

HICKORY GROVE MARKET CHARLOTTE, NC



Location:

7008 E W.T. Harris Blvd, Charlotte, NC,
at the NWC of E W.T. Harris Blvd and Hickory
Grove Rd; between UNC Charlotte and the
former Eastland Mall

Size Available:

1,300–5,877 SF

Co-Tenants:

Food Lion, Family Dollar, Subway

Area Map:



Area Businesses:

Charlotte Mecklenburg Library, Hickory Grove
Baptist Church & Christian School, Papa
John's, Rite Aid

Traffic Counts:

	2010
On E W.T. Harris Blvd	38,000 AADT
On Hickory Grove Rd	18,000 AADT

Population Estimates:

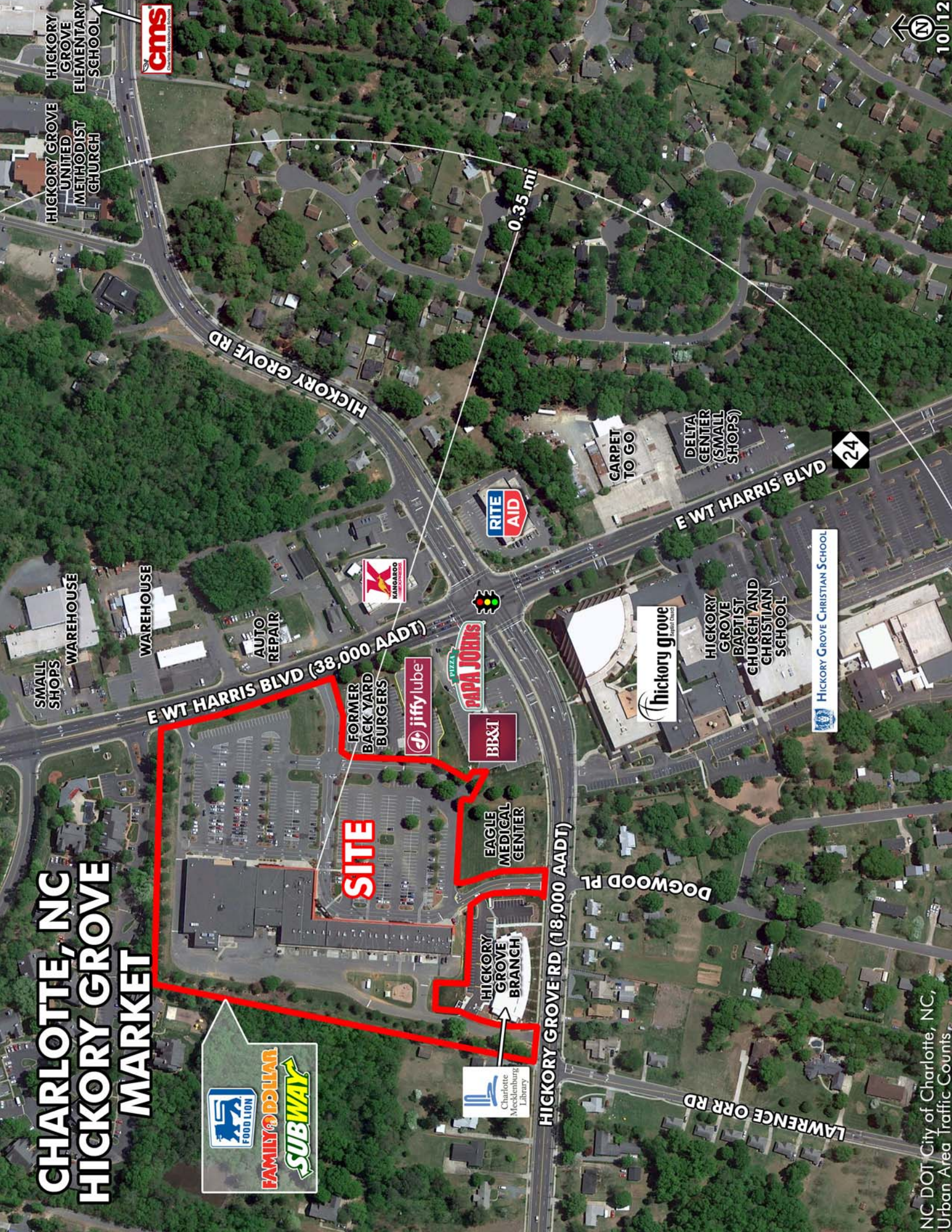
	2011
1-Mile Radius	10,969
Average Household Income	\$54,416
3-Mile Radius	88,934
Average Household Income	\$55,416
5-Mile Radius	212,102
Average Household Income	\$58,184

