Market Profile

Twin City Crossing
249 W Columbia Ave, Batesburg, SC, 29006
Rings: 3, 5, 10 mile radii

	3 miles	5 miles	10 miles
Population Summary			
2010 Total Population	6,957	10,212	26,726
2020 Total Population	6,760	9,980	26,562
2020 Group Quarters	112	121	303
2022 Total Population	6,811	10,030	26,875
2022 Group Quarters	112	121	303
2027 Total Population	6,903	10,122	27,434
2022-2027 Annual Rate	0.27%	0.18%	0.41%
2022 Total Daytime Population	7,646	9,851	25,354
Workers	4,047	4,604	10,928
Residents	3,599	5,247	14,426
Household Summary			
2010 Households	2,790	4,032	10,348
2010 Average Household Size	2.49	2.52	2.57
2020 Total Households	2,764	4,036	10,528
2020 Average Household Size	2.41	2.44	2.49
2022 Households	2,800	4,078	10,696
2022 Average Household Size	2.39	2.43	2.48
2027 Households	2,850	4,132	10,963
2027 Average Household Size	2.38	2.42	2.47
2022-2027 Annual Rate	0.35%	0.26%	0.49%
2010 Families	1,929	2,829	7,487
2010 Average Family Size	2.98	3.00	3.01
2022 Families	1,846	2,734	7,436
2022 Average Family Size	2.95	2.97	2.97
2027 Families	1,865	2,752	7,582
2027 Average Family Size	2.94	2.96	2.97
2022-2027 Annual Rate	0.21%	0.13%	0.39%
Housing Unit Summary			
2000 Housing Units	3,076	4,286	10,467
Owner Occupied Housing Units	63.6%	67.1%	71.5%
Renter Occupied Housing Units	24.7%	22.8%	17.3%
Vacant Housing Units	11.6%	10.0%	11.2%
2010 Housing Units	3,234	4,589	11,873
Owner Occupied Housing Units	58.6%	61.9%	66.2%
Renter Occupied Housing Units	27.7%	25.9%	21.0%
Vacant Housing Units	13.7%	12.1%	12.8%
2020 Housing Units	3,169	4,550	12,002
Vacant Housing Units	12.8%	11.3%	12.3%
2022 Housing Units	3,201	4,590	12,175
Owner Occupied Housing Units	57.8%	61.9%	67.7%
Renter Occupied Housing Units	29.6%	27.0%	20.1%
Vacant Housing Units	12.5%	11.2%	12.1%
2027 Housing Units	3,258	4,656	12,473
Owner Occupied Housing Units	58.7%	62.7%	68.7%
Renter Occupied Housing Units	28.8%	26.1%	19.2%
Vacant Housing Units	12.5%	11.3%	12.1%
Median Household Income			
2022	$52,147	$52,972	$56,809
2027	$59,657	$60,306	$66,050
Median Home Value			
2022	$183,717	$186,632	$204,887
2027	$194,679	$199,577	$221,171
Per Capita Income			
2022	$28,326	$28,871	$30,966
2027	$33,750	$34,539	$37,247
Median Age			
2010	40.3	40.2	39.9
2022	42.0	41.9	42.3
2027	42.7	43.0	43.7

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 28, 2022

WHLR
REAL ESTATE INVESTMENT TRUST

Twin City Crossing
249 W Columbia Ave, Batesburg, SC, 29006
Rings: 3, 5, 10 mile radii

