

100 Anderson Rd, Seneca
100 Anderson Rd, Seneca



Demographic Analysis

Demographic Analysis Report

FOR
100 ANDERSON RD, SENECA
100 ANDERSON RD, SENECA

Prepared by
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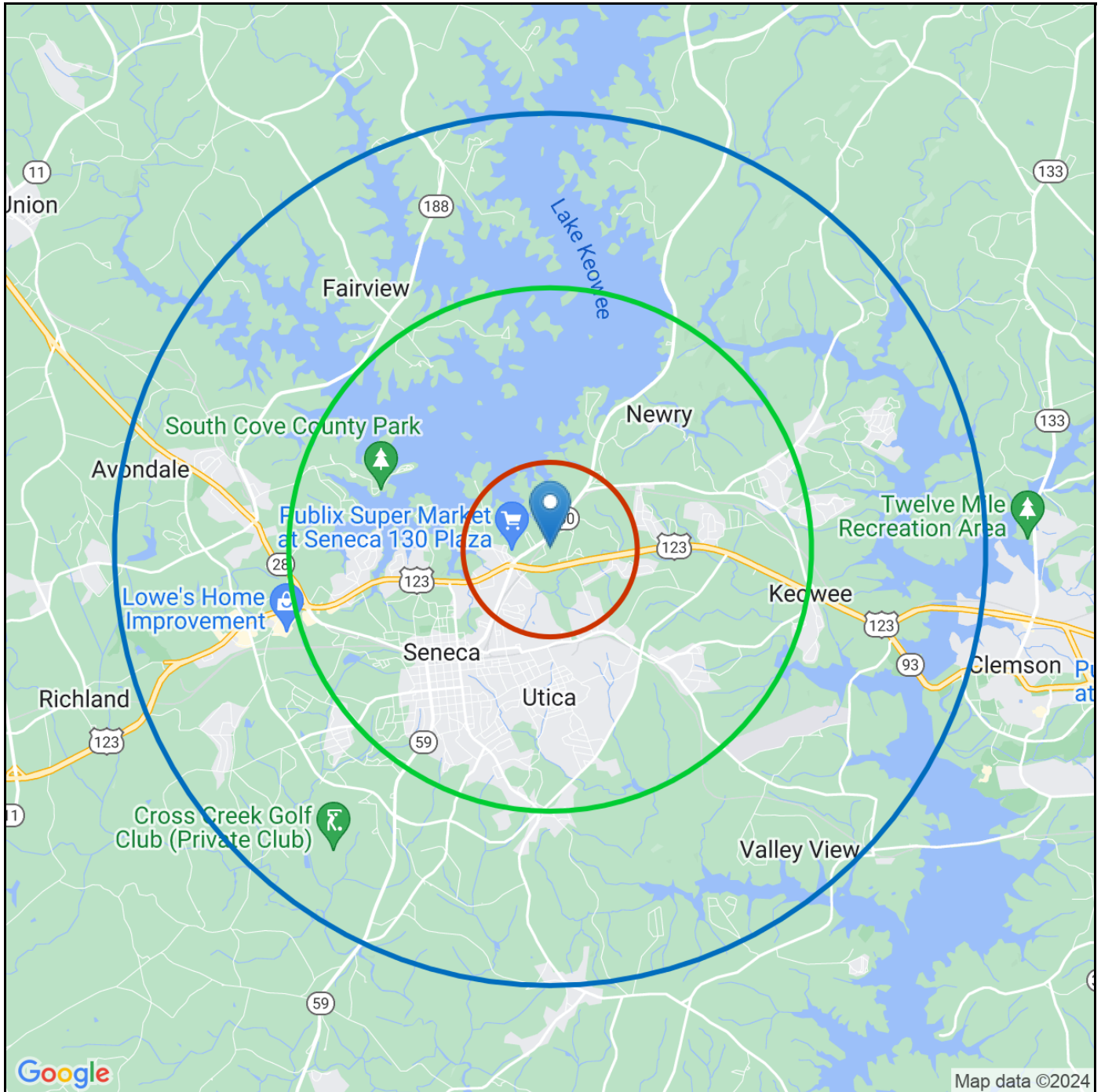


