Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.4762/-80.8909

8227 Magnolia Estates Dr Cornelius, NC 28031	1 mi radius		3 mi radius		5 mi radius		7 min drive time	
Population								
Estimated Population (2023)	7,091		44,828		92,411		23,479	
Projected Population (2028)	7,661		50,775		106,297		25,275	
Census Population (2020)	7,007		42,838		88,371		22,761	
Census Population (2010)	5,848		35,722		71,758		19,479	
Projected Annual Growth (2023-2028)	570	1.6%	5,947	2.7%	13,886	3.0%	1,796	1.5%
Historical Annual Growth (2020-2023)	84	0.4%	1,990	1.5%	4,040	1.5%	718	1.1%
Historical Annual Growth (2010-2020)	1,159	2.0%	7,116	2.0%	16,613	2.3%	3,282	1.7%
Estimated Population Density (2023)	2,258	*psm*	1,586	*psm*	1,177	*psm*	2,264	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*	10.4	*sq mi*
Households								
Estimated Households (2023)	3,197		20,158		38,169		11,045	
Projected Households (2028)	3,440		22,723		43,889		11,867	
Census Households (2020)	3,189		18,644		35,071		10,588	
Census Households (2010)	2,671		15,472		28,151		9,049	
Projected Annual Growth (2023-2028)	243	1.5%	2,565	2.5%	5,720	3.0%	822	1.5%
Historical Annual Change (2010-2023)	526	1.5%	4,685	2.3%	10,018	2.7%	1,995	1.7%
Average Household Income								
Estimated Average Household Income (2023)	$189,946		$166,445		$177,223		$177,335	
Projected Average Household Income (2028)	$190,997		$159,161		$166,113		$178,199	
Census Average Household Income (2010)	$115,902		$99,042		$104,581		$99,689	
Census Average Household Income (2000)	$104,936		$101,316		$96,894		$108,360	
Projected Annual Change (2023-2028)	$1,051	0.1%	-$7,284	-0.9%	-$11,110	-1.3%	$864	-
Historical Annual Change (2000-2023)	$85,010	3.5%	$65,130	2.8%	$80,329	3.6%	$68,975	2.8%
Median Household Income								
Estimated Median Household Income (2023)	$118,848		$114,943		$125,529		$114,463	
Projected Median Household Income (2028)	$120,117		$115,497		$126,518		$114,752	
Census Median Household Income (2010)	$80,922		$76,447		$80,380		$74,668	
Census Median Household Income (2000)	$80,186		$79,458		$78,513		$81,853	
Projected Annual Change (2023-2028)	$1,269	0.2%	$554	-	$989	0.2%	$289	-
Historical Annual Change (2000-2023)	$38,662	2.1%	$35,484	1.9%	$47,016	2.6%	$32,611	1.7%
Per Capita Income								
Estimated Per Capita Income (2023)	$85,637		$74,858		$73,318		$83,423	
Projected Per Capita Income (2028)	$85,769		$71,240		$68,690		$83,666	
Census Per Capita Income (2010)	$52,939		$42,899		$41,025		$46,315	
Census Per Capita Income (2000)	$47,281		$41,703		$37,302		$47,850	
Projected Annual Change (2023-2028)	$132	-	-$3,618	-1.0%	-$4,628	-1.3%	$244	-
Historical Annual Change (2000-2023)	$38,356	3.5%	$33,154	3.5%	$36,016	4.2%	$35,572	3.2%
Estimated Average Household Net Worth (2023)	$916,854		$876,013		$960,945		$897,981	

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8227 Magnolia Estates Dr Cornelius, NC 28031	1 mi radius		3 mi radius		5 mi radius		7 min drive time	
Race and Ethnicity								
Total Population (2023)	7,091		44,828		92,411		23,479	
White (2023)	5,506	77.6%	33,610	75.0%	68,964	74.6%	17,817	75.9%
Black or African American (2023)	755	10.6%	5,655	12.6%	10,806	11.7%	2,887	12.3%
American Indian or Alaska Native (2023)	16	0.2%	118	0.3%	222	0.2%	61	0.3%
Asian (2023)	270	3.8%	1,841	4.1%	5,377	5.8%	963	4.1%