Prepared by WHLR
Latitude: 33.90863
Longitude: -81.53515

	3 miles	5 miles	10 miles
2022 Households by Income			
Household Income Base	2,800	4,078	10,696
<$15,000	13.1%	12.1%	9.9%
$15,000 - $24,999	10.8%	10.1%	10.1%
$25,000 - $34,999	10.1%	10.0%	8.9%
$35,000 - $49,999	14.0%	15.1%	14.5%
$50,000 - $74,999	16.5%	16.7%	18.5%
$75,000 - $99,999	13.2%	13.7%	15.5%
$100,000 - $149,999	16.5%	16.2%	14.1%
$150,000 - $199,999	4.1%	4.1%	4.9%
$200,000+	1.6%	2.0%	3.7%
Average Household Income	$69,139	$70,987	$77,710
2027 Households by Income			
Household Income Base	2,850	4,132	10,963
<$15,000	8.9%	8.4%	7.1%
$15,000 - $24,999	6.6%	6.2%	6.4%
$25,000 - $34,999	9.9%	10.1%	8.2%
$35,000 - $49,999	16.9%	18.0%	15.8%
$50,000 - $74,999	16.1%	14.7%	17.4%
$75,000 - $99,999	11.4%	10.9%	14.2%
$100,000 - $149,999	22.0%	22.8%	18.7%
$150,000 - $199,999	6.1%	6.2%	7.3%
$200,000+	2.1%	2.8%	5.0%
Average Household Income	$81,977	$84,615	$93,063
2022 Owner Occupied Housing Units by Value			
Total	1,850	2,839	8,247
<$50,000	9.8%	11.0%	11.5%
$50,000 - $99,999	17.1%	16.8%	12.6%
$100,000 - $149,999	11.9%	11.1%	10.5%
$150,000 - $199,999	16.4%	15.2%	13.9%
$200,000 - $249,999	16.1%	15.6%	14.5%
$250,000 - $299,999	9.0%	9.0%	10.5%
$300,000 - $399,999	14.5%	15.1%	15.9%
$400,000 - $499,999	2.2%	2.8%	5.1%
$500,000 - $749,999	1.9%	2.2%	3.3%
$750,000 - $999,999	0.2%	0.4%	1.0%
$1,000,000 - $1,499,999	0.6%	0.6%	0.7%
$1,500,000 - $1,999,999	0.0%	0.2%	0.4%
$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	$202,851	$208,832	$236,225
2027 Owner Occupied Housing Units by Value			
Total	1,912	2,917	8,575
<$50,000	9.2%	10.3%	10.6%
$50,000 - $99,999	15.8%	15.4%	11.5%
$100,000 - $149,999	11.1%	10.2%	9.5%
$150,000 - $199,999	15.5%	14.2%	12.8%
$200,000 - $249,999	15.4%	14.9%	13.4%
$250,000 - $299,999	10.4%	10.3%	11.6%
$300,000 - $399,999	16.3%	16.9%	17.7%
$400,000 - $499,999	2.7%	3.5%	6.3%
$500,000 - $749,999	2.5%	2.8%	4.2%
$750,000 - $999,999	0.3%	0.5%	1.2%
$1,000,000 - $1,499,999	0.8%	0.8%	0.8%
$1,500,000 - $1,999,999	0.0%	0.2%	0.5%
$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	$215,437	$223,757	$253,869

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 28, 2022

Twin City Crossing
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Prepared by WHLR
Latitude: 33.90863
Longitude: -81.53515