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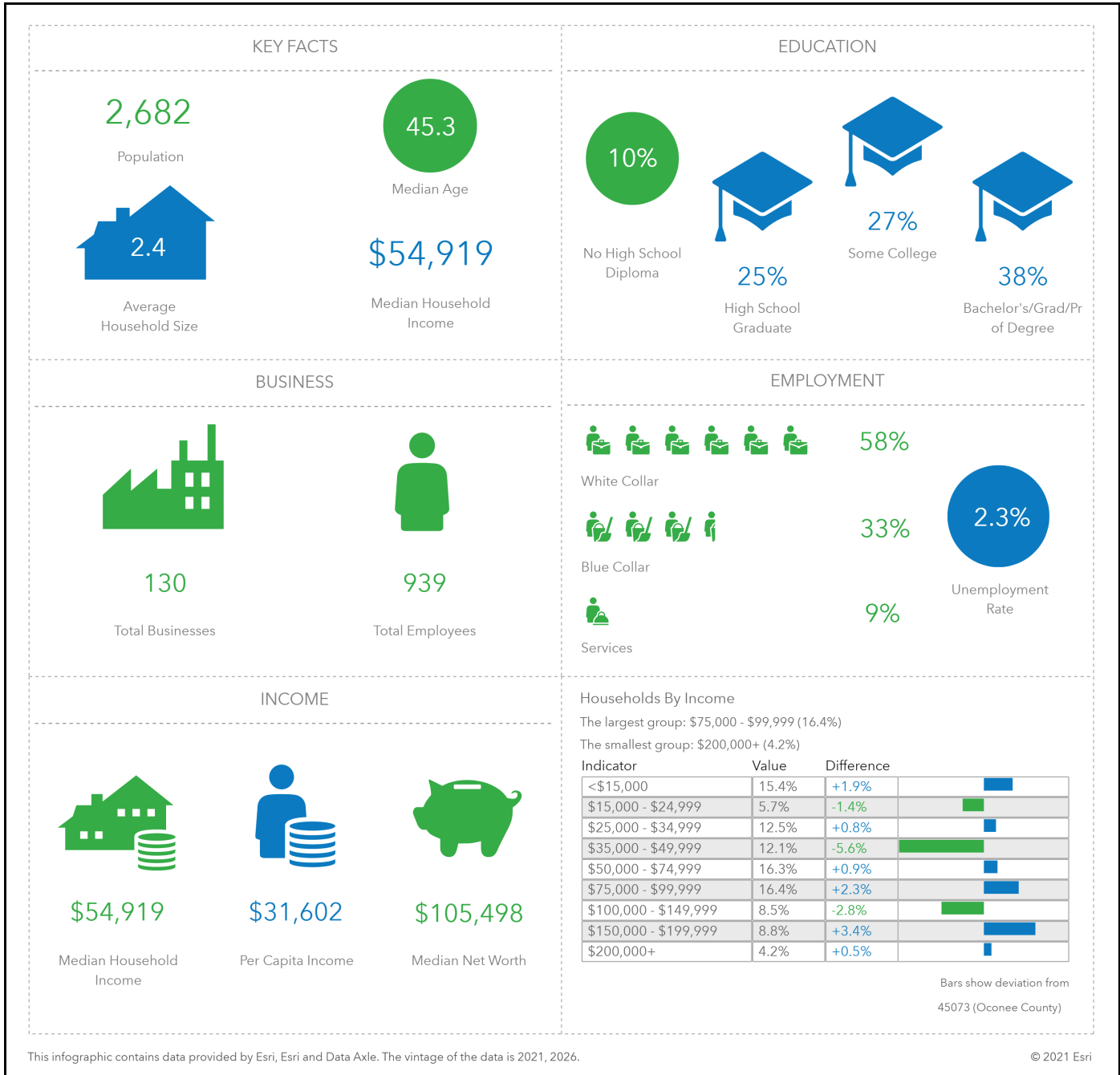
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Location/Study Area Map (Rings: 1, 3, 5 mile radius)



