

# FOR SALE



1207 CHARLOTTE HIGHWAY, FAIRVIEW, NC 28730

FREESTANDING BUILDING WITH VERSITILE OPEN USE ZONING



Freestanding commercial building located on a well-traveled 5-lane highway with great visibility & easy access. Situated on a 0.45+/- acre lot with versatile open use (OU) zoning, the site was previously used as a bakery and is conducive for an array of potential uses including retail, office, showroom & more. The current owner made significant improvements, including a comprehensive conversion from an office to a bakery in 2018. The upgrades include replacing the roof, structural and plumbing repairs, electric service from 200 AMP to 400 AMP, enhanced landscaping including re-grading the back portion to enhance storm water management and new central HVAC installed in fall 2023. The charming building features 1,231 SF on the main floor, a spacious service in display area, storage, 2 restrooms and original hardwood flooring. Property has convenient accessibility to I-40, I-240 & Blue Ridge Parkway and is located a short 15 minute drive to Downtown Asheville.

SALE PRICE	\$349,000
LOT SIZE	± 0.45 ACRES
BUILDING SIZE	1,231 SF (HEATED/FINISHED 1,081 SF (BASEMENT))

## PROPERTY DETAILS

- Located on 5-lane highway with 13,000 VPD
- 139 FT Road Frontage
- Open Use Zoning
- New central HVAC in Fall of 2023
- Flooring refinished and fresh paint in Spring 2024

**CARLA BARNARD** Broker

0 828.222.3685 | M 828.575.0272

carla@carla-co.com

22 Arlington Street, Asheville, NC 28801

www.carla-co.com

# 1207 CHARLOTTE HIGHWAY, FAIRVIEW, NC 28730

MIXED-USE BUILDING IN THE HEART OF DOWNTOWN ASHEVILLE



# 1207 CHARLOTTE HIGHWAY, FAIRVIEW, NC 28730

## OFFERING SUMMARY

### LOCATION INFORMATION

STREET ADDRESS	1207 Charlotte Highway, Fairview, NC 28730
LOT SIZE	±0.45Acres
ZONING	OU (Open Use District)
COUNTY	Buncombe
PIN	9686-13-6347-00000
DEED	Deed Book 5646   Page 1453
MAJOR ROADS NEARBY	- 2.2 Miles to Cane Creek - 5.6 Miles to I-40 and I-240



### PROPERTY DETAILS

SALE PRICE	\$349,000
YEAR BUILT	1948
RENOVATED	2018
SQFT PER LEVEL	Main Level - 1,231 SF Unfinished Basement - 1,081 SF
ELEVATION	2,000 - 2,500 FT
UTILITIES	- City of Asheville Water - Waste Pro Trash & Recycling - Duke Energy Progress Electricity - Charter Spectrum Phone & Internet
UPGRADES	- New hardwood flooring and fresh paint in 2024 - New HVAC Installed in Fall 2023 - Roof Replaced in 2018 - Structural & Plumbing Repairs in 2018 - Electric Service from 200 to 400 AMP
FOUNDATION	Basement
PARKING	- Gravel lot including parking in the rear of building - ADA accessible ramp



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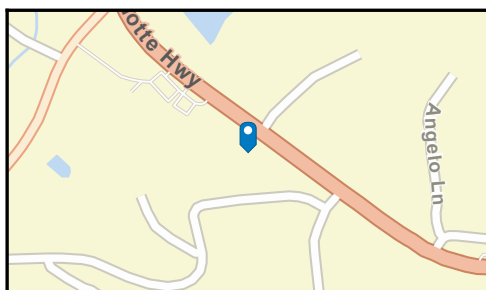
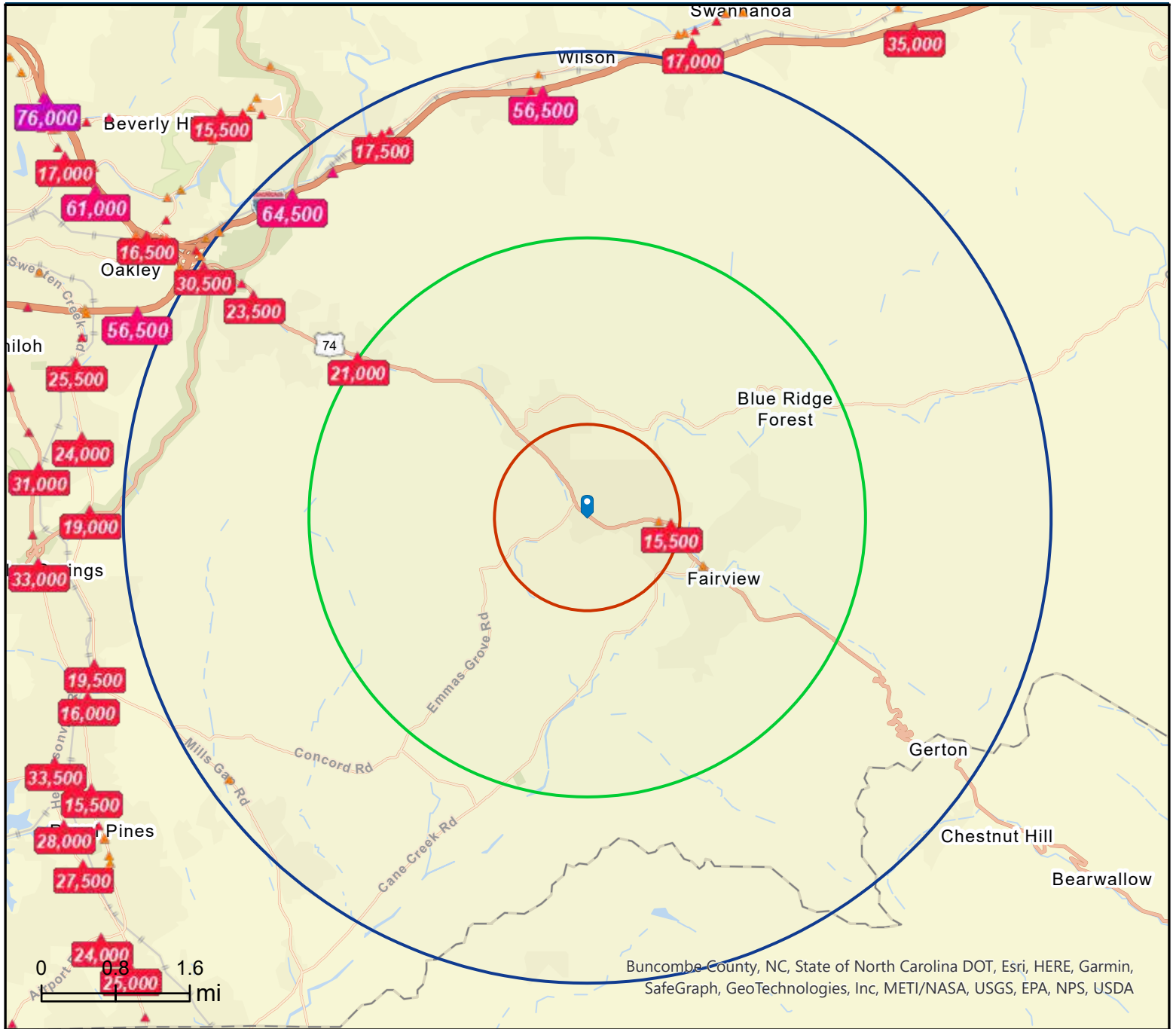
carla@carla-co.com

