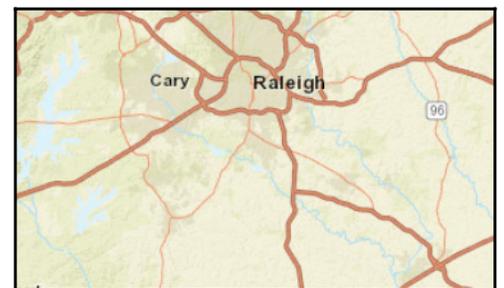
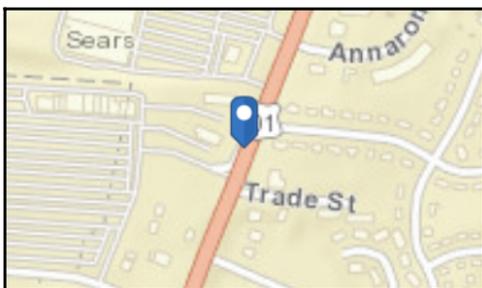
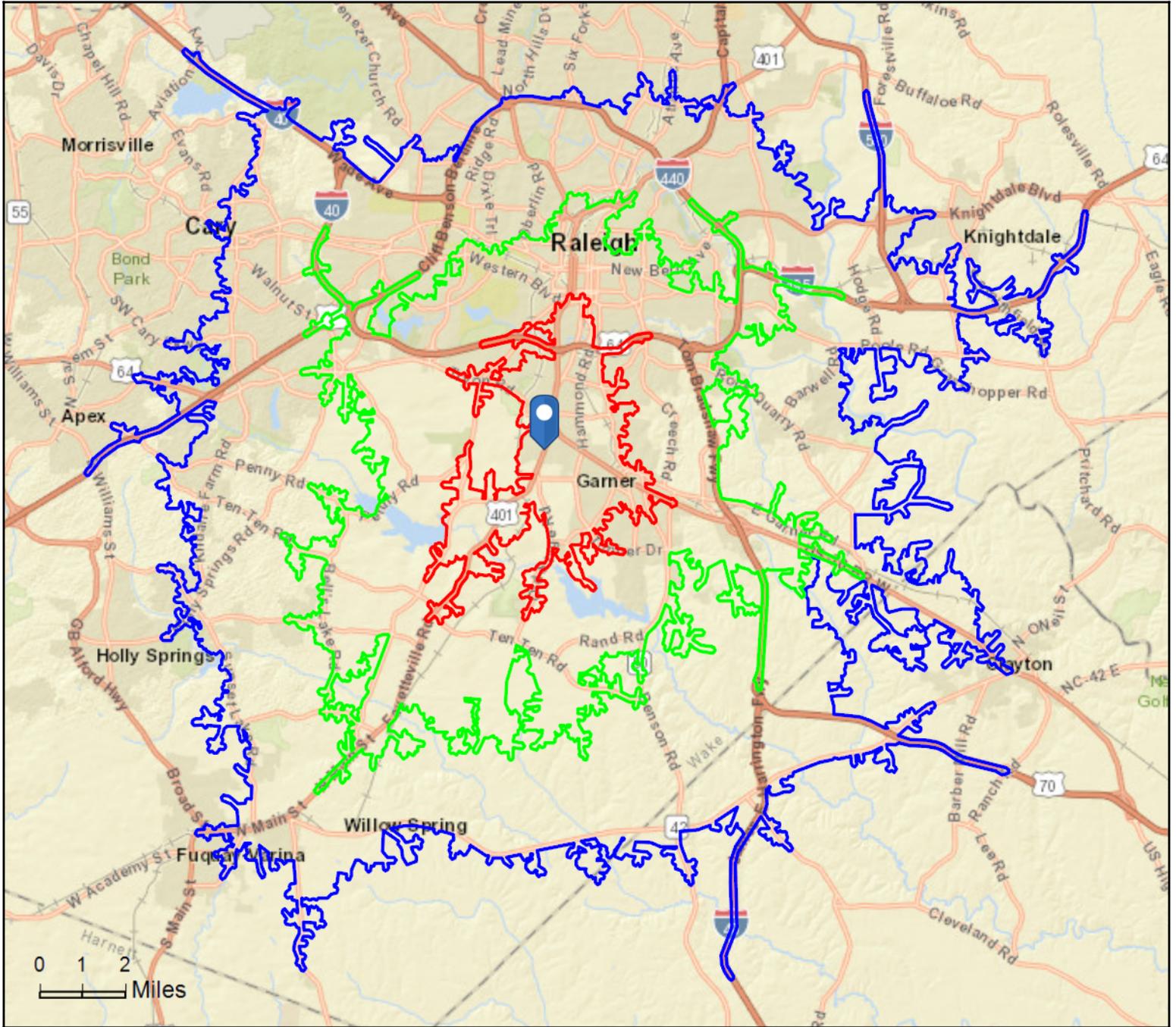