MMOSS
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COMMERCIAL

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CHARLOTTE, NC HICKORY GROVE MARKET



HICKORY GROVE
ELEMENTARY
SCHOOL

HICKORY GROVE
UNITED
METHODIST
CHURCH

HICKORY GROVE RD

0.35 mi



SMALL SHOPS
WAREHOUSE
WAREHOUSE

AUTO REPAIR



CARPET TO GO

DELTA CENTER (SMALL SHOPS)

24

E WT HARRIS BLVD

E WT HARRIS BLVD (38,000 AADT)

FORMER BACKYARD BURGERS



HICKORY GROVE BAPTIST CHURCH AND CHRISTIAN SCHOOL



SITE

EAGLE MEDICAL CENTER

HICKORY GROVE BRANCH

HICKORY GROVE RD (18,000 AADT)

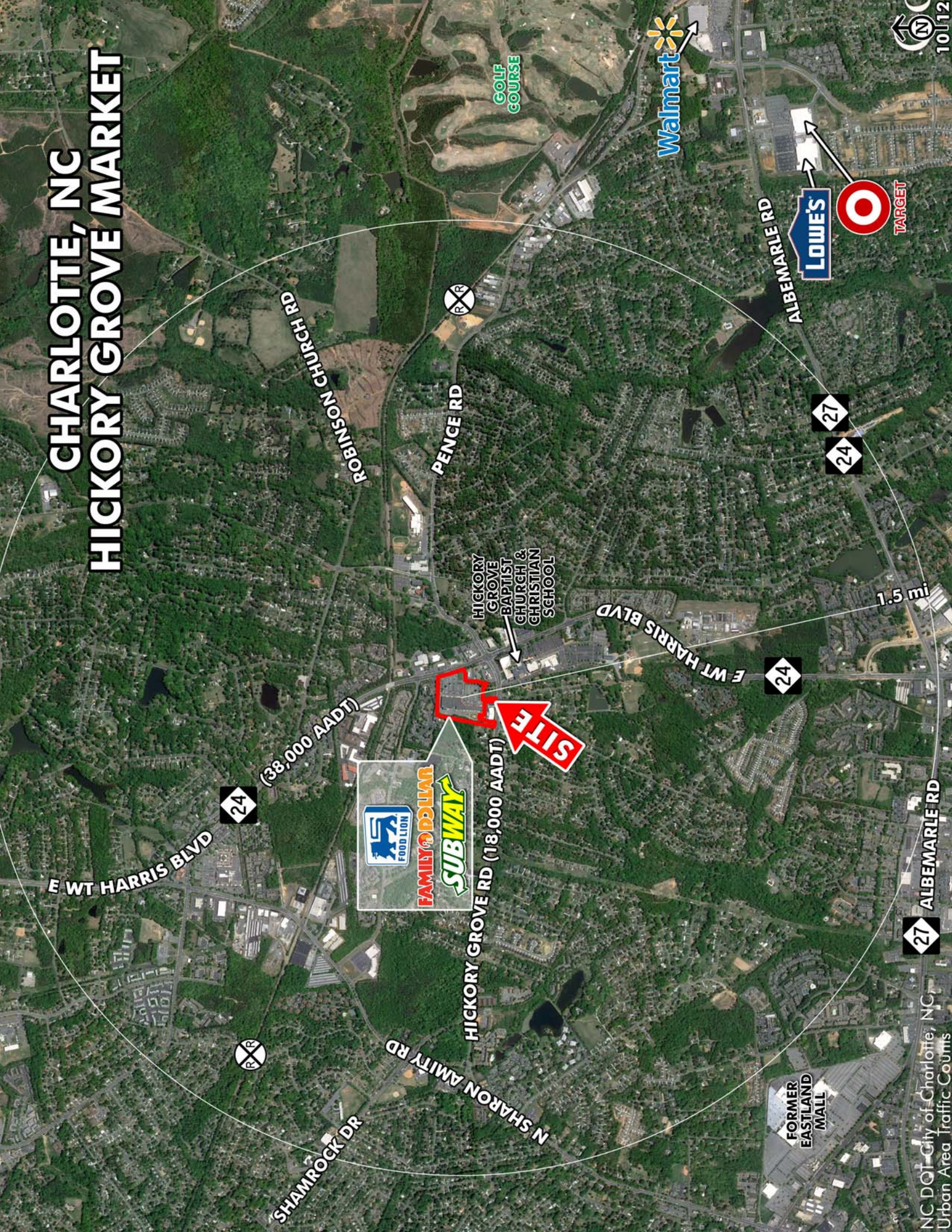
DOGWOOD PL



HICKORY GROVE BRANCH

LAWRENCE ORR RD

CHARLOTTE, NC HICKORY GROVE MARKET

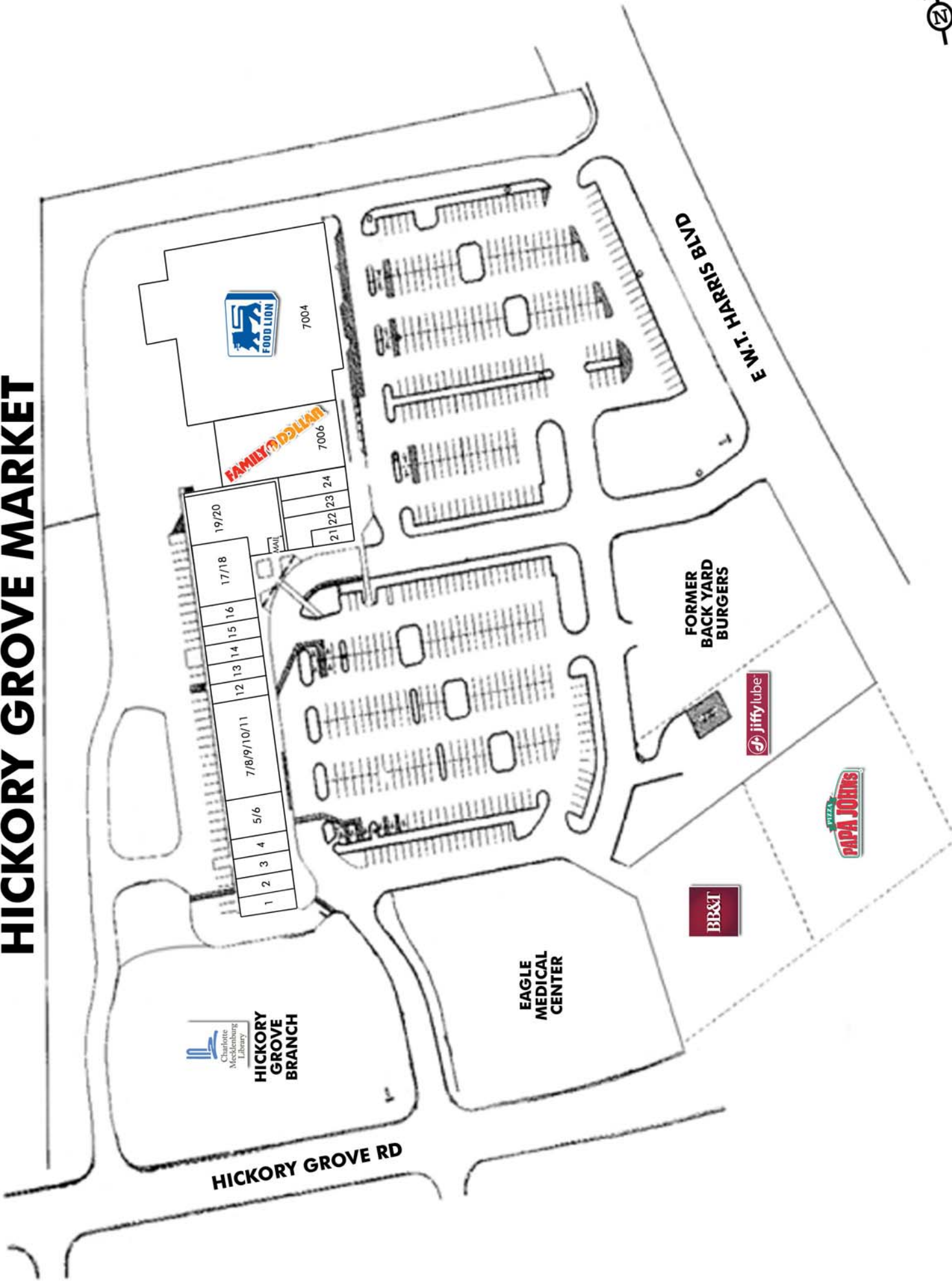


(38,000 AADT)

HICKORY GROVE RD (18,000 AADT)

1.5 mi

