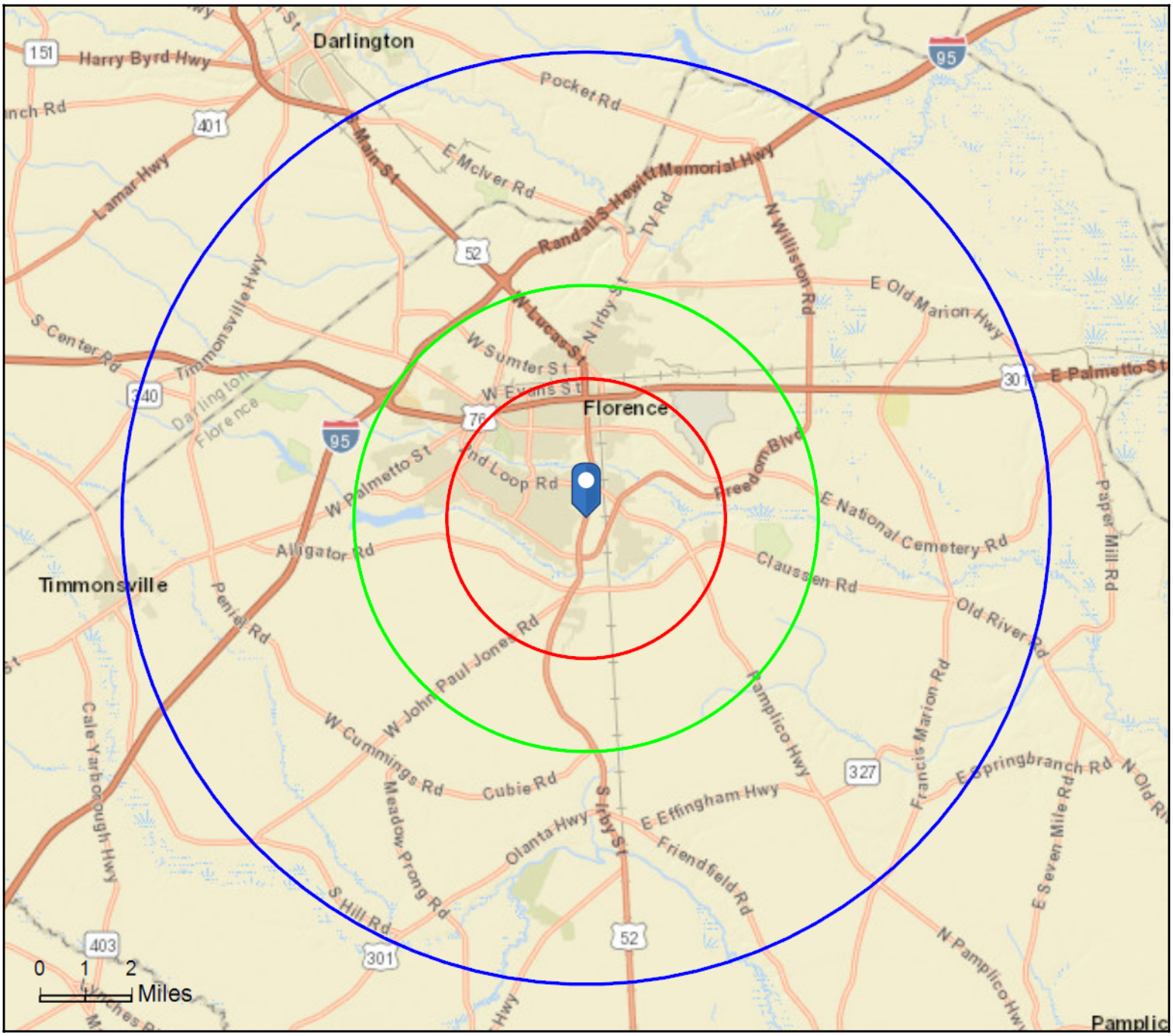
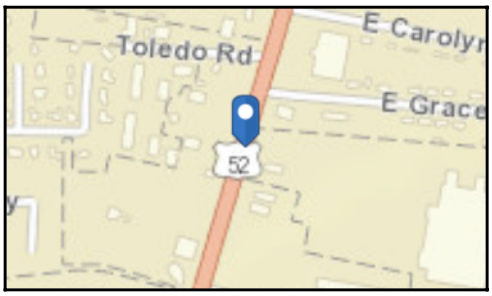
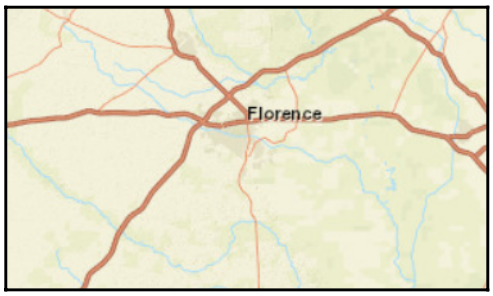
Site Map