Hawaiian or Pacific Islander (2023)	-	-	9	-	23	-	3	-
Other Race (2023)	155	2.2%	1,106	2.5%	1,980	2.1%	539	2.3%
Two or More Races (2023)	389	5.5%	2,490	5.6%	5,039	5.5%	1,209	5.1%
Population < 18 (2023)	1,390	19.6%	8,619	19.2%	18,487	20.0%	4,225	18.0%
White Not Hispanic	1,091	78.5%	6,596	76.5%	14,194	76.8%	3,243	76.7%
Black or African American	121	8.7%	839	9.7%	1,786	9.7%	433	10.2%
Asian	58	4.1%	325	3.8%	728	3.9%	155	3.7%
Other Race Not Hispanic	47	3.4%	357	4.1%	707	3.8%	166	3.9%
Hispanic	74	5.3%	502	5.8%	1,072	5.8%	229	5.4%
Not Hispanic or Latino Population (2023)	6,627	93.5%	41,592	92.8%	85,994	93.1%	21,906	93.3%
Not Hispanic White	5,449	82.2%	33,069	79.5%	67,772	78.8%	17,545	80.1%
Not Hispanic Black or African American	748	11.3%	5,554	13.4%	10,613	12.3%	2,845	13.0%
Not Hispanic American Indian or Alaska Native	10	0.1%	62	0.1%	110	0.1%	32	0.1%
Not Hispanic Asian	268	4.0%	1,828	4.4%	5,358	6.2%	956	4.4%
Not Hispanic Hawaiian or Pacific Islander	-	-	3	-	9	-	2	-
Not Hispanic Other Race	7	0.1%	95	0.2%	153	0.2%	54	0.2%
Not Hispanic Two or More Races	145	2.2%	981	2.4%	1,979	2.3%	472	2.2%
Hispanic or Latino Population (2023)	464	6.5%	3,236	7.2%	6,416	6.9%	1,573	6.7%
Hispanic White	57	12.3%	540	16.7%	1,192	18.6%	272	17.3%
Hispanic Black or African American	7	1.4%	100	3.1%	193	3.0%	41	2.6%
Hispanic American Indian or Alaska Native	6	1.3%	56	1.7%	112	1.7%	29	1.9%
Hispanic Asian	2	0.4%	13	0.4%	19	0.3%	7	0.5%
Hispanic Hawaiian or Pacific Islander	-	-	6	0.2%	14	0.2%	-	-
Hispanic Other Race	148	32.0%	1,010	31.2%	1,827	28.5%	485	30.8%
Hispanic Two or More Races	244	52.6%	1,509	46.6%	3,060	47.7%	737	46.8%
Not Hispanic or Latino Population (2020)	6,574	93.8%	39,731	92.7%	82,148	93.0%	21,278	93.5%
Hispanic or Latino Population (2020)	434	6.2%	3,107	7.3%	6,224	7.0%	1,484	6.5%
Not Hispanic or Latino Population (2010)	5,612	96.0%	33,830	94.7%	67,964	94.7%	18,567	95.3%
Hispanic or Latino Population (2010)	236	4.0%	1,892	5.3%	3,793	5.3%	912	4.7%
Not Hispanic or Latino Population (2028)	7,154	93.4%	47,071	92.7%	98,857	93.0%	23,543	93.1%
Hispanic or Latino Population (2028)	506	6.6%	3,704	7.3%	7,440	7.0%	1,733	6.9%
Projected Annual Growth (2023-2028)	42	1.8%	468	2.9%	1,023	3.2%	160	2.0%
Historical Annual Growth (2010-2020)	198	8.4%	1,215	6.4%	2,430	6.4%	571	6.3%

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8227 Magnolia Estates Dr Cornelius, NC 28031	1 mi radius		3 mi radius		5 mi radius		7 min drive time	
Total Age Distribution (2023)								
Total Population	7,091		44,828		92,411		23,479	
Age Under 5 Years	387	5.5%	2,345	5.2%	4,643	5.0%	1,162	4.9%
Age 5 to 9 Years	388	5.5%	2,443	5.4%	5,295	5.7%	1,171	5.0%
Age 10 to 14 Years	371	5.2%	2,409	5.4%	5,442	5.9%	1,171	5.0%
Age 15 to 19 Years	370	5.2%	2,093	4.7%	5,335	5.8%	1,084	4.6%
Age 20 to 24 Years	414	5.8%	2,301	5.1%	5,117	5.5%	1,301	5.5%
Age 25 to 29 Years	597	8.4%	3,569	8.0%	6,118	6.6%	1,952	8.3%
Age 30 to 34 Years	600	8.5%	4,020	9.0%	7,320	7.9%	1,967	8.4%
Age 35 to 39 Years	574	8.1%	3,804	8.5%	7,534	8.2%	1,839	7.8%
Age 40 to 44 Years	520	7.3%	3,386	7.6%	7,304	7.9%	1,679	7.2%
Age 45 to 49 Years	489	6.9%	3,130	7.0%	6,777	7.3%	1,559	6.6%
Age 50 to 54 Years	528	7.4%	3,270	7.3%	6,960	7.5%	1,740	7.4%
Age 55 to 59 Years	442	6.2%	2,807	6.3%	5,934	6.4%	1,526	6.5%
Age 60 to 64 Years	459	6.5%	2,811	6.3%	5,821	6.3%	1,650	7.0%