22 Arlington Street, Asheville, NC 28804

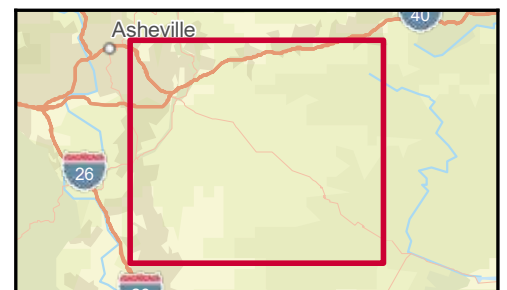
www.carla-co.com

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.52447  
Longitude: -82.42320



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

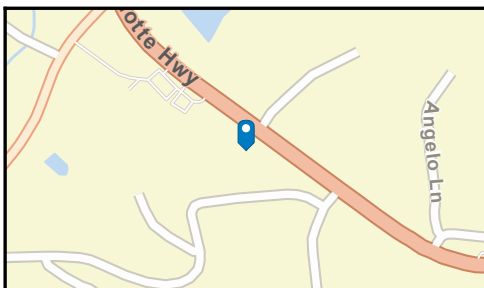
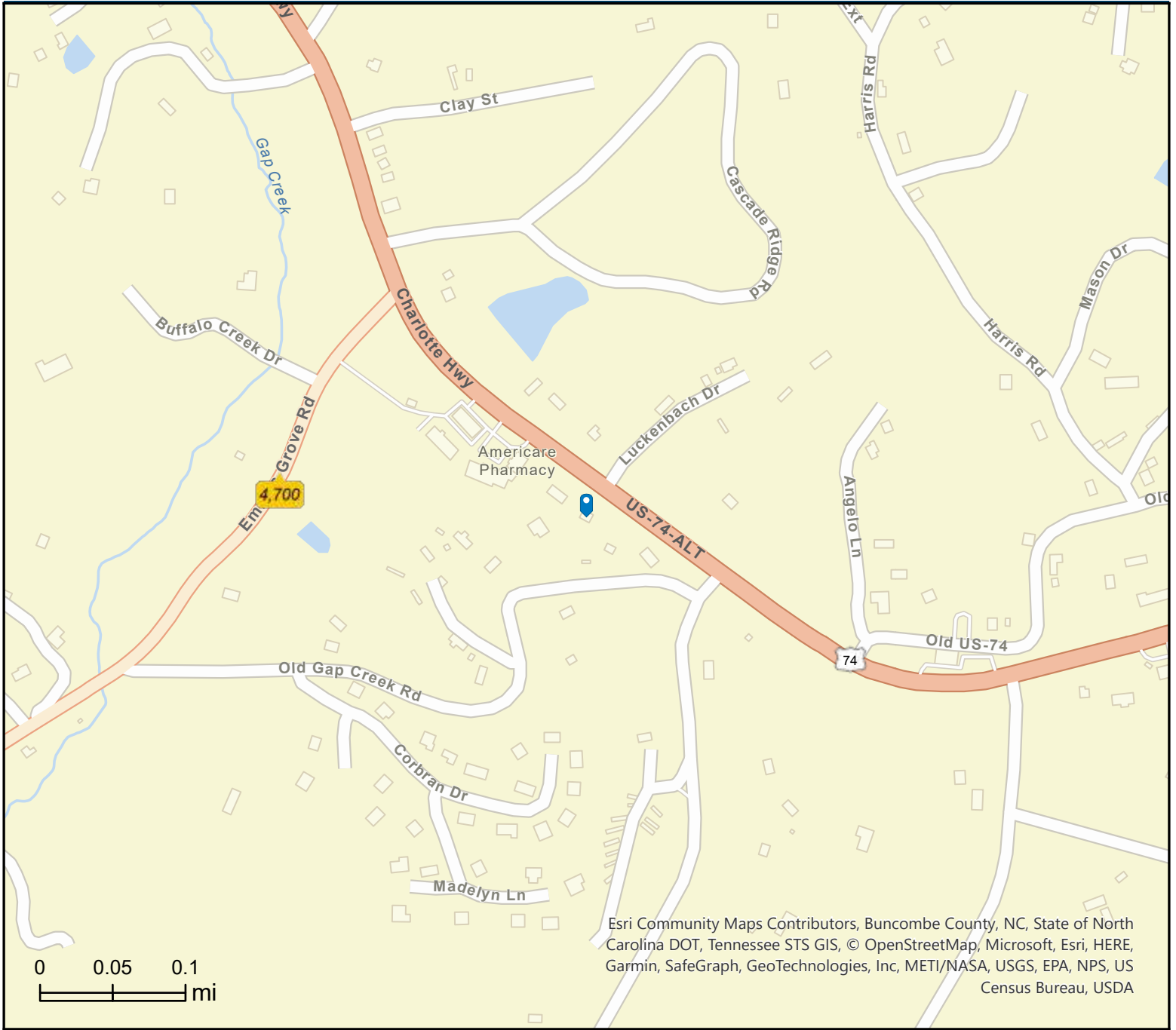


Source: ©2023 Kalibrate Technologies (Q2 2023).

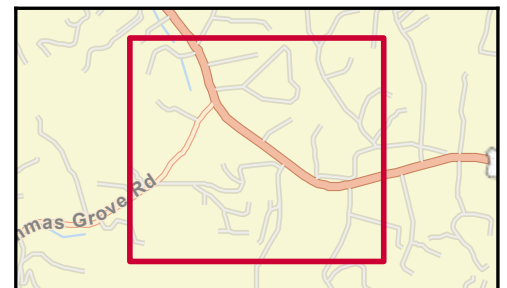
# Traffic Count Map - Close Up

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.52447  
Longitude: -82.42320



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

# Executive Summary - Call Outs

1207 Charlotte Hwy, Fairview, North Carolina, 28730 (1 mile)

1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 1 mile

Prepared by Esri

Latitude: 35.52447

Longitude: -82.42320

1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 1 mile

## The Great Outdoors

Dominant Tapestry Segment

## KEY FACTS



2,268  
Total Population



\$474,074  
Median Home Value



98  
Businesses



1,967  
Daytime Population



47.6  
Median Age



0.38%  
2020-2023 Pop  
Growth Rate



\$50,741  
Per Capita Income

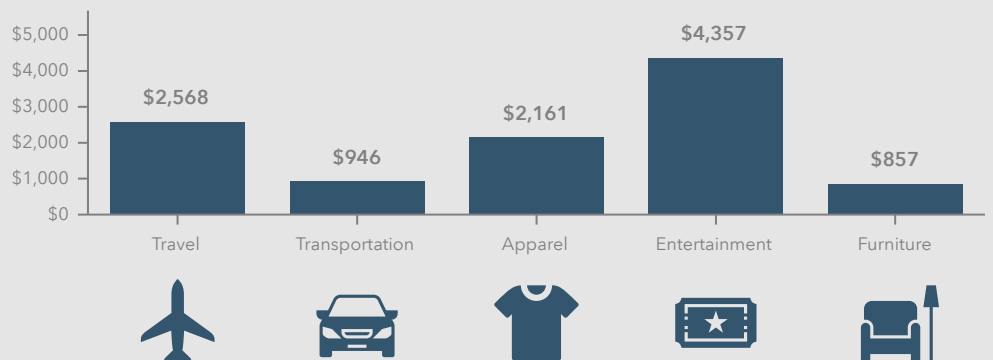


2.4  
Avg Household  
Size



\$86,388  
Median Household  
Income

## KEY SPENDING FACTS



Source: Esri, Esri-Data Axle, Esri-U.S. BLS. Esri forecasts for 2023, 2028.

© 2023 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2023, 2028.