	3 miles	5 miles	10 miles
2010 Population by Age			
Total	6,958	10,216	26,726
0 - 4	7.2%	6.9%	6.5%
5 - 9	6.5%	6.5%	6.7%
10 - 14	6.6%	6.7%	6.8%
15 - 24	12.4%	12.7%	12.6%
25 - 34	10.9%	10.9%	11.2%
35 - 44	12.1%	12.4%	13.3%
45 - 54	14.9%	15.3%	15.7%
55 - 64	12.9%	12.9%	13.0%
65 - 74	8.6%	8.5%	8.3%
75 - 84	5.6%	5.2%	4.5%
85 +	2.2%	1.9%	1.5%
18 +	75.4%	75.5%	75.8%
2022 Population by Age			
Total	6,811	10,030	26,875
0 - 4	6.3%	6.1%	5.6%
5 - 9	6.5%	6.4%	6.1%
10 - 14	6.3%	6.3%	6.2%
15 - 24	10.4%	10.2%	10.2%
25 - 34	12.7%	13.0%	12.9%
35 - 44	11.0%	11.3%	12.0%
45 - 54	11.5%	11.8%	12.7%
55 - 64	14.2%	14.7%	15.1%
65 - 74	12.0%	11.8%	11.9%
75 - 84	6.2%	5.9%	5.5%
85 +	2.8%	2.4%	1.7%
18 +	77.7%	78.0%	78.7%
2027 Population by Age			
Total	6,903	10,122	27,435
0 - 4	6.3%	6.1%	5.5%
5 - 9	6.3%	6.2%	5.8%
10 - 14	6.6%	6.5%	6.4%
15 - 24	10.8%	10.7%	10.3%
25 - 34	10.9%	10.8%	10.4%
35 - 44	11.6%	12.1%	13.2%
45 - 54	11.0%	11.3%	12.0%
55 - 64	12.7%	13.3%	14.2%
65 - 74	13.3%	13.3%	13.2%
75 - 84	7.6%	7.4%	7.1%
85 +	2.8%	2.4%	1.9%
18 +	77.0%	77.4%	78.5%
2010 Population by Sex			
Males	3,239	4,843	13,181
Females	3,717	5,369	13,544
2022 Population by Sex			
Males	3,178	4,763	13,290
Females	3,633	5,267	13,585
2027 Population by Sex			
Males	3,215	4,799	13,579
Females	3,688	5,323	13,855

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	3 miles	5 miles	10 miles
2010 Population by Race/Ethnicity			
Total	6,956	10,212	26,725
White Alone	58.2%	63.4%	74.3%
Black Alone	37.6%	32.1%	20.3%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	0.6%	0.5%	0.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.1%	2.4%	3.3%
Two or More Races	1.2%	1.2%	1.3%
Hispanic Origin	4.2%	4.8%	5.9%
Diversity Index	55.8	54.1	47.1
2020 Population by Race/Ethnicity			
Total	6,760	9,980	26,562
White Alone	58.4%	62.9%	71.8%
Black Alone	32.2%	27.2%	17.3%
American Indian Alone	0.7%	0.7%	0.6%
Asian Alone	0.4%	0.4%	0.3%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	3.8%	4.0%	4.9%
Two or More Races	4.5%	4.8%	5.2%
Hispanic Origin	7.1%	7.5%	8.2%
Diversity Index	61.1	59.2	53.2
2022 Population by Race/Ethnicity			
Total	6,810	10,030	26,875
White Alone	57.7%	62.3%	71.3%
Black Alone	32.7%	27.6%	17.5%
American Indian Alone	0.7%	0.7%	0.6%
Asian Alone	0.5%	0.4%	0.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.8%	4.1%	4.9%
Two or More Races	4.7%	5.0%	5.4%
Hispanic Origin	7.1%	7.6%	8.3%
Diversity Index	61.6	59.8	53.9
2027 Population by Race/Ethnicity			
Total	6,903	10,123	27,435
White Alone	56.0%	60.7%	70.2%
Black Alone	33.7%	28.4%	17.7%
American Indian Alone	0.7%	0.7%	0.6%
Asian Alone	0.5%	0.4%	0.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.9%	4.3%	5.1%
Two or More Races	5.1%	5.5%	6.1%
Hispanic Origin	7.3%	7.8%	8.5%
Diversity Index	62.7	61.1	55.2
2010 Population by Relationship and Household Type			
Total	6,956	10,212	26,725
In Households	99.7%	99.6%	99.5%
In Family Households	85.5%	86.0%	86.8%
Householder	27.6%	27.7%	28.0%
Spouse	17.7%	18.6%	20.3%
Child	33.3%	33.1%	32.3%
Other relative	4.1%	3.9%	3.6%
Nonrelative	2.8%	2.8%	2.6%
In Nonfamily Households	14.2%	13.6%	12.6%
In Group Quarters	0.3%	0.4%	0.5%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.3%	0.4%	0.5%