Age 65 to 69 Years	384	5.4%	2,479	5.5%	4,882	5.3%	1,429	6.1%
Age 70 to 74 Years	267	3.8%	1,760	3.9%	3,565	3.9%	1,045	4.4%
Age 75 to 79 Years	167	2.4%	1,201	2.7%	2,350	2.5%	669	2.9%
Age 80 to 84 Years	77	1.1%	614	1.4%	1,190	1.3%	324	1.4%
Age 85 Years or Over	56	0.8%	384	0.9%	823	0.9%	211	0.9%
Median Age	38.4		39.2		39.5		40.1	
Age 19 Years or Less	1,517	21.4%	9,290	20.7%	20,715	22.4%	4,588	19.5%
Age 20 to 64 Years	4,623	65.2%	29,098	64.9%	58,886	63.7%	15,212	64.8%
Age 65 Years or Over	951	13.4%	6,439	14.4%	12,810	13.9%	3,678	15.7%
Female Age Distribution (2023)								
Female Population	3,544	50.0%	23,010	51.3%	47,121	51.0%	11,924	50.8%
Age Under 5 Years	189	5.3%	1,159	5.0%	2,246	4.8%	574	4.8%
Age 5 to 9 Years	193	5.4%	1,193	5.2%	2,590	5.5%	581	4.9%
Age 10 to 14 Years	185	5.2%	1,204	5.2%	2,695	5.7%	584	4.9%
Age 15 to 19 Years	181	5.1%	988	4.3%	2,585	5.5%	521	4.4%
Age 20 to 24 Years	212	6.0%	1,209	5.3%	2,611	5.5%	669	5.6%
Age 25 to 29 Years	302	8.5%	1,839	8.0%	3,147	6.7%	1,005	8.4%
Age 30 to 34 Years	288	8.1%	2,019	8.8%	3,726	7.9%	956	8.0%
Age 35 to 39 Years	288	8.1%	1,936	8.4%	3,869	8.2%	920	7.7%
Age 40 to 44 Years	261	7.4%	1,778	7.7%	3,839	8.1%	860	7.2%
Age 45 to 49 Years	251	7.1%	1,627	7.1%	3,470	7.4%	808	6.8%
Age 50 to 54 Years	247	7.0%	1,638	7.1%	3,478	7.4%	845	7.1%
Age 55 to 59 Years	236	6.6%	1,450	6.3%	3,005	6.4%	805	6.8%
Age 60 to 64 Years	226	6.4%	1,521	6.6%	3,073	6.5%	871	7.3%
Age 65 to 69 Years	185	5.2%	1,250	5.4%	2,452	5.2%	731	6.1%
Age 70 to 74 Years	146	4.1%	975	4.2%	1,870	4.0%	554	4.6%
Age 75 to 79 Years	80	2.3%	623	2.7%	1,228	2.6%	325	2.7%
Age 80 to 84 Years	39	1.1%	342	1.5%	675	1.4%	170	1.4%
Age 85 Years or Over	35	1.0%	259	1.1%	560	1.2%	145	1.2%
Female Median Age	38.4		39.6		39.7		40.4	
Age 19 Years or Less	747	21.1%	4,544	19.8%	10,116	21.5%	2,260	18.9%
Age 20 to 64 Years	2,312	65.2%	15,017	65.3%	30,220	64.1%	7,739	64.9%
Age 65 Years or Over	485	13.7%	3,448	15.0%	6,785	14.4%	1,926	16.2%

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8227 Magnolia Estates Dr Cornelius, NC 28031	1 mi radius		3 mi radius		5 mi radius		7 min drive time	
Male Age Distribution (2023)								
Male Population	3,548	50.0%	21,818	48.7%	45,290	49.0%	11,555	49.2%
Age Under 5 Years	199	5.6%	1,186	5.4%	2,397	5.3%	588	5.1%
Age 5 to 9 Years	195	5.5%	1,250	5.7%	2,704	6.0%	590	5.1%
Age 10 to 14 Years	186	5.3%	1,205	5.5%	2,747	6.1%	587	5.1%
Age 15 to 19 Years	190	5.3%	1,105	5.1%	2,750	6.1%	563	4.9%
Age 20 to 24 Years	202	5.7%	1,092	5.0%	2,506	5.5%	632	5.5%
Age 25 to 29 Years	295	8.3%	1,730	7.9%	2,971	6.6%	947	8.2%
Age 30 to 34 Years	311	8.8%	2,001	9.2%	3,594	7.9%	1,011	8.7%
Age 35 to 39 Years	285	8.0%	1,867	8.6%	3,664	8.1%	919	8.0%
Age 40 to 44 Years	259	7.3%	1,609	7.4%	3,464	7.6%	819	7.1%
Age 45 to 49 Years	238	6.7%	1,503	6.9%	3,307	7.3%	751	6.5%
Age 50 to 54 Years	281	7.9%	1,633	7.5%	3,482	7.7%	895	7.7%
Age 55 to 59 Years	207	5.8%	1,357	6.2%	2,929	6.5%	721	6.2%
Age 60 to 64 Years	233	6.6%	1,290	5.9%	2,748	6.1%	779	6.7%
Age 65 to 69 Years	200	5.6%	1,229	5.6%	2,430	5.4%	698	6.0%
Age 70 to 74 Years	122	3.4%	786	3.6%	1,695	3.7%	491	4.2%
Age 75 to 79 Years	87	2.4%	579	2.7%	1,122	2.5%	344	3.0%
Age 80 to 84 Years	38	1.1%	272	1.2%	515	1.1%	154	1.3%
Age 85 Years or Over	21	0.6%	125	0.6%	263	0.6%	66	0.6%
Male Median Age	38.4		38.7		39.2		39.7	