Demographic Analysis

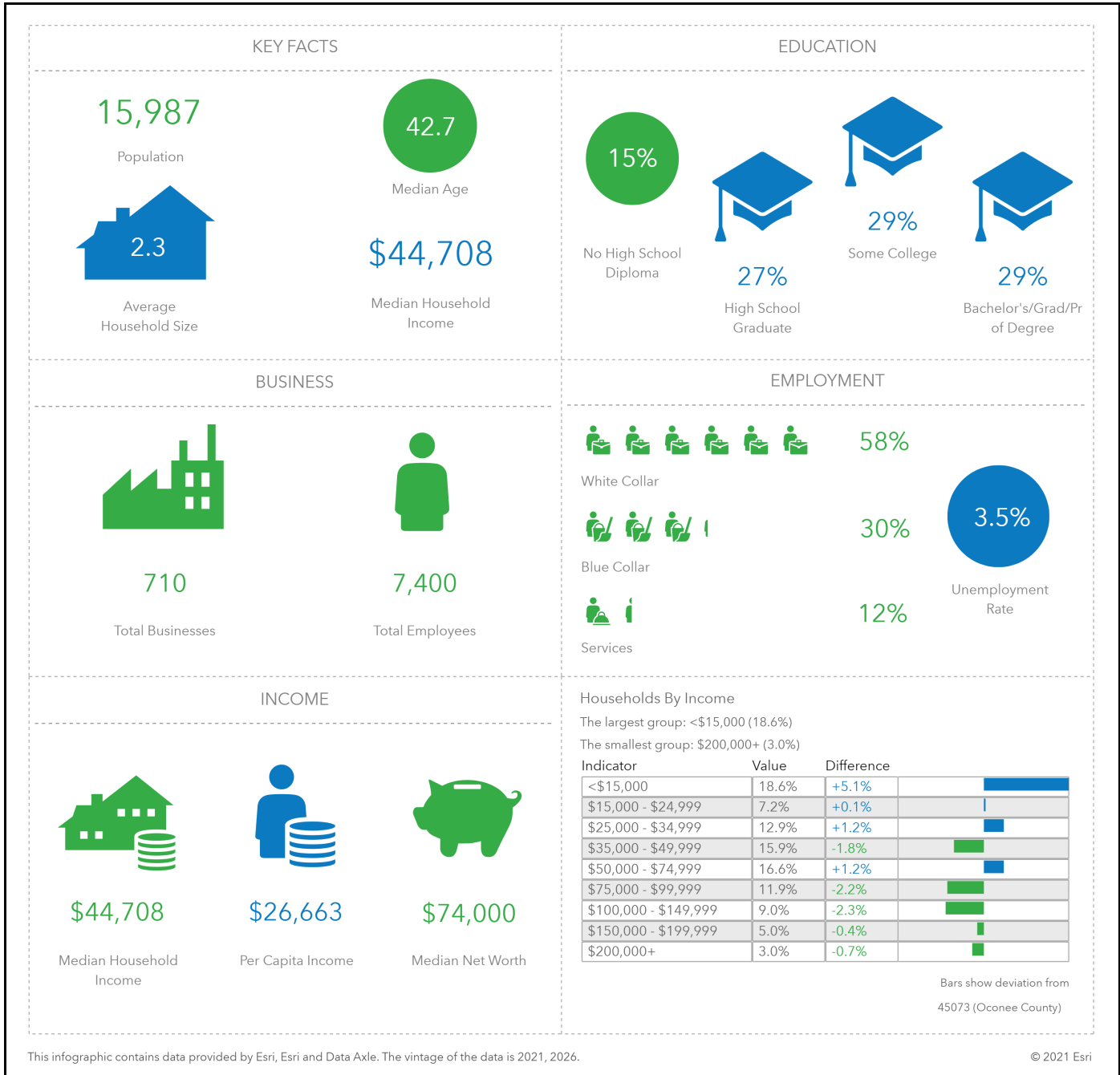
Infographic: Key Facts (Ring: 1 mile radius)



