

**CENTURY 21
COMMERCIAL.**

Triangle Group

TRYON

POINTE BUSINESS PLAZA

7925 N Tryon St
Charlotte, NC 28262



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Triangle Group

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Tryon

Pointe Business Plaza

7925 N Tryon St
Charlotte, NC 28262



TRYON POINTE BUSINESS PLAZA

PROPERTY INFORMATION

Annual Rent
\$25.00/ per SQ. FT.

Property Address
*7925 N Tryon St
Charlotte, NC 28262*

Year Built
2001

Rentable Area
*840 -19,000 Sq.
Ft.*

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

Prime University City office/retail building located at 7925 N Tryon St, Charlotte. This two-story professionally maintained property offers flexible suite options from approximately 840 sqf to 1,680 sq ft and is well suited for professional services, medical/wellness, administrative offices or retail users.

The building was constructed in 2001 and has strong frontage on N Tryon Street, with convenient access to the LYNX Blue Line light-rail corridor, I-85, and surrounding retail/residential growth. On-site surface parking is provided, and nearby amenities include high-density housing, retail and institutional users, offering strong tenant exposure and convenient access.

TRYON

POINTE BUSINESS PLAZA

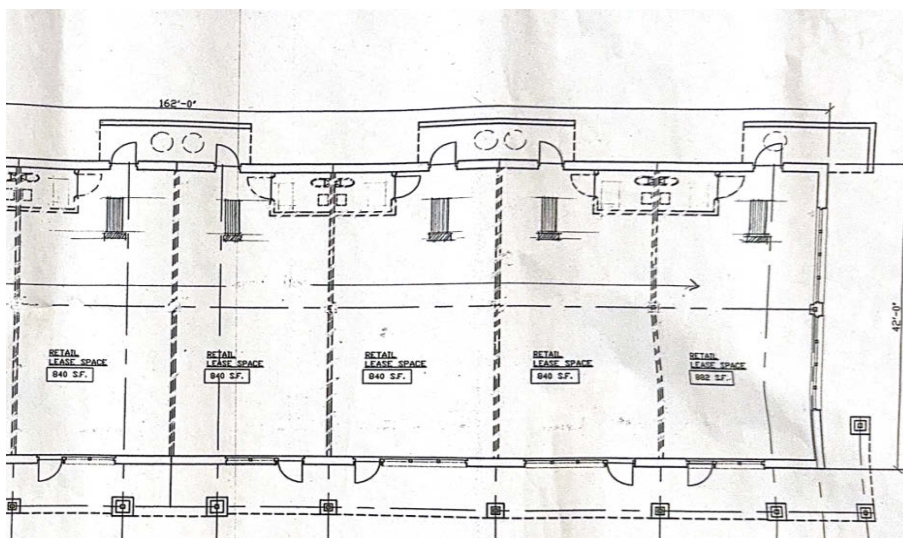
7925 N Tryon St
Charlotte, NC 28262

PROPERTY DETAILS

1. Available suites ranging from ~840 sq ft up to ~1,680 sq ft (and potentially larger)
2. Located in the University City submarket, a strong growth area for office/retail users
3. Excellent road exposure on N Tryon Street with high traffic counts (~30,500 VPD)
4. Surface parking on site for tenants and clients
5. Close proximity to major transit (light rail) and universities / employment nodes
6. Clean, professional building built in 2001, suitable for immediate occupancy

1. Available Suites

2. Suite	Size (SF)	Rental Rate	Lease Type	Term
3. Ste 100–101 Negotiable	1,680 SF	\$25.00 / SF / YR	Triple Net (NNN)	
4. Ste 102	840 SF	\$25.00 / SF / YR	Triple Net (NNN)	Negotiable
5. Ste 103	840 SF	\$25.00 / SF / YR	Triple Net (NNN)	Negotiable
6. Ste 104	840 SF	\$25.00 / SF / YR	Triple Net (NNN)	Negotiable
7. Ste 105	840 SF	\$25.00 / SF / YR	Triple Net (NNN)	Negotiable
8. Ste 106	840 SF	\$25.00 / SF / YR	Triple Net (NNN)	Negotiable
9. Ste 107	882–883 SF	\$25.00 / SF / YR	Triple Net (NNN)	Negotiable



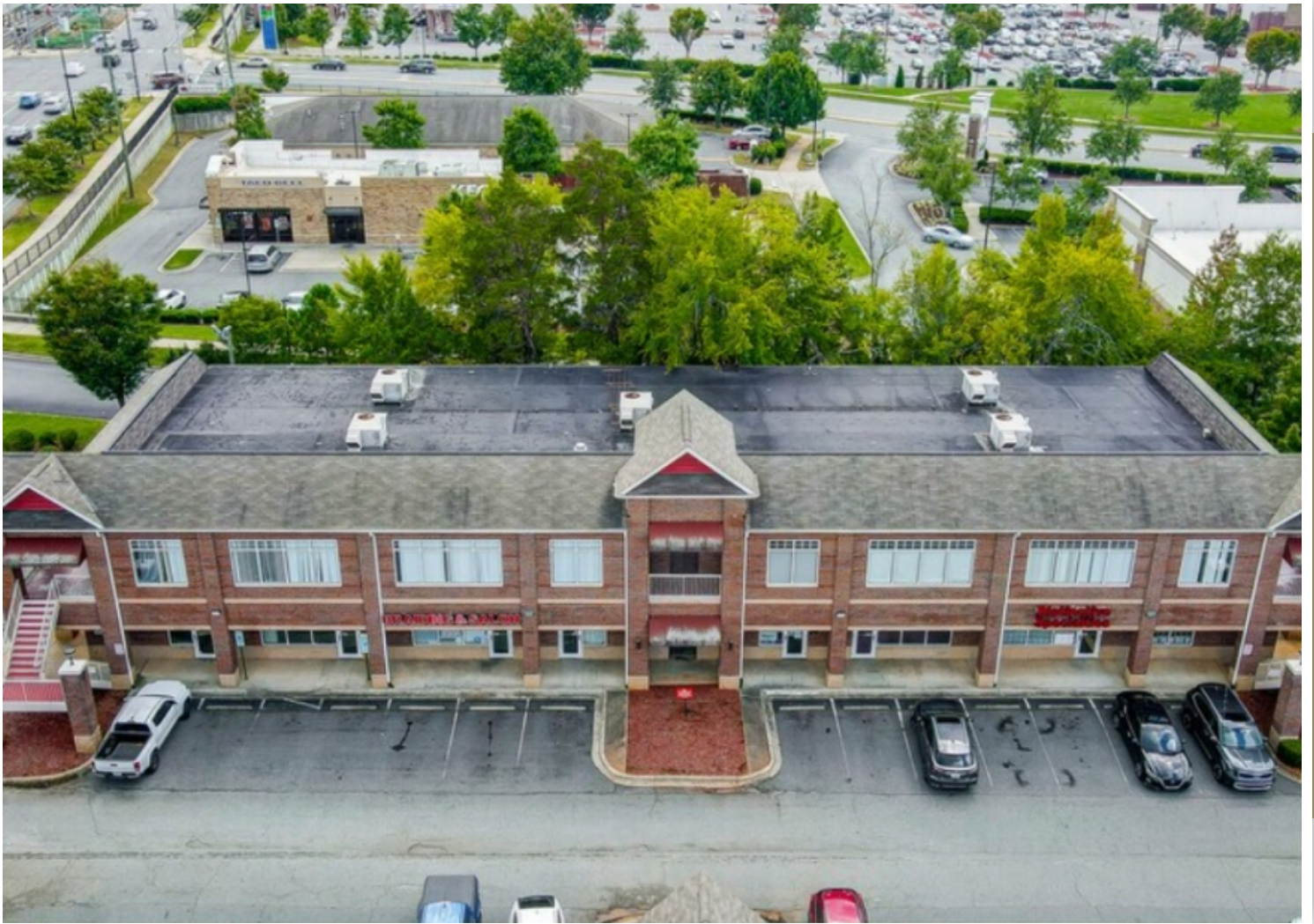
PROPERTY PHOTOS



**CENTURY 21
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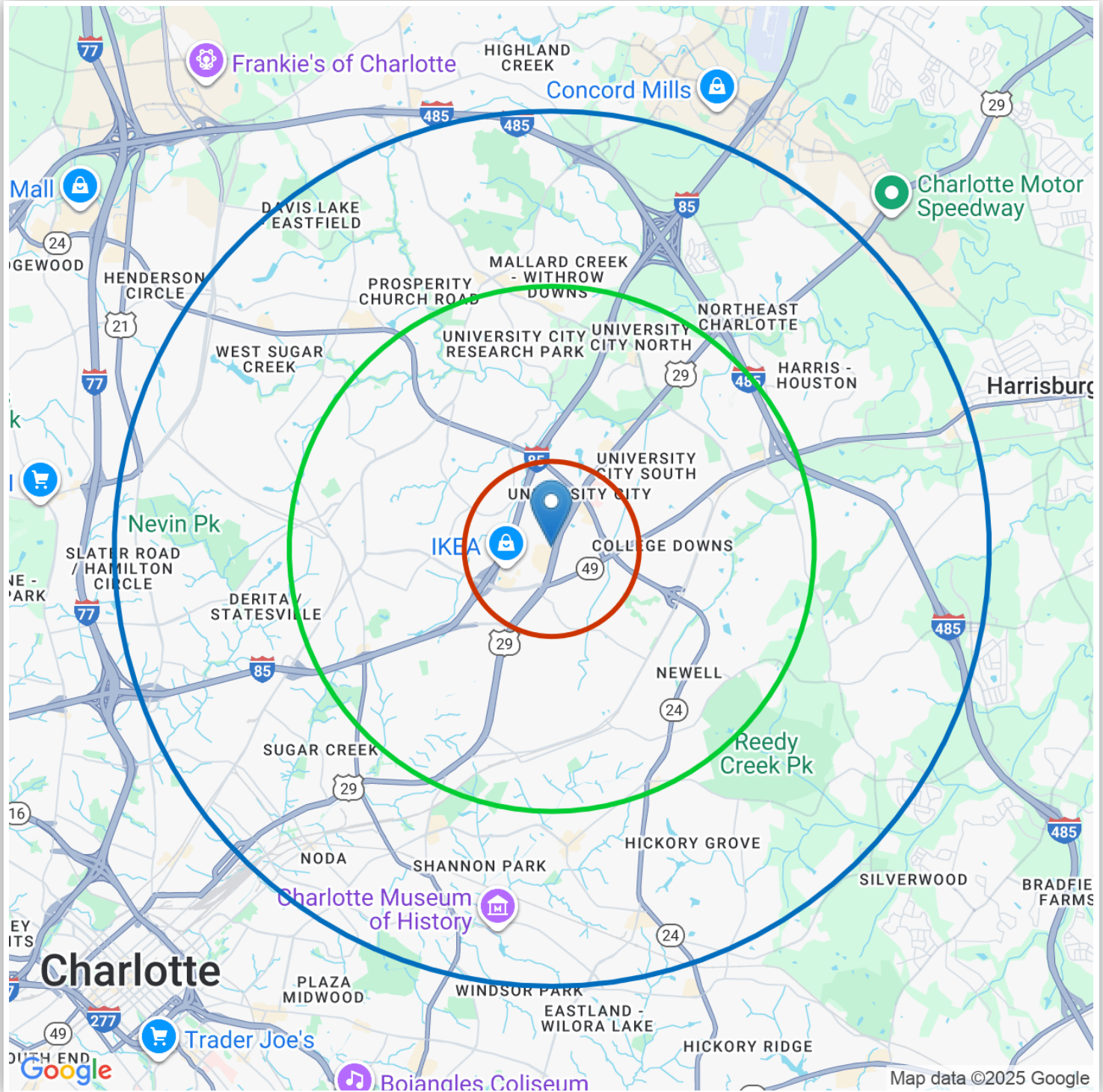
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PROPERTY PHOTOS