Southside Commons 2
2014 S Irby St, Florence, South Carolina, 29505
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 34.15644
Longitude: -79.76779







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	3 miles	5 miles	10 miles
Population Summary			
2000 Total Population	32,756	58,832	94,068
2010 Total Population	36,884	66,017	105,424
2019 Total Population	38,840	69,347	110,178
2019 Group Quarters	480	852	3,148
2024 Total Population	39,922	71,219	112,844
2019-2024 Annual Rate	0.55%	0.53%	0.48%
2019 Total Daytime Population	50,345	89,288	123,744
Workers	30,479	52,720	64,577
Residents	19,866	36,568	59,167
Household Summary			
2000 Households	12,901	22,851	35,484
2000 Average Household Size	2.46	2.50	2.55
2010 Households	14,978	26,449	40,824
2010 Average Household Size	2.43	2.46	2.51
2019 Households	15,622	27,550	42,345
2019 Average Household Size	2.46	2.49	2.53
2024 Households	16,004	28,215	43,268
2024 Average Household Size	2.46	2.49	2.54
2019-2024 Annual Rate	0.48%	0.48%	0.43%
2010 Families	9,750	17,404	27,786
2010 Average Family Size	3.01	3.04	3.04
2019 Families	10,006	17,831	28,392
2019 Average Family Size	3.07	3.09	3.09
2024 Families	10,198	18,164	28,866
2024 Average Family Size	3.09	3.11	3.10
2019-2024 Annual Rate	0.38%	0.37%	0.33%
Housing Unit Summary			
2000 Housing Units	14,031	24,941	38,911
Owner Occupied Housing Units	63.4%	61.1%	65.4%
Renter Occupied Housing Units	28.5%	30.5%	25.8%
Vacant Housing Units	8.0%	8.4%	8.8%
2010 Housing Units	16,523	29,329	45,176
Owner Occupied Housing Units	57.8%	55.0%	60.0%
Renter Occupied Housing Units	32.8%	35.1%	30.4%
Vacant Housing Units	9.4%	9.8%	9.6%
2019 Housing Units	17,377	30,814	47,236
Owner Occupied Housing Units	58.0%	55.4%	60.1%
Renter Occupied Housing Units	31.9%	34.0%	29.6%
Vacant Housing Units	10.1%	10.6%	10.4%
2024 Housing Units	17,888	31,704	48,507
Owner Occupied Housing Units	57.9%	55.4%	60.0%
Renter Occupied Housing Units	31.6%	33.6%	29.2%
Vacant Housing Units	10.5%	11.0%	10.8%
Median Household Income			
2019	$48,942	$44,349	$46,553
2024	$53,957	$50,773	$52,588
Median Home Value			
2019	$172,915	$167,469	$166,642
2024	$189,196	$185,979	$190,007
Per Capita Income			
2019	$26,305	$25,140	$25,048
2024	$29,891	$28,747	$28,780
Median Age			
2010	37.4	37.5	37.5
2019	39.0	39.1	39.1
2024	39.5	39.7	39.9

