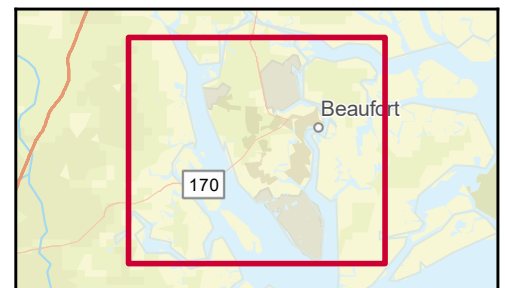
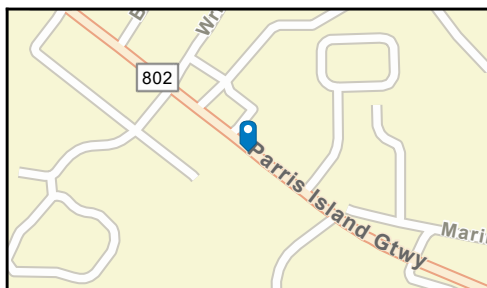
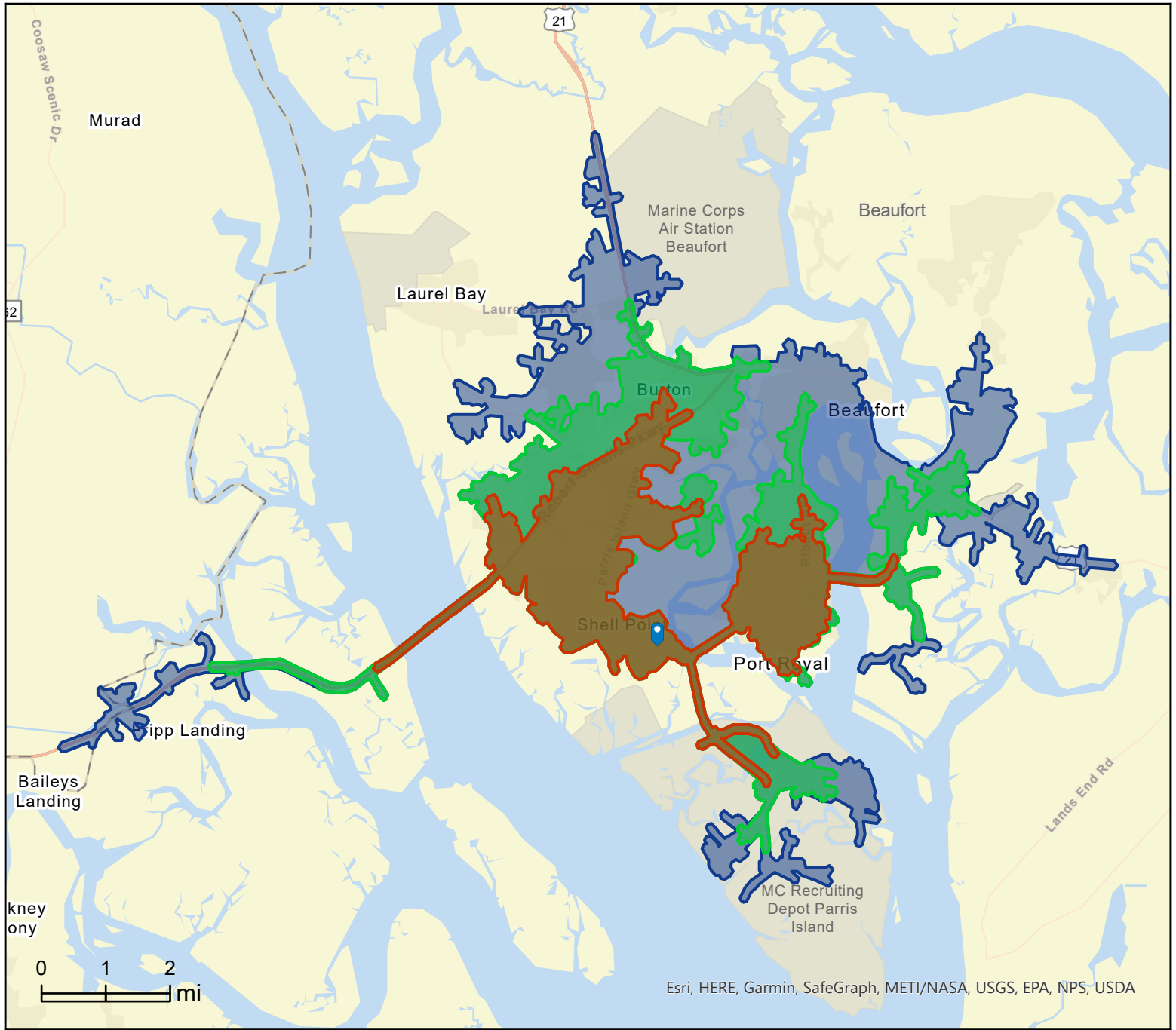


