

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.4754/-80.8888

8315 Magnolia Estates Dr Cornelius, NC 28031	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2024)	7,577		44,598		89,940	
Projected Population (2029)	7,995		47,089		96,226	
Census Population (2020)	7,477		44,005		88,258	
Census Population (2010)	6,157		36,530		71,760	
Projected Annual Growth (2024 to 2029)	418	1.1%	2,491	1.1%	6,286	1.4%
Historical Annual Growth (2020 to 2024)	100	0.3%	592	0.3%	1,682	0.5%
Historical Annual Growth (2010 to 2020)	1,320	5.4%	7,476	5.1%	16,498	5.7%
Estimated Population Density (2024)	2,413 psm		1,578 psm		1,145 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2024)	3,467		19,613		36,818	
Projected Households (2029)	3,656		20,666		39,392	
Census Households (2020)	3,409		18,963		34,984	
Census Households (2010)	2,822		15,662		28,123	
Estimated Households with Children (2024)	794	22.9%	4,730	24.1%	10,336	28.1%
Estimated Average Household Size (2024)	2.19		2.25		2.39	
Average Household Income						
Estimated Average Household Income (2024)	\$205,713		\$187,735		\$195,261	
Projected Average Household Income (2029)	\$205,657		\$187,913		\$192,486	
Estimated Average Family Income (2024)	\$392,114		\$331,587		\$300,915	
Median Household Income						
Estimated Median Household Income (2024)	\$129,034		\$119,561		\$129,629	
Projected Median Household Income (2029)	\$130,682		\$121,187		\$131,811	
Estimated Median Family Income (2024)	\$168,195		\$157,567		\$169,552	
Per Capita Income						
Estimated Per Capita Income (2024)	\$94,114		\$82,612		\$80,042	
Projected Per Capita Income (2029)	\$94,037		\$82,517		\$78,900	
Estimated Per Capita Income 5 Year Growth	-\$77	-	-\$95	-0.1%	-\$1,142	-1.4%
Estimated Average Household Net Worth (2024)	\$1,364,083		\$1,382,292		\$1,520,630	
Daytime Demos (2024)						
Total Businesses	997		3,701		5,600	
Total Employees	5,510		25,540		35,165	
Company Headquarter Businesses	23	2.3%	97	2.6%	135	2.4%
Company Headquarter Employees	272	4.9%	4,928	19.3%	6,179	17.6%
Employee Population per Business	5.5		6.9		6.3	
Residential Population per Business	7.6		12.1		16.1	

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Race & Ethnicity							
White (2024)		3,059	40.4%	20,604	46.2%	45,151	50.2%
Black or African American (2024)		2,931	38.7%	15,315	34.3%	28,466	31.7%
American Indian or Alaska Native (2024)		20	0.3%	144	0.3%	266	0.3%
Asian (2024)		748	9.9%	3,570	8.0%	6,714	7.5%
Hawaiian or Pacific Islander (2024)		-	-	14	-	28	-
Other Race (2024)		224	3.0%	1,426	3.2%	2,465	2.7%
Two or More Races (2024)		594	7.8%	3,526	7.9%	6,848	7.6%
Not Hispanic or Latino Population (2024)		6,472	85.4%	38,034	85.3%	77,594	86.3%
Hispanic or Latino Population (2024)		1,105	14.6%	6,564	14.7%	12,346	13.7%
Not Hispanic or Latino Population (2029)		6,753	84.5%	39,743	84.4%	81,936	85.1%
Hispanic or Latino Population (2029)		1,242	15.5%	7,346	15.6%	14,290	14.9%
Not Hispanic or Latino Population (2020)		7,011	93.8%	40,817	92.8%	82,029	92.9%
Hispanic or Latino Population (2020)		466	6.2%	3,188	7.2%	6,228	7.1%
Not Hispanic or Latino Population (2010)		5,899	95.8%	34,597	94.7%	67,971	94.7%
Hispanic or Latino Population (2010)		258	4.2%	1,933	5.3%	3,789	5.3%
Projected Hispanic Annual Growth (2024 to 2029)		137	2.5%	782	2.4%	1,944	3.1%
Historic Hispanic Annual Growth (2010 to 2024)		848	23.5%	4,631	17.1%	8,557	16.1%
Age Distribution (2024)							
Age Under 5		359	4.7%	2,115	4.7%	4,634	5.2%
Age 5 to 9 Years		484	6.4%	2,528	5.7%	5,515	6.1%
Age 10 to 14 Years		545	7.2%	2,976	6.7%	6,071	6.7%
Age 15 to 19 Years		558	7.4%	3,233	7.2%	6,816	7.6%
Age 20 to 24 Years		395	5.2%	2,545	5.7%	5,389	6.0%
Age 25 to 29 Years		437	5.8%	2,401	5.4%	4,285	4.8%
Age 30 to 34 Years		492	6.5%	2,791	6.3%	5,320	5.9%
Age 35 to 39 Years		481	6.4%	3,023	6.8%	5,906	6.6%
Age 40 to 44 Years		537	7.1%	3,205	7.2%	6,436	7.2%
Age 45 to 49 Years		576	7.6%	3,401	7.6%	6,815	7.6%
Age 50 to 54 Years		612	8.1%	3,498	7.8%	7,118	7.9%
Age 55 to 59 Years		466	6.1%	2,877	6.5%	6,003	6.7%
Age 60 to 64 Years		484	6.4%	2,750	6.2%	5,585	6.2%
Age 65 to 74 Years		747	9.9%	4,410	9.9%	8,517	9.5%
Age 75 to 84 Years		337	4.4%	2,240	5.0%	4,331	4.8%
Age 85 Years or Over		68	0.9%	604	1.4%	1,200	1.3%
Median Age		39.6		40.6		40.4	
Gender Age Distribution (2024)							
Female Population		3,874	51.1%	23,048	51.7%	45,457	50.5%
Age 0 to 19 Years		924	23.8%	5,275	22.9%	11,004	24.2%
Age 20 to 64 Years		2,317	59.8%	13,700	59.4%	26,822	59.0%
Age 65 Years or Over		634	16.4%	4,073	17.7%	7,631	16.8%
Female Median Age		40.5		41.8		41.6	
Male Population		3,703	48.9%	21,550	48.3%	44,483	49.5%
Age 0 to 19 Years		1,023	27.6%	5,577	25.9%	12,031	27.0%
Age 20 to 64 Years		2,163	58.4%	12,790	59.4%	26,035	58.5%
Age 65 Years or Over		517	14.0%	3,182	14.8%	6,417	14.4%
Male Median Age		38.6		39.3		39.2	