CHARLOTTE, NC HICKORY GROVE MARKET



Charlotte-Mecklenburg Library
HICKORY GROVE BRANCH

EAGLE MEDICAL CENTER

FORMER BACK YARD BURGERS



1	2	3	4	5/6	7/8/9/10/11	12	13	14	15	16	17/18	19/20
MAIL												
				21	22	23	24					

HICKORY GROVE RD

E.W.T. HARRIS BLVD

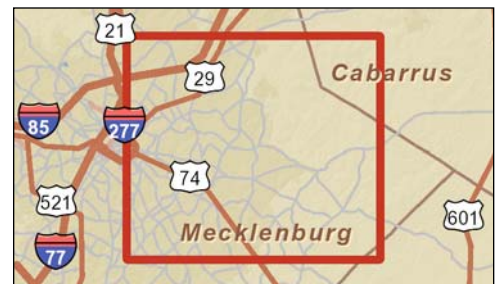
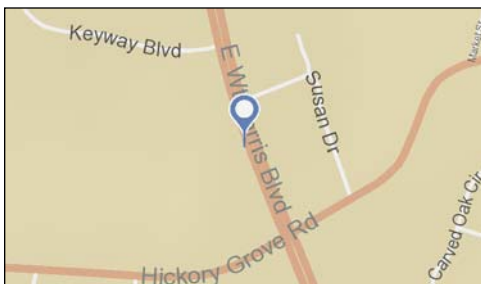
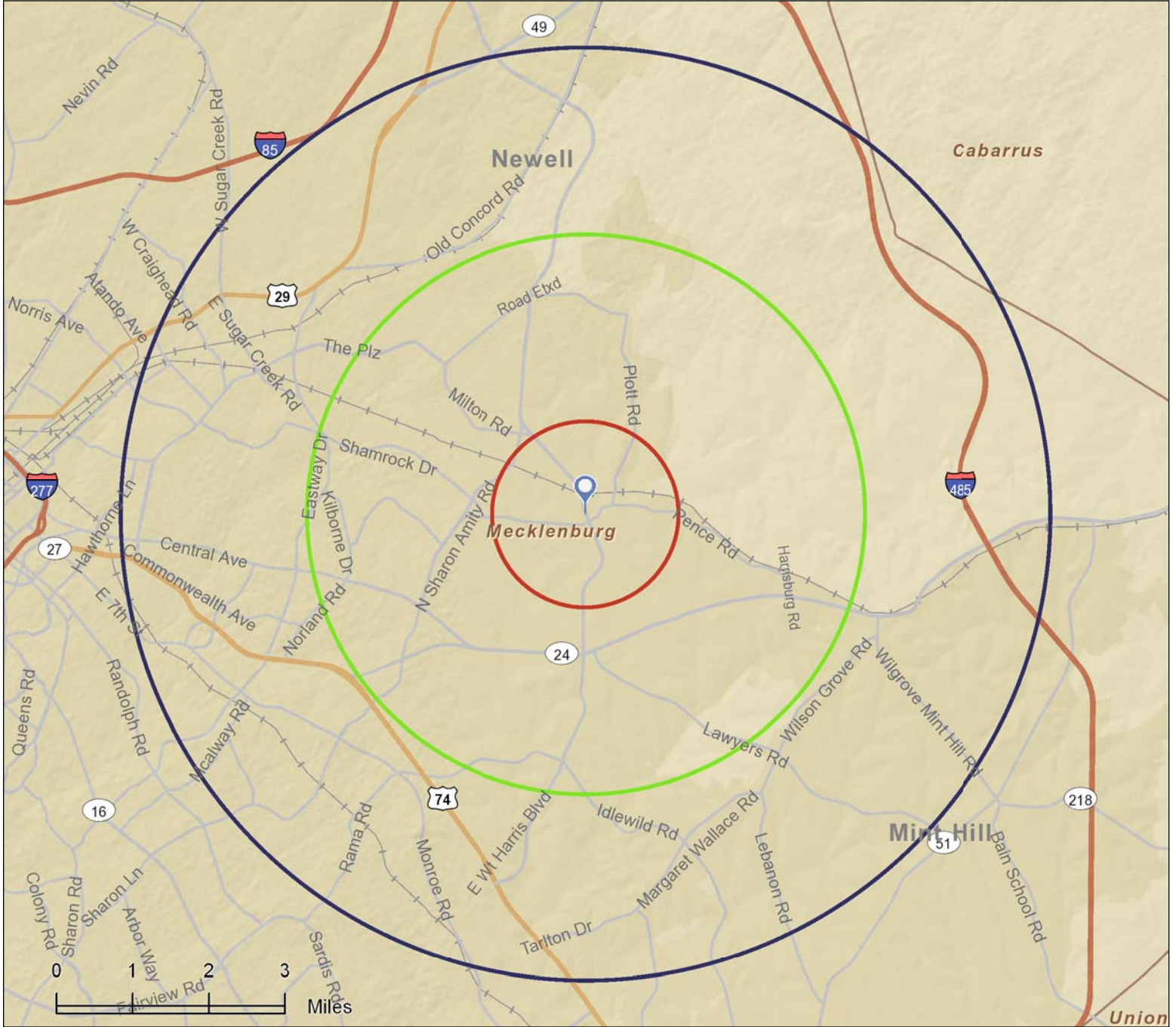