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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2019 Households by Income			
Household Income Base	15,622	27,549	42,344
<$15,000	12.8%	14.2%	12.7%
$15,000 - $24,999	12.6%	13.4%	13.0%
$25,000 - $34,999	11.4%	12.3%	12.4%
$35,000 - $49,999	13.8%	14.5%	14.5%
$50,000 - $74,999	19.5%	18.8%	18.8%
$75,000 - $99,999	10.0%	8.9%	9.2%
$100,000 - $149,999	12.6%	11.0%	11.6%
$150,000 - $199,999	4.6%	4.0%	5.1%
$200,000+	2.5%	2.8%	2.7%
Average Household Income	$65,307	$62,957	$65,018
2024 Households by Income			
Household Income Base	16,004	28,214	43,267
<$15,000	11.1%	12.3%	10.9%
$15,000 - $24,999	11.2%	11.8%	11.4%
$25,000 - $34,999	10.8%	11.7%	11.7%
$35,000 - $49,999	12.5%	13.3%	13.2%
$50,000 - $74,999	19.6%	19.3%	18.9%
$75,000 - $99,999	10.7%	9.6%	9.9%
$100,000 - $149,999	14.9%	13.2%	14.0%
$150,000 - $199,999	6.1%	5.3%	6.8%
$200,000+	3.0%	3.4%	3.3%
Average Household Income	$74,453	$72,182	$74,899
2019 Owner Occupied Housing Units by Value			
Total	10,087	17,081	28,381
<$50,000	7.4%	9.0%	10.5%
$50,000 - $99,999	13.4%	16.2%	16.1%
$100,000 - $149,999	19.2%	18.3%	17.9%
$150,000 - $199,999	21.9%	18.6%	16.7%
$200,000 - $249,999	18.3%	14.8%	14.9%
$250,000 - $299,999	8.6%	9.4%	8.8%
$300,000 - $399,999	6.0%	6.3%	8.2%
$400,000 - $499,999	2.7%	3.4%	3.0%
$500,000 - $749,999	1.6%	3.0%	2.9%
$750,000 - $999,999	0.8%	0.7%	0.8%
$1,000,000 - $1,499,999	0.2%	0.3%	0.3%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	$191,092	$194,819	$194,929
2024 Owner Occupied Housing Units by Value			
Total	10,351	17,556	29,115
<$50,000	6.2%	7.8%	8.8%
$50,000 - $99,999	10.9%	13.6%	13.4%
$100,000 - $149,999	16.0%	15.5%	14.9%
$150,000 - $199,999	21.5%	18.2%	16.1%
$200,000 - $249,999	19.7%	15.9%	16.0%
$250,000 - $299,999	10.3%	11.0%	10.4%
$300,000 - $399,999	8.2%	8.3%	11.0%
$400,000 - $499,999	4.0%	4.7%	4.2%
$500,000 - $749,999	2.0%	3.7%	3.8%
$750,000 - $999,999	1.0%	0.9%	1.0%
$1,000,000 - $1,499,999	0.2%	0.3%	0.3%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	$210,413	$215,175	$218,416

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.

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2010 Population by Age			
Total	36,882	66,015	105,427
0 - 4	7.1%	7.0%	6.7%
5 - 9	6.6%	6.7%	6.6%
10 - 14	6.7%	6.6%	6.7%
15 - 24	13.1%	13.2%	14.0%
25 - 34	13.3%	13.2%	12.7%
35 - 44	13.5%	13.1%	13.2%
45 - 54	13.8%	13.9%	14.3%
55 - 64	12.4%	12.7%	12.9%
65 - 74	7.4%	7.6%	7.5%
75 - 84	4.3%	4.2%	3.9%
85 +	1.8%	1.7%	1.5%
18 +	75.5%	75.6%	75.9%
2019 Population by Age			
Total	38,841	69,346	110,179
0 - 4	6.3%	6.2%	6.0%
5 - 9	6.4%	6.4%	6.3%
10 - 14	6.3%	6.4%	6.3%
15 - 24	11.5%	11.8%	12.6%
25 - 34	14.4%	14.1%	13.6%
35 - 44	12.5%	12.4%	12.3%
45 - 54	12.5%	12.4%	12.5%
55 - 64	12.6%	12.9%	13.2%
65 - 74	10.1%	10.4%	10.5%
75 - 84	5.1%	5.1%	4.8%
85 +	2.2%	2.0%	1.8%
18 +	77.6%	77.5%	77.8%
2024 Population by Age			
Total	39,921	71,220	112,846
0 - 4	6.2%	6.1%	5.9%
5 - 9	6.2%	6.1%	6.1%
10 - 14	6.5%	6.4%	6.4%
15 - 24	11.2%	11.6%	12.4%
25 - 34	13.8%	13.4%	12.7%
35 - 44	13.1%	12.9%	12.8%
45 - 54	12.1%	12.0%	12.1%
55 - 64	11.9%	12.1%	12.4%
65 - 74	10.5%	10.8%	11.1%
75 - 84	6.2%	6.3%	6.1%
85 +	2.3%	2.1%	1.9%
18 +	77.7%	77.7%	77.9%
2010 Population by Sex			
Males	17,056	30,467	49,463
Females	19,828	35,550	55,961
2019 Population by Sex			
Males	18,027	32,139	51,872
Females	20,813	37,208	58,305
2024 Population by Sex			
Males	18,609	33,163	53,344
Females	21,312	38,056	59,499