# Executive Summary - Call Outs

1207 Charlotte Hwy, Fairview, North Carolina, 28730 (3 miles)

1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 3 miles

Prepared by Esri

Latitude: 35.52447

Longitude: -82.42320

1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 3 miles

## The Great Outdoors

Dominant Tapestry Segment

## KEY FACTS



8,558  
Total Population



\$496,721  
Median Home Value



226  
Businesses



6,079  
Daytime Population



47.6  
Median Age



0.23%  
2020-2023 Pop  
Growth Rate



\$50,984  
Per Capita Income

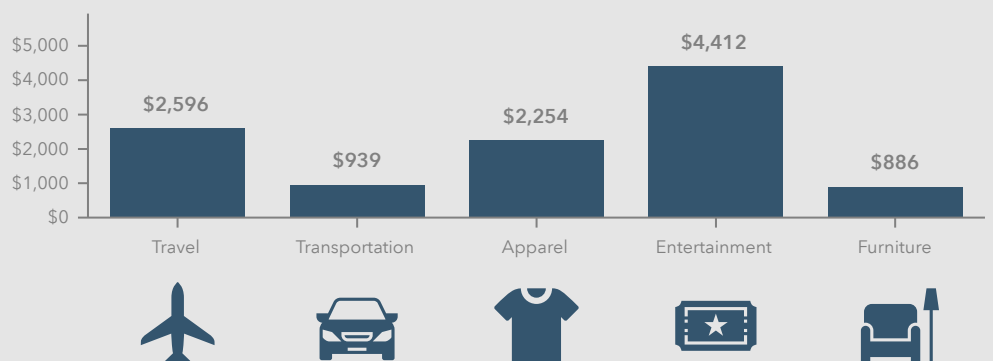


2.4  
Avg Household  
Size



\$85,172  
Median Household  
Income

## KEY SPENDING FACTS



Source: Esri, Esri-Data Axle, Esri-U.S. BLS. Esri forecasts for 2023, 2028.

© 2023 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2023, 2028.

# Executive Summary - Call Outs

1207 Charlotte Hwy, Fairview, North Carolina, 28730 (5 miles)

1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 5 miles

Prepared by Esri

Latitude: 35.52447

Longitude: -82.42320

## 1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 5 miles

### The Great Outdoors

Dominant Tapestry Segment

### KEY FACTS



24,105  
Total Population



\$452,936  
Median Home Value



636  
Businesses



17,942  
Daytime Population



48.9  
Median Age



1.43%  
2020-2023 Pop  
Growth Rate



\$50,662  
Per Capita Income

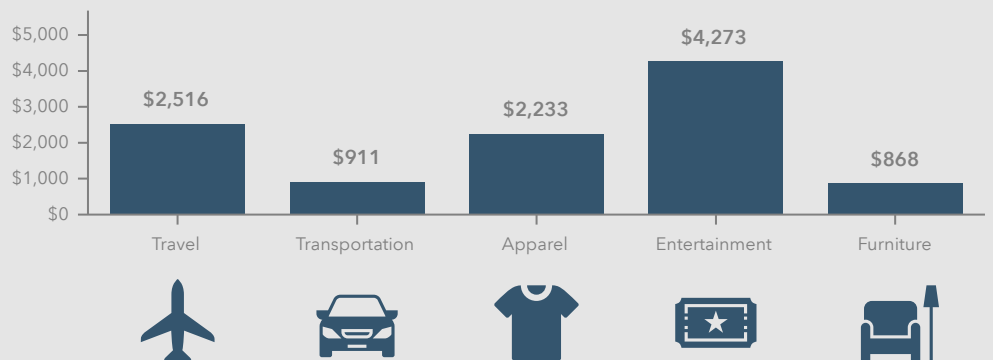


2.3  
Avg Household  
Size



\$82,002  
Median Household  
Income

### KEY SPENDING FACTS



Source: Esri, Esri-Data Axle, Esri-U.S. BLS. Esri forecasts for 2023, 2028.

© 2023 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2023, 2028.



# Business Summary

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.52447  
Longitude: -82.42320

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	98		226		636							
Total Employees:	666		1,319		4,704							
Total Residential Population:	2,268		8,558		24,105							
Employee/Residential Population Ratio (per 100 Residents)	29		15		20							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	5.1%	15	2.3%	15	6.6%	64	4.9%	31	4.9%	141	3.0%
Construction	12	12.2%	38	5.7%	28	12.4%	103	7.8%	80	12.6%	366	7.8%
Manufacturing	2	2.0%	24	3.6%	7	3.1%	90	6.8%	22	3.5%	389	8.3%
Transportation	3	3.1%	34	5.1%	8	3.5%	58	4.4%	22	3.5%	151	3.2%
Communication	0	0.0%	1	0.2%	0	0.0%	2	0.2%	4	0.6%	40	0.9%
Utility	1	1.0%	10	1.5%	2	0.9%	12	0.9%	3	0.5%	29	0.6%
Wholesale Trade	2	2.0%	10	1.5%	8	3.5%	33	2.5%	19	3.0%	91	1.9%
Retail Trade Summary	22	22.4%	134	20.1%	40	17.7%	241	18.3%	112	17.6%	1,031	21.9%
Home Improvement	3	3.1%	7	1.1%	5	2.2%	14	1.1%	12	1.9%	53	1.1%
General Merchandise Stores	2	2.0%	10	1.5%	2	0.9%	12	0.9%	6	0.9%	51	1.1%
Food Stores	4	4.1%	31	4.7%	7	3.1%	61	4.6%	20	3.1%	308	6.5%
Auto Dealers & Gas Stations	3	3.1%	9	1.4%	4	1.8%	15	1.1%	13	2.0%	59	1.3%
Apparel & Accessory Stores	2	2.0%	9	1.4%	4	1.8%	20	1.5%	6	0.9%	28	0.6%
Furniture & Home Furnishings	0	0.0%	1	0.2%	1	0.4%	4	0.3%	5	0.8%	24	0.5%
Eating & Drinking Places	7	7.1%	57	8.6%	10	4.4%	86	6.5%	31	4.9%	350	7.4%
Miscellaneous Retail	2	2.0%	9	1.4%	5	2.2%	30	2.3%	18	2.8%	158	3.4%
Finance, Insurance, Real Estate Summary	5	5.1%	17	2.6%	14	6.2%	50	3.8%	49	7.7%	225	4.8%
Banks, Savings & Lending Institutions	1	1.0%	3	0.5%	2	0.9%	7	0.5%	6	0.9%	66	1.4%
Securities Brokers	1	1.0%	1	0.2%	2	0.9%	5	0.4%	6	0.9%	28	0.6%
Insurance Carriers & Agents	0	0.0%	1	0.2%	1	0.4%	1	0.1%	4	0.6%	10	0.2%
Real Estate, Holding, Other Investment Offices	3	3.1%	12	1.8%	9	4.0%	37	2.8%	33	5.2%	122	2.6%
Services Summary	35	35.7%	364	54.7%	73	32.3%	597	45.3%	205	32.2%	2,067	43.9%
Hotels & Lodging	1	1.0%	4	0.6%	1	0.4%	5	0.4%	8	1.3%	94	2.0%
Automotive Services	2	2.0%	2	0.3%	6	2.7%	19	1.4%	13	2.0%	43	0.9%
Movies & Amusements	1	1.0%	2	0.3%	2	0.9%	6	0.5%	12	1.9%	52	1.1%
Health Services	4	4.1%	118	17.7%	8	3.5%	153	11.6%	23	3.6%	432	9.2%
Legal Services	1	1.0%	3	0.5%	2	0.9%	5	0.4%	5	0.8%	16	0.3%
Education Institutions & Libraries	3	3.1%	129	19.4%	5	2.2%	199	15.1%	10	1.6%	506	10.8%
Other Services	24	24.5%	107	16.1%	50	22.1%	211	16.0%	133	20.9%	923	19.6%
Government	1	1.0%	13	2.0%	4	1.8%	57	4.3%	9	1.4%	117	2.5%
Unclassified Establishments	10	10.2%	4	0.6%	26	11.5%	12	0.9%	78	12.3%	58	1.2%
Totals	98	100.0%	666	100.0%	226	100.0%	1,319	100.0%	636	100.0%	4,704	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