Site Map

7004 E Wt Harris Blvd, Charlotte, NC, 28215
Ring: 1, 3, 5 Miles

Prepared by Marie Moss
Latitude: 35.224307
Longitude: -80.725614





7004 E Wt Harris Blvd, Charl...

Latitude: 35.224307

Longitude: -80.725614

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	11,118	90,409	213,902
Male Population	48.7%	48.8%	49.5%
Female Population	51.3%	51.2%	50.5%
Median Age	30.2	33.2	33.3
2010 Income			
Median HH Income	\$51,428	\$53,770	\$54,343
Per Capita Income	\$25,832	\$24,465	\$25,764
Average HH Income	\$59,603	\$61,217	\$63,676
2010 Households			
Total Households	4,859	35,760	86,172
Average Household Size	2.28	2.49	2.46
2010 Housing			
Owner Occupied Housing Units	43.6%	49.9%	49.0%
Renter Occupied Housing Units	51.3%	44.2%	43.4%
Vacant Housing Units	5.2%	5.8%	7.6%
Population			
1990 Population	8,569	67,911	153,030
2000 Population	9,991	79,273	184,341
2010 Population	11,118	90,409	213,902
2015 Population	11,897	98,049	232,657
1990-2000 Annual Rate	1.55%	1.56%	1.88%
2000-2010 Annual Rate	1.05%	1.29%	1.46%
2010-2015 Annual Rate	1.36%	1.64%	1.7%

In the identified market area, the current year population is 213,902. In 2000, the Census count in the market area was 184,341. The rate of change since 2000 was 1.46 percent annually. The five-year projection for the population in the market area is 232,657, representing a change of 1.7 percent annually from 2010 to 2015. Currently, the population is 49.5 percent male and 50.5 percent female.

Households			
1990 Households	3,636	27,546	62,564
2000 Households	4,226	30,896	73,210
2010 Households	4,859	35,760	86,172
2015 Households	5,241	38,916	94,078
1990-2000 Annual Rate	1.52%	1.15%	1.58%
2000-2010 Annual Rate	1.37%	1.44%	1.6%
2010-2015 Annual Rate	1.53%	1.71%	1.77%

The household count in this market area has changed from 73,210 in 2000 to 86,172 in the current year, a change of 1.6 percent annually. The five-year projection of households is 94,078, a change of 1.77 percent annually from the current year total. Average household size is currently 2.46, compared to 2.49 in the year 2000. The number of families in the current year is 50,734 in the market area.