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Household Income Distribution (2024)							
HH Income \$200,000 or More	890	25.7%	5,100	26.0%	10,558	28.7%	
HH Income \$150,000 to \$199,999	522	15.1%	2,402	12.2%	4,687	12.7%	
HH Income \$100,000 to \$149,999	572	16.5%	3,240	16.5%	6,115	16.6%	
HH Income \$75,000 to \$99,999	470	13.6%	2,046	10.4%	3,958	10.7%	
HH Income \$50,000 to \$74,999	343	9.9%	2,130	10.9%	4,103	11.1%	
HH Income \$35,000 to \$49,999	270	7.8%	2,002	10.2%	2,943	8.0%	
HH Income \$25,000 to \$34,999	193	5.6%	974	5.0%	1,611	4.4%	
HH Income \$15,000 to \$24,999	70	2.0%	744	3.8%	1,280	3.5%	
HH Income Under \$15,000	135	3.9%	973	5.0%	1,562	4.2%	
HH Income \$35,000 or More	3,068	88.5%	16,922	86.3%	32,364	87.9%	
HH Income \$75,000 or More	2,454	70.8%	12,789	65.2%	25,318	68.8%	
Housing (2024)							
Total Housing Units	3,804		21,485		39,985		
Housing Units Occupied	3,467	91.1%	19,613	91.3%	36,818	92.1%	
Housing Units Owner-Occupied	2,037	58.8%	12,328	62.9%	25,176	68.4%	
Housing Units, Renter-Occupied	1,429	41.2%	7,285	37.1%	11,642	31.6%	
Housing Units, Vacant	337	9.7%	1,872	9.5%	3,167	8.6%	
Marital Status (2024)							
Never Married	1,995	32.2%	10,741	29.0%	20,294	27.5%	
Currently Married	3,270	52.8%	19,082	51.6%	40,166	54.5%	
Separated	107	1.7%	1,042	2.8%	2,028	2.8%	
Widowed	149	2.4%	1,324	3.6%	2,686	3.6%	
Divorced	668	10.8%	4,789	13.0%	8,546	11.6%	
Household Type (2024)							
Population Family	4,888	64.5%	29,265	65.6%	64,371	71.6%	
Population Non-Family	2,689	35.5%	14,863	33.3%	23,543	26.2%	
Population Group Quarters	-	-	470	1.1%	2,025	2.3%	
Family Households	1,447	41.7%	8,669	44.2%	19,564	53.1%	
Non-Family Households	2,020	58.3%	10,944	55.8%	17,254	46.9%	
Married Couple with Children	640	19.6%	3,638	19.1%	8,277	20.6%	
Average Family Household Size	3.4		3.4		3.3		
Household Size (2024)							
1 Person Households	1,804	52.0%	9,922	50.6%	15,464	42.0%	
2 Person Households	971	28.0%	5,662	28.9%	13,002	35.3%	
3 Person Households	304	8.8%	1,748	8.9%	3,678	10.0%	
4 Person Households	258	7.4%	1,491	7.6%	3,016	8.2%	
5 Person Households	95	2.7%	519	2.6%	1,113	3.0%	
6 or More Person Households	35	1.0%	271	1.4%	546	1.5%	
Household Vehicles (2024)							
Households with 0 Vehicles Available	81	2.3%	804	4.1%	1,218	3.3%	
Households with 1 Vehicles Available	1,298	37.4%	7,703	39.3%	12,388	33.6%	
Households with 2 or More Vehicles Available	2,087	60.2%	11,106	56.6%	23,212	63.0%	
Total Vehicles Available	6,199		34,403		69,439		
Average Vehicles Per Household	1.8		1.8		1.9		