# Business Summary

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.52447  
Longitude: -82.42320

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	2	0.9%	14	1.1%	7	1.1%	30	0.6%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	1	0.4%	2	0.2%	1	0.2%	10	0.2%
Construction	12	12.2%	38	5.7%	28	12.4%	104	7.9%	81	12.7%	370	7.9%
Manufacturing	1	1.0%	24	3.6%	6	2.7%	91	6.9%	21	3.3%	390	8.3%
Wholesale Trade	2	2.0%	10	1.5%	8	3.5%	33	2.5%	19	3.0%	91	1.9%
Retail Trade	14	14.3%	74	11.1%	28	12.4%	144	10.9%	77	12.1%	655	13.9%
Motor Vehicle & Parts Dealers	2	2.0%	3	0.5%	3	1.3%	5	0.4%	6	0.9%	21	0.4%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	1	0.4%	3	0.2%	3	0.5%	18	0.4%
Electronics & Appliance Stores	0	0.0%	1	0.2%	0	0.0%	2	0.2%	1	0.2%	4	0.1%
Building Material & Garden Equipment & Supplies Dealers	3	3.1%	7	1.1%	5	2.2%	13	1.0%	11	1.7%	50	1.1%
Food & Beverage Stores	3	3.1%	28	4.2%	6	2.7%	50	3.8%	17	2.7%	291	6.2%
Health & Personal Care Stores	1	1.0%	6	0.9%	2	0.9%	20	1.5%	5	0.8%	103	2.2%
Gasoline Stations & Fuel Dealers	1	1.0%	7	1.1%	2	0.9%	10	0.8%	8	1.3%	43	0.9%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	2	2.0%	9	1.4%	4	1.8%	20	1.5%	6	0.9%	29	0.6%
Sporting Goods, Hobby, Book, & Music Stores	1	1.0%	1	0.2%	3	1.3%	8	0.6%	11	1.7%	31	0.7%
General Merchandise Stores	2	2.0%	12	1.8%	3	1.3%	14	1.1%	8	1.3%	63	1.3%
Transportation & Warehousing	1	1.0%	31	4.7%	4	1.8%	52	3.9%	16	2.5%	140	3.0%
Information	1	1.0%	5	0.8%	3	1.3%	16	1.2%	13	2.0%	100	2.1%
Finance & Insurance	2	2.0%	6	0.9%	5	2.2%	13	1.0%	18	2.8%	104	2.2%
Central Bank/Credit Intermediation & Related Activities	1	1.0%	3	0.5%	2	0.9%	7	0.5%	6	0.9%	66	1.4%
Securities & Commodity Contracts	1	1.0%	2	0.3%	3	1.3%	5	0.4%	7	1.1%	29	0.6%
Funds, Trusts & Other Financial Vehicles	0	0.0%	1	0.2%	1	0.4%	1	0.1%	4	0.6%	10	0.2%
Real Estate, Rental & Leasing	4	4.1%	16	2.4%	12	5.3%	43	3.3%	36	5.7%	130	2.8%
Professional, Scientific & Tech Services	6	6.1%	27	4.1%	18	8.0%	68	5.2%	51	8.0%	209	4.4%
Legal Services	1	1.0%	3	0.5%	2	0.9%	5	0.4%	6	0.9%	18	0.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.4%	3	0.2%	4	0.6%	12	0.3%
Administrative, Support & Waste Management Services	8	8.2%	42	6.3%	11	4.9%	47	3.6%	25	3.9%	108	2.3%
Educational Services	3	3.1%	128	19.2%	5	2.2%	198	15.0%	12	1.9%	511	10.9%
Health Care & Social Assistance	6	6.1%	144	21.6%	12	5.3%	209	15.8%	32	5.0%	828	17.6%
Arts, Entertainment & Recreation	0	0.0%	1	0.2%	2	0.9%	8	0.6%	13	2.0%	56	1.2%
Accommodation & Food Services	9	9.2%	61	9.2%	12	5.3%	93	7.1%	42	6.6%	456	9.7%
Accommodation	1	1.0%	4	0.6%	1	0.4%	5	0.4%	8	1.3%	94	2.0%
Food Services & Drinking Places	8	8.2%	57	8.6%	11	4.9%	87	6.6%	34	5.3%	362	7.7%
Other Services (except Public Administration)	17	17.3%	40	6.0%	36	15.9%	112	8.5%	84	13.2%	327	7.0%
Automotive Repair & Maintenance	2	2.0%	2	0.3%	5	2.2%	18	1.4%	10	1.6%	38	0.8%
Public Administration	1	1.0%	13	2.0%	4	1.8%	57	4.3%	9	1.4%	117	2.5%
Unclassified Establishments	10	10.2%	4	0.6%	26	11.5%	12	0.9%	78	12.3%	58	1.2%
<b>Total</b>	<b>98</b>	<b>100.0%</b>	<b>666</b>	<b>100.0%</b>	<b>226</b>	<b>100.0%</b>	<b>1,319</b>	<b>100.0%</b>	<b>636</b>	<b>100.0%</b>	<b>4,704</b>	<b>100.0%</b>

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

# Key Facts

1207 Charlotte Hwy, Fairview, North Carolina, 28730 (1 mile)

1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 1 mile

Prepared by Esri

Latitude: 35.52447

Longitude: -82.42320

## Key Facts

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
Ring of 1 mile

### KEY FACTS

2,268

Population



2.4

Average Household Size

47.6

Median Age

\$86,388

Median Household Income

### EDUCATION

3%

No High School Diploma



22%

High School Graduate



25%

Some College



51%

Bachelor's/Grad/Pr of Degree

### BUSINESS



98

Total Businesses



666

Total Employees

### EMPLOYMENT



71.9%

White Collar



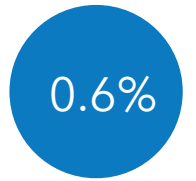
16.3%

Blue Collar



Services

11.9%



0.6%

Unemployment Rate

### INCOME

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.0%)

The smallest group: \$15,000 - \$24,999 (3.2%)

Indicator ▲	Value	Diff	
<\$15,000	9.2%	-0.2%	
\$15,000 - \$24,999	3.2%	-4.2%	
\$25,000 - \$34,999	7.4%	-0.6%	
\$35,000 - \$49,999	10.7%	-1.3%	
\$50,000 - \$74,999	10.2%	-7.4%	
\$75,000 - \$99,999	17.5%	+3.5%	
\$100,000 - \$149,999	22.0%	+6.6%	
\$150,000 - \$199,999	5.6%	-1.5%	
\$200,000+	14.3%	+5.2%	

Bars show deviation from 37021 (Buncombe County)



\$86,388

Median Household Income



\$50,741

Per Capita Income



\$175,680

Median Net Worth

# Key Facts

1207 Charlotte Hwy, Fairview, North Carolina, 28730 (3 miles)

1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 3 miles

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## Key Facts

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
Ring of 3 miles

### KEY FACTS

8,558

Population



2.4

Average Household Size

47.6

Median Age

\$85,172

Median Household Income

### EDUCATION

3%

No High School Diploma



22%

High School Graduate



24%

Some College



51%

Bachelor's/Grad/Pr of Degree

### BUSINESS



226

Total Businesses



1,319

Total Employees

### EMPLOYMENT



66.8%

White Collar



18.1%

Blue Collar



15.1%

Services

2.2%

Unemployment Rate

### INCOME



\$85,172

Median Household Income



\$50,984

Per Capita Income



\$231,482

Median Net Worth

### 2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.0%)

The smallest group: \$15,000 - \$24,999 (5.2%)