Housing

Currently, 49.0 percent of the 93,238 housing units in the market area are owner occupied; 43.4 percent, renter occupied; and 7.6 percent are vacant. In 2000, there were 77,613 housing units - 51.4 percent owner occupied, 42.9 percent renter occupied and 5.7 percent vacant. The rate of change in housing units since 2000 is 1.81 percent. Median home value in the market area is \$125,573, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.17 percent annually to \$146,765. From 2000 to the current year, median home value changed by 1.72 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



7004 E Wt Harris Blvd, Charl...

Latitude: 35.224307

Longitude: -80.725614

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$35,379	\$33,320	\$31,394
2000 Median HH Income	\$40,069	\$40,688	\$41,040
2010 Median HH Income	\$51,428	\$53,770	\$54,343
2015 Median HH Income	\$60,412	\$61,096	\$61,606
1990-2000 Annual Rate	1.25%	2.02%	2.72%
2000-2010 Annual Rate	2.46%	2.76%	2.78%
2010-2015 Annual Rate	3.27%	2.59%	2.54%
Per Capita Income			
1990 Per Capita Income	\$17,103	\$15,410	\$14,943
2000 Per Capita Income	\$19,742	\$18,838	\$19,819
2010 Per Capita Income	\$25,832	\$24,465	\$25,764
2015 Per Capita Income	\$28,986	\$27,315	\$28,871
1990-2000 Annual Rate	1.45%	2.03%	2.86%
2000-2010 Annual Rate	2.66%	2.58%	2.59%
2010-2015 Annual Rate	2.33%	2.23%	2.3%
Average Household Income			
1990 Average Household Income	\$41,394	\$37,808	\$36,475
2000 Average Household Income	\$46,553	\$46,900	\$49,080
2010 Average HH Income	\$59,603	\$61,217	\$63,676
2015 Average HH Income	\$66,301	\$68,155	\$71,124
1990-2000 Annual Rate	1.18%	2.18%	3.01%
2000-2010 Annual Rate	2.44%	2.63%	2.57%
2010-2015 Annual Rate	2.15%	2.17%	2.24%

Households by Income

Current median household income is \$54,343 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$61,606 in five years. In 2000, median household income was \$41,040, compared to \$31,394 in 1990.

Current average household income is \$63,676 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$71,124 in five years. In 2000, average household income was \$49,080, compared to \$36,475 in 1990.

Current per capita income is \$25,764 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,871 in five years. In 2000, the per capita income was \$19,819, compared to \$14,943 in 1990.

Population by Employment

Total Businesses	257	1,957	6,283
Total Employees	2,132	14,369	49,005

Currently, 85.8 percent of the civilian labor force in the identified market area is employed and 14.2 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 88.4 percent of the civilian labor force, and unemployment will be 11.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 72.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 60.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 22.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 75.1 percent of the market area population drove alone to work, and 2.2 percent worked at home. The average travel time to work in 2000 was 27.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 24.4 percent were high school graduates only (29.6 percent in the U.S.)
- 8.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 20.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.8 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



Demographic and Income Profile

7004 E Wt Harris Blvd, Charlotte, NC, 28215
 Ring: 1 mile radius

Prepared by Marie Moss
 Latitude: 35.224306846
 Longitude: -80.72561426

Summary	2010	2011	2016
Population	11,193	10,969	11,212
Households	4,237	4,145	4,156
Families	2,633	2,578	2,552
Average Household Size	2.64	2.64	2.69
Owner Occupied Housing Units	1,918	1,833	1,894
Renter Occupied Housing Units	2,319	2,312	2,261
Median Age	31.1	31.2	31.5

Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	0.44%	1.28%	0.67%
Households	0.05%	1.32%	0.71%
Families	-0.20%	1.11%	0.57%
Owner HHs	0.66%	1.48%	0.91%
Median Household Income	3.47%	3.58%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	465	11.2%	429	10.3%
\$15,000 - \$24,999	451	10.9%	330	7.9%
\$25,000 - \$34,999	620	15.0%	475	11.4%
\$35,000 - \$49,999	852	20.6%	769	18.5%
\$50,000 - \$74,999	825	19.9%	1,057	25.4%
\$75,000 - \$99,999	502	12.1%	614	14.8%
\$100,000 - \$149,999	326	7.9%	372	9.0%
\$150,000 - \$199,999	65	1.6%	67	1.6%
\$200,000+	38	0.9%	43	1.0%