Shoppes at Garner
4408 Fayetteville Rd, Raleigh, North Carolina, 27603
Drive Time: 7, 13, 19 minute radii

Prepared by Esri
Latitude: 35.71935
Longitude: -78.65434





Community Profile

Shoppes at Garner
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 Drive Time: 7, 13, 19 minute radii

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	7 minutes	13 minutes	19 minutes
Population Summary			
2000 Total Population	20,103	114,445	272,857
2010 Total Population	24,559	144,681	352,306
2019 Total Population	28,222	167,253	418,208
2019 Group Quarters	722	14,531	18,668
2024 Total Population	30,630	182,285	459,508
2019-2024 Annual Rate	1.65%	1.74%	1.90%
2019 Total Daytime Population	33,209	200,790	516,542
Workers	19,292	119,095	316,656
Residents	13,917	81,695	199,886
Household Summary			
2000 Households	7,466	41,842	103,984
2000 Average Household Size	2.62	2.42	2.46
2010 Households	9,103	52,827	133,216
2010 Average Household Size	2.62	2.46	2.50
2019 Households	10,386	62,402	159,294
2019 Average Household Size	2.65	2.45	2.51
2024 Households	11,245	68,739	175,670
2024 Average Household Size	2.66	2.44	2.51
2019-2024 Annual Rate	1.60%	1.95%	1.98%
2010 Families	5,547	29,380	81,750
2010 Average Family Size	3.23	3.11	3.10
2019 Families	6,145	33,157	95,289
2019 Average Family Size	3.31	3.16	3.15
2024 Families	6,586	35,957	104,159
2024 Average Family Size	3.33	3.17	3.17
2019-2024 Annual Rate	1.40%	1.63%	1.80%
Housing Unit Summary			
2000 Housing Units	7,980	45,138	111,117
Owner Occupied Housing Units	55.1%	48.7%	56.9%
Renter Occupied Housing Units	38.5%	44.0%	36.6%
Vacant Housing Units	6.4%	7.3%	6.4%
2010 Housing Units	10,088	58,065	144,626
Owner Occupied Housing Units	51.0%	47.7%	55.5%
Renter Occupied Housing Units	39.3%	43.3%	36.6%
Vacant Housing Units	9.8%	9.0%	7.9%
2019 Housing Units	11,506	68,648	172,783
Owner Occupied Housing Units	52.2%	45.7%	53.8%
Renter Occupied Housing Units	38.0%	45.2%	38.4%
Vacant Housing Units	9.7%	9.1%	7.8%
2024 Housing Units	12,436	75,269	189,995
Owner Occupied Housing Units	53.0%	45.8%	54.2%
Renter Occupied Housing Units	37.4%	45.5%	38.3%
Vacant Housing Units	9.6%	8.7%	7.5%
Median Household Income			
2019	\$55,830	\$56,162	\$66,404
2024	\$63,812	\$63,247	\$75,932
Median Home Value			
2019	\$179,320	\$214,812	\$250,342
2024	\$188,522	\$238,040	\$273,379
Per Capita Income			
2019	\$26,544	\$28,882	\$35,493
2024	\$30,885	\$33,238	\$40,017
Median Age			
2010	32.9	29.8	32.6
2019	34.1	31.0	33.9
2024	34.0	31.4	34.1