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2022 Population 25+ by Educational Attainment			
Total	4,802	7,116	19,316
Less than 9th Grade	6.3%	5.8%	5.2%
9th - 12th Grade, No Diploma	8.4%	9.1%	10.0%
High School Graduate	32.4%	33.1%	31.3%
GED/Alternative Credential	7.0%	6.2%	5.9%
Some College, No Degree	21.0%	21.3%	19.8%
Associate Degree	8.6%	9.0%	9.7%
Bachelor's Degree	11.5%	11.1%	12.5%
Graduate/Professional Degree	4.8%	4.5%	5.7%
2022 Population 15+ by Marital Status			
Total	5,509	8,143	22,049
Never Married	33.9%	32.0%	29.2%
Married	51.0%	53.3%	56.2%
Widowed	5.8%	6.0%	5.7%
Divorced	9.3%	8.7%	8.9%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,408	5,054	13,080
Population 16+ Employed	95.0%	95.4%	95.8%
Population 16+ Unemployment rate	5.0%	4.6%	4.2%
Population 16-24 Employed	13.7%	12.5%	10.1%
Population 16-24 Unemployment rate	6.5%	7.1%	13.1%
Population 25-54 Employed	58.9%	59.7%	62.6%
Population 25-54 Unemployment rate	6.1%	5.4%	3.7%
Population 55-64 Employed	17.2%	18.2%	19.7%
Population 55-64 Unemployment rate	0.0%	0.0%	0.5%
Population 65+ Employed	10.2%	9.6%	7.5%
Population 65+ Unemployment rate	4.4%	4.7%	4.4%
2022 Employed Population 16+ by Industry			
Total	3,238	4,819	12,533
Agriculture/Mining	1.7%	2.1%	3.3%
Construction	10.4%	10.1%	10.2%
Manufacturing	17.5%	16.4%	15.1%
Wholesale Trade	3.8%	3.5%	3.0%
Retail Trade	14.4%	14.8%	15.5%
Transportation/Utilities	3.0%	3.5%	5.2%
Information	0.5%	0.6%	0.6%
Finance/Insurance/Real Estate	4.7%	5.1%	4.8%
Services	41.7%	41.1%	38.5%
Public Administration	2.5%	2.7%	3.9%
2022 Employed Population 16+ by Occupation			
Total	3,239	4,819	12,537
White Collar	46.1%	47.7%	50.3%
Management/Business/Financial	11.1%	12.2%	14.1%
Professional	18.0%	17.6%	16.7%
Sales	8.6%	8.8%	9.9%
Administrative Support	8.5%	9.2%	9.6%
Services	19.4%	17.7%	14.9%
Blue Collar	34.6%	34.6%	34.8%
Farming/Forestry/Fishing	0.6%	0.8%	1.7%
Construction/Extraction	6.9%	7.2%	7.4%
Installation/Maintenance/Repair	4.7%	4.3%	4.9%
Production	11.5%	10.9%	9.5%
Transportation/Material Moving	10.9%	11.4%	11.4%