TRYON POINTE BUSINESS PLAZA

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



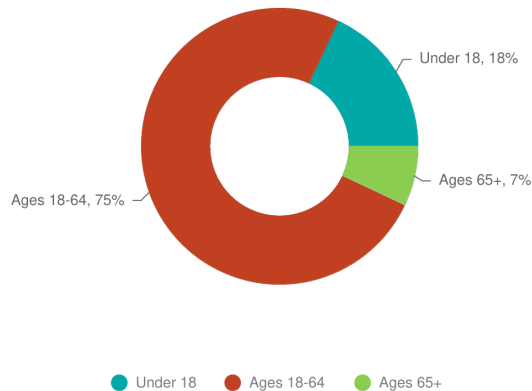
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

8,932 Population	4,000 Households	29.3 Median Age
2.16 Avg Size Household	\$59,690 Median Household Income	\$258,981 Median Home Value
40 Wealth Index	92 Housing Affordability	82.4 Diversity Index

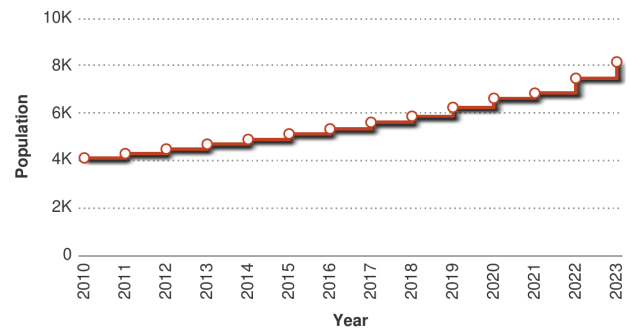
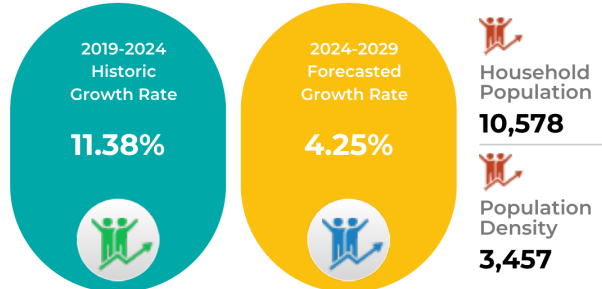
POPULATION BY AGE



POPULATION BY GENERATION

1.43% Greatest Gen: Born 1945/Earlier	9.23% Baby Boomer: Born 1946 to 1964	13.73% Generation X: Born 1965 to 1980
34.58% Millennial: Born 1981 to 1998	32.08% Generation Z: Born 1999 to 2016	8.96% Alpha: Born 2017 to Present

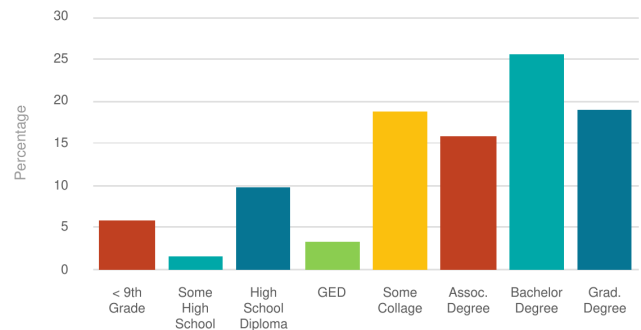
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

93,096
Population

35,215
Households

29.6
Median Age

2.46
Avg Size Household

\$58,111
Median Household
Income

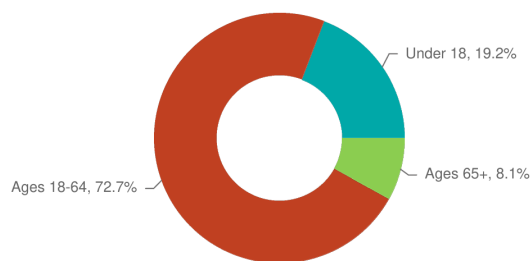
\$285,801
Median Home Value

51
Wealth Index

81
Housing Affordability

80.4
Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION

1.71%
Greatest Gen: Born
1945/Earlier

10.52%
Baby Boomer: Born
1946 to 1964

15.07%
Generation X: Born
1965 to 1980

30.46%
Millennial: Born 1981
to 1998

33.03%
Generation Z: Born
1999 to 2016

9.21%
Alpha: Born 2017 to
Present

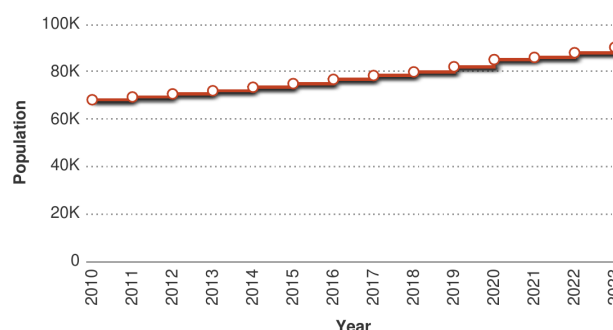
HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate
2.22%