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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	7 minutes	13 minutes	19 minutes
2019 Households by Income			
Household Income Base	10,386	62,402	159,293
<\$15,000	9.9%	11.4%	7.5%
\$15,000 - \$24,999	9.5%	9.4%	7.2%
\$25,000 - \$34,999	10.4%	9.6%	8.2%
\$35,000 - \$49,999	13.2%	13.2%	12.5%
\$50,000 - \$74,999	21.4%	19.5%	19.7%
\$75,000 - \$99,999	14.0%	11.9%	12.3%
\$100,000 - \$149,999	14.2%	15.0%	17.3%
\$150,000 - \$199,999	4.8%	5.4%	7.6%
\$200,000+	2.5%	4.5%	7.6%
Average Household Income	\$69,972	\$76,376	\$93,037
2024 Households by Income			
Household Income Base	11,245	68,739	175,669
<\$15,000	7.4%	9.1%	5.9%
\$15,000 - \$24,999	7.8%	8.1%	6.1%
\$25,000 - \$34,999	8.8%	8.3%	6.9%
\$35,000 - \$49,999	12.0%	12.2%	11.3%
\$50,000 - \$74,999	21.6%	19.5%	19.2%
\$75,000 - \$99,999	15.2%	12.6%	12.8%
\$100,000 - \$149,999	17.4%	17.6%	19.6%
\$150,000 - \$199,999	6.8%	7.3%	10.0%
\$200,000+	3.1%	5.1%	8.3%
Average Household Income	\$81,562	\$87,228	\$104,644
2019 Owner Occupied Housing Units by Value			
Total	6,008	31,402	93,022
<\$50,000	3.8%	2.8%	2.7%
\$50,000 - \$99,999	4.6%	4.5%	2.8%
\$100,000 - \$149,999	24.2%	18.9%	13.2%
\$150,000 - \$199,999	29.9%	20.2%	18.3%
\$200,000 - \$249,999	11.9%	12.2%	12.9%
\$250,000 - \$299,999	9.0%	10.1%	11.2%
\$300,000 - \$399,999	9.4%	14.5%	16.4%
\$400,000 - \$499,999	5.1%	9.2%	10.0%
\$500,000 - \$749,999	1.4%	5.5%	7.9%
\$750,000 - \$999,999	0.7%	1.3%	2.8%
\$1,000,000 - \$1,499,999	0.1%	0.5%	0.9%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.3%
\$2,000,000 +	0.1%	0.2%	0.5%
Average Home Value	\$212,034	\$268,296	\$314,824
2024 Owner Occupied Housing Units by Value			
Total	6,594	34,493	102,950
<\$50,000	3.2%	2.2%	2.2%
\$50,000 - \$99,999	4.0%	3.9%	2.3%
\$100,000 - \$149,999	21.5%	16.7%	11.5%
\$150,000 - \$199,999	27.6%	18.4%	16.4%
\$200,000 - \$249,999	11.9%	11.6%	12.2%
\$250,000 - \$299,999	10.0%	10.5%	11.5%
\$300,000 - \$399,999	11.9%	16.8%	18.6%
\$400,000 - \$499,999	6.9%	11.1%	11.6%
\$500,000 - \$749,999	1.7%	6.2%	8.8%
\$750,000 - \$999,999	1.0%	1.6%	3.1%
\$1,000,000 - \$1,499,999	0.2%	0.7%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.3%
\$2,000,000 +	0.1%	0.2%	0.5%
Average Home Value	\$229,727	\$288,724	\$333,047

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



Community Profile

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 Drive Time: 7, 13, 19 minute radii