Midtown Village 2
860 Parris Island Gtwy, Beaufort, South Carolina, 29906
Drive Time: 7, 10, 13 minute radii

Prepared by Esri
Latitude: 32.37884
Longitude: -80.72543





Community Profile

Midtown Village 2
 860 Parris Island Gtwy, Beaufort, South Carolina, 29906
 Drive Time: 7, 10, 13 minute radii

Prepared by Esri
 Latitude: 32.37884
 Longitude: -80.72543

	7 minutes	10 minutes	13 minutes
Population Summary			
2000 Total Population	10,888	19,635	27,874
2010 Total Population	12,836	22,262	30,834
2020 Total Population	14,457	25,385	35,079
2020 Group Quarters	105	1,883	3,242
2025 Total Population	15,887	27,555	37,929
2020-2025 Annual Rate	1.90%	1.65%	1.57%
2020 Total Daytime Population	13,699	24,627	36,417
Workers	6,553	12,784	19,804
Residents	7,146	11,843	16,613
Household Summary			
2000 Households	4,311	6,986	9,715
2000 Average Household Size	2.47	2.55	2.56
2010 Households	5,496	8,507	11,410
2010 Average Household Size	2.32	2.41	2.43
2020 Households	6,373	9,974	13,355
2020 Average Household Size	2.25	2.36	2.38
2025 Households	7,033	10,943	14,621
2025 Average Household Size	2.24	2.35	2.37
2020-2025 Annual Rate	1.99%	1.87%	1.83%
2010 Families	3,506	5,491	7,383
2010 Average Family Size	2.84	2.96	2.99
2020 Families	3,981	6,298	8,454
2020 Average Family Size	2.79	2.93	2.96
2025 Families	4,374	6,873	9,203
2025 Average Family Size	2.78	2.92	2.96
2020-2025 Annual Rate	1.90%	1.76%	1.71%
Housing Unit Summary			
2000 Housing Units	4,626	7,560	10,559
Owner Occupied Housing Units	55.4%	55.8%	56.1%
Renter Occupied Housing Units	37.8%	36.7%	35.9%
Vacant Housing Units	6.8%	7.6%	8.0%
2010 Housing Units	6,268	9,734	13,163
Owner Occupied Housing Units	44.0%	46.4%	47.3%
Renter Occupied Housing Units	43.6%	41.0%	39.4%
Vacant Housing Units	12.3%	12.6%	13.3%
2020 Housing Units	7,149	11,251	15,199
Owner Occupied Housing Units	49.4%	51.9%	53.0%
Renter Occupied Housing Units	39.7%	36.7%	34.9%
Vacant Housing Units	10.9%	11.4%	12.1%
2025 Housing Units	7,839	12,282	16,556
Owner Occupied Housing Units	48.2%	51.1%	52.3%
Renter Occupied Housing Units	41.5%	38.0%	36.1%
Vacant Housing Units	10.3%	10.9%	11.7%
Median Household Income			
2020	\$53,774	\$54,312	\$53,732
2025	\$55,952	\$56,254	\$55,660
Median Home Value			
2020	\$203,357	\$218,827	\$227,371
2025	\$221,110	\$236,078	\$245,793
Per Capita Income			
2020	\$30,441	\$30,147	\$29,520
2025	\$33,231	\$32,709	\$32,094
Median Age			
2010	31.3	30.2	30.2
2020	33.8	32.8	32.9
2025	34.5	33.4	33.5