2024-2029
Forecasted
Growth Rate
1.45%

**Household
Population**
93,221

**Population
Density**
3,522



DAYTIME POPULATION

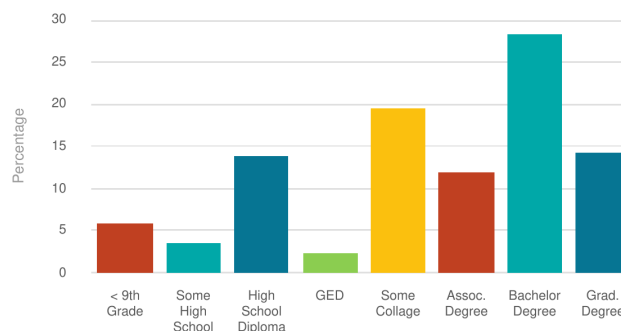
110,444
2024 Total Daytime Population

44,086
2024 Daytime Pop: Residents

66,358
2024 Daytime Pop: Workers

3,907
2024 Daytime Pop Density

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

224,045
Population

85,907
Households

32.8
Median Age

2.52
Avg Size Household

\$63,728
Median Household
Income

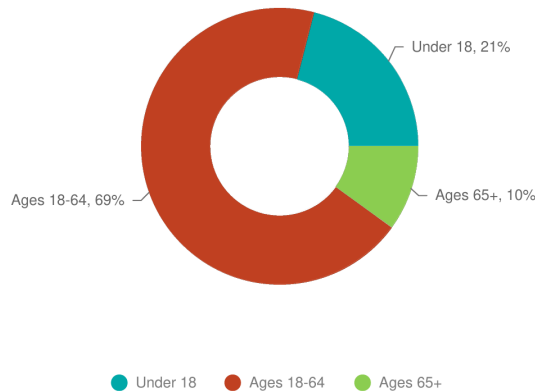
\$330,947
Median Home Value

62
Wealth Index

76
Housing Affordability

79
Diversity Index

POPULATION BY AGE



HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

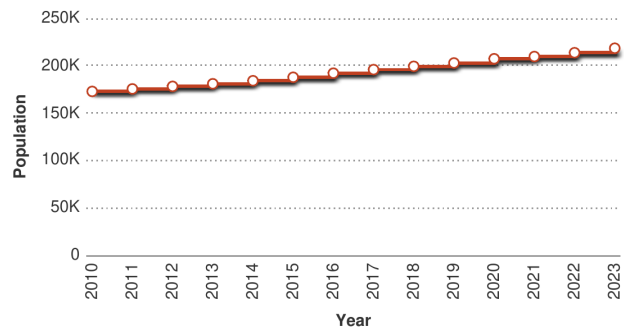
1.97%

2024-2029
Forecasted
Growth Rate

1.85%

**Household
Population**
236,680

**Population
Density**
3,105



DAYTIME POPULATION

221,008
2024 Total Daytime Population

103,405
2024 Daytime Pop: Residents

117,603
2024 Daytime Pop: Workers

2,814
2024 Daytime Pop Density

POPULATION BY GENERATION

2.18%
Greatest Gen: Born
1945/Earlier

12.49%
Baby Boomer: Born
1946 to 1964

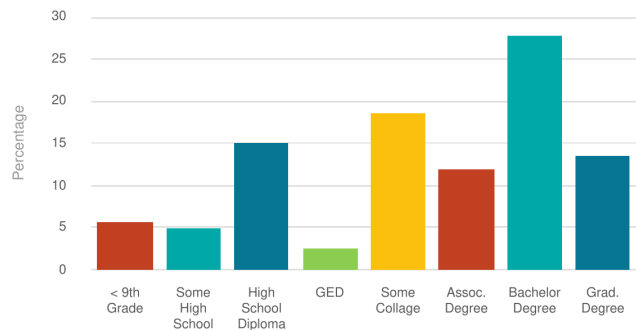
17.98%
Generation X: Born
1965 to 1980

29.98%
Millennial: Born 1981
to 1998

27.78%
Generation Z: Born
1999 to 2016

9.59%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

Community Profile



8,932
Population
Total

11.38%
Population
Growth

2.16
Average
HH Size

29.3
Median
Age

82.4
Diversity
Index

\$59,690
Median HH
Income

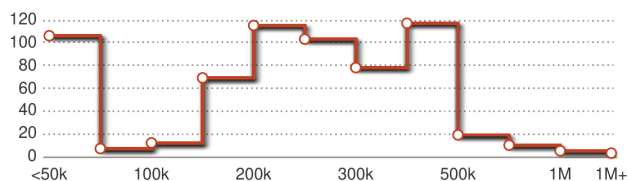
\$258,981
Median Home
Value

18.04%
Under 18

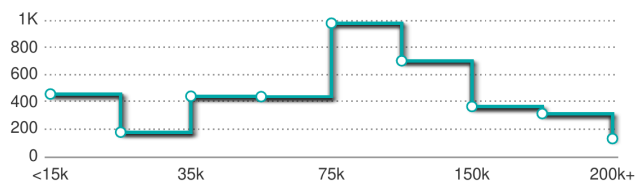
74.79%
Ages 18
to 65

7.18%
Aged 66+

HOME VALUE



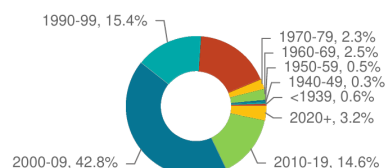
HOUSEHOLD INCOME



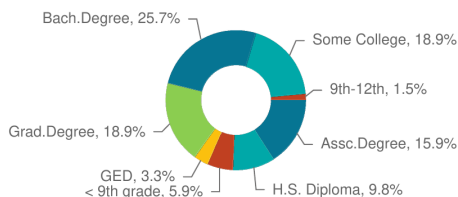
HOME OWNERSHIP



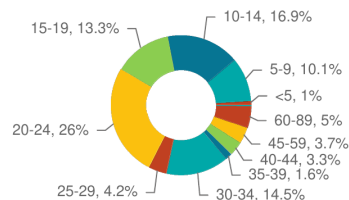
HOUSING: YEAR BUILT



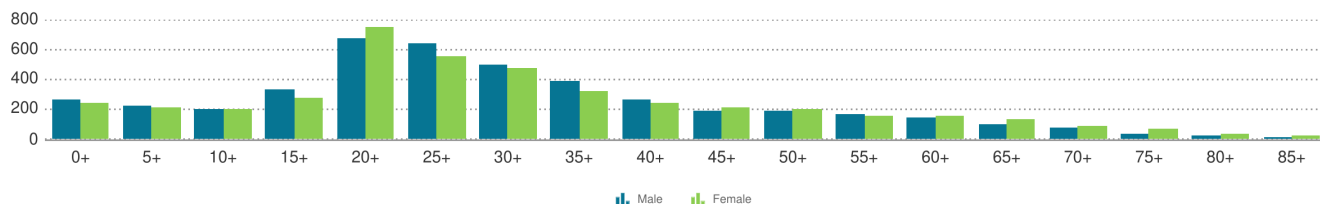
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

Community Profile



93,096
Population
Total

2.22%
Population
Growth

2.46
Average
HH Size

29.6
Median
Age

80.4
Diversity
Index

\$58,111
Median HH
Income

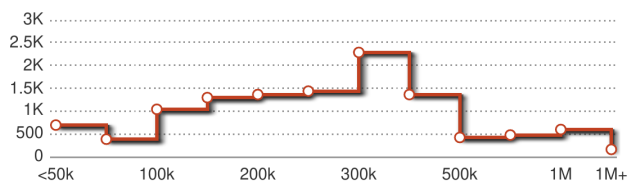
\$285,801
Median Home
Value

19.19%
Under 18

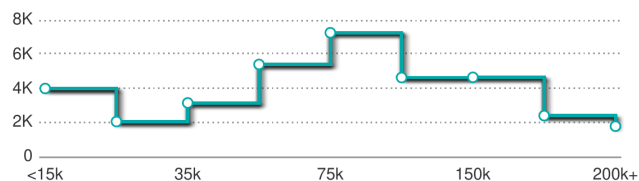
72.46%
Ages 18
to 65

8.35%
Aged 66+

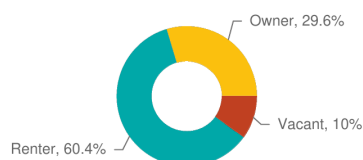
HOME VALUE



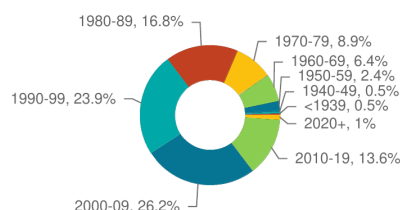
HOUSEHOLD INCOME



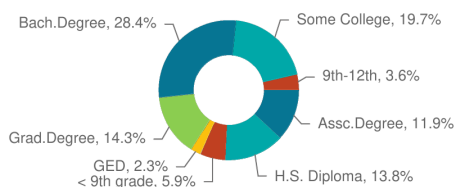
HOME OWNERSHIP



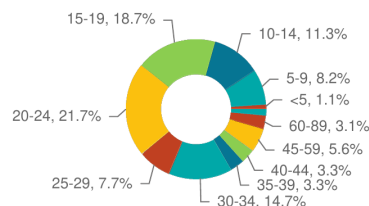
HOUSING: YEAR BUILT



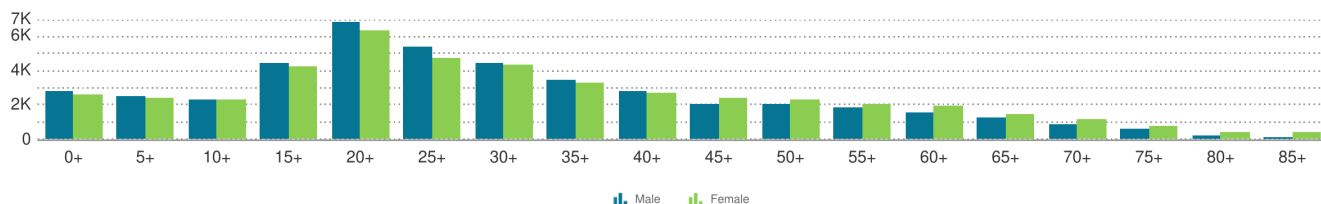
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



224,045
Population
Total

1.97%
Population
Growth

2.52
Average
HH Size

32.8
Median
Age

79
Diversity
Index

\$63,728
Median HH
Income

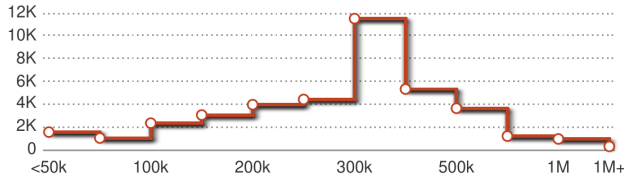
\$330,947
Median Home
Value

21.17%
Under 18

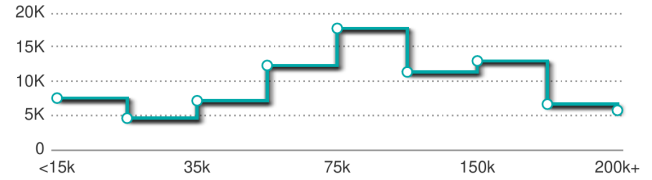
68.67%
Ages 18
to 65

10.16%
Aged 66+

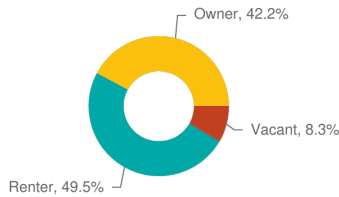
HOME VALUE



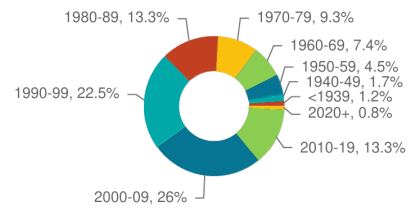
HOUSEHOLD INCOME



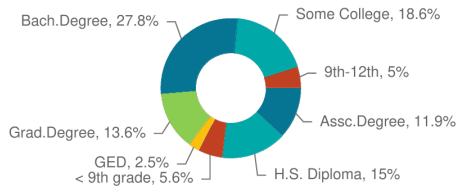
HOME OWNERSHIP



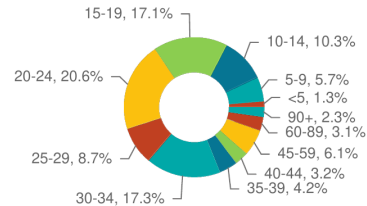
HOUSING: YEAR BUILT



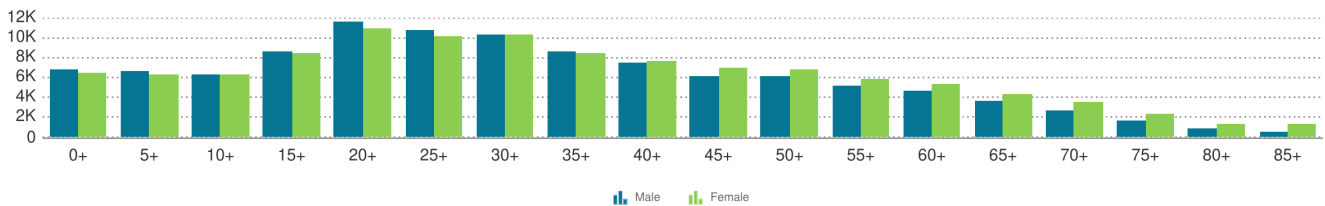
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Population			
2010 Population	3,511	68,032	172,106
2020 Population	5,649	84,790	206,225
2025 Population	10,419	95,427	231,940
2030 Population	11,418	99,359	248,297
2010-2020 Annual Rate	4.87%	2.23%	1.83%
2020-2025 Annual Rate	12.37%	2.28%	2.26%
2025-2030 Annual Rate	1.85%	0.81%	1.37%
2020 Male Population	49.5%	49.0%	48.2%
2020 Female Population	50.5%	51.0%	51.8%
2020 Median Age	27.4	28.4	31.7
2025 Male Population	50.6%	49.8%	49.0%
2025 Female Population	49.4%	50.2%	51.0%
2025 Median Age	29.4	29.7	32.9

In the identified area, the current year population is 231,940. In 2020, the Census count in the area was 206,225. The rate of change since 2020 was 2.26% annually. The five-year projection for the population in the area is 248,297 representing a change of 1.37% annually from 2025 to 2030. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 32.9, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	26.3%	23.2%	24.6%
2025 Black Alone	38.8%	44.5%	46.4%
2025 American Indian/Alaska Native Alone	1.5%	1.0%	0.8%
2025 Asian Alone	12.8%	10.8%	7.8%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	13.6%	13.5%	12.6%
2025 Two or More Races	6.9%	7.0%	7.7%
2025 Hispanic Origin (Any Race)	19.9%	20.3%	19.7%