Age 19 Years or Less	770	21.7%	4,746	21.8%	10,599	23.4%	2,329	20.2%
Age 20 to 64 Years	2,311	65.2%	14,082	64.5%	28,665	63.3%	7,474	64.7%
Age 65 Years or Over	466	13.1%	2,991	13.7%	6,025	13.3%	1,752	15.2%
Males per 100 Females (2023)								
Overall Comparison	100		95		96		97	
Age Under 5 Years	105	51.2%	102	50.6%	107	51.6%	103	50.6%
Age 5 to 9 Years	101	50.4%	105	51.2%	104	51.1%	102	50.4%
Age 10 to 14 Years	101	50.2%	100	50.0%	102	50.5%	100	50.1%
Age 15 to 19 Years	105	51.2%	112	52.8%	106	51.5%	108	51.9%
Age 20 to 24 Years	95	48.7%	90	47.4%	96	49.0%	94	48.6%
Age 25 to 29 Years	98	49.4%	94	48.5%	94	48.6%	94	48.5%
Age 30 to 34 Years	108	51.9%	99	49.8%	96	49.1%	106	51.4%
Age 35 to 39 Years	99	49.7%	96	49.1%	95	48.6%	100	50.0%
Age 40 to 44 Years	99	49.8%	91	47.5%	90	47.4%	95	48.8%
Age 45 to 49 Years	95	48.6%	92	48.0%	95	48.8%	93	48.2%
Age 50 to 54 Years	114	53.2%	100	49.9%	100	50.0%	106	51.4%
Age 55 to 59 Years	88	46.7%	94	48.3%	97	49.4%	90	47.2%
Age 60 to 64 Years	103	50.8%	85	45.9%	89	47.2%	90	47.2%
Age 65 to 69 Years	108	51.9%	98	49.6%	99	49.8%	95	48.8%
Age 70 to 74 Years	84	45.5%	81	44.6%	91	47.6%	89	47.0%
Age 75 to 79 Years	109	52.1%	93	48.2%	91	47.7%	106	51.4%
Age 80 to 84 Years	96	49.0%	80	44.3%	76	43.3%	91	47.6%
Age 85 Years or Over	58	36.6%	48	32.6%	47	31.9%	45	31.1%
Age 19 Years or Less	103	50.7%	104	51.1%	105	51.2%	103	50.8%
Age 20 to 39 Years	100	50.0%	96	48.9%	95	48.8%	99	49.7%
Age 40 to 64 Years	100	50.0%	92	48.0%	94	48.6%	95	48.6%
Age 65 Years or Over	96	49.0%	87	46.4%	89	47.0%	91	47.6%

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Household Type (2023)								
Total Households	3,197		20,158		38,169		11,045	
Households with Children	981	30.7%	6,040	30.0%	12,645	33.1%	3,072	27.8%
Average Household Size	2.2		2.2		2.4		2.1	
Household Density per Square Mile	1,018		713		486		1,065	
Population Family	5,433	76.6%	34,152	76.2%	73,554	79.6%	17,110	72.9%
Population Non-Family	1,658	23.4%	10,591	23.6%	16,800	18.2%	6,352	27.1%
Population Group Quarters	-	-	85	0.2%	2,057	2.2%	17	-
Family Households	1,823	57.0%	11,469	56.9%	24,463	64.1%	5,857	53.0%
Married Couple Households	1,472	80.7%	8,784	76.6%	19,029	77.8%	4,554	77.8%
Other Family Households with Children	351	19.3%	2,685	23.4%	5,435	22.2%	1,302	22.2%
Family Households with Children	974	53.4%	5,935	51.7%	12,452	50.9%	3,037	51.9%
Married Couple with Children	789	81.0%	4,560	76.8%	9,654	77.5%	2,401	79.1%
Other Family Households with Children	185	19.0%	1,375	23.2%	2,799	22.5%	636	20.9%
Family Households No Children	849	46.6%	5,534	48.3%	12,011	49.1%	2,820	48.1%
Married Couple No Children	683	80.4%	4,224	76.3%	9,375	78.1%	2,153	76.4%
Other Family Households No Children	166	19.6%	1,310	23.7%	2,636	21.9%	667	23.6%
Non-Family Households	1,374	43.0%	8,689	43.1%	13,706	35.9%	5,188	47.0%
Non-Family Households with Children	7	0.5%	105	1.2%	193	1.4%	35	0.7%
Non-Family Households No Children	1,366	99.5%	8,584	98.8%	13,513	98.6%	5,153	99.3%
Average Family Household Size	3.0		3.0		3.0		2.9	
Average Family Income	$260,965		$226,926		$225,289		$251,011	
Median Family Income	$155,409		$153,352		$161,476		$156,116	
Average Non-Family Household Size	1.2		1.2		1.2		1.2	
Marital Status (2023)								
Population Age 15 Years or Over	5,944		37,631		77,031		19,974	
Never Married	1,924	32.4%	10,545	28.0%	20,980	27.2%	5,653	28.3%
