %	2,126	5.8 %
Homes Built 1950 to 1959	7	0.7 %	237	1.9 %	745	2.0 %
Homes Built Before 1949	7	0.6 %	196	1.6 %	446	1.2 %
Home Values (2000)						
Home Values \$1,000,000+	3	0.3 %	26	0.3 %	91	0.4 %
Home Values \$500,000-\$999,999	29	3.1 %	195	2.1 %	848	3.3 %
Home Values \$400,000-\$499,999	91	9.8 %	516	5.6 %	1,364	5.3 %
Home Values \$300,000-\$399,999	178	19.1 %	1,417	15.3 %	2,754	10.8 %
Home Values \$200,000-\$299,999	309	33.2 %	2,828	30.6 %	6,082	23.8 %
Home Values \$150,000-\$199,999	194	20.8 %	1,969	21.3 %	6,283	24.6 %
Home Values \$100,000-\$149,999	101	10.9 %	1,547	16.7 %	6,272	24.5 %
Home Values \$70,000-\$99,999	16	1.7 %	601	6.5 %	1,531	6.0 %
Home Values \$50,000-\$69,999	4	0.4 %	92	1.0 %	199	0.8 %
Home Values \$25,000-\$49,999	4	0.5 %	38	0.4 %	73	0.3 %
Home Values \$0-\$24,999	2	0.2 %	14	0.1 %	51	0.2 %
Owner Occupied Median Home Value	\$238,622		\$216,743		\$204,398	
Renter Occupied Median Rent	\$755		\$741		\$724	
Transportation to Work (2000)						
Drive to Work Alone	1,285	89.1 %	14,549	86.1 %	42,682	85.4 %
Drive to Work in Carpool	69	4.8 %	1,182	7.0 %	3,795	7.6 %
Travel to Work - Public Transportation	4	0.3 %	82	0.5 %	429	0.9 %
Drive to Work Motorcycle	0	0.0 %	0	0.0 %	0	0.0 %
Walk or Bicycle to Work	7	0.5 %	140	0.8 %	371	0.7 %
Other Means	19	1.3 %	111	0.7 %	283	0.6 %
Work at Home	58	4.0 %	827	4.9 %	2,433	4.9 %
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	225	16.2 %	2,825	17.6 %	8,330	17.5 %
Travel to Work in 15 to 29 Minutes	448	32.4 %	5,665	35.3 %	16,977	35.7 %
Travel to Work in 30 to 59 Minutes	605	43.8 %	6,557	40.8 %	19,487	41.0 %
Travel to Work in 60 Minutes or More	105	7.6 %	1,017	6.3 %	2,765	5.8 %
Average Travel Time to Work	30 mins		28 mins		27 mins	

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