Persons of Hispanic origin represent 19.7% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.2 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	44	51	63
2010 Households	1,689	25,723	65,231
2020 Households	2,562	31,662	78,311
2025 Households	4,742	36,863	90,452
2030 Households	5,266	38,995	98,169
2010-2020 Annual Rate	4.25%	2.10%	1.84%
2020-2025 Annual Rate	12.44%	2.94%	2.78%
2025-2030 Annual Rate	2.12%	1.13%	1.65%
2025 Average Household Size	2.13	2.42	2.49

The household count in this area has changed from 78,311 in 2020 to 90,452 in the current year, a change of 2.78% annually. The five-year projection of households is 98,169, a change of 1.65% annually from the current year total. Average household size is currently 2.49, compared to 2.54 in the year 2020. The number of families in the current year is 52,270 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Mortgage Income			
2025 Percent of Income for Mortgage	26.2%	29.8%	31.5%
Median Household Income			
2025 Median Household Income	\$64,171	\$63,162	\$69,357
2030 Median Household Income	\$69,952	\$70,563	\$80,209
2025-2030 Annual Rate	1.74%	2.24%	2.95%
Average Household Income			
2025 Average Household Income	\$83,797	\$83,620	\$94,701
2030 Average Household Income	\$93,756	\$94,714	\$108,602
2025-2030 Annual Rate	2.27%	2.52%	2.78%
Per Capita Income			
2025 Per Capita Income	\$35,024	\$32,605	\$37,091
2030 Per Capita Income	\$39,672	\$37,492	\$43,118
2025-2030 Annual Rate	2.52%	2.83%	3.06%
GINI Index			
2025 Gini Index	46.2	45.1	44.6
Households by Income			

Current median household income is \$69,357 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$80,209 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$94,701 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$108,602 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$37,091 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$43,118 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	90	79	75
2010 Total Housing Units	1,902	28,522	71,800
2010 Owner Occupied Housing Units	496	10,421	33,688
2010 Renter Occupied Housing Units	1,192	15,302	31,543
2010 Vacant Housing Units	213	2,799	6,569
2020 Total Housing Units	2,948	34,381	83,654
2020 Owner Occupied Housing Units	510	10,466	36,075
2020 Renter Occupied Housing Units	2,052	21,196	42,236
2020 Vacant Housing Units	274	2,701	5,313
2025 Total Housing Units	5,544	40,889	97,873
2025 Owner Occupied Housing Units	653	11,521	40,323
2025 Renter Occupied Housing Units	4,089	25,342	50,129
2025 Vacant Housing Units	802	4,026	7,421
2030 Total Housing Units	6,023	43,120	105,856
2030 Owner Occupied Housing Units	670	12,064	42,540
2030 Renter Occupied Housing Units	4,596	26,931	55,629
2030 Vacant Housing Units	757	4,125	7,687
Socioeconomic Status Index			
2025 Socioeconomic Status Index	51.3	46.9	47.4

Currently, 41.2% of the 97,873 housing units in the area are owner occupied; 51.2%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 83,654 housing units in the area and 6.4% vacant housing units. The annual rate of change in housing units since 2020 is 3.04%. Median home value in the area is \$349,455, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.49% annually to \$414,801.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030	
Population	3,511		5,649		10,419		11,418	
Households	1,689		2,562		4,742		5,266	
Families	784		1,194		2,245		2,505	
Average Household Size	2.07		2.11		2.13		2.11	
Owner Occupied Housing Units	496		510		653		670	
Renter Occupied Housing Units	1,192		2,052		4,089		4,596	
Median Age	27.2		27.4		29.4		30.8	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	1.85%		0.80%		0.42%			
Households	2.12%		1.10%		0.64%			
Families	2.22%		0.94%		0.54%			
Owner HHs	0.52%		1.21%		0.91%			
Median Household Income	1.74%		2.61%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			574	12.1%	542	10.3%		
\$15,000 - \$24,999			214	4.5%	196	3.7%		
\$25,000 - \$34,999			409	8.6%	364	6.9%		
\$35,000 - \$49,999			609	12.8%	585	11.1%		
\$50,000 - \$74,999			1,043	22.0%	1,182	22.4%		
\$75,000 - \$99,999			642	13.5%	758	14.4%		
\$100,000 - \$149,999			577	12.2%	711	13.5%		
\$150,000 - \$199,999			368	7.8%	514	9.8%		
\$200,000+			306	6.5%	415	7.9%		
Median Household Income			\$64,171		\$69,952			
Average Household Income			\$83,797		\$93,756			
Per Capita Income			\$35,024		\$39,672			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	246	7.0%	350	6.2%	596	5.7%	640	5.6%
5 - 9	180	5.1%	276	4.9%	492	4.7%	506	4.4%
10 - 14	166	4.7%	251	4.4%	440	4.2%	455	4.0%
15 - 19	222	6.3%	427	7.6%	757	7.3%	766	6.7%
20 - 24	692	19.7%	1,135	20.1%	1,789	17.2%	1,936	17.0%
25 - 34	937	26.7%	1,452	25.7%	2,462	23.6%	2,407	21.1%
35 - 44	426	12.1%	661	11.7%	1,391	13.3%	1,736	15.2%
45 - 54	311	8.9%	473	8.4%	912	8.8%	1,022	9.0%
55 - 64	210	6.0%	349	6.2%	742	7.1%	847	7.4%
65 - 74	74	2.1%	195	3.5%	540	5.2%	657	5.8%
75 - 84	37	1.1%	61	1.1%	233	2.2%	353	3.1%
85+	9	0.3%	19	0.3%	66	0.6%	93	0.8%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,313	37.4%	1,499	26.5%	2,741	26.3%	2,883	25.2%
Black Alone	1,297	36.9%	2,363	41.8%	4,039	38.8%	4,372	38.3%
American Indian Alone	28	0.8%	83	1.5%	159	1.5%	171	1.5%
Asian Alone	457	13.0%	813	14.4%	1,330	12.8%	1,568	13.7%
Pacific Islander Alone	4	0.1%	5	0.1%	9	0.1%	12	0.1%
Some Other Race Alone	282	8.0%	545	9.6%	1,418	13.6%	1,596	14.0%
Two or More Races	131	3.7%	340	6.0%	723	6.9%	818	7.2%
Hispanic Origin (Any Race)	493	14.0%	834	14.8%	2,070	19.9%	2,339	20.5%

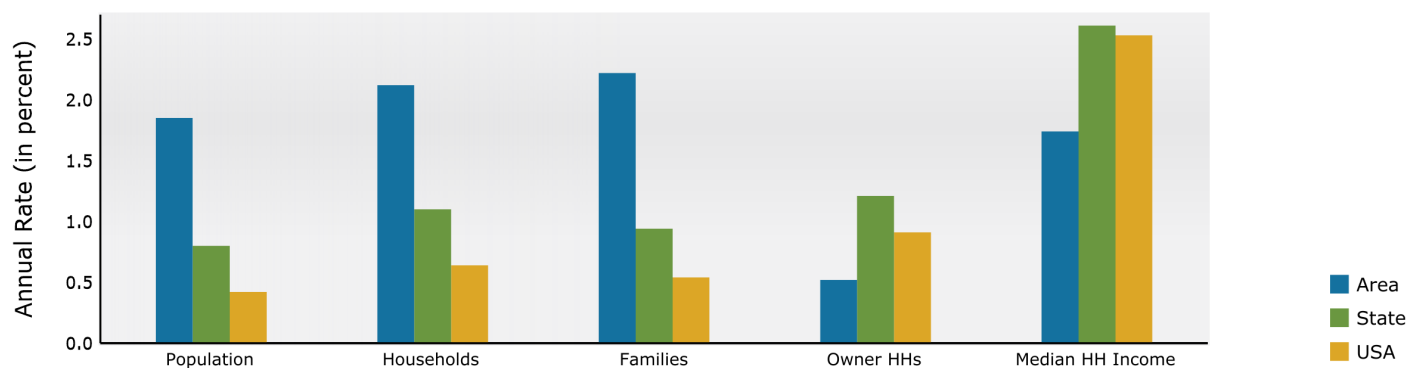
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