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Community Profile

Midtown Village 2
 860 Parris Island Gtwy, Beaufort, South Carolina, 29906
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	7 minutes	10 minutes	13 minutes
2020 Households by Income			
Household Income Base	6,373	9,974	13,355
<\$15,000	9.4%	9.9%	11.2%
\$15,000 - \$24,999	7.2%	7.0%	6.8%
\$25,000 - \$34,999	11.8%	11.0%	10.9%
\$35,000 - \$49,999	17.2%	17.2%	16.8%
\$50,000 - \$74,999	20.0%	20.1%	19.8%
\$75,000 - \$99,999	12.3%	12.0%	11.9%
\$100,000 - \$149,999	13.6%	13.6%	13.4%
\$150,000 - \$199,999	5.1%	4.9%	4.8%
\$200,000+	3.2%	4.2%	4.4%
Average Household Income	\$72,137	\$74,847	\$74,392
2025 Households by Income			
Household Income Base	7,033	10,943	14,621
<\$15,000	8.5%	9.0%	10.2%
\$15,000 - \$24,999	6.9%	6.8%	6.6%
\$25,000 - \$34,999	11.2%	10.6%	10.5%
\$35,000 - \$49,999	16.9%	16.9%	16.6%
\$50,000 - \$74,999	20.1%	20.2%	19.8%
\$75,000 - \$99,999	12.6%	12.2%	12.1%
\$100,000 - \$149,999	14.2%	14.1%	13.9%
\$150,000 - \$199,999	5.8%	5.6%	5.4%
\$200,000+	3.8%	4.7%	4.8%
Average Household Income	\$78,507	\$80,834	\$80,438
2020 Owner Occupied Housing Units by Value			
Total	3,533	5,840	8,055
<\$50,000	4.7%	4.5%	4.6%
\$50,000 - \$99,999	6.8%	6.8%	6.6%
\$100,000 - \$149,999	13.9%	13.4%	14.0%
\$150,000 - \$199,999	23.4%	19.0%	16.6%
\$200,000 - \$249,999	17.9%	16.8%	15.2%
\$250,000 - \$299,999	9.5%	10.5%	10.3%
\$300,000 - \$399,999	9.1%	11.1%	11.1%
\$400,000 - \$499,999	5.2%	5.2%	7.0%
\$500,000 - \$749,999	6.8%	7.8%	8.5%
\$750,000 - \$999,999	1.9%	3.3%	3.6%
\$1,000,000 - \$1,499,999	0.5%	0.8%	1.3%
\$1,500,000 - \$1,999,999	0.3%	0.5%	0.6%
\$2,000,000 +	0.0%	0.2%	0.7%
Average Home Value	\$258,159	\$287,684	\$313,004
2025 Owner Occupied Housing Units by Value			
Total	3,782	6,270	8,650
<\$50,000	3.6%	3.5%	3.7%
\$50,000 - \$99,999	5.2%	5.2%	5.1%
\$100,000 - \$149,999	11.7%	11.4%	11.9%
\$150,000 - \$199,999	21.5%	17.5%	15.1%
\$200,000 - \$249,999	18.7%	17.2%	15.5%
\$250,000 - \$299,999	10.6%	11.5%	11.1%
\$300,000 - \$399,999	10.5%	12.5%	12.4%
\$400,000 - \$499,999	6.2%	6.2%	8.0%
\$500,000 - \$749,999	8.6%	9.5%	10.1%
\$750,000 - \$999,999	2.3%	3.9%	4.3%
\$1,000,000 - \$1,499,999	0.6%	0.9%	1.4%
\$1,500,000 - \$1,999,999	0.4%	0.5%	0.6%
\$2,000,000 +	0.0%	0.3%	0.8%
Average Home Value	\$281,238	\$310,873	\$337,808

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Community Profile

Midtown Village 2
 860 Parris Island Gtwy, Beaufort, South Carolina, 29906
 Drive Time: 7, 10, 13 minute radii

Prepared by Esri
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 Longitude: -80.72543