Indicator ▲	Value	Diff	
<\$15,000	8.1%	-1.3%	
\$15,000 - \$24,999	5.2%	-2.2%	
\$25,000 - \$34,999	6.2%	-1.8%	
\$35,000 - \$49,999	9.4%	-2.6%	
\$50,000 - \$74,999	14.1%	-3.5%	
\$75,000 - \$99,999	14.5%	+0.5%	
\$100,000 - \$149,999	20.0%	+4.6%	
\$150,000 - \$199,999	7.9%	+0.8%	
\$200,000+	14.5%	+5.4%	

Bars show deviation from 37021 (Buncombe County)

# Key Facts

1207 Charlotte Hwy, Fairview, North Carolina, 28730 (5 miles)

1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 5 miles

Prepared by Esri

Latitude: 35.52447

Longitude: -82.42320

## Key Facts

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
Ring of 5 miles

### KEY FACTS

24,105

Population



2.3

Average Household Size



48.9

Median Age

\$82,002

Median Household Income

### EDUCATION



3%

No High School Diploma



22%

High School Graduate



24%

Some College



52%

Bachelor's/Grad/Pr of Degree

### BUSINESS



636

Total Businesses



4,704

Total Employees

### EMPLOYMENT



69.2%

White Collar



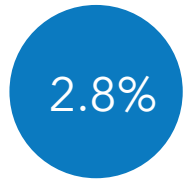
16.4%

Blue Collar



14.3%

Services



2.8%

Unemployment Rate

### INCOME



\$82,002

Median Household Income



\$50,662

Per Capita Income



\$227,358

Median Net Worth

### 2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (18.6%)

The smallest group: \$15,000 - \$24,999 (5.5%)

Indicator ▲	Value	Diff	
<\$15,000	7.0%	-2.4%	<div style="width: 70%;"></div>
\$15,000 - \$24,999	5.5%	-1.9%	<div style="width: 55%;"></div>
\$25,000 - \$34,999	6.2%	-1.8%	<div style="width: 62%;"></div>
\$35,000 - \$49,999	11.5%	-0.5%	<div style="width: 115%;"></div>
\$50,000 - \$74,999	14.9%	-2.7%	<div style="width: 149%;"></div>
\$75,000 - \$99,999	14.4%	+0.4%	<div style="width: 144%;"></div>
\$100,000 - \$149,999	18.6%	+3.2%	<div style="width: 186%;"></div>
\$150,000 - \$199,999	8.6%	+1.5%	<div style="width: 86%;"></div>
\$200,000+	13.3%	+4.2%	<div style="width: 133%;"></div>

Bars show deviation from 37021 (Buncombe County)

# Demographic and Income Profile

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 35.52447  
 Longitude: -82.42320

Summary	Census 2010	Census 2020	2023	2028
Population	1,993	2,240	2,268	2,296
Households	710	871	896	915
Families	500	-	610	621
Average Household Size	2.66	2.44	2.41	2.39
Owner Occupied Housing Units	536	-	554	579
Renter Occupied Housing Units	174	-	342	336
Median Age	44.0	-	47.6	49.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.25%	0.53%	0.30%
Households	0.42%	0.68%	0.49%
Families	0.36%	0.60%	0.44%
Owner HHs	0.89%	0.78%	0.66%
Median Household Income	3.18%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	82	9.2%	63	6.9%
\$15,000 - \$24,999	29	3.2%	18	2.0%
\$25,000 - \$34,999	66	7.4%	43	4.7%
\$35,000 - \$49,999	96	10.7%	77	8.4%
\$50,000 - \$74,999	91	10.2%	100	10.9%
\$75,000 - \$99,999	157	17.5%	150	16.4%
\$100,000 - \$149,999	197	22.0%	221	24.2%
\$150,000 - \$199,999	50	5.6%	75	8.2%
\$200,000+	128	14.3%	170	18.6%

Median Household Income	\$86,388	\$101,029
Average Household Income	\$120,169	\$145,105
Per Capita Income	\$50,741	\$61,711

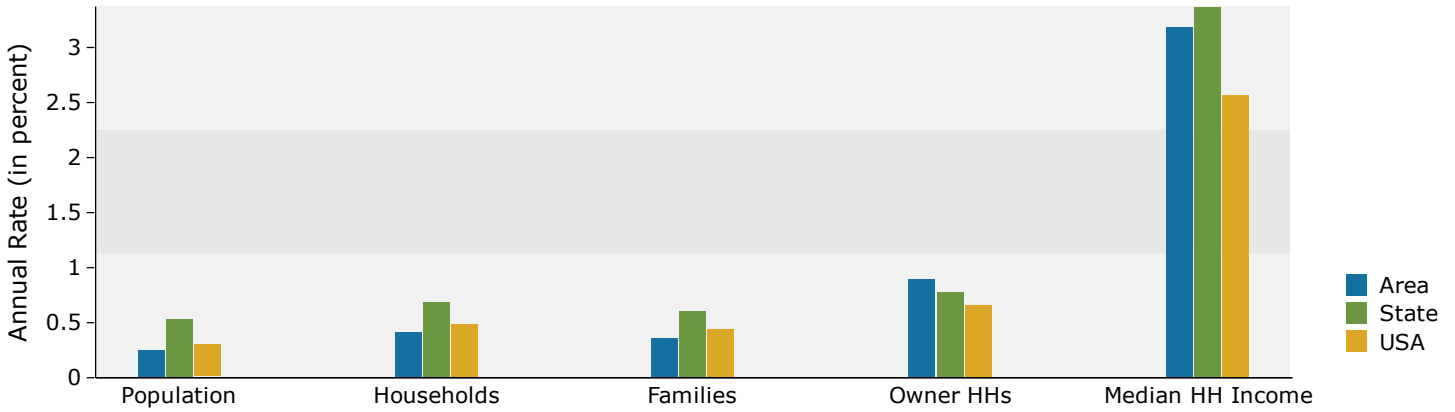
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	100	5.0%	94	4.1%	86	3.7%
5 - 9	116	5.8%	111	4.9%	104	4.5%
10 - 14	130	6.5%	116	5.1%	122	5.3%
15 - 19	102	5.1%	113	5.0%	106	4.6%
20 - 24	91	4.6%	97	4.3%	79	3.4%
25 - 34	218	10.9%	240	10.6%	199	8.7%
35 - 44	268	13.5%	288	12.7%	300	13.1%
45 - 54	341	17.1%	300	13.2%	312	13.6%
55 - 64	255	12.8%	376	16.6%	354	15.4%
65 - 74	176	8.8%	288	12.7%	356	15.5%
75 - 84	104	5.2%	162	7.1%	189	8.2%
85+	91	4.6%	83	3.7%	91	4.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,854	93.0%	1,949	87.0%	1,960	86.4%	1,959	85.3%
Black Alone	53	2.7%	55	2.5%	55	2.4%	55	2.4%
American Indian Alone	11	0.6%	10	0.4%	10	0.4%	10	0.4%
Asian Alone	9	0.5%	16	0.7%	17	0.7%	20	0.9%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	25	1.3%	58	2.6%	61	2.7%	67	2.9%
Two or More Races	41	2.1%	153	6.8%	165	7.3%	185	8.1%
Hispanic Origin (Any Race)	65	3.3%	120	5.4%	129	5.7%	141	6.1%