Currently Married	3,154	53.1%	19,702	52.4%	42,022	54.6%	10,424	52.2%
Previously Married	866	14.6%	7,384	19.6%	14,030	18.2%	3,898	19.5%
Separated	94	10.9%	1,043	14.1%	2,034	14.5%	564	14.5%
Widowed	147	17.0%	1,355	18.3%	2,898	20.7%	710	18.2%
Divorced	625	72.2%	4,986	67.5%	9,097	64.8%	2,624	67.3%
Educational Attainment (2023)								
Adult Population Age 25 Years or Over	5,160		33,237		66,579		17,590	
Elementary (Grade Level 0 to 8)	143	2.8%	729	2.2%	1,230	1.8%	450	2.6%
Some High School (Grade Level 9 to 11)	42	0.8%	673	2.0%	1,283	1.9%	355	2.0%
High School Graduate	688	13.3%	4,051	12.2%	8,324	12.5%	2,304	13.1%
Some College	843	16.3%	5,618	16.9%	10,946	16.4%	2,917	16.6%
Associate Degree Only	412	8.0%	3,125	9.4%	6,017	9.0%	1,586	9.0%
Bachelor Degree Only	2,204	42.7%	12,488	37.6%	24,472	36.8%	6,688	38.0%
Graduate Degree	827	16.0%	6,554	19.7%	14,306	21.5%	3,290	18.7%
Any College (Some College or Higher)	4,286	83.1%	27,784	83.6%	55,741	83.7%	14,480	82.3%
College Degree + (Bachelor Degree or Higher)	3,031	58.7%	19,041	57.3%	38,778	58.2%	9,977	56.7%

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.4762/-80.8909

8227 Magnolia Estates Dr Cornelius, NC 28031	1 mi radius		3 mi radius		5 mi radius		7 min drive time	
Housing								
Total Housing Units (2023)	3,432		21,843		41,273		12,045	
Total Housing Units (2020)	3,365		20,084		37,578		11,556	
Historical Annual Growth (2020-2023)	66	0.7%	1,759	2.9%	3,696	3.3%	490	1.4%
Housing Units Occupied (2023)	3,197	93.2%	20,158	92.3%	38,169	92.5%	11,045	91.7%
Housing Units Owner-Occupied	1,768	55.3%	11,206	55.6%	22,363	58.6%	6,057	54.8%
Housing Units Renter-Occupied	1,429	44.7%	8,952	44.4%	15,806	41.4%	4,988	45.2%
Housing Units Vacant (2023)	235	6.8%	1,685	7.7%	3,104	7.5%	1,001	8.3%
Household Size (2023)								
Total Households	3,197		20,158		38,169		11,045	
1 Person Households	1,068	33.4%	7,021	34.8%	10,981	28.8%	4,145	37.5%
2 Person Households	1,096	34.3%	6,962	34.5%	13,455	35.3%	3,851	34.9%
3 Person Households	477	14.9%	2,743	13.6%	5,795	15.2%	1,426	12.9%
4 Person Households	396	12.4%	2,319	11.5%	5,180	13.6%	1,132	10.2%
5 Person Households	116	3.6%	758	3.8%	1,920	5.0%	338	3.1%
6 Person Households	35	1.1%	247	1.2%	562	1.5%	119	1.1%
7 or More Person Households	8	0.3%	108	0.5%	276	0.7%	35	0.3%
Household Income Distribution (2023)								
HH Income $200,000 or More	807	25.2%	4,826	23.9%	10,247	26.8%	2,753	24.9%
HH Income $150,000 to $199,999	399	12.5%	2,306	11.4%	4,785	12.5%	1,188	10.8%
HH Income $125,000 to $149,999	242	7.6%	1,755	8.7%	2,963	7.8%	898	8.1%
HH Income $100,000 to $124,999	296	9.3%	1,790	8.9%	3,443	9.0%	880	8.0%
HH Income $75,000 to $99,999	477	14.9%	2,484	12.3%	4,768	12.5%	1,469	13.3%
HH Income $50,000 to $74,999	298	9.3%	2,187	10.9%	4,160	10.9%	1,125	10.2%
HH Income $35,000 to $49,999	204	6.4%	1,926	9.6%	2,954	7.7%	1,062	9.6%
HH Income $25,000 to $34,999	168	5.3%	890	4.4%	1,569	4.1%	495	4.5%
HH Income $15,000 to $24,999	130	4.1%	865	4.3%	1,471	3.9%	423	3.8%
HH Income $10,000 to $14,999	75	2.4%	350	1.7%	722	1.9%	205	1.9%
HH Income Under $10,000	100	3.1%	780	3.9%	1,087	2.8%	547	5.0%
Household Vehicles (2023)								
Households 0 Vehicles Available	80	2.5%	824	4.1%	1,372	3.6%	455	4.1%
Households 1 Vehicle Available	1,340	41.9%	8,710	43.2%	14,472	37.9%	4,982	45.1%