Median Household Income	\$43,069	\$51,076
Average Household Income	\$54,416	\$59,989
Per Capita Income	\$20,836	\$22,578

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,000	8.9%	965	8.8%	992	8.8%
5 - 9	889	7.9%	867	7.9%	881	7.9%
10 - 14	794	7.1%	778	7.1%	803	7.2%
15 - 19	745	6.7%	729	6.6%	701	6.3%
20 - 24	911	8.1%	891	8.1%	871	7.8%
25 - 34	2,031	18.1%	1,991	18.1%	2,064	18.4%
35 - 44	1,702	15.2%	1,660	15.1%	1,631	14.5%
45 - 54	1,446	12.9%	1,413	12.9%	1,332	11.9%
55 - 64	937	8.4%	931	8.5%	1,036	9.2%
65 - 74	425	3.8%	432	3.9%	554	4.9%
75 - 84	230	2.1%	229	2.1%	249	2.2%
85+	85	0.8%	85	0.8%	98	0.9%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,810	25.1%	2,747	25.0%	2,614	23.3%
Black Alone	5,802	51.8%	5,625	51.3%	5,515	49.2%
American Indian Alone	107	1.0%	108	1.0%	118	1.1%
Asian Alone	375	3.4%	366	3.3%	373	3.3%
Pacific Islander Alone	11	0.1%	10	0.1%	11	0.1%
Some Other Race Alone	1,685	15.1%	1,718	15.7%	2,179	19.4%
Two or More Races	403	3.6%	395	3.6%	403	3.6%
Hispanic Origin (Any Race)	2,757	24.6%	2,807	25.6%	3,447	30.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



Demographic and Income Profile

7004 E Wt Harris Blvd, Charlotte, NC, 28215
 Ring: 3 mile radius

Prepared by Marie Moss
 Latitude: 35.224306846
 Longitude: -80.72561426

Summary	2010	2011	2016
Population	89,252	88,934	93,854
Households	32,924	32,808	34,358
Families	21,184	21,103	21,845
Average Household Size	2.69	2.69	2.71
Owner Occupied Housing Units	16,728	16,193	17,227
Renter Occupied Housing Units	16,196	16,615	17,131
Median Age	32.1	32.2	32.5
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	1.08%	1.28%	0.67%
Households	0.93%	1.32%	0.71%
Families	0.69%	1.11%	0.57%
Owner HHs	1.25%	1.48%	0.91%
Median Household Income	3.24%	3.58%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	3,384	10.3%	3,288	9.6%
\$15,000 - \$24,999	3,408	10.4%	2,628	7.6%
\$25,000 - \$34,999	4,940	15.1%	3,911	11.4%
\$35,000 - \$49,999	6,547	20.0%	6,043	17.6%
\$50,000 - \$74,999	6,990	21.3%	9,238	26.9%
\$75,000 - \$99,999	4,035	12.3%	5,203	15.1%
\$100,000 - \$149,999	2,707	8.3%	3,180	9.3%
\$150,000 - \$199,999	493	1.5%	524	1.5%
\$200,000+	303	0.9%	344	1.0%
Median Household Income	\$44,505		\$52,198	
Average Household Income	\$55,416		\$60,841	
Per Capita Income	\$20,596		\$22,418	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,685	8.6%	7,560	8.5%	8,060	8.6%
5 - 9	6,855	7.7%	6,807	7.7%	7,137	7.6%
10 - 14	6,424	7.2%	6,396	7.2%	6,776	7.2%
15 - 19	6,264	7.0%	6,219	7.0%	6,147	6.6%
20 - 24	6,718	7.5%	6,723	7.6%	6,819	7.3%
25 - 34	14,947	16.7%	14,934	16.8%	16,031	17.1%
35 - 44	13,120	14.7%	12,994	14.6%	13,187	14.1%
45 - 54	11,482	12.9%	11,370	12.8%	10,996	11.7%
55 - 64	7,960	8.9%	8,043	9.0%	9,139	9.7%
65 - 74	4,148	4.6%	4,243	4.8%	5,512	5.9%
75 - 84	2,481	2.8%	2,476	2.8%	2,696	2.9%
85+	1,168	1.3%	1,170	1.3%	1,353	1.4%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,727	31.1%	27,371	30.8%	26,620	28.4%
Black Alone	40,259	45.1%	39,865	44.8%	40,696	43.4%
American Indian Alone	739	0.8%	750	0.8%	825	0.9%
Asian Alone	3,090	3.5%	2,999	3.4%	3,112	3.3%
Pacific Islander Alone	134	0.2%	130	0.1%	139	0.1%
Some Other Race Alone	14,228	15.9%	14,739	16.6%	19,181	20.4%
Two or More Races	3,076	3.4%	3,079	3.5%	3,281	3.5%
Hispanic Origin (Any Race)	23,304	26.1%	24,081	27.1%	30,413	32.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