Prepared by Esri
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	7 minutes	13 minutes	19 minutes
2010 Population by Age			
Total	24,559	144,677	352,307
0 - 4	8.1%	6.3%	6.8%
5 - 9	7.0%	5.7%	6.7%
10 - 14	6.2%	5.5%	6.3%
15 - 24	15.1%	24.1%	18.2%
25 - 34	17.0%	16.1%	15.4%
35 - 44	14.1%	13.2%	14.5%
45 - 54	13.0%	12.2%	13.5%
55 - 64	9.2%	8.9%	9.8%
65 - 74	5.5%	4.6%	5.0%
75 - 84	3.4%	2.4%	2.6%
85 +	1.4%	0.9%	1.1%
18 +	75.2%	79.2%	76.4%
2019 Population by Age			
Total	28,222	167,253	418,208
0 - 4	7.2%	5.6%	6.1%
5 - 9	6.6%	5.3%	6.0%
10 - 14	6.4%	5.3%	6.2%
15 - 24	15.3%	22.9%	17.7%
25 - 34	15.9%	16.9%	15.6%
35 - 44	13.7%	12.2%	13.0%
45 - 54	12.1%	11.1%	12.4%
55 - 64	10.4%	10.1%	11.3%
65 - 74	7.0%	6.5%	7.3%
75 - 84	3.7%	2.9%	3.2%
85 +	1.6%	1.1%	1.3%
18 +	76.2%	80.7%	78.2%
2024 Population by Age			
Total	30,629	182,284	459,509
0 - 4	7.4%	5.7%	6.1%
5 - 9	6.4%	5.1%	5.8%
10 - 14	6.0%	5.1%	5.9%
15 - 24	15.8%	22.3%	17.2%
25 - 34	15.8%	17.6%	16.2%
35 - 44	13.0%	12.3%	12.9%
45 - 54	11.7%	10.3%	11.5%
55 - 64	10.4%	9.7%	10.9%
65 - 74	7.6%	7.2%	8.0%
75 - 84	4.2%	3.6%	4.0%
85 +	1.7%	1.1%	1.3%
18 +	76.6%	81.0%	78.6%
2010 Population by Sex			
Males	12,256	72,982	173,998
Females	12,303	71,699	178,308
2019 Population by Sex			
Males	14,055	84,472	206,910
Females	14,167	82,780	211,299
2024 Population by Sex			
Males	15,171	91,940	227,163
Females	15,458	90,344	232,344

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	24,559	144,681	352,306
White Alone	50.3%	52.3%	60.4%
Black Alone	34.2%	35.2%	27.3%
American Indian Alone	0.9%	0.7%	0.6%
Asian Alone	1.4%	3.4%	3.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	10.6%	6.0%	5.7%
Two or More Races	2.5%	2.3%	2.4%
Hispanic Origin	19.2%	11.6%	11.4%
Diversity Index	74.5	68.3	64.9
2019 Population by Race/Ethnicity			
Total	28,223	167,252	418,207
White Alone	47.9%	50.3%	58.4%
Black Alone	33.8%	34.9%	26.9%
American Indian Alone	0.8%	0.7%	0.6%
Asian Alone	2.1%	4.6%	4.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	12.3%	6.7%	6.3%
Two or More Races	2.9%	2.7%	2.8%
Hispanic Origin	21.7%	12.8%	12.4%
Diversity Index	77.3	70.7	67.5
2024 Population by Race/Ethnicity			
Total	30,629	182,285	459,507
White Alone	45.9%	48.7%	56.6%
Black Alone	33.6%	34.8%	26.8%
American Indian Alone	0.8%	0.6%	0.6%
Asian Alone	2.6%	5.5%	5.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	13.8%	7.3%	7.0%
Two or More Races	3.3%	3.0%	3.2%
Hispanic Origin	23.9%	13.9%	13.5%
Diversity Index	79.4	72.6	69.7
2010 Population by Relationship and Household Type			
Total	24,559	144,681	352,306
In Households	97.0%	89.8%	94.6%
In Family Households	76.3%	65.4%	74.1%
Householder	23.1%	20.2%	23.1%
Spouse	14.5%	13.2%	16.7%
Child	30.2%	25.6%	28.3%
Other relative	5.1%	4.1%	3.9%
Nonrelative	3.3%	2.3%	2.1%
In Nonfamily Households	20.7%	24.4%	20.5%
In Group Quarters	3.0%	10.2%	5.4%
Institutionalized Population	1.9%	2.9%	1.5%
Noninstitutionalized Population	1.1%	7.4%	3.9%