	7 minutes	10 minutes	13 minutes
2010 Population by Age			
Total	12,835	22,260	30,833
0 - 4	9.0%	8.2%	7.9%
5 - 9	6.5%	6.3%	6.3%
10 - 14	5.9%	5.7%	5.5%
15 - 24	16.3%	20.2%	21.0%
25 - 34	17.2%	15.5%	14.9%
35 - 44	10.9%	10.5%	10.5%
45 - 54	12.2%	11.4%	11.4%
55 - 64	10.8%	10.5%	10.6%
65 - 74	6.2%	6.4%	6.5%
75 - 84	3.5%	3.6%	3.7%
85 +	1.3%	1.6%	1.6%
18 +	75.2%	76.5%	76.9%
2020 Population by Age			
Total	14,458	25,384	35,079
0 - 4	8.0%	7.4%	7.1%
5 - 9	7.6%	7.0%	6.7%
10 - 14	7.3%	6.6%	6.4%
15 - 24	12.5%	17.0%	18.1%
25 - 34	17.0%	15.8%	15.1%
35 - 44	13.9%	12.6%	12.0%
45 - 54	9.5%	9.1%	9.3%
55 - 64	10.2%	9.9%	10.2%
65 - 74	8.4%	8.5%	8.9%
75 - 84	4.1%	4.3%	4.4%
85 +	1.5%	1.8%	1.8%
18 +	73.9%	75.9%	76.6%
2025 Population by Age			
Total	15,887	27,555	37,927
0 - 4	8.1%	7.5%	7.2%
5 - 9	7.4%	6.8%	6.6%
10 - 14	7.0%	6.5%	6.3%
15 - 24	13.8%	17.5%	18.5%
25 - 34	14.3%	13.6%	13.2%
35 - 44	15.8%	14.4%	13.6%
45 - 54	9.9%	9.4%	9.4%
55 - 64	8.9%	8.7%	9.0%
65 - 74	8.5%	8.6%	9.0%
75 - 84	4.8%	5.1%	5.4%
85 +	1.6%	1.8%	1.9%
18 +	73.6%	75.4%	76.3%
2010 Population by Sex			
Males	6,094	11,026	15,491
Females	6,742	11,236	15,343
2020 Population by Sex			
Males	6,858	12,551	17,598
Females	7,599	12,834	17,481
2025 Population by Sex			
Males	7,518	13,571	18,955
Females	8,369	13,984	18,974

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Community Profile

Midtown Village 2
 860 Parris Island Gtwy, Beaufort, South Carolina, 29906
 Drive Time: 7, 10, 13 minute radii

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	7 minutes	10 minutes	13 minutes
2010 Population by Race/Ethnicity			
Total	12,836	22,262	30,834
White Alone	64.0%	65.2%	63.9%
Black Alone	27.3%	26.1%	27.8%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	2.1%	2.0%	1.8%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	3.1%	3.3%	3.2%
Two or More Races	3.0%	2.9%	2.8%
Hispanic Origin	8.9%	9.2%	8.9%
Diversity Index	59.4	58.8	59.3
2020 Population by Race/Ethnicity			
Total	14,457	25,385	35,079
White Alone	68.0%	68.7%	67.7%
Black Alone	23.1%	22.5%	23.9%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	2.4%	2.2%	2.0%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	2.7%	2.8%	2.8%
Two or More Races	3.3%	3.2%	3.0%
Hispanic Origin	7.8%	7.9%	7.7%
Diversity Index	55.7	55.4	55.8
2025 Population by Race/Ethnicity			
Total	15,887	27,555	37,930
White Alone	69.2%	69.7%	68.8%
Black Alone	21.3%	20.9%	22.2%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	2.6%	2.5%	2.2%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	2.8%	2.9%	2.8%
Two or More Races	3.6%	3.5%	3.3%
Hispanic Origin	7.9%	8.1%	7.8%
Diversity Index	55.2	54.9	55.2
2010 Population by Relationship and Household Type			
Total	12,836	22,262	30,834
In Households	99.2%	92.0%	90.0%
In Family Households	80.4%	75.4%	74.0%
Householder	26.5%	24.7%	24.1%
Spouse	17.8%	16.9%	16.4%
Child	30.0%	28.3%	28.0%
Other relative	3.3%	3.1%	3.1%
Nonrelative	2.7%	2.4%	2.3%
In Nonfamily Households	18.8%	16.5%	16.0%
In Group Quarters	0.8%	8.0%	10.0%
Institutionalized Population	0.2%	1.1%	1.4%
Noninstitutionalized Population	0.6%	6.9%	8.6%