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Labor Force (2024)							
Estimated Labor Population Age 16 Years or Over		6,050		36,269		72,303	
Estimated Civilian Employed		4,026	66.5%	24,330	67.1%	47,861	66.2%
Estimated Civilian Unemployed		48	0.8%	595	1.6%	1,283	1.8%
Estimated in Armed Forces		-	-	-	-	8	-
Estimated Not in Labor Force		1,976 32.7%		11,345 31.3%		23,151 32.0%	
Unemployment Rate		0.8%		1.6%		1.8%	
Occupation (2024)							
Occupation: Population Age 16 Years or Over		4,026		24,330		47,858	
Management, Business, Financial Operations		1,229	30.5%	7,166	29.5%	14,092	29.4%
Professional, Related Service		1,010	25.1%	6,050	24.9%	12,244	25.6%
Sales, Office		341	8.5%	2,503	10.3%	4,902	10.2%
Farming, Fishing, Forestry		928	23.1%	5,376	22.1%	10,398	21.7%
Construct, Extraction, Maintenance		-	-	18	-	31	-
Production, Transport Material Moving		203	5.0%	1,201	4.9%	2,273	4.7%
White Collar Workers		315	7.8%	2,016	8.3%	3,917	8.2%
Blue Collar Workers		3,167	78.7%	18,591	76.4%	36,735	76.8%
		859	21.3%	5,738	23.6%	11,123	23.2%
Consumer Expenditure (2024)							
Total Household Expenditure		\$431.73 M		\$2.23 B		\$4.31 B	
Total Non-Retail Expenditure		\$231.1 M	53.5%	\$1.19 B	53.5%	\$2.3 B	53.5%
Total Retail Expenditure		\$200.63 M	46.5%	\$1.04 B	46.5%	\$2 B	46.5%
Apparel		\$15.66 M	3.6%	\$80.71 M	3.6%	\$156.05 M	3.6%
Contributions		\$16.12 M	3.7%	\$82.57 M	3.7%	\$160.58 M	3.7%
Education		\$16.06 M	3.7%	\$81.74 M	3.7%	\$159.56 M	3.7%
Entertainment		\$25.45 M	5.9%	\$130.87 M	5.9%	\$253.77 M	5.9%
Food and Beverages		\$61.38 M	14.2%	\$318.31 M	14.3%	\$613.05 M	14.2%
Furnishings and Equipment		\$15.67 M	3.6%	\$80.64 M	3.6%	\$156.31 M	3.6%
Gifts		\$12.51 M	2.9%	\$64 M	2.9%	\$124.98 M	2.9%
Health Care		\$34.26 M	7.9%	\$178.27 M	8.0%	\$343.37 M	8.0%
Household Operations		\$17.67 M	4.1%	\$91.14 M	4.1%	\$176.37 M	4.1%
Miscellaneous Expenses		\$8.33 M	1.9%	\$43.07 M	1.9%	\$82.97 M	1.9%
Personal Care		\$5.77 M	1.3%	\$29.84 M	1.3%	\$57.56 M	1.3%
Personal Insurance		\$3.38 M	0.8%	\$17.28 M	0.8%	\$33.78 M	0.8%
Reading		\$971.15 K	0.2%	\$5.01 M	0.2%	\$9.68 M	0.2%
Shelter		\$91.16 M	21.1%	\$471.35 M	21.1%	\$906.67 M	21.0%
Tobacco		\$2.04 M	0.5%	\$10.85 M	0.5%	\$20.41 M	0.5%
Transportation		\$76.6 M	17.7%	\$396.09 M	17.7%	\$765.12 M	17.8%
Utilities		\$28.69 M	6.6%	\$150.18 M	6.7%	\$287.59 M	6.7%
Educational Attainment (2024)							
Adult Population Age 25 Years or Over		5,235		31,200		61,516	
Elementary (Grade Level 0 to 8)		129	2.5%	601	1.9%	957	1.6%
Some High School (Grade Level 9 to 11)		26	0.5%	513	1.6%	1,042	1.7%
High School Graduate		440	8.4%	3,269	10.5%	6,869	11.2%
Some College		932	17.8%	5,316	17.0%	9,988	16.2%
Associate Degree Only		442	8.4%	2,705	8.7%	5,239	8.5%
Bachelor Degree Only		2,383	45.5%	12,076	38.7%	23,155	37.6%
Graduate Degree		884	16.9%	6,721	21.5%	14,266	23.2%