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	36,882	66,017	105,423
White Alone	59.4%	52.0%	55.2%
Black Alone	36.6%	43.9%	40.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	1.6%	1.7%	1.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.8%	0.8%	0.9%
Two or More Races	1.2%	1.2%	1.2%
Hispanic Origin	1.8%	1.8%	2.0%
Diversity Index	53.0	55.3	54.6
2019 Population by Race/Ethnicity			
Total	38,839	69,348	110,178
White Alone	57.7%	51.0%	54.2%
Black Alone	37.4%	44.0%	41.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	2.0%	2.1%	1.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	1.0%	1.1%
Two or More Races	1.6%	1.5%	1.5%
Hispanic Origin	2.3%	2.3%	2.5%
Diversity Index	54.8	56.6	56.1
2024 Population by Race/Ethnicity			
Total	39,921	71,220	112,843
White Alone	56.5%	50.2%	53.3%
Black Alone	37.8%	44.1%	41.3%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	2.4%	2.5%	2.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.1%	1.1%	1.2%
Two or More Races	1.9%	1.8%	1.8%
Hispanic Origin	2.6%	2.6%	2.9%
Diversity Index	56.1	57.6	57.1
2010 Population by Relationship and Household Type			
Total	36,884	66,017	105,424
In Households	98.7%	98.7%	97.0%
In Family Households	81.5%	82.3%	82.2%
Householder	26.5%	26.5%	26.4%
Spouse	17.6%	16.5%	17.3%
Child	31.8%	32.8%	32.3%
Other relative	3.7%	4.2%	4.0%
Nonrelative	2.0%	2.2%	2.2%
In Nonfamily Households	17.2%	16.5%	14.8%
In Group Quarters	1.3%	1.3%	3.0%
Institutionalized Population	0.6%	0.8%	1.4%
Noninstitutionalized Population	0.7%	0.5%	1.6%

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

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2019 Population 25+ by Educational Attainment			
Total	26,988	48,023	75,766
Less than 9th Grade	2.6%	3.2%	3.6%
9th - 12th Grade, No Diploma	6.7%	8.4%	8.6%
High School Graduate	25.4%	27.5%	28.3%
GED/Alternative Credential	3.6%	3.2%	3.4%
Some College, No Degree	19.2%	19.9%	19.6%
Associate Degree	10.1%	9.3%	9.8%
Bachelor's Degree	20.7%	17.8%	16.7%
Graduate/Professional Degree	11.6%	10.8%	10.0%
2019 Population 15+ by Marital Status			
Total	31,457	56,215	89,614
Never Married	34.2%	36.2%	35.9%
Married	48.3%	47.2%	47.7%
Widowed	7.0%	7.5%	7.4%
Divorced	10.5%	9.2%	9.0%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	94.4%	94.2%	94.2%
Civilian Unemployed (Unemployment Rate)	5.6%	5.8%	5.8%
2019 Employed Population 16+ by Industry			
Total	19,224	33,248	51,456
Agriculture/Mining	0.3%	0.4%	0.5%
Construction	4.7%	4.4%	5.1%
Manufacturing	10.2%	10.8%	12.2%
Wholesale Trade	3.5%	3.4%	3.3%
Retail Trade	10.9%	11.5%	11.1%
Transportation/Utilities	5.2%	5.1%	5.7%
Information	0.9%	1.1%	1.1%
Finance/Insurance/Real Estate	5.2%	5.3%	5.3%
Services	54.4%	53.1%	51.3%
Public Administration	4.7%	4.6%	4.4%
2019 Employed Population 16+ by Occupation			
Total	19,223	33,248	51,454
White Collar	63.4%	60.5%	59.7%
Management/Business/Financial	12.6%	12.0%	11.9%
Professional	27.3%	24.6%	23.5%
Sales	12.0%	11.3%	10.7%
Administrative Support	11.6%	12.6%	13.5%
Services	20.6%	22.5%	20.8%
Blue Collar	15.9%	17.0%	19.5%
Farming/Forestry/Fishing	0.2%	0.2%	0.3%
Construction/Extraction	2.2%	2.0%	3.2%
Installation/Maintenance/Repair	3.6%	3.0%	3.3%
Production	5.2%	6.1%	7.0%
Transportation/Material Moving	4.8%	5.7%	5.8%
2010 Population By Urban/ Rural Status			
Total Population	36,884	66,017	105,424
Population Inside Urbanized Area	92.3%	88.1%	73.3%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	7.7%	11.9%	26.7%