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

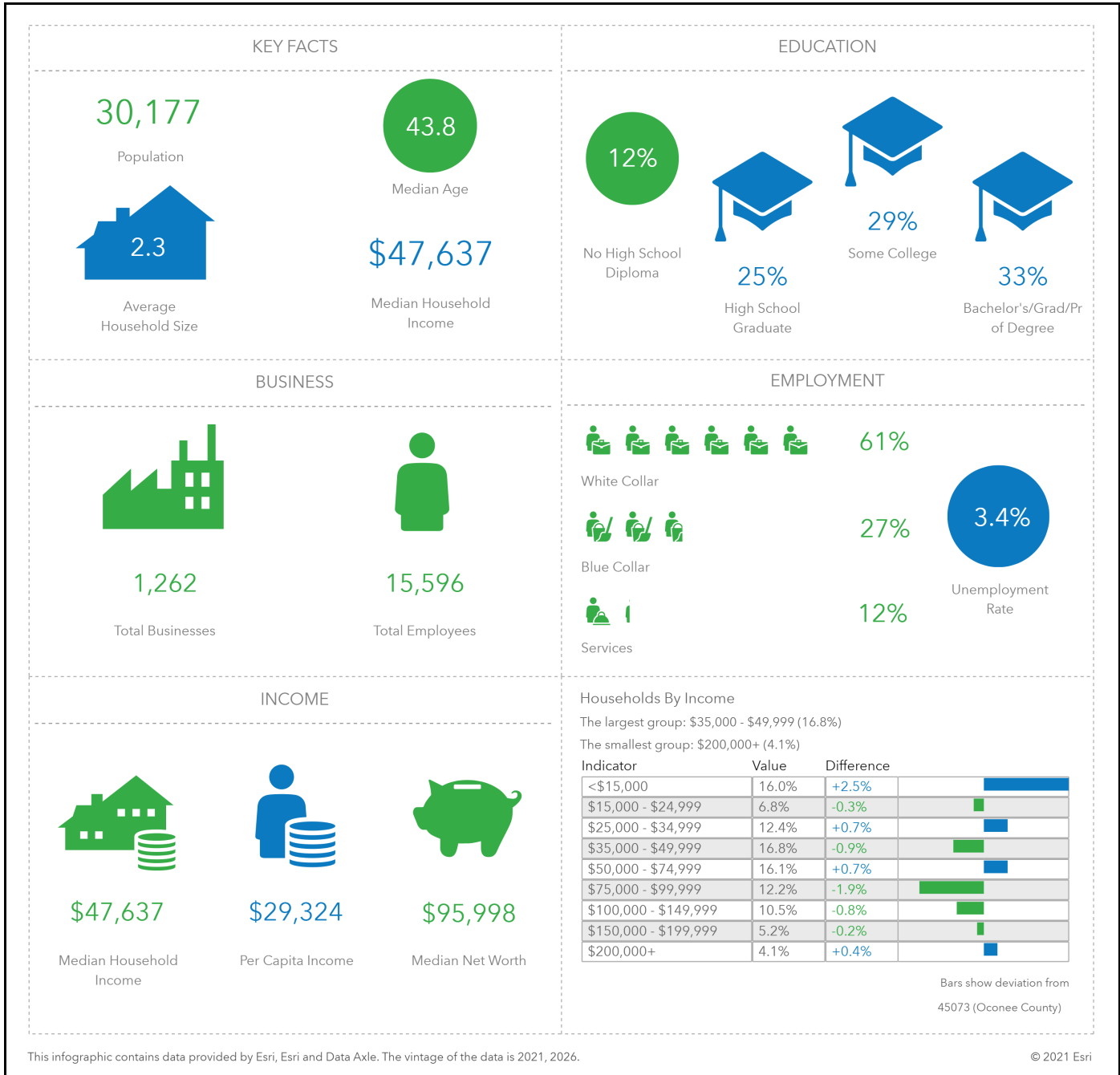
Demographic Analysis

Infographic: Key Facts (Ring: 3 mile radius)