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Units In Structure (2024)							
1 Detached Unit		1,953	69.2%	11,537	73.7%	24,164	85.9%
1 Attached Unit		326	11.5%	1,949	12.4%	3,172	11.3%
2 to 4 Units		121	4.3%	659	4.2%	1,095	3.9%
5 to 9 Units		237	8.4%	931	5.9%	1,246	4.4%
10 to 19 Units		473	16.8%	1,833	11.7%	2,290	8.1%
20 to 49 Units		151	5.4%	1,263	8.1%	2,414	8.6%
50 or More Units		164	5.8%	1,296	8.3%	2,052	7.3%
Mobile Home or Trailer		40	1.4%	130	0.8%	363	1.3%
Other Structure		3	0.1%	15	-	22	-
Homes Built By Year (2024)							
Homes Built 2010 or later		1,002	35.5%	4,640	29.6%	9,310	33.1%
Homes Built 2000 to 2009		834	29.5%	6,092	38.9%	10,965	39.0%
Homes Built 1990 to 1999		868	30.8%	4,398	28.1%	8,373	29.8%
Homes Built 1980 to 1989		393	13.9%	2,089	13.3%	3,778	13.4%
Homes Built 1970 to 1979		165	5.8%	991	6.3%	1,746	6.2%
Homes Built 1960 to 1969		126	4.5%	639	4.1%	1,213	4.3%
Homes Built 1950 to 1959		38	1.3%	350	2.2%	605	2.2%
Homes Built Before 1949		41	1.5%	413	2.6%	828	2.9%
Home Values (2024)							
Home Values \$1,000,000 or More		470	23.1%	1,962	15.9%	3,525	14.0%
Home Values \$500,000 to \$999,999		531	26.0%	3,386	27.5%	8,097	32.2%
Home Values \$400,000 to \$499,999		493	24.2%	2,489	20.2%	5,044	20.0%
Home Values \$300,000 to \$399,999		331	16.2%	2,494	20.2%	5,120	20.3%
Home Values \$200,000 to \$299,999		149	7.3%	1,369	11.1%	2,326	9.2%
Home Values \$150,000 to \$199,999		21	1.0%	295	2.4%	473	1.9%
Home Values \$100,000 to \$149,999		5	0.3%	108	0.9%	179	0.7%
Home Values \$70,000 to \$99,999		1	-	41	0.3%	70	0.3%
Home Values \$50,000 to \$69,999		2	-	10	-	40	0.2%
Home Values \$25,000 to \$49,999		22	1.1%	46	0.4%	83	0.3%
Home Values Under \$25,000		13	0.6%	128	1.0%	219	0.9%
Owner-Occupied Median Home Value		\$707,829		\$584,739		\$584,759	
Renter-Occupied Median Rent		\$1,474		\$1,427		\$1,431	
Transportation To Work (2024)							
Drive to Work Alone		2,383	59.2%	13,806	56.7%	27,415	57.3%
Drive to Work in Carpool		214	5.3%	1,376	5.7%	2,638	5.5%
Travel to Work by Public Transportation		36	0.9%	165	0.7%	353	0.7%
Drive to Work on Motorcycle		2	-	35	0.1%	56	0.1%
Walk or Bicycle to Work		50	1.2%	455	1.9%	920	1.9%
Other Means		32	0.8%	174	0.7%	404	0.8%
Work at Home		1,309	32.5%	8,318	34.2%	16,072	33.6%
Travel Time (2024)							
Travel to Work in 14 Minutes or Less		869	21.6%	4,430	18.2%	8,221	17.2%
Travel to Work in 15 to 29 Minutes		974	24.2%	5,872	24.1%	11,341	23.7%
Travel to Work in 30 to 59 Minutes		735	18.3%	4,787	19.7%	10,166	21.2%
Travel to Work in 60 Minutes or More		140	3.5%	923	3.8%	2,059	4.3%
Average Minutes Travel to Work		21.5		22.1		23.4	

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