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	18,204	101,792	267,566
Less than 9th Grade	4.8%	4.0%	3.9%
9th - 12th Grade, No Diploma	9.4%	6.9%	5.0%
High School Graduate	21.5%	17.0%	15.3%
GED/Alternative Credential	4.3%	3.8%	2.6%
Some College, No Degree	21.0%	19.3%	18.1%
Associate Degree	7.5%	7.8%	8.0%
Bachelor's Degree	22.1%	26.1%	29.6%
Graduate/Professional Degree	9.5%	15.1%	17.6%
2019 Population 15+ by Marital Status			
Total	22,517	140,047	341,692
Never Married	41.1%	49.3%	40.6%
Married	43.2%	37.0%	45.7%
Widowed	4.8%	3.9%	3.9%
Divorced	11.0%	9.8%	9.8%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.3%	95.8%	96.5%
Civilian Unemployed (Unemployment Rate)	4.7%	4.2%	3.5%
2019 Employed Population 16+ by Industry			
Total	14,368	84,552	219,758
Agriculture/Mining	0.1%	0.2%	0.3%
Construction	9.6%	7.0%	7.2%
Manufacturing	6.9%	7.5%	7.7%
Wholesale Trade	2.9%	2.3%	2.4%
Retail Trade	10.6%	10.1%	9.6%
Transportation/Utilities	3.5%	4.3%	4.3%
Information	1.9%	1.9%	2.2%
Finance/Insurance/Real Estate	5.5%	5.9%	7.0%
Services	53.8%	55.2%	53.7%
Public Administration	5.1%	5.5%	5.6%
2019 Employed Population 16+ by Occupation			
Total	14,367	84,553	219,759
White Collar	57.7%	64.4%	68.0%
Management/Business/Financial	13.6%	14.8%	17.5%
Professional	21.4%	26.3%	27.2%
Sales	10.7%	10.9%	11.1%
Administrative Support	11.9%	12.4%	12.2%
Services	21.9%	19.4%	17.0%
Blue Collar	20.4%	16.3%	15.0%
Farming/Forestry/Fishing	0.3%	0.2%	0.1%
Construction/Extraction	6.9%	4.9%	4.9%
Installation/Maintenance/Repair	3.5%	2.7%	2.6%
Production	5.0%	3.7%	3.0%
Transportation/Material Moving	4.7%	4.8%	4.4%
2010 Population By Urban/ Rural Status			
Total Population	24,559	144,681	352,306
Population Inside Urbanized Area	98.8%	97.6%	97.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	1.2%	2.4%	3.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	9,103	52,827	133,216
Households with 1 Person	28.8%	30.0%	27.8%
Households with 2+ People	71.2%	70.0%	72.2%
Family Households	60.9%	55.6%	61.4%
Husband-wife Families	38.3%	36.2%	44.3%
With Related Children	17.2%	16.7%	21.5%
Other Family (No Spouse Present)	22.6%	19.4%	17.1%
Other Family with Male Householder	5.2%	4.4%	4.1%
With Related Children	2.9%	2.3%	2.2%
Other Family with Female Householder	17.4%	15.0%	12.9%
With Related Children	12.5%	10.3%	9.0%
Nonfamily Households	10.2%	14.4%	10.8%
All Households with Children	33.2%	29.7%	33.2%
Multigenerational Households	4.2%	3.7%	3.2%
Unmarried Partner Households	7.7%	6.9%	6.3%
Male-female	6.8%	6.0%	5.4%
Same-sex	1.0%	0.9%	0.9%
2010 Households by Size			
Total	9,102	52,827	133,217
1 Person Household	28.9%	30.0%	27.8%
2 Person Household	31.6%	31.7%	32.5%
3 Person Household	16.5%	16.6%	16.6%
4 Person Household	11.9%	12.3%	13.6%
5 Person Household	5.9%	5.2%	5.7%
6 Person Household	3.0%	2.4%	2.3%
7 + Person Household	2.2%	1.8%	1.5%
2010 Households by Tenure and Mortgage Status			
Total	9,103	52,827	133,216
Owner Occupied	56.5%	52.4%	60.3%
Owned with a Mortgage/Loan	42.5%	42.2%	48.7%
Owned Free and Clear	14.0%	10.2%	11.6%
Renter Occupied	43.5%	47.6%	39.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	10,088	58,065	144,626
Housing Units Inside Urbanized Area	98.6%	97.4%	96.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	1.4%	2.6%	3.1%