Households 2 Vehicles Available	1,175	36.8%	7,608	37.7%	14,894	39.0%	3,932	35.6%
Households 3 or More Vehicles Available	601	18.8%	3,016	15.0%	7,432	19.5%	1,675	15.2%
Total Vehicles Available	5,550		33,795		69,153		18,261	
Average Vehicles per Household	1.7		1.7		1.8		1.7	
Owner-Occupied Household Vehicles	3,653	65.8%	22,190	65.7%	47,285	68.4%	11,920	65.3%
Average Vehicles per Owner-Occupied Household	2.1		2.0		2.1		2.0	
Renter-Occupied Household Vehicles	1,897	34.2%	11,604	34.3%	21,868	31.6%	6,341	34.7%
Average Vehicles per Renter-Occupied Household	1.3		1.3		1.4		1.3	
Travel Time (2023)								
Worker Base Age 16 years or Over	4,268		26,648		54,035		14,103	
Travel to Work in 14 Minutes or Less	843	19.7%	4,465	16.8%	8,914	16.5%	2,528	17.9%
Travel to Work in 15 to 29 Minutes	887	20.8%	5,063	19.0%	10,649	19.7%	2,761	19.6%
Travel to Work in 30 to 59 Minutes	663	15.5%	4,330	16.2%	9,906	18.3%	2,110	15.0%
Travel to Work in 60 Minutes or More	220	5.2%	1,041	3.9%	2,213	4.1%	536	3.8%
Work at Home	1,655	38.8%	11,749	44.1%	22,354	41.4%	6,168	43.7%
Average Minutes Travel to Work	23.1		22.2		22.9		21.4	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.4762/-80.8909

8227 Magnolia Estates Dr Cornelius, NC 28031	1 mi radius		3 mi radius		5 mi radius		7 min drive time	
Transportation To Work (2023)								
Worker Base Age 16 years or Over	4,268		26,648		54,035		14,103	
Drive to Work Alone	2,330	*54.6%*	13,010	*48.8%*	27,629	*51.1%*	6,918	*49.1%*
Drive to Work in Carpool	168	*3.9%*	1,077	*4.0%*	2,243	*4.2%*	606	*4.3%*
Travel to Work by Public Transportation	32	*0.8%*	160	*0.6%*	353	*0.7%*	82	*0.6%*
Drive to Work on Motorcycle	-	-	13	-	30	-	1	-
Bicycle to Work	9	*0.2%*	77	*0.3%*	133	*0.2%*	27	*0.2%*
Walk to Work	32	*0.8%*	336	*1.3%*	758	*1.4%*	179	*1.3%*
Other Means	41	*1.0%*	227	*0.9%*	536	*1.0%*	123	*0.9%*
Work at Home	1,655	*38.8%*	11,749	*44.1%*	22,354	*41.4%*	6,168	*43.7%*
Daytime Demographics (2023)								
Total Businesses	994		3,651		5,593		2,049	
Total Employees	5,486		25,161		35,113		11,475	
Company Headquarter Businesses	23	*2.3%*	96	*2.6%*	134	*2.4%*	48	*2.4%*
Company Headquarter Employees	271	*4.9%*	4,830	*19.2%*	6,184	*17.6%*	1,096	*9.5%*
Employee Population per Business	5.5	to 1	6.9	to 1	6.3	to 1	5.6	to 1
Residential Population per Business	7.1	to 1	12.3	to 1	16.5	to 1	11.5	to 1
Adj. Daytime Demographics Age 16 Years or Over	7,048		35,583		56,945		17,039	
Labor Force								
Labor Population Age 16 Years or Over (2023)	5,830		37,070		75,870		19,667	
Labor Force Total Males (2023)	2,911	*49.9%*	17,871	*48.2%*	36,812	*48.5%*	9,627	*48.9%*
Male Civilian Employed	2,356	*80.9%*	13,897	*77.8%*	28,534	*77.5%*	7,425	*77.1%*
Male Civilian Unemployed	29	*1.0%*	340	*1.9%*	688	*1.9%*	138	*1.4%*
Males in Armed Forces	-	-	-	-	3	-	-	-
Males Not in Labor Force	527	*18.1%*	3,635	*20.3%*	7,588	*20.6%*	2,064	*21.4%*
Labor Force Total Females (2023)	2,918	*50.1%*	19,199	*51.8%*	39,058	*51.5%*	10,041	*51.1%*
Female Civilian Employed	1,912	*65.5%*	12,752	*66.4%*	25,501	*65.3%*	6,679	*66.5%*
Female Civilian Unemployed	53	*1.8%*	417	*2.2%*	772	*2.0%*	206	*2.0%*
Females in Armed Forces	-	-	-	-	-	-	-	-
Females Not in Labor Force	953	*32.7%*	6,030	*31.4%*	12,785	*32.7%*	3,156	*31.4%*
Unemployment Rate	82	*1.4%*	757	*2.0%*	1,459	*1.9%*	344	*1.7%*
Occupation (2023)								