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	3 miles	5 miles	10 miles
2010 Households by Type			
Total	2,790	4,032	10,348
Households with 1 Person	27.2%	26.1%	23.9%
Households with 2+ People	72.8%	73.9%	76.1%
Family Households	69.1%	70.2%	72.4%
Husband-wife Families	44.3%	47.1%	52.3%
With Related Children	16.3%	18.0%	20.9%
Other Family (No Spouse Present)	24.8%	23.0%	20.0%
Other Family with Male Householder	5.2%	5.1%	5.4%
With Related Children	2.7%	2.8%	3.1%
Other Family with Female Householder	19.7%	17.9%	14.6%
With Related Children	14.0%	12.7%	9.8%
Nonfamily Households	3.7%	3.7%	3.8%
All Households with Children	33.3%	33.9%	34.4%
Multigenerational Households	5.1%	5.1%	4.6%
Unmarried Partner Households	6.2%	6.3%	6.0%
Male-female	5.8%	5.9%	5.5%
Same-sex	0.4%	0.4%	0.5%
2010 Households by Size			
Total	2,791	4,031	10,348
1 Person Household	27.2%	26.1%	23.9%
2 Person Household	33.8%	34.0%	34.9%
3 Person Household	17.0%	17.2%	17.8%
4 Person Household	13.0%	13.2%	13.7%
5 Person Household	5.2%	5.5%	6.0%
6 Person Household	2.2%	2.3%	2.3%
7 + Person Household	1.6%	1.6%	1.5%
2010 Households by Tenure and Mortgage Status			
Total	2,790	4,032	10,348
Owner Occupied	67.9%	70.5%	76.0%
Owned with a Mortgage/Loan	39.6%	41.3%	44.7%
Owned Free and Clear	28.2%	29.2%	31.3%
Renter Occupied	32.1%	29.5%	24.0%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	135	136	134
Percent of Income for Mortgage	18.6%	18.6%	19.0%
Wealth Index	50	53	66
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,234	4,589	11,873
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	61.5%	48.8%	20.3%
Rural Housing Units	38.5%	51.2%	79.7%
2010 Population By Urban/ Rural Status			
Total Population	6,957	10,212	26,726
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	61.1%	47.7%	19.8%
Rural Population	38.9%	52.3%	80.2%

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	3 miles	5 miles	10 miles
Top 3 Tapestry Segments			
1.	Small Town Sincerity (12C)	Small Town Sincerity (12C)	Southern Satellites (10A)
2.	Rural Bypasses (10E)	Rural Bypasses (10E)	Rural Bypasses (10E)
3.	Rooted Rural (10B)	Southern Satellites (10A)	Small Town Sincerity (12C)
2022 Consumer Spending			
Apparel & Services: Total $	$4,416,863	$6,589,750	$18,792,301
Average Spent	$1,577.45	$1,615.93	$1,756.95
Spending Potential Index	65	67	73
Education: Total $	$2,903,028	$4,303,118	$12,489,642
Average Spent	$1,036.80	$1,055.20	$1,167.69
Spending Potential Index	53	54	60
Entertainment/Recreation: Total $	$7,536,351	$11,229,972	$31,787,145
Average Spent	$2,691.55	$2,753.79	$2,971.87
Spending Potential Index	73	75	81
Food at Home: Total $	$12,929,155	$19,307,595	$54,148,217
Average Spent	$4,617.56	$4,734.57	$5,062.47
Spending Potential Index	75	76	82
Food Away from Home: Total $	$8,137,171	$12,209,493	$34,721,931
Average Spent	$2,906.13	$2,993.99	$3,246.25
Spending Potential Index	67	69	75
Health Care: Total $	$15,544,723	$23,277,161	$65,994,662
Average Spent	$5,551.69	$5,707.98	$6,170.03
Spending Potential Index	78	81	87
HH Furnishings & Equipment: Total $	$4,870,071	$7,331,912	$21,087,627
Average Spent	$1,739.31	$1,797.92	$1,971.54
Spending Potential Index	68	70	77
Personal Care Products & Services: Total $	$1,860,410	$2,772,490	$7,943,710
Average Spent	$664.43	$679.87	$742.68
Spending Potential Index	65	67	73
Shelter: Total $	$38,237,440	$56,470,976	$161,968,205
Average Spent	$13,656.23	$13,847.71	$15,142.88
Spending Potential Index	60	60	66
Support Payments/Cash Contributions/Gifts in Kind: Total $	$5,454,913	$8,231,833	$23,867,981
Average Spent	$1,948.18	$2,018.60	$2,231.49
Spending Potential Index	72	74	82
Travel: Total $	$4,748,864	$7,115,496	$20,972,282
Average Spent	$1,696.02	$1,744.85	$1,960.76
Spending Potential Index	59	61	68
Vehicle Maintenance & Repairs: Total $	$2,724,713	$4,081,880	$11,482,934
Average Spent	$973.11	$1,000.95	$1,073.57
Spending Potential Index	77	79	85

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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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