Demographic Analysis

Infographic: Key Facts (Ring: 5 mile radius)



Demographic Analysis

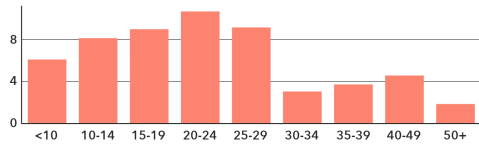
Infographic: Community Profile (Ring: 1 mile radius)

COMMUNITY PROFILE

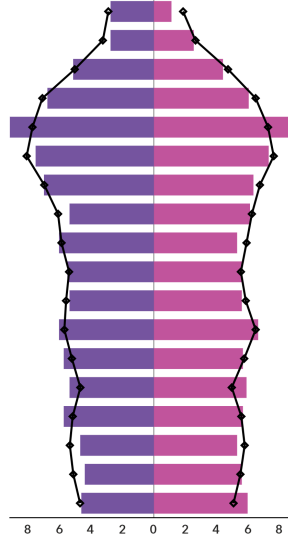
2,682	0.6%	2.4	45.1	45.3	\$54,919	\$105,498	\$194,681	19%	58%	23%
Population Total	Pop Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Net Worth	Median Home Value	Under 18	Ages 18 to 65	Aged 66+



Mortgage as Percent of Salary



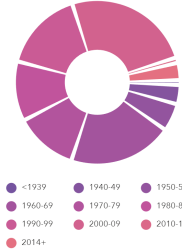
Age Profile: 5 Year Increments



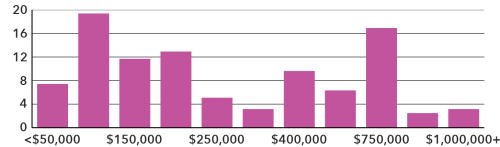
Home Ownership



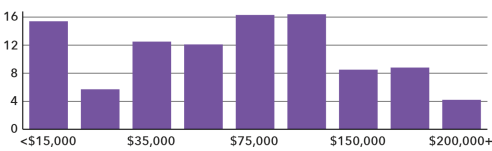
Housing: Year Built



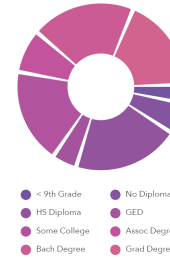
Home Value



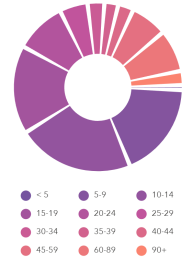
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to 45073 (Oconee County)

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

Demographic Analysis

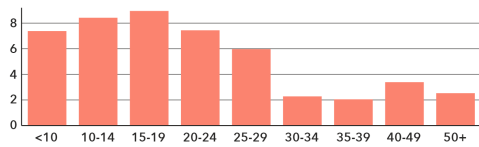
Infographic: Community Profile (Ring: 3 mile radius)

COMMUNITY PROFILE

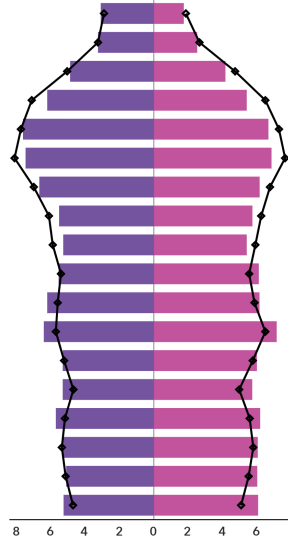
15,987 Population Total
0.8% Pop Growth
2.3 Average HH Size
48.1 Diversity Index
42.7 Median Age
\$44,708 Median HH Income
\$74,000 Median Net Worth
\$157,097 Median Home Value
20% Under 18
59% Ages 18 to 65
21% Aged 66+