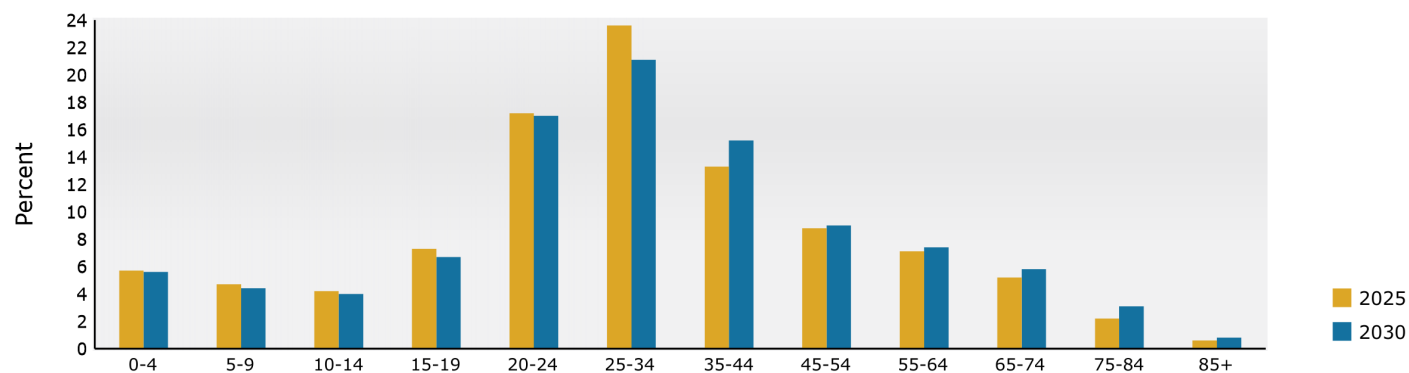


DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

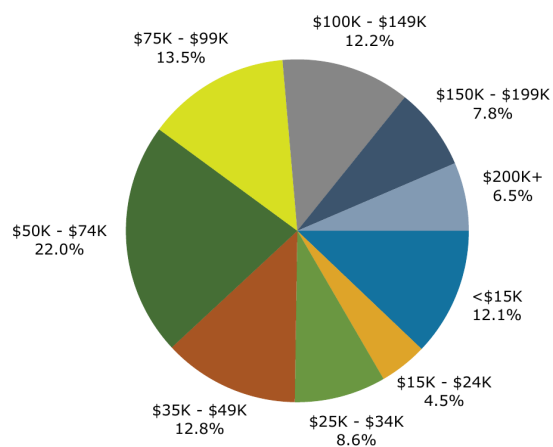
Trends 2025-2030



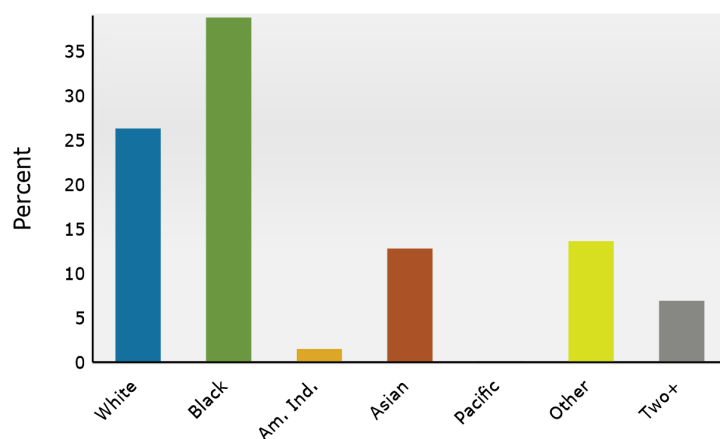
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 19.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030	
Population	68,032		84,790		95,427		99,359	
Households	25,723		31,662		36,863		38,995	
Families	13,945		17,117		19,366		20,431	
Average Household Size	2.52		2.48		2.42		2.39	
Owner Occupied Housing Units	10,421		10,466		11,521		12,064	
Renter Occupied Housing Units	15,302		21,196		25,342		26,931	
Median Age	27.6		28.4		29.7		30.8	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	0.81%		0.80%		0.42%			
Households	1.13%		1.10%		0.64%			
Families	1.08%		0.94%		0.54%			
Owner HHs	0.93%		1.21%		0.91%			
Median Household Income	2.24%		2.61%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			4,394	11.9%	4,017	10.3%		
\$15,000 - \$24,999			1,935	5.2%	1,610	4.1%		
\$25,000 - \$34,999			2,573	7.0%	2,244	5.8%		
\$35,000 - \$49,999			5,396	14.6%	5,058	13.0%		
\$50,000 - \$74,999			7,487	20.3%	7,773	19.9%		
\$75,000 - \$99,999			4,353	11.8%	4,711	12.1%		
\$100,000 - \$149,999			5,596	15.2%	6,498	16.7%		
\$150,000 - \$199,999			2,769	7.5%	3,802	9.7%		
\$200,000+			2,360	6.4%	3,281	8.4%		
Median Household Income			\$63,162		\$70,563			
Average Household Income			\$83,620		\$94,714			
Per Capita Income			\$32,605		\$37,492			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,862	7.1%	5,174	6.1%	5,549	5.8%	5,675	5.7%
5 - 9	4,054	6.0%	4,572	5.4%	5,086	5.3%	4,861	4.9%
10 - 14	3,858	5.7%	4,601	5.4%	4,577	4.8%	4,749	4.8%
15 - 19	6,321	9.3%	8,424	9.9%	8,964	9.4%	8,635	8.7%
20 - 24	10,742	15.8%	13,316	15.7%	13,885	14.6%	14,454	14.5%
25 - 34	13,828	20.3%	17,092	20.2%	19,387	20.3%	18,928	19.1%
35 - 44	9,009	13.2%	10,270	12.1%	12,492	13.1%	13,920	14.0%
45 - 54	6,901	10.1%	8,281	9.8%	9,191	9.6%	9,782	9.8%
55 - 64	4,852	7.1%	6,723	7.9%	7,645	8.0%	8,027	8.1%
65 - 74	2,241	3.3%	4,268	5.0%	5,515	5.8%	6,171	6.2%
75 - 84	1,011	1.5%	1,606	1.9%	2,505	2.6%	3,319	3.3%
85+	352	0.5%	464	0.5%	631	0.7%	838	0.8%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	22,024	32.4%	20,050	23.6%	22,115	23.2%	22,137	22.3%
Black Alone	31,501	46.3%	38,984	46.0%	42,465	44.5%	43,153	43.4%
American Indian Alone	364	0.5%	748	0.9%	937	1.0%	1,004	1.0%
Asian Alone	5,625	8.3%	8,857	10.4%	10,328	10.8%	11,581	11.7%
Pacific Islander Alone	62	0.1%	84	0.1%	94	0.1%	104	0.1%
Some Other Race Alone	6,374	9.4%	10,541	12.4%	12,838	13.5%	14,161	14.3%
Two or More Races	2,081	3.1%	5,526	6.5%	6,650	7.0%	7,219	7.3%
Hispanic Origin (Any Race)	10,886	16.0%	15,947	18.8%	19,350	20.3%	21,257	21.4%

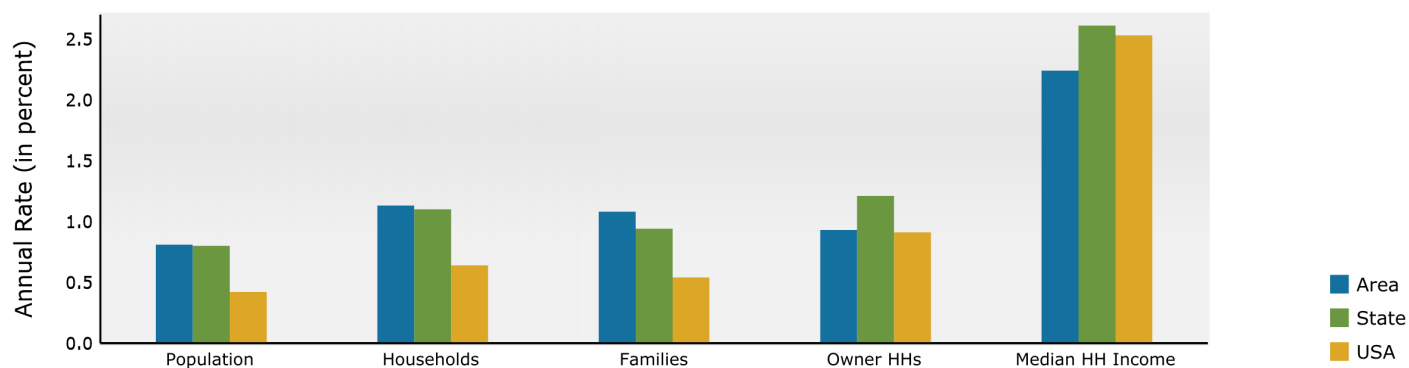
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