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	14,978	26,449	40,824
Households with 1 Person	29.2%	28.7%	26.8%
Households with 2+ People	70.8%	71.3%	73.2%
Family Households	65.1%	65.8%	68.1%
Husband-wife Families	43.2%	41.1%	44.7%
With Related Children	18.7%	17.5%	19.2%
Other Family (No Spouse Present)	21.9%	24.7%	23.4%
Other Family with Male Householder	3.9%	4.4%	4.6%
With Related Children	2.1%	2.2%	2.5%
Other Family with Female Householder	18.0%	20.4%	18.8%
With Related Children	12.4%	13.7%	12.6%
Nonfamily Households	5.7%	5.5%	5.2%
All Households with Children	33.5%	33.8%	34.7%
Multigenerational Households	4.3%	5.3%	5.4%
Unmarried Partner Households	5.6%	5.9%	5.9%
Male-female	5.1%	5.3%	5.4%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
Total	14,977	26,448	40,824
1 Person Household	29.2%	28.7%	26.8%
2 Person Household	32.5%	32.3%	32.9%
3 Person Household	17.3%	17.6%	17.9%
4 Person Household	12.7%	12.6%	13.3%
5 Person Household	5.3%	5.6%	5.9%
6 Person Household	1.9%	2.0%	2.0%
7 + Person Household	0.9%	1.2%	1.2%
2010 Households by Tenure and Mortgage Status			
Total	14,978	26,449	40,824
Owner Occupied	63.8%	61.0%	66.4%
Owned with a Mortgage/Loan	45.5%	41.8%	44.8%
Owned Free and Clear	18.3%	19.2%	21.5%
Renter Occupied	36.2%	39.0%	33.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	16,523	29,329	45,176
Housing Units Inside Urbanized Area	92.5%	89.1%	74.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	7.5%	10.9%	25.9%

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.	In Style (5B)	Modest Income Homes (12D)	Southern Satellites (10A)
2.	Soccer Moms (4A)	In Style (5B)	Middleburg (4C)
3.	Old and Newcomers (8F)	Soccer Moms (4A)	Modest Income Homes (12D)
2019 Consumer Spending			
Apparel & Services: Total $	$25,223,830	$43,140,156	$68,398,015
Average Spent	$1,614.64	$1,565.89	$1,615.26
Spending Potential Index	75	73	75
Education: Total $	$17,680,797	$30,083,354	$46,856,502
Average Spent	$1,131.79	$1,091.95	$1,106.54
Spending Potential Index	71	69	69
Entertainment/Recreation: Total $	$38,337,482	$65,290,790	$104,799,542
Average Spent	$2,454.07	$2,369.90	$2,474.90
Spending Potential Index	75	72	76
Food at Home: Total $	$61,482,155	$105,529,228	$168,877,461
Average Spent	$3,935.61	$3,830.46	$3,988.13
Spending Potential Index	76	74	77
Food Away from Home: Total $	$43,519,726	$74,334,328	$117,997,841
Average Spent	$2,785.80	$2,698.16	$2,786.58
Spending Potential Index	76	73	76
Health Care: Total $	$71,477,579	$122,119,692	$196,995,053
Average Spent	$4,575.44	$4,432.66	$4,652.14
Spending Potential Index	77	75	78
HH Furnishings & Equipment: Total $	$25,399,637	$43,078,050	$68,529,726
Average Spent	$1,625.89	$1,563.63	$1,618.37
Spending Potential Index	76	73	76
Personal Care Products & Services: Total $	$10,698,549	$18,174,699	$28,790,011
Average Spent	$684.84	$659.70	$679.89
Spending Potential Index	77	74	77
Shelter: Total $	$214,288,779	$364,379,287	$566,546,134
Average Spent	$13,717.12	$13,226.11	$13,379.29
Spending Potential Index	74	71	72
Support Payments/Cash Contributions/Gifts in Kind: Total $	$29,651,438	$50,226,284	$80,554,081
Average Spent	$1,898.06	$1,823.10	$1,902.33
Spending Potential Index	77	74	77
Travel: Total $	$25,706,442	$43,111,345	$68,197,451
Average Spent	$1,645.53	$1,564.84	$1,610.52
Spending Potential Index	73	70	72
Vehicle Maintenance & Repairs: Total $	$13,954,550	$23,741,789	$37,600,403
Average Spent	$893.26	$861.77	$887.95
Spending Potential Index	78	75	78

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.

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