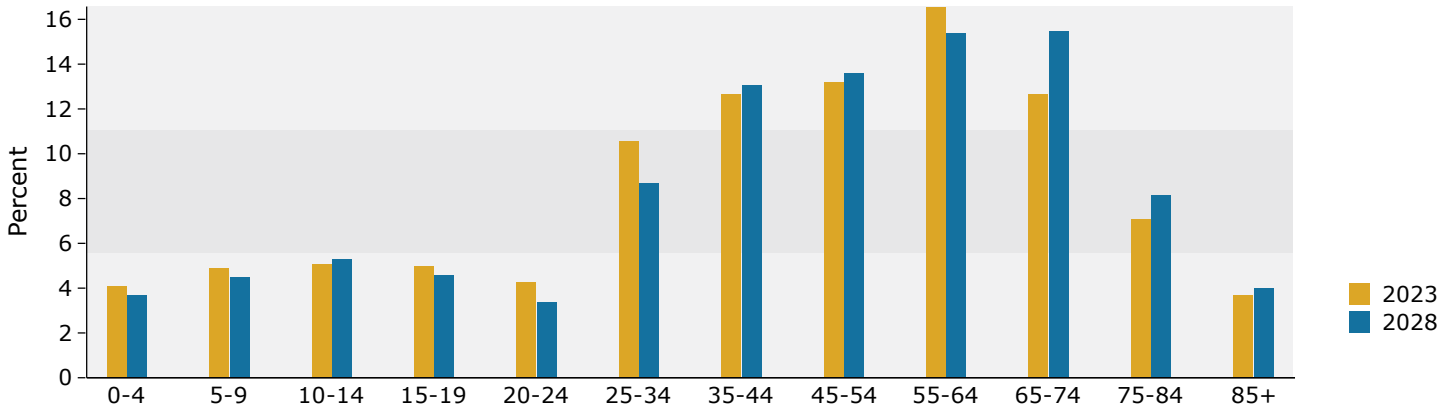
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

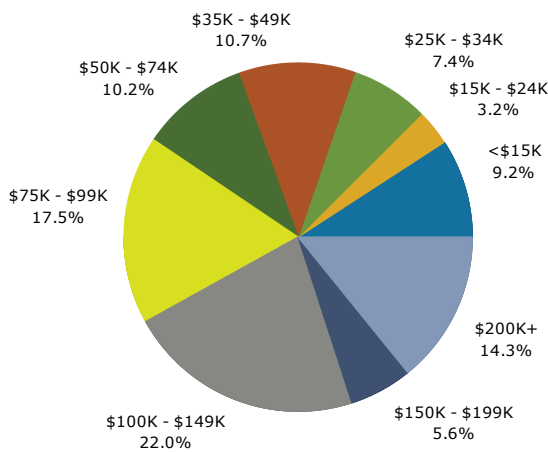
## Trends 2023-2028



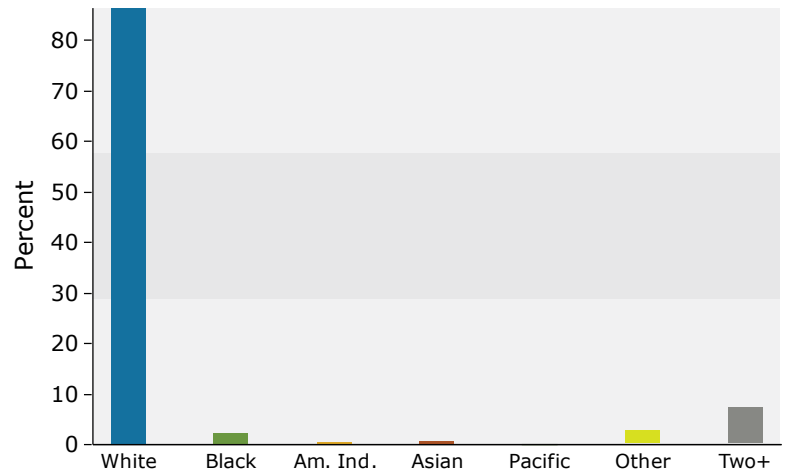
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 5.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

# Demographic and Income Profile

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 35.52447  
 Longitude: -82.42320

Summary	Census 2010	Census 2020	2023	2028
Population	7,528	8,495	8,558	8,758
Households	2,900	3,392	3,526	3,642
Families	2,077	-	2,439	2,514
Average Household Size	2.55	2.47	2.39	2.37
Owner Occupied Housing Units	2,308	-	2,625	2,754
Renter Occupied Housing Units	592	-	901	888
Median Age	43.7	-	47.6	49.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.46%	0.53%	0.30%
Households	0.65%	0.68%	0.49%
Families	0.61%	0.60%	0.44%
Owner HHs	0.96%	0.78%	0.66%
Median Household Income	2.95%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	286	8.1%	223	6.1%
\$15,000 - \$24,999	183	5.2%	128	3.5%
\$25,000 - \$34,999	218	6.2%	141	3.9%
\$35,000 - \$49,999	333	9.4%	270	7.4%
\$50,000 - \$74,999	498	14.1%	549	15.1%
\$75,000 - \$99,999	511	14.5%	535	14.7%
\$100,000 - \$149,999	704	20.0%	743	20.4%
\$150,000 - \$199,999	279	7.9%	386	10.6%
\$200,000+	513	14.5%	667	18.3%
Median Household Income	\$85,172		\$98,486	
Average Household Income	\$121,354		\$144,190	
Per Capita Income	\$50,984		\$61,116	

Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	370	4.9%	356	4.2%	350	4.0%
5 - 9	430	5.7%	416	4.9%	407	4.6%
10 - 14	543	7.2%	462	5.4%	472	5.4%
15 - 19	490	6.5%	444	5.2%	427	4.9%
20 - 24	338	4.5%	378	4.4%	305	3.5%
25 - 34	753	10.0%	937	10.9%	848	9.7%
35 - 44	985	13.1%	1,013	11.8%	1,123	12.8%
45 - 54	1,327	17.6%	1,129	13.2%	1,104	12.6%
55 - 64	1,143	15.2%	1,469	17.2%	1,360	15.5%
65 - 74	636	8.4%	1,222	14.3%	1,405	16.0%
75 - 84	347	4.6%	542	6.3%	734	8.4%
85+	168	2.2%	190	2.2%	222	2.5%

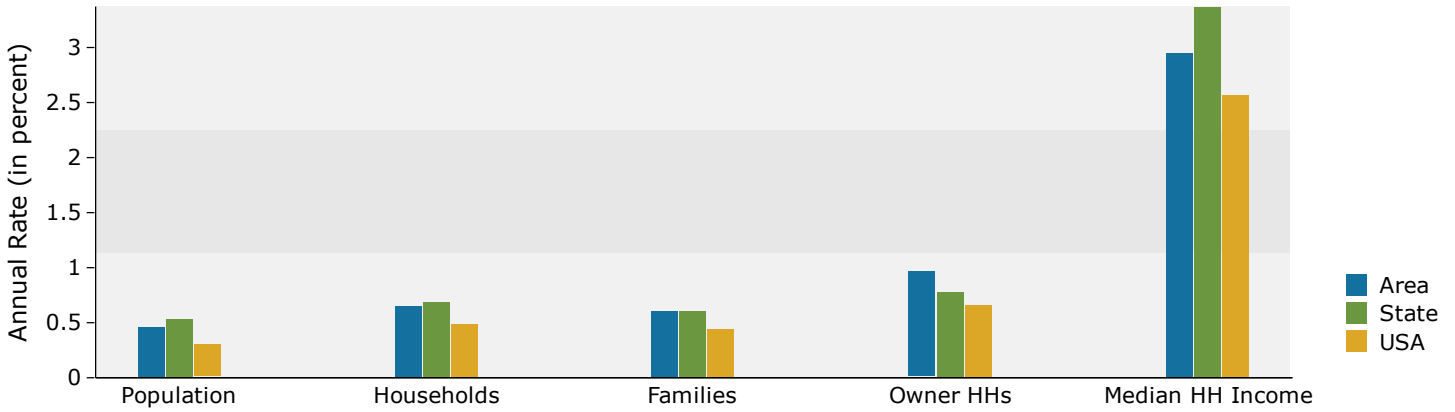
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,065	93.9%	7,457	87.8%	7,470	87.3%	7,550	86.2%
Black Alone	130	1.7%	166	2.0%	165	1.9%	166	1.9%
American Indian Alone	39	0.5%	35	0.4%	35	0.4%	37	0.4%
Asian Alone	46	0.6%	74	0.9%	81	0.9%	93	1.1%
Pacific Islander Alone	4	0.1%	4	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	125	1.7%	208	2.4%	218	2.5%	246	2.8%
Two or More Races	118	1.6%	550	6.5%	586	6.8%	662	7.6%
Hispanic Origin (Any Race)	289	3.8%	470	5.5%	500	5.8%	557	6.4%