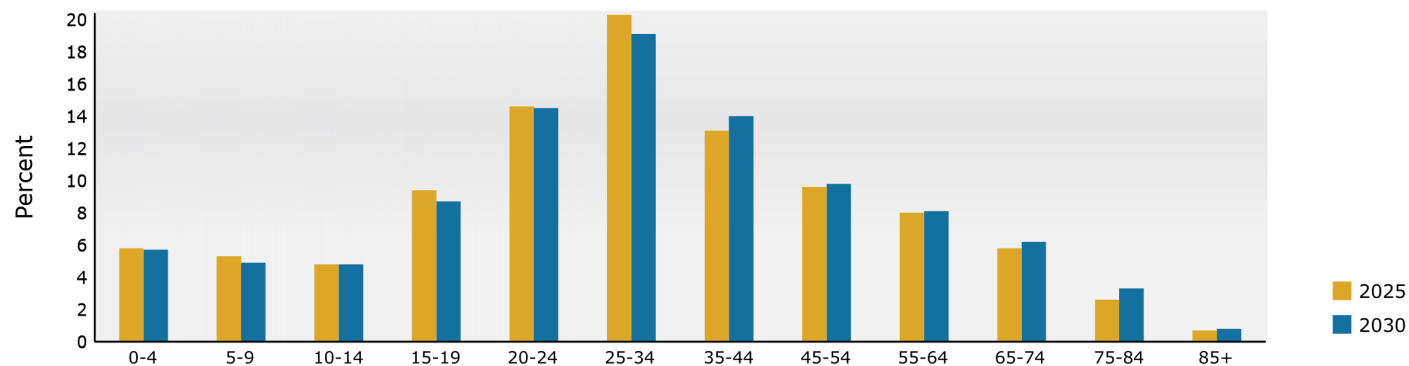


DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

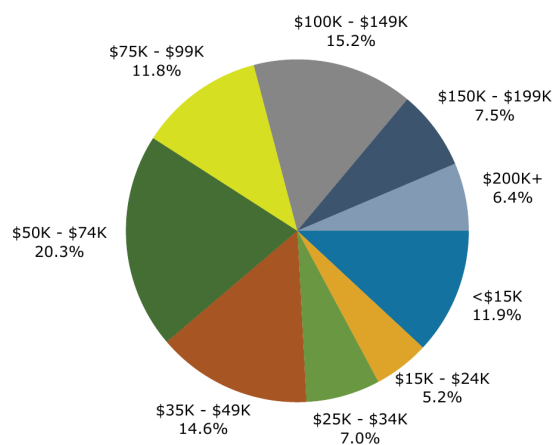
Trends 2025-2030



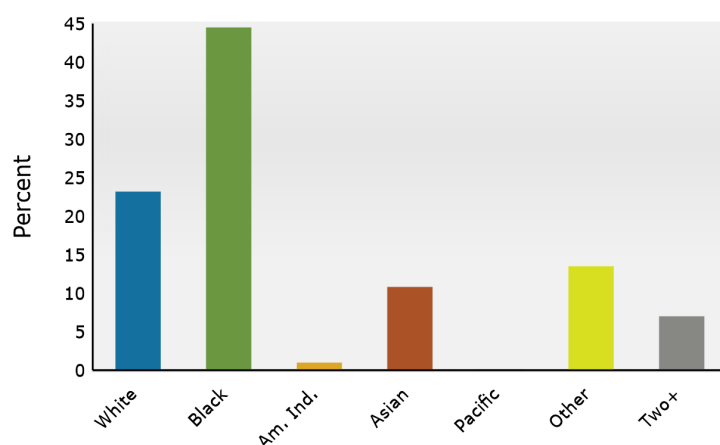
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 20.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030	
Population	172,106		206,225		231,940		248,297	
Households	65,231		78,311		90,452		98,169	
Families	39,152		46,369		52,270		56,597	
Average Household Size	2.58		2.54		2.49		2.46	
Owner Occupied Housing Units	33,688		36,075		40,323		42,540	
Renter Occupied Housing Units	31,543		42,236		50,129		55,629	
Median Age	30.2		31.7		32.9		34.1	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	1.37%		0.80%		0.42%			
Households	1.65%		1.10%		0.64%			
Families	1.60%		0.94%		0.54%			
Owner HHs	1.08%		1.21%		0.91%			
Median Household Income	2.95%		2.61%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			8,185	9.0%	7,528	7.7%		
\$15,000 - \$24,999			4,377	4.8%	3,610	3.7%		
\$25,000 - \$34,999			5,822	6.4%	5,057	5.2%		
\$35,000 - \$49,999			11,801	13.0%	11,040	11.2%		
\$50,000 - \$74,999			18,348	20.3%	18,728	19.1%		
\$75,000 - \$99,999			11,157	12.3%	12,115	12.3%		
\$100,000 - \$149,999			15,562	17.2%	18,568	18.9%		
\$150,000 - \$199,999			7,746	8.6%	10,697	10.9%		
\$200,000+			7,454	8.2%	10,825	11.0%		
Median Household Income			\$69,357		\$80,209			
Average Household Income			\$94,701		\$108,602			
Per Capita Income			\$37,091		\$43,118			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,081	7.6%	12,828	6.2%	13,782	5.9%	14,489	5.8%
5 - 9	11,904	6.9%	12,430	6.0%	13,682	5.9%	13,487	5.4%
10 - 14	11,303	6.6%	13,208	6.4%	13,052	5.6%	13,795	5.6%
15 - 19	13,549	7.9%	16,548	8.0%	17,804	7.7%	17,230	6.9%
20 - 24	18,446	10.7%	21,863	10.6%	23,657	10.2%	25,110	10.1%
25 - 34	31,985	18.6%	38,333	18.6%	42,750	18.4%	44,008	17.7%
35 - 44	25,502	14.8%	28,504	13.8%	33,341	14.4%	36,853	14.8%
45 - 54	20,632	12.0%	24,048	11.7%	27,060	11.7%	29,148	11.7%
55 - 64	14,439	8.4%	19,379	9.4%	21,607	9.3%	23,631	9.5%
65 - 74	6,695	3.9%	12,597	6.1%	15,856	6.8%	17,916	7.2%
75 - 84	3,262	1.9%	4,846	2.3%	7,375	3.2%	9,957	4.0%
85+	1,310	0.8%	1,640	0.8%	1,974	0.9%	2,673	1.1%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	58,371	33.9%	51,975	25.2%	57,038	24.6%	58,133	23.4%
Black Alone	81,854	47.6%	97,754	47.4%	107,721	46.4%	114,232	46.0%
American Indian Alone	913	0.5%	1,535	0.7%	1,865	0.8%	2,063	0.8%
Asian Alone	10,661	6.2%	15,276	7.4%	18,186	7.8%	20,518	8.3%
Pacific Islander Alone	153	0.1%	188	0.1%	204	0.1%	225	0.1%
Some Other Race Alone	14,963	8.7%	24,607	11.9%	29,166	12.6%	33,220	13.4%
Two or More Races	5,191	3.0%	14,890	7.2%	17,760	7.7%	19,906	8.0%
Hispanic Origin (Any Race)	26,208	15.2%	38,645	18.7%	45,728	19.7%	51,794	20.9%

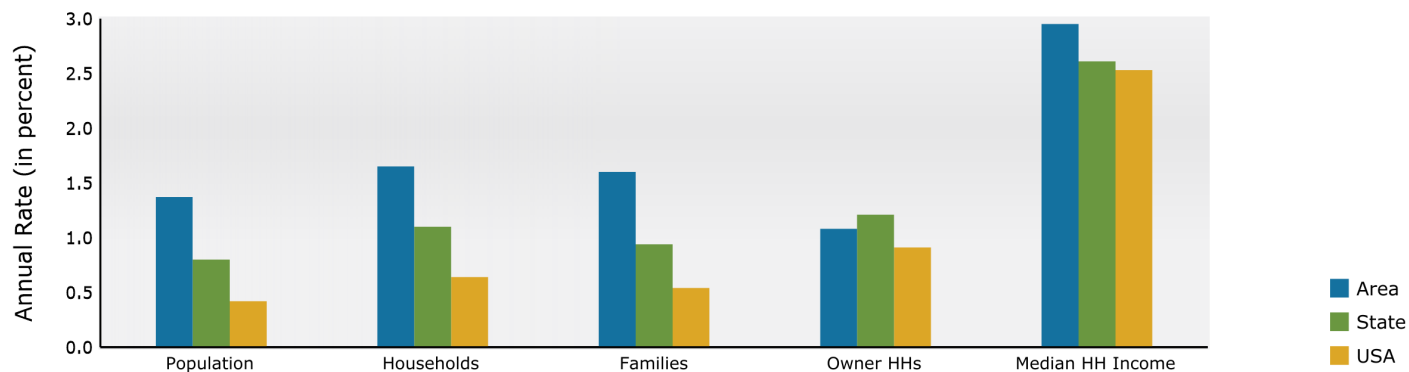
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

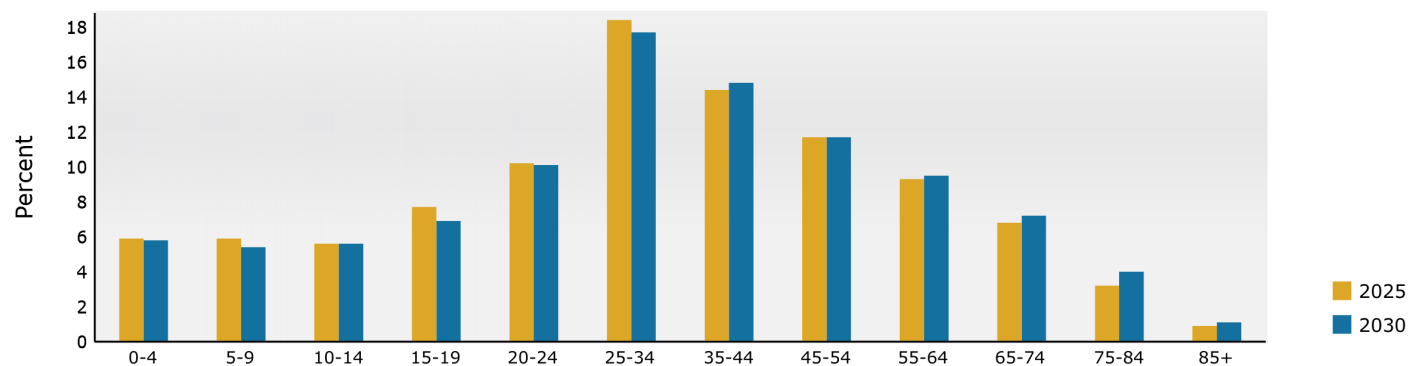


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

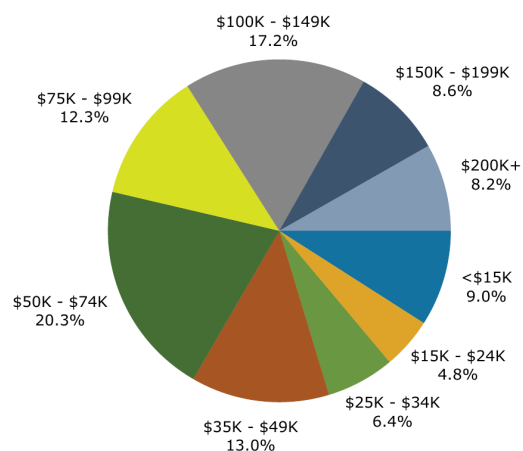
Trends 2025-2030



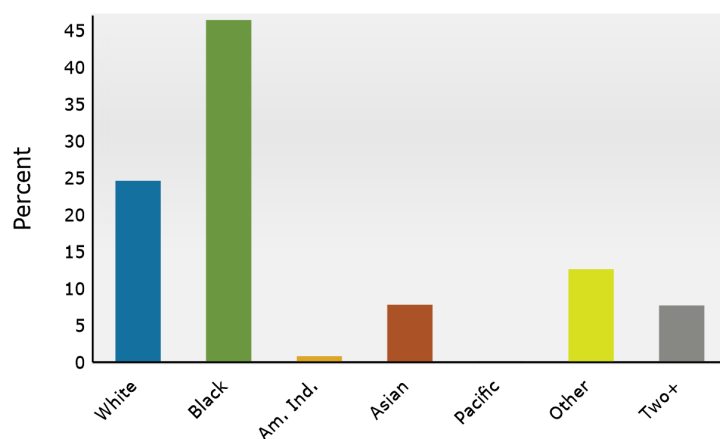
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 19.7%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



HOUSING PROFILE (RING: 1 MILE RADIUS)

Population		Households	
2020 Total Population	5,649	2025 Median Household Income	\$64,171
2025 Total Population	10,419	2030 Median Household Income	\$69,952
2030 Total Population	11,418	2025-2030 Annual Rate	1.74%
2025-2030 Annual Rate	1.85%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,948	100.0%	5,544	100.0%	6,023	100.0%
Occupied	2,562	86.9%	4,742	85.5%	5,266	87.4%
Owner	510	17.3%	653	11.8%	670	11.1%
Renter	2,052	69.6%	4,089	73.8%	4,596	76.3%
Vacant	274	9.3%	802	14.5%	757	12.6%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	648	100.0%	666	100.0%
<\$50,000	106	16.4%	44	6.6%
\$50,000-\$99,999	6	0.9%	1	0.2%
\$100,000-\$149,999	11	1.7%	5	0.8%
\$150,000-\$199,999	50	7.7%	18	2.7%
\$200,000-\$249,999	104	16.0%	32	4.8%
\$250,000-\$299,999	124	19.1%	98	14.7%
\$300,000-\$399,999	119	18.4%	213	32.0%
\$400,000-\$499,999	108	16.7%	194	29.1%
\$500,000-\$749,999	3	0.5%	11	1.7%
\$750,000-\$999,999	7	1.1%	20	3.0%
\$1,000,000-\$1,499,999	2	0.3%	7	1.1%
\$1,500,000-\$1,999,999	0	0.0%	1	0.2%
\$2,000,000+	8	1.2%	22	3.3%
Median Value	\$268,952		\$363,615	
Average Value	\$290,258		\$428,098	