Occupation Population Age 16 Years or Over	4,268		26,648		54,035		14,103	
Occupation Total Males	2,356	*55.2%*	13,897	*52.1%*	28,533	*52.8%*	7,425	*52.6%*
Occupation Total Females	1,912	*44.8%*	12,752	*47.9%*	25,502	*47.2%*	6,679	*47.4%*
Management, Business, Financial Operations	1,159	*27.2%*	7,760	*29.1%*	15,461	*28.6%*	3,948	*28.0%*
Professional, Related	1,073	*25.1%*	6,908	*25.9%*	14,604	*27.0%*	3,666	*26.0%*
Service	376	*8.8%*	2,831	*10.6%*	5,631	*10.4%*	1,497	*10.6%*
Sales, Office	939	*22.0%*	5,563	*20.9%*	11,239	*20.8%*	3,022	*21.4%*
Farming, Fishing, Forestry	6	*0.1%*	50	*0.2%*	89	*0.2%*	25	*0.2%*
Construction, Extraction, Maintenance	309	*7.3%*	1,395	*5.2%*	2,676	*5.0%*	759	*5.4%*
Production, Transport, Material Moving	405	*9.5%*	2,142	*8.0%*	4,333	*8.0%*	1,186	*8.4%*
White Collar Workers	3,171	*74.3%*	20,231	*75.9%*	41,304	*76.4%*	10,636	*75.4%*
Blue Collar Workers	1,097	*25.7%*	6,418	*24.1%*	12,730	*23.6%*	3,467	*24.6%*

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.4762/-80.8909

8227 Magnolia Estates Dr Cornelius, NC 28031	1 mi radius		3 mi radius		5 mi radius		7 min drive time	
Units In Structure (2023)								
Total Units	3,197		20,158		38,169		11,045	
1 Detached Unit	1,694	53.0%	11,090	55.0%	22,935	60.1%	5,646	51.1%
1 Attached Unit	277	8.7%	1,844	9.1%	3,184	8.3%	1,128	10.2%
2 Units	32	1.0%	211	1.0%	430	1.1%	128	1.2%
3 to 4 Units	164	5.1%	653	3.2%	1,069	2.8%	398	3.6%
5 to 9 Units	213	6.7%	1,321	6.6%	1,994	5.2%	801	7.3%
10 to 19 Units	367	11.5%	2,012	10.0%	2,982	7.8%	1,256	11.4%
20 to 49 Units	170	5.3%	1,294	6.4%	2,264	5.9%	685	6.2%
50 or More Units	253	7.9%	1,547	7.7%	2,758	7.2%	894	8.1%
Mobile Home or Trailer	27	0.8%	183	0.9%	546	1.4%	106	1.0%
Other Structure	-	-	4	-	7	-	2	-
Homes Built By Year (2023)								
Homes Built 2014 or later	40	1.2%	152	0.7%	329	0.8%	91	0.8%
Homes Built 2010 to 2013	685	20.0%	3,976	18.2%	8,362	20.3%	1,956	16.2%
Homes Built 2000 to 2009	874	25.5%	6,829	31.3%	12,423	30.1%	3,400	28.2%
Homes Built 1990 to 1999	762	22.2%	4,640	21.2%	8,571	20.8%	2,734	22.7%
Homes Built 1980 to 1989	546	15.9%	2,405	11.0%	4,231	10.3%	1,693	14.1%
Homes Built 1970 to 1979	163	4.8%	1,012	4.6%	1,958	4.7%	594	4.9%
Homes Built 1960 to 1969	70	2.0%	454	2.1%	963	2.3%	239	2.0%
Homes Built 1950 to 1959	27	0.8%	298	1.4%	610	1.5%	163	1.4%
Homes Built 1940 to 1949	17	0.5%	168	0.8%	331	0.8%	96	0.8%
Homes Built Before 1939	11	0.3%	224	1.0%	391	0.9%	79	0.7%
Median Age of Homes	26.8	yrs	27.0	yrs	26.7	yrs	27.9	yrs
Home Values (2023)								
Owner Specified Housing Units	1,768		11,206		22,363		6,057	
Home Values $1,000,000 or More	211	11.9%	1,015	9.1%	1,980	8.9%	721	11.9%
Home Values $750,000 to $999,999	131	7.4%	567	5.1%	1,365	6.1%	392	6.5%
Home Values $500,000 to $749,999	206	11.7%	1,685	15.0%	3,964	17.7%	839	13.9%
Home Values $400,000 to $499,999	304	17.2%	1,641	14.6%	3,615	16.2%	752	12.4%
Home Values $300,000 to $399,999	487	27.6%	2,902	25.9%	5,492	24.6%	1,474	24.3%
Home Values $250,000 to $299,999	200	11.3%	1,431	12.8%	2,419	10.8%	748	12.4%
Home Values $200,000 to $249,999	115	6.5%	918	8.2%	1,657	7.4%	548	9.0%
Home Values $175,000 to $199,999	30	1.7%	333	3.0%	597	2.7%	188	3.1%
Home Values $150,000 to $174,999	38	2.1%	333	3.0%	484	2.2%	171	2.8%
Home Values $125,000 to $149,999	11	0.6%	68	0.6%	172	0.8%	41	0.7%