Mortgage as Percent of Salary



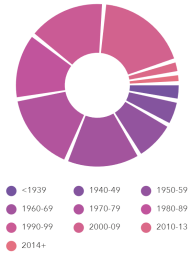
Age Profile: 5 Year Increments



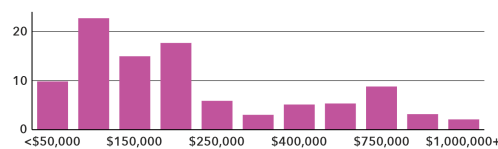
Home Ownership



Housing: Year Built



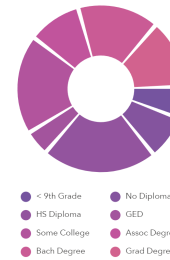
Home Value



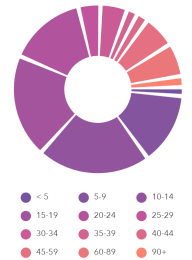
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to 45073 (Oconee County)

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



Demographic Analysis

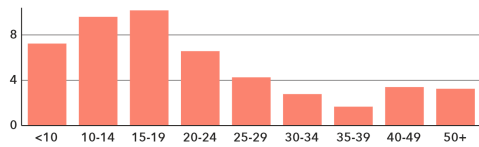
Infographic: Community Profile (Ring: 5 mile radius)

COMMUNITY PROFILE

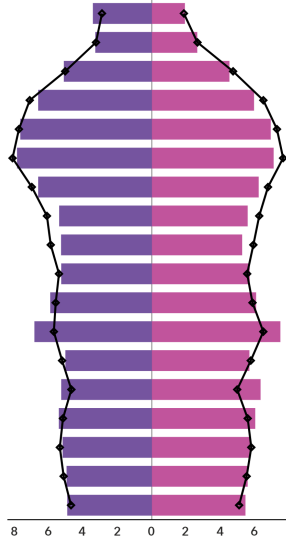
30,177 Population Total
0.9% Pop Growth
2.3 Average HH Size
41.7 Diversity Index
43.8 Median Age
\$47,637 Median HH Income
\$95,998 Median Net Worth
\$184,105 Median Home Value
19% Under 18
59% Ages 18 to 65
23% Aged 66+



Mortgage as Percent of Salary



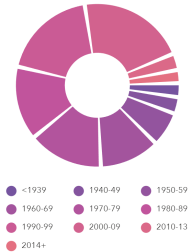
Age Profile: 5 Year Increments



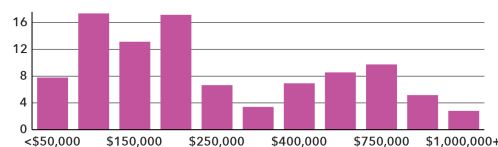
Home Ownership



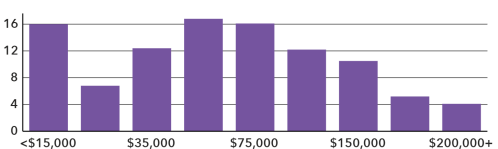
Housing: Year Built



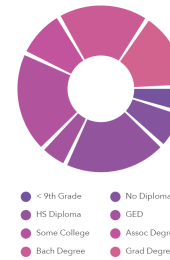
Home Value



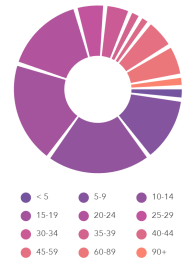
Household Income



Educational Attainment



Commute Time: Minutes