Census 2020 Housing Units	Number	Percent
Total	2,948	100.0%
Housing Units In Urbanized Areas	2,948	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	510	100.0%
Owned with a Mortgage/Loan	398	78.0%
Owned Free and Clear	112	22.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 1 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	274	100.0%
For Rent	213	77.7%
Rented- Not Occupied	11	4.0%
For Sale Only	5	1.8%
Sold - Not Occupied	8	2.9%
Seasonal/Recreational/Occasional Use	17	6.2%
For Migrant Workers	0	0.0%
Other Vacant	20	7.3%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,562	510	19.9%
15-24	440	7	1.6%
25-34	836	61	7.3%
35-44	484	106	21.9%
45-54	343	112	32.7%
55-59	131	51	38.9%
60-64	116	54	46.6%
65-74	150	79	52.7%
75-84	53	33	62.3%
85+	9	6	66.7%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,562	510	19.9%
White Alone	706	163	23.1%
Black/African American Alone	1,182	224	19.0%
American Indian/Alaska Native	25	5	20.0%
Asian Alone	307	25	8.1%
Pacific Islander Alone	1	1	100.0%
Other Race Alone	180	61	33.9%
Two or More Races	159	30	18.9%
Hispanic Origin	292	87	29.8%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,562	510	19.9%
1-Person	868	132	15.2%
2-Person	822	155	18.9%
3-Person	403	81	20.1%
4-Person	309	74	23.9%
5-Person	90	43	47.8%
6-Person	50	20	40.0%
7+ Person	20	5	25.0%

2025 Housing Affordability

Housing Affordability Index	90
Percent of Income for Mortgage	26.2%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



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HOUSING PROFILE (RING: 3 MILE RADIUS)

Population		Households	
2020 Total Population	84,790	2025 Median Household Income	\$63,162
2025 Total Population	95,427	2030 Median Household Income	\$70,563
2030 Total Population	99,359	2025-2030 Annual Rate	2.24%
2025-2030 Annual Rate	0.81%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	34,381	100.0%	40,889	100.0%	43,120	100.0%
Occupied	31,662	92.1%	36,863	90.2%	38,995	90.4%
Owner	10,466	30.4%	11,521	28.2%	12,064	28.0%
Renter	21,196	61.7%	25,342	62.0%	26,931	62.5%
Vacant	2,701	7.9%	4,026	9.8%	4,125	9.6%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	11,506	100.0%	12,047	100.0%
<\$50,000	541	4.7%	318	2.6%
\$50,000-\$99,999	296	2.6%	141	1.2%
\$100,000-\$149,999	886	7.7%	527	4.4%
\$150,000-\$199,999	1,335	11.6%	797	6.6%
\$200,000-\$249,999	1,167	10.1%	835	6.9%
\$250,000-\$299,999	1,497	13.0%	1,039	8.6%
\$300,000-\$399,999	2,648	23.0%	3,006	25.0%
\$400,000-\$499,999	1,628	14.1%	2,465	20.5%
\$500,000-\$749,999	698	6.1%	1,417	11.8%
\$750,000-\$999,999	298	2.6%	671	5.6%
\$1,000,000-\$1,499,999	352	3.1%	514	4.3%
\$1,500,000-\$1,999,999	104	0.9%	185	1.5%
\$2,000,000+	56	0.5%	132	1.1%
Median Value	\$301,171		\$378,743	
Average Value	\$361,036		\$464,162	

Census 2020 Housing Units	Number	Percent
Total	34,381	100.0%
Housing Units In Urbanized Areas	34,381	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	10,465	100.0%
Owned with a Mortgage/Loan	8,477	81.0%
Owned Free and Clear	1,988	19.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 3 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	2,701	100.0%
For Rent	1,943	71.9%
Rented- Not Occupied	131	4.9%
For Sale Only	134	5.0%
Sold - Not Occupied	52	1.9%
Seasonal/Recreational/Occasional Use	179	6.6%
For Migrant Workers	1	0.0%
Other Vacant	260	9.6%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	31,662	10,466	33.1%
15-24	4,160	129	3.1%
25-34	8,444	1,196	14.2%
35-44	6,096	1,902	31.2%
45-54	5,100	2,341	45.9%
55-59	2,168	1,193	55.0%
60-64	1,800	1,066	59.2%
65-74	2,632	1,729	65.7%
75-84	1,031	734	71.2%
85+	232	177	76.3%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	31,662	10,466	33.1%
White Alone	7,650	2,763	36.1%
Black/African American Alone	15,721	5,613	35.7%
American Indian/Alaska Native	184	45	24.5%
Asian Alone	3,134	526	16.8%
Pacific Islander Alone	19	7	36.8%
Other Race Alone	2,928	884	30.2%
Two or More Races	2,027	628	31.0%
Hispanic Origin	4,522	1,396	30.9%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	31,662	10,466	33.1%
1-Person	9,674	2,704	28.0%
2-Person	9,753	3,359	34.4%
3-Person	5,354	1,809	33.8%
4-Person	4,060	1,391	34.3%
5-Person	1,658	731	44.1%
6-Person	735	307	41.8%
7+ Person	427	164	38.4%

2025 Housing Affordability

Housing Affordability Index	79
Percent of Income for Mortgage	29.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	206,225	2025 Median Household Income	\$69,357
2025 Total Population	231,940	2030 Median Household Income	\$80,209
2030 Total Population	248,297	2025-2030 Annual Rate	2.95%
2025-2030 Annual Rate	1.37%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	83,654	100.0%	97,873	100.0%	105,856	100.0%
Occupied	78,311	93.6%	90,452	92.4%	98,169	92.7%
Owner	36,075	43.1%	40,323	41.2%	42,540	40.2%
Renter	42,236	50.5%	50,129	51.2%	55,629	52.6%
Vacant	5,313	6.4%	7,421	7.6%	7,687	7.3%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	40,296	100.0%	42,512	100.0%
<\$50,000	1,398	3.5%	641	1.5%
\$50,000-\$99,999	667	1.7%	308	0.7%
\$100,000-\$149,999	1,728	4.3%	937	2.2%
\$150,000-\$199,999	2,771	6.9%	1,429	3.4%
\$200,000-\$249,999	3,250	8.1%	1,743	4.1%
\$250,000-\$299,999	4,666	11.6%	2,834	6.7%
\$300,000-\$399,999	11,459	28.4%	11,916	28.0%
\$400,000-\$499,999	7,013	17.4%	9,780	23.0%
\$500,000-\$749,999	4,751	11.8%	8,034	18.9%
\$750,000-\$999,999	1,057	2.6%	2,166	5.1%
\$1,000,000-\$1,499,999	873	2.2%	1,349	3.2%
\$1,500,000-\$1,999,999	172	0.4%	324	0.8%
\$2,000,000+	491	1.2%	1,051	2.5%
Median Value	\$349,455		\$414,801	
Average Value	\$405,624		\$509,894	

Census 2020 Housing Units	Number	Percent
Total	83,654	100.0%
Housing Units In Urbanized Areas	83,654	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	36,075	100.0%
Owned with a Mortgage/Loan	30,217	83.8%
Owned Free and Clear	5,858	16.2%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	5,313	100.0%
For Rent	3,571	67.2%
Rented- Not Occupied	249	4.7%
For Sale Only	464	8.7%
Sold - Not Occupied	140	2.6%
Seasonal/Recreational/Occasional Use	271	5.1%
For Migrant Workers	1	0.0%
Other Vacant	615	11.6%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	78,311	36,075	46.1%
15-24	6,189	402	6.5%
25-34	18,429	4,676	25.4%
35-44	16,088	7,192	44.7%
45-54	14,535	8,281	57.0%
55-59	6,084	3,875	63.7%
60-64	5,261	3,478	66.1%
65-74	7,793	5,427	69.6%
75-84	3,046	2,156	70.8%
85+	885	587	66.3%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	78,311	36,075	46.1%
White Alone	22,034	12,191	55.3%
Black/African American Alone	38,801	17,183	44.3%
American Indian/Alaska Native	455	170	37.4%
Asian Alone	5,183	1,822	35.2%
Pacific Islander Alone	56	22	39.3%
Other Race Alone	6,728	2,510	37.3%
Two or More Races	5,054	2,177	43.1%
Hispanic Origin	10,871	4,235	39.0%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	78,311	36,075	46.1%
1-Person	22,787	8,603	37.8%
2-Person	24,204	11,881	49.1%
3-Person	13,139	6,330	48.2%
4-Person	10,162	5,015	49.4%
5-Person	4,710	2,537	53.9%
6-Person	2,095	1,115	53.2%
7+ Person	1,215	595	49.0%

2025 Housing Affordability

Housing Affordability Index	75
Percent of Income for Mortgage	31.5%

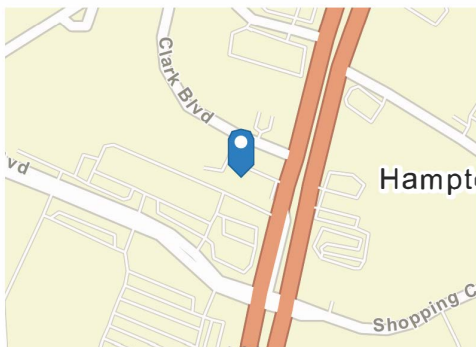
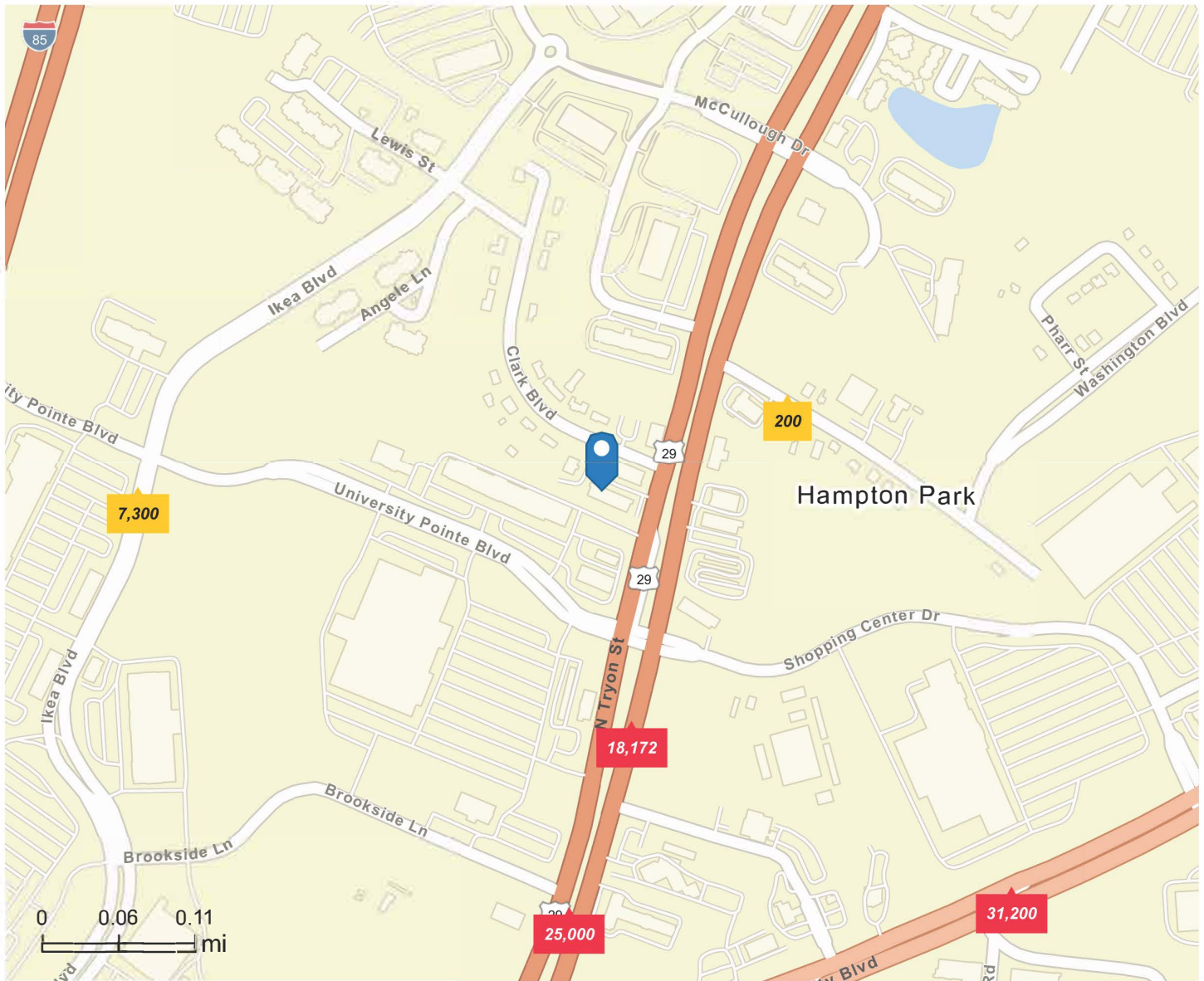
Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