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	Young and Restless (11B)	Metro Renters (3B)	Soccer Moms (4A)
2.	Metro Fusion (11C)	College Towns (14B)	Up and Coming Families (7A)
3.	Parks and Rec (5C)	Up and Coming Families (7A)	Young and Restless (11B)
2019 Consumer Spending			
Apparel & Services: Total \$	\$18,798,377	\$122,363,385	\$375,244,292
Average Spent	\$1,809.97	\$1,960.89	\$2,355.67
Spending Potential Index	84	92	110
Education: Total \$	\$12,920,407	\$88,333,023	\$271,257,683
Average Spent	\$1,244.02	\$1,415.55	\$1,702.87
Spending Potential Index	78	89	107
Entertainment/Recreation: Total \$	\$26,988,436	\$176,132,378	\$546,822,139
Average Spent	\$2,598.54	\$2,822.54	\$3,432.79
Spending Potential Index	79	86	105
Food at Home: Total \$	\$45,211,591	\$288,877,002	\$881,769,157
Average Spent	\$4,353.13	\$4,629.29	\$5,535.48
Spending Potential Index	84	89	107
Food Away from Home: Total \$	\$32,081,295	\$210,453,759	\$645,355,951
Average Spent	\$3,088.90	\$3,372.55	\$4,051.35
Spending Potential Index	84	92	110
Health Care: Total \$	\$48,446,069	\$313,439,950	\$971,977,693
Average Spent	\$4,664.56	\$5,022.92	\$6,101.78
Spending Potential Index	79	85	103
HH Furnishings & Equipment: Total \$	\$18,052,418	\$117,737,729	\$367,256,472
Average Spent	\$1,738.15	\$1,886.76	\$2,305.53
Spending Potential Index	82	88	108
Personal Care Products & Services: Total \$	\$7,616,235	\$49,698,837	\$154,787,836
Average Spent	\$733.32	\$796.43	\$971.71
Spending Potential Index	83	90	110
Shelter: Total \$	\$159,944,408	\$1,042,867,504	\$3,188,743,255
Average Spent	\$15,400.00	\$16,712.08	\$20,017.97
Spending Potential Index	83	90	108
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$20,065,281	\$131,169,097	\$412,524,784
Average Spent	\$1,931.95	\$2,102.00	\$2,589.71
Spending Potential Index	78	85	104
Travel: Total \$	\$17,824,553	\$118,066,924	\$374,991,403
Average Spent	\$1,716.21	\$1,892.04	\$2,354.08
Spending Potential Index	76	84	105
Vehicle Maintenance & Repairs: Total \$	\$10,114,293	\$65,176,679	\$199,504,275
Average Spent	\$973.84	\$1,044.46	\$1,252.43
Spending Potential Index	85	91	109

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 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.