Demographic and Income Profile

7004 E Wt Harris Blvd, Charlotte, NC, 28215
 Ring: 5 mile radius

Prepared by Marie Moss
 Latitude: 35.224306846
 Longitude: -80.72561426

Summary	2010	2011	2016
Population	210,405	212,102	227,901
Households	80,747	81,365	86,897
Families	50,251	50,683	53,612
Average Household Size	2.59	2.59	2.61
Owner Occupied Housing Units	42,610	41,924	45,554
Renter Occupied Housing Units	38,137	39,441	41,344
Median Age	32.6	32.7	32.9

Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	1.45%	1.28%	0.67%
Households	1.32%	1.32%	0.71%
Families	1.13%	1.11%	0.57%
Owner HHs	1.68%	1.48%	0.91%
Median Household Income	3.23%	3.58%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	9,229	11.3%	9,192	10.6%
\$15,000 - \$24,999	8,809	10.8%	7,002	8.1%
\$25,000 - \$34,999	11,668	14.3%	9,594	11.0%
\$35,000 - \$49,999	14,703	18.1%	13,795	15.9%
\$50,000 - \$74,999	16,269	20.0%	21,606	24.9%
\$75,000 - \$99,999	10,065	12.4%	12,953	14.9%
\$100,000 - \$149,999	7,529	9.3%	9,059	10.4%
\$150,000 - \$199,999	1,753	2.2%	2,154	2.5%
\$200,000+	1,341	1.6%	1,544	1.8%

Median Household Income	\$45,138	\$52,915
Average Household Income	\$58,184	\$64,473
Per Capita Income	\$22,535	\$24,789

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,704	8.4%	17,593	8.3%	19,068	8.4%
5 - 9	15,405	7.3%	15,481	7.3%	16,540	7.3%
10 - 14	14,237	6.8%	14,361	6.8%	15,550	6.8%
15 - 19	13,846	6.6%	13,920	6.6%	14,047	6.2%
20 - 24	15,636	7.4%	15,806	7.5%	16,290	7.1%
25 - 34	37,296	17.7%	37,645	17.7%	40,999	18.0%
35 - 44	32,251	15.3%	32,317	15.2%	33,413	14.7%
45 - 54	27,302	13.0%	27,371	12.9%	26,992	11.8%
55 - 64	19,126	9.1%	19,578	9.2%	22,681	10.0%
65 - 74	9,890	4.7%	10,249	4.8%	13,550	5.9%
75 - 84	5,476	2.6%	5,528	2.6%	6,146	2.7%
85+	2,234	1.1%	2,251	1.1%	2,625	1.2%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	82,784	39.3%	83,057	39.2%	83,742	36.7%
Black Alone	85,549	40.7%	85,761	40.4%	90,271	39.6%
American Indian Alone	1,436	0.7%	1,450	0.7%	1,596	0.7%
Asian Alone	7,233	3.4%	7,175	3.4%	7,893	3.5%
Pacific Islander Alone	257	0.1%	251	0.1%	276	0.1%
Some Other Race Alone	26,439	12.6%	27,618	13.0%	36,744	16.1%
Two or More Races	6,707	3.2%	6,791	3.2%	7,379	3.2%
Hispanic Origin (Any Race)	44,680	21.2%	46,627	22.0%	60,323	26.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.