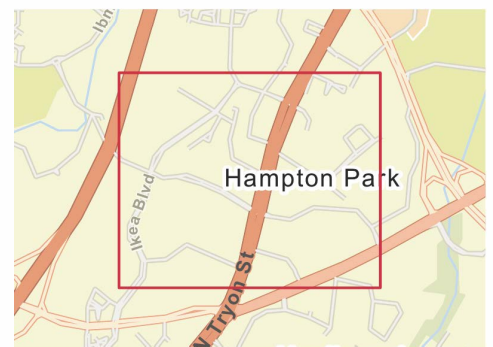
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TRAFFIC COUNT MAP - CLOSE-UP

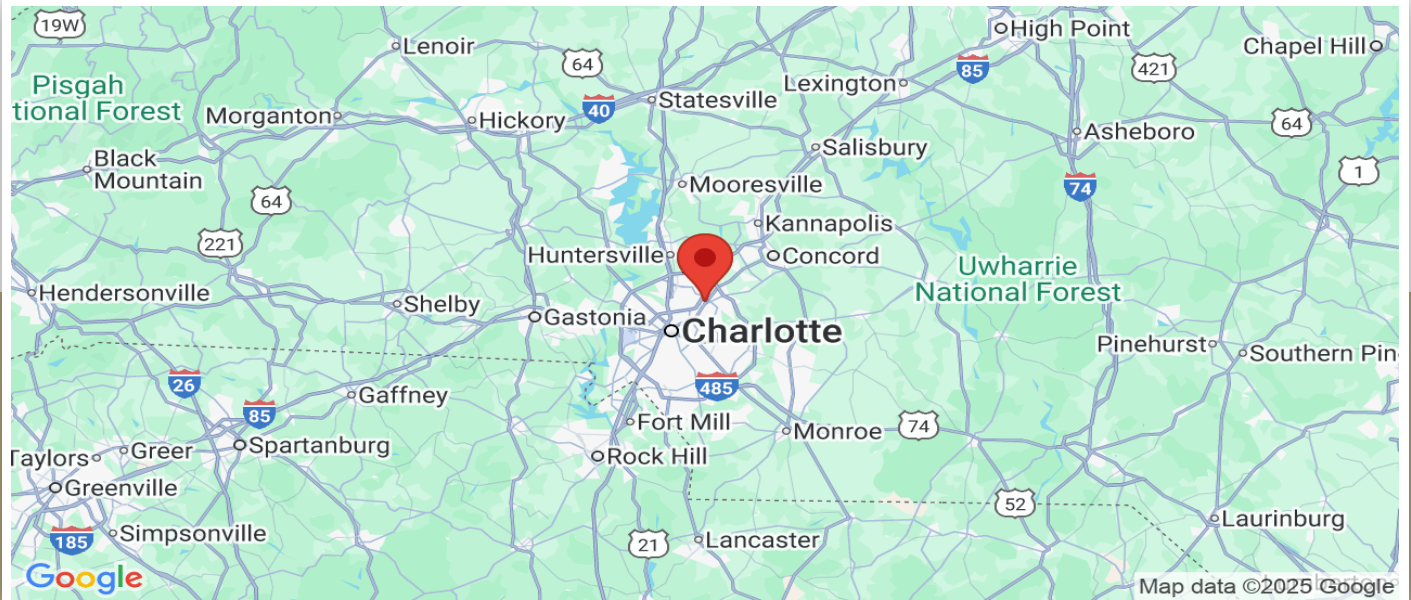


Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



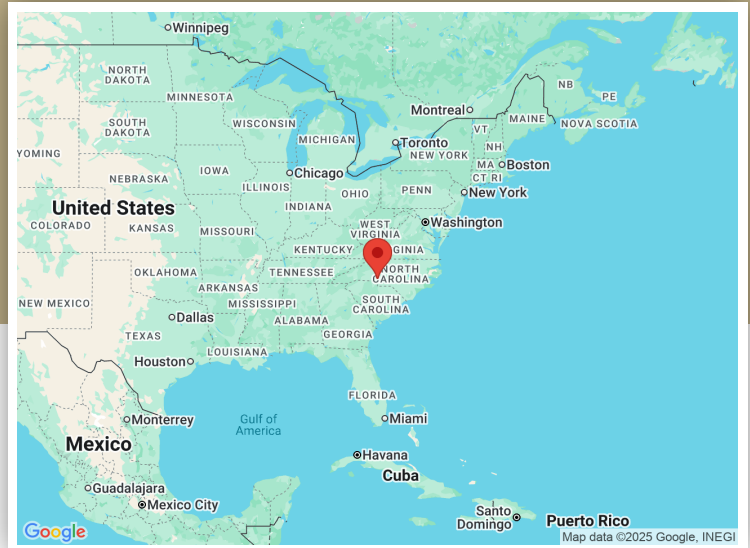
AREA LOCATION MAP



TRYON

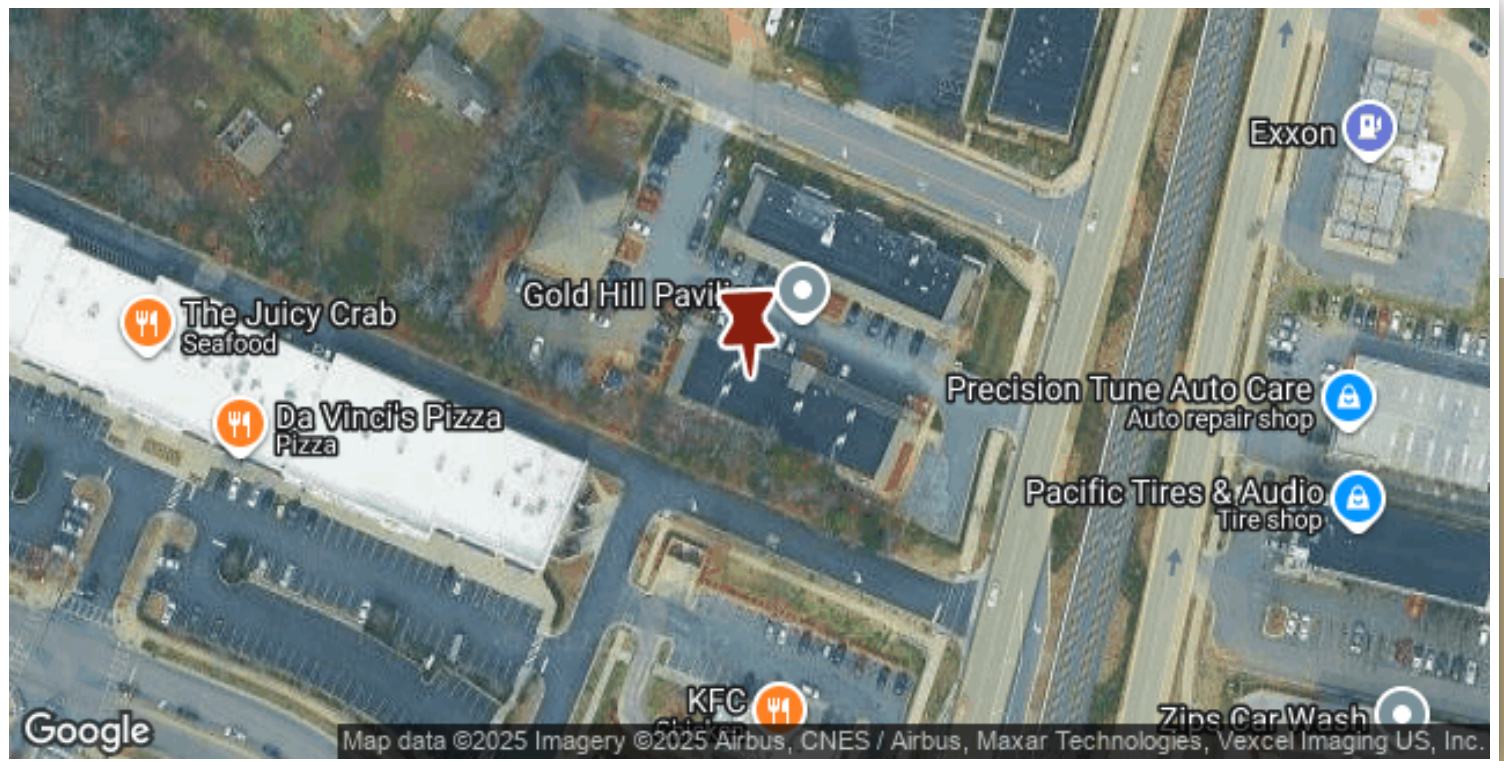
POINTE BUSINESS PLAZA

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AERIAL ANNOTATION MAP



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