**Data Note:** Income is expressed in current dollars.

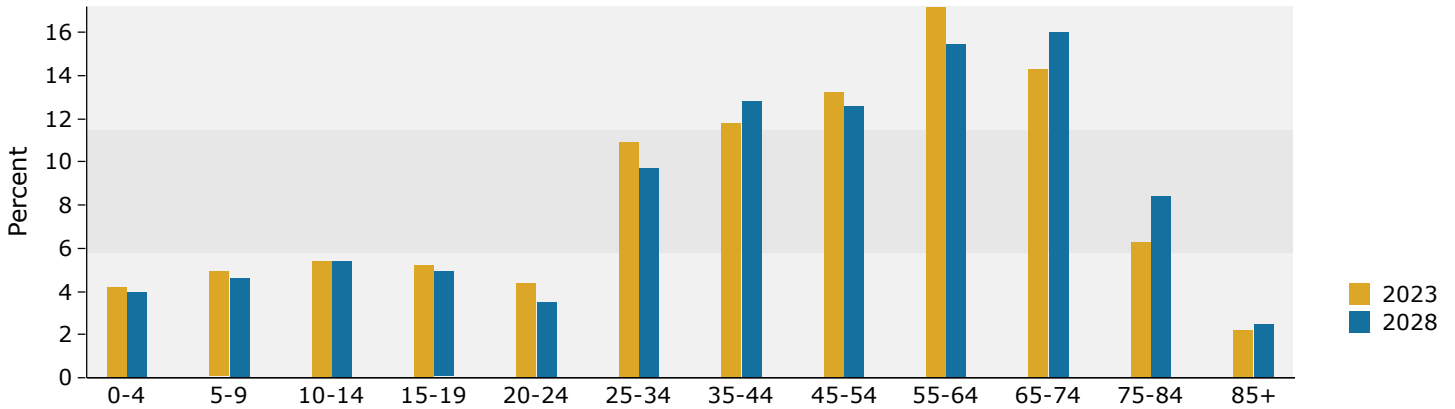
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



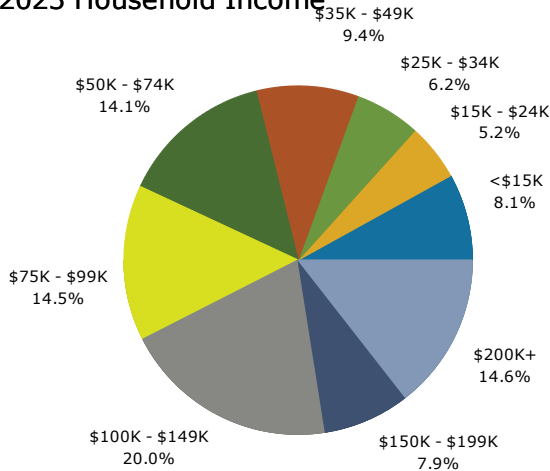
## Trends 2023-2028



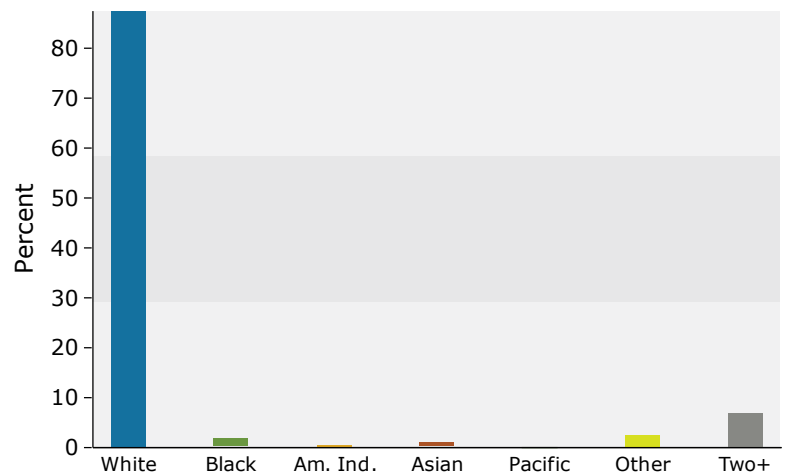
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 5.8%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

# Demographic and Income Profile

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 35.52447  
 Longitude: -82.42320

Summary	Census 2010	Census 2020	2023	2028
Population	20,828	23,021	24,105	25,690
Households	8,392	9,510	10,143	10,911
Families	5,758	-	6,687	7,104
Average Household Size	2.44	2.38	2.34	2.32
Owner Occupied Housing Units	6,536	-	7,327	7,578
Renter Occupied Housing Units	1,855	-	2,816	3,333
Median Age	45.4	-	48.9	50.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.28%	0.53%	0.30%
Households	1.47%	0.68%	0.49%
Families	1.22%	0.60%	0.44%
Owner HHs	0.68%	0.78%	0.66%
Median Household Income	2.87%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	710	7.0%	594	5.4%
\$15,000 - \$24,999	559	5.5%	424	3.9%
\$25,000 - \$34,999	625	6.2%	445	4.1%
\$35,000 - \$49,999	1,162	11.5%	984	9.0%
\$50,000 - \$74,999	1,515	14.9%	1,673	15.3%
\$75,000 - \$99,999	1,458	14.4%	1,623	14.9%
\$100,000 - \$149,999	1,890	18.6%	2,134	19.6%
\$150,000 - \$199,999	870	8.6%	1,234	11.3%
\$200,000+	1,354	13.3%	1,799	16.5%
Median Household Income	\$82,002		\$94,448	
Average Household Income	\$118,281		\$139,493	
Per Capita Income	\$50,662		\$60,473	