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Community Profile

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2020 Population 25+ by Educational Attainment			
Total	9,344	15,759	21,644
Less than 9th Grade	2.1%	2.0%	1.8%
9th - 12th Grade, No Diploma	4.4%	4.7%	5.2%
High School Graduate	25.6%	24.4%	24.4%
GED/Alternative Credential	3.3%	3.1%	3.0%
Some College, No Degree	24.5%	22.5%	22.7%
Associate Degree	11.1%	11.9%	11.5%
Bachelor's Degree	17.5%	18.9%	18.5%
Graduate/Professional Degree	11.6%	12.5%	13.0%
2020 Population 15+ by Marital Status			
Total	11,149	20,061	27,993
Never Married	32.7%	35.0%	36.3%
Married	48.6%	47.4%	46.2%
Widowed	5.7%	5.5%	5.5%
Divorced	13.1%	12.1%	12.0%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,377	12,409	16,634
Population 16+ Employed	88.8%	89.2%	88.9%
Population 16+ Unemployment rate	11.2%	10.8%	11.1%
Population 16-24 Employed	15.3%	15.9%	15.8%
Population 16-24 Unemployment rate	20.4%	19.8%	20.5%
Population 25-54 Employed	62.1%	60.0%	59.4%
Population 25-54 Unemployment rate	9.5%	9.1%	9.1%
Population 55-64 Employed	14.6%	15.2%	15.7%
Population 55-64 Unemployment rate	9.3%	8.7%	9.8%
Population 65+ Employed	8.0%	8.9%	9.1%
Population 65+ Unemployment rate	7.6%	7.6%	7.6%
2020 Employed Population 16+ by Industry			
Total	6,550	11,070	14,787
Agriculture/Mining	0.2%	0.2%	0.2%
Construction	13.8%	11.9%	10.6%
Manufacturing	3.7%	3.8%	4.1%
Wholesale Trade	0.4%	0.5%	0.5%
Retail Trade	11.7%	12.5%	12.3%
Transportation/Utilities	2.5%	3.1%	3.2%
Information	0.9%	0.8%	0.9%
Finance/Insurance/Real Estate	4.5%	4.1%	4.4%
Services	52.8%	54.9%	55.7%
Public Administration	9.5%	8.3%	8.1%
2020 Employed Population 16+ by Occupation			
Total	6,550	11,071	14,787
White Collar	57.4%	55.4%	56.1%
Management/Business/Financial	10.8%	11.0%	11.6%
Professional	23.1%	22.6%	22.9%
Sales	8.1%	8.4%	8.6%
Administrative Support	15.4%	13.4%	13.0%
Services	20.2%	22.8%	23.1%
Blue Collar	22.4%	21.8%	20.8%
Farming/Forestry/Fishing	0.1%	0.2%	0.2%
Construction/Extraction	12.0%	10.0%	8.5%
Installation/Maintenance/Repair	2.9%	3.0%	3.2%
Production	5.3%	5.2%	5.1%
Transportation/Material Moving	2.2%	3.5%	3.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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	7 minutes	10 minutes	13 minutes
2010 Households by Type			
Total	5,497	8,506	11,410
Households with 1 Person	29.4%	29.2%	29.1%
Households with 2+ People	70.6%	70.8%	70.9%
Family Households	63.8%	64.6%	64.7%
Husband-wife Families	42.8%	44.1%	44.0%
With Related Children	18.1%	18.7%	18.6%
Other Family (No Spouse Present)	21.0%	20.4%	20.7%
Other Family with Male Householder	4.7%	4.5%	4.4%
With Related Children	3.0%	2.8%	2.7%
Other Family with Female Householder	16.3%	16.0%	16.3%
With Related Children	12.1%	11.6%	11.8%
Nonfamily Households	6.8%	6.3%	6.2%
All Households with Children	33.9%	33.8%	33.6%
Multigenerational Households	3.4%	3.5%	3.7%
Unmarried Partner Households	6.2%	5.9%	5.9%
Male-female	5.7%	5.3%	5.3%
Same-sex	0.5%	0.6%	0.6%
2010 Households by Size			
Total	5,498	8,505	11,409
1 Person Household	29.4%	29.2%	29.1%
2 Person Household	34.2%	34.4%	34.2%
3 Person Household	17.3%	16.7%	16.5%
4 Person Household	11.3%	11.6%	11.8%
5 Person Household	5.2%	5.3%	5.4%
6 Person Household	1.6%	1.8%	1.8%
7 + Person Household	1.0%	1.1%	1.1%
2010 Households by Tenure and Mortgage Status			
Total	5,496	8,507	11,410
Owner Occupied	50.2%	53.1%	54.6%
Owned with a Mortgage/Loan	36.9%	38.8%	39.3%
Owned Free and Clear	13.4%	14.4%	15.3%
Renter Occupied	49.8%	46.9%	45.4%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	154	145	137
Percent of Income for Mortgage	15.8%	16.8%	17.7%
Wealth Index	67	74	75
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,268	9,734	13,163
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	98.4%	96.9%	95.3%
Rural Housing Units	1.6%	3.1%	4.7%
2010 Population By Urban/ Rural Status			
Total Population	12,836	22,262	30,834
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	98.3%	96.6%	94.9%
Rural Population	1.7%	3.4%	5.1%