Home Values $100,000 to $124,999	6	0.3%	63	0.6%	129	0.6%	31	0.5%
Home Values $90,000 to $99,999	2	-	24	0.2%	48	0.2%	14	0.2%
Home Values $80,000 to $89,999	2	-	14	0.1%	31	0.1%	7	0.1%
Home Values $70,000 to $79,999	2	0.1%	15	0.1%	27	0.1%	9	0.1%
Home Values $60,000 to $69,999	-	-	10	-	18	-	6	-
Home Values $50,000 to $59,999	2	-	13	0.1%	34	0.2%	6	-
Home Values $35,000 to $49,999	10	0.6%	15	0.1%	50	0.2%	14	0.2%
Home Values $25,000 to $34,999	2	0.1%	55	0.5%	65	0.3%	36	0.6%
Home Values $10,000 to $24,999	2	-	39	0.3%	84	0.4%	15	0.3%
Home Values Under $10,000	8	0.5%	67	0.6%	134	0.6%	44	0.7%
Owner-Occupied Median Home Value	$491,201		$444,223		$455,295		$469,598	
Renter-Occupied Median Rent	$1,206		$1,225		$1,243		$1,215	

Complete Profile

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Lat/Lon: 35.4762/-80.8909

8227 Magnolia Estates Dr Cornelius, NC 28031	1 mi radius		3 mi radius		5 mi radius		7 min drive time	
Total Annual Consumer Expenditure (2023)								
Total Household Expenditure	$371.06 M		$2.09 B		$4.15 B		$1.21 B	
Total Non-Retail Expenditure	$198.2 M		$1.12 B		$2.22 B		$646.22 M	
Total Retail Expenditure	$172.86 M		$974.15 M		$1.94 B		$562.89 M	
Apparel	$13.54 M		$75.92 M		$151.51 M		$43.92 M	
Contributions	$13.5 M		$75.47 M		$151.57 M		$43.98 M	
Education	$13.64 M		$75.54 M		$152.97 M		$44.08 M	
Entertainment	$21.74 M		$121.92 M		$243.65 M		$70.57 M	
Food and Beverages	$53.19 M		$300.16 M		$595.03 M		$173.39 M	
Furnishings and Equipment	$13.39 M		$75.25 M		$150.1 M		$43.54 M	
Gifts	$10.58 M		$59.12 M		$118.83 M		$34.56 M	
Health Care	$29.42 M		$166.71 M		$329.46 M		$96.32 M	
Household Operations	$15.1 M		$84.81 M		$169.17 M		$49.17 M	
Miscellaneous Expenses	$7.09 M		$39.99 M		$79.43 M		$23.15 M	
Personal Care	$4.97 M		$28 M		$55.57 M		$16.19 M	
Personal Insurance	$2.86 M		$15.97 M		$32.18 M		$9.27 M	
Reading	$823.52 K		$4.64 M		$9.22 M		$2.69 M	
Shelter	$78.34 M		$441.39 M		$875.91 M		$255.46 M	
Tobacco	$1.81 M		$10.42 M		$20.12 M		$6 M	
Transportation	$66.11 M		$372.75 M		$740.68 M		$215.02 M	
Utilities	$24.96 M		$141.77 M		$279.04 M		$81.79 M	
Monthly Household Consumer Expenditure (2023)								
Total Household Expenditure	$9,672		$8,639		$9,070		$9,123	
Total Non-Retail Expenditure	$5,166	53.4%	$4,612	53.4%	$4,844	53.4%	$4,876	53.4%
Total Retail Expenditures	$4,506	46.6%	$4,027	46.6%	$4,226	46.6%	$4,247	46.6%
Apparel	$353	3.6%	$314	3.6%	$331	3.6%	$331	3.6%
Contributions	$352	3.6%	$312	3.6%	$331	3.6%	$332	3.6%
Education	$356	3.7%	$312	3.6%	$334	3.7%	$333	3.6%
Entertainment	$567	5.9%	$504	5.8%	$532	5.9%	$532	5.8%
Food and Beverages	$1,387	14.3%	$1,241	14.4%	$1,299	14.3%	$1,308	14.3%
Furnishings and Equipment	$349	3.6%	$311	3.6%	$328	3.6%	$328	3.6%
Gifts	$276	2.9%	$244	2.8%	$259	2.9%	$261	2.9%
Health Care	$767	7.9%	$689	8.0%	$719	7.9%	$727	8.0%
Household Operations	$394	4.1%	$351	4.1%	$369	4.1%	$371	4.1%
Miscellaneous Expenses	$185	1.9%	$165	1.9%	$173	1.9%	$175	1.9%
Personal Care	$130	1.3%	$116	1.3%	$121	1.3%	$122	1.3%
Personal Insurance	$75	0.8%	$66	0.8%	$70	0.8%	$70	0.8%
Reading	$21	0.2%	$19	0.2%	$20	0.2%	$20	0.2%
Shelter	$2,042	21.1%	$1,825	21.1%	$1,912	21.1%	$1,927	21.1%
Tobacco	$47	0.5%	$43	0.5%	$44	0.5%	$45	0.5%
Transportation	$1,723	17.8%	$1,541	17.8%	$1,617	17.8%	$1,622	17.8%
Utilities	$651	6.7%	$586	6.8%	$609	6.7%	$617	6.8%