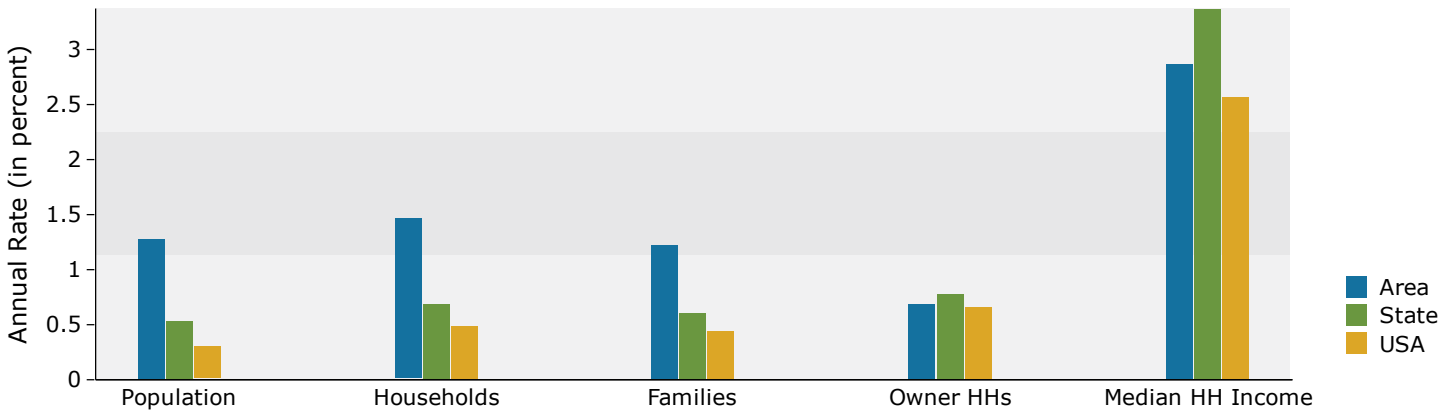
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	960	4.6%	951	3.9%	988	3.8%
5 - 9	1,091	5.2%	1,105	4.6%	1,121	4.4%
10 - 14	1,380	6.6%	1,223	5.1%	1,283	5.0%
15 - 19	1,303	6.3%	1,177	4.9%	1,178	4.6%
20 - 24	876	4.2%	1,085	4.5%	911	3.5%
25 - 34	1,992	9.6%	2,627	10.9%	2,579	10.0%
35 - 44	2,666	12.8%	2,751	11.4%	3,133	12.2%
45 - 54	3,565	17.1%	3,110	12.9%	3,130	12.2%
55 - 64	3,375	16.2%	4,063	16.9%	3,868	15.1%
65 - 74	1,845	8.9%	3,635	15.1%	4,101	16.0%
75 - 84	1,185	5.7%	1,672	6.9%	2,496	9.7%
85+	590	2.8%	707	2.9%	903	3.5%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	19,421	93.2%	20,076	87.2%	20,889	86.7%	21,996	85.6%
Black Alone	487	2.3%	615	2.7%	637	2.6%	668	2.6%
American Indian Alone	104	0.5%	84	0.4%	86	0.4%	97	0.4%
Asian Alone	204	1.0%	233	1.0%	272	1.1%	341	1.3%
Pacific Islander Alone	14	0.1%	14	0.1%	16	0.1%	18	0.1%
Some Other Race Alone	301	1.4%	573	2.5%	630	2.6%	741	2.9%
Two or More Races	297	1.4%	1,425	6.2%	1,575	6.5%	1,829	7.1%
Hispanic Origin (Any Race)	728	3.5%	1,223	5.3%	1,357	5.6%	1,565	6.1%

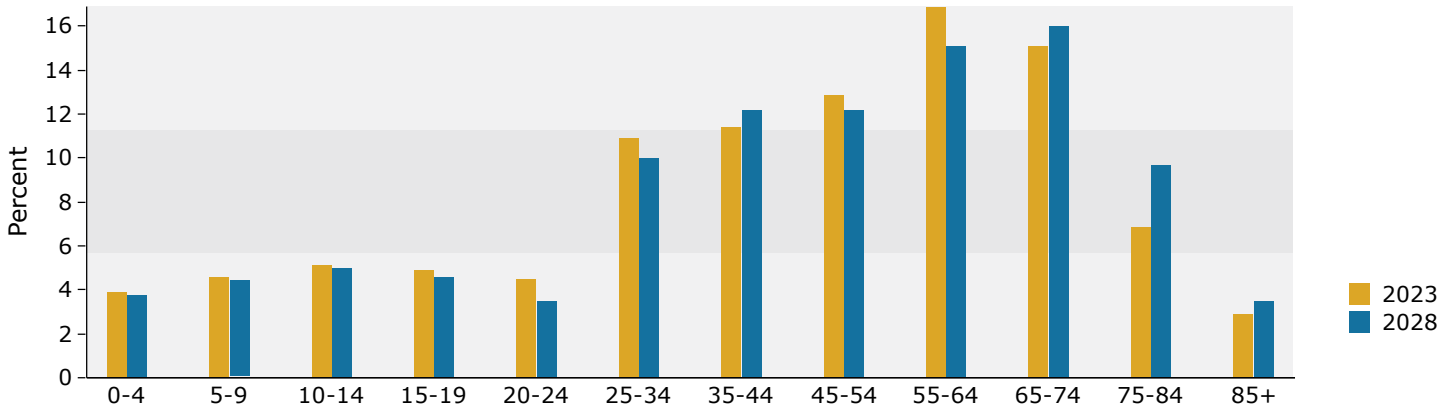
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

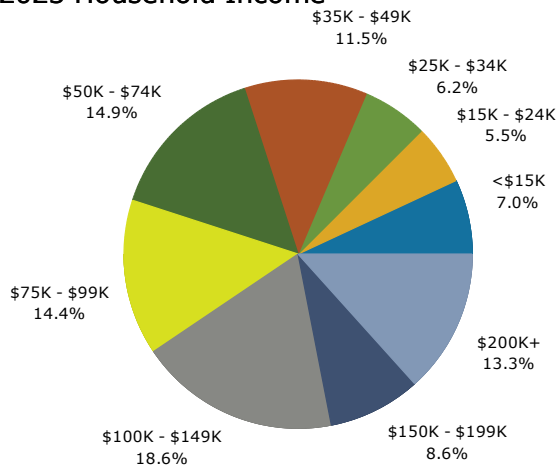
## Trends 2023-2028



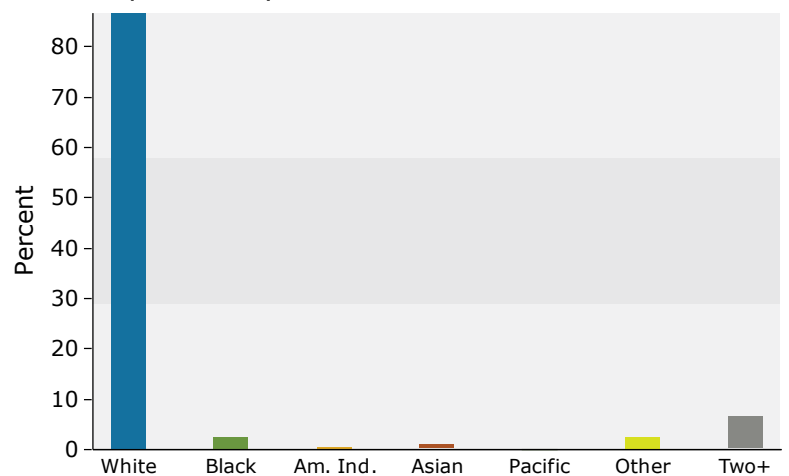
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 5.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

# What's in My Community?

1207 Charlotte Hwy, Fairview, North Carolina, 28730 (1 mile)

1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 1 mile

Prepared by Esri

Latitude: 35.52447

Longitude: -82.42320



## What's in My Community?

Places that make your life richer and community better

1207 Charlotte Hwy, Fairview, North Carolina, 28730

1 mile



# What's in My Community?

1207 Charlotte Hwy, Fairview, North Carolina, 28730 (3 miles)

1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 3 miles

Prepared by Esri

Latitude: 35.52447

Longitude: -82.42320



## What's in My Community?

Places that make your life richer and community better

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
3 miles



# What's in My Community?

1207 Charlotte Hwy, Fairview, North Carolina, 28730 (5 miles)

1207 Charlotte Hwy, Fairview, North Carolina, 28730

Ring of 5 miles

Prepared by Esri

Latitude: 35.52447

Longitude: -82.42320



## What's in My Community?

Places that make your life richer and community better

1207 Charlotte Hwy, Fairview, North Carolina, 28730  
5 miles