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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	7 minutes	10 minutes	13 minutes
Top 3 Tapestry Segments			
1.	Middleburg (4C)	Bright Young Professionals	Old and Newcomers (8F)
2.	Bright Young Professionals (8C)	Old and Newcomers (8F)	In Style (5B)
3.	In Style (5B)	In Style (5B)	Bright Young Professionals (8C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$11,431,693	\$18,370,134	\$24,330,458
Average Spent	\$1,793.77	\$1,841.80	\$1,821.82
Spending Potential Index	84	86	85
Education: Total \$	\$8,646,727	\$14,026,422	\$18,593,078
Average Spent	\$1,356.77	\$1,406.30	\$1,392.22
Spending Potential Index	76	79	78
Entertainment/Recreation: Total \$	\$16,614,591	\$27,059,273	\$36,142,856
Average Spent	\$2,607.03	\$2,712.98	\$2,706.32
Spending Potential Index	80	84	83
Food at Home: Total \$	\$27,935,235	\$45,241,136	\$60,227,301
Average Spent	\$4,383.37	\$4,535.91	\$4,509.72
Spending Potential Index	82	85	84
Food Away from Home: Total \$	\$19,978,517	\$32,170,748	\$42,639,626
Average Spent	\$3,134.87	\$3,225.46	\$3,192.78
Spending Potential Index	83	86	85
Health Care: Total \$	\$29,630,764	\$48,476,958	\$64,967,853
Average Spent	\$4,649.42	\$4,860.33	\$4,864.68
Spending Potential Index	81	85	85
HH Furnishings & Equipment: Total \$	\$11,463,991	\$18,574,000	\$24,748,857
Average Spent	\$1,798.84	\$1,862.24	\$1,853.15
Spending Potential Index	82	85	85
Personal Care Products & Services: Total \$	\$4,908,841	\$7,919,288	\$10,517,730
Average Spent	\$770.26	\$793.99	\$787.55
Spending Potential Index	84	86	86
Shelter: Total \$	\$99,519,705	\$160,747,366	\$212,876,352
Average Spent	\$15,615.83	\$16,116.64	\$15,939.82
Spending Potential Index	81	83	82
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,364,471	\$20,194,316	\$27,110,995
Average Spent	\$1,940.13	\$2,024.70	\$2,030.03
Spending Potential Index	83	86	87
Travel: Total \$	\$11,939,677	\$19,541,007	\$26,085,880
Average Spent	\$1,873.48	\$1,959.19	\$1,953.27
Spending Potential Index	78	81	81
Vehicle Maintenance & Repairs: Total \$	\$6,409,917	\$10,326,152	\$13,769,871
Average Spent	\$1,005.79	\$1,035.31	\$1,031.06
Spending Potential Index	87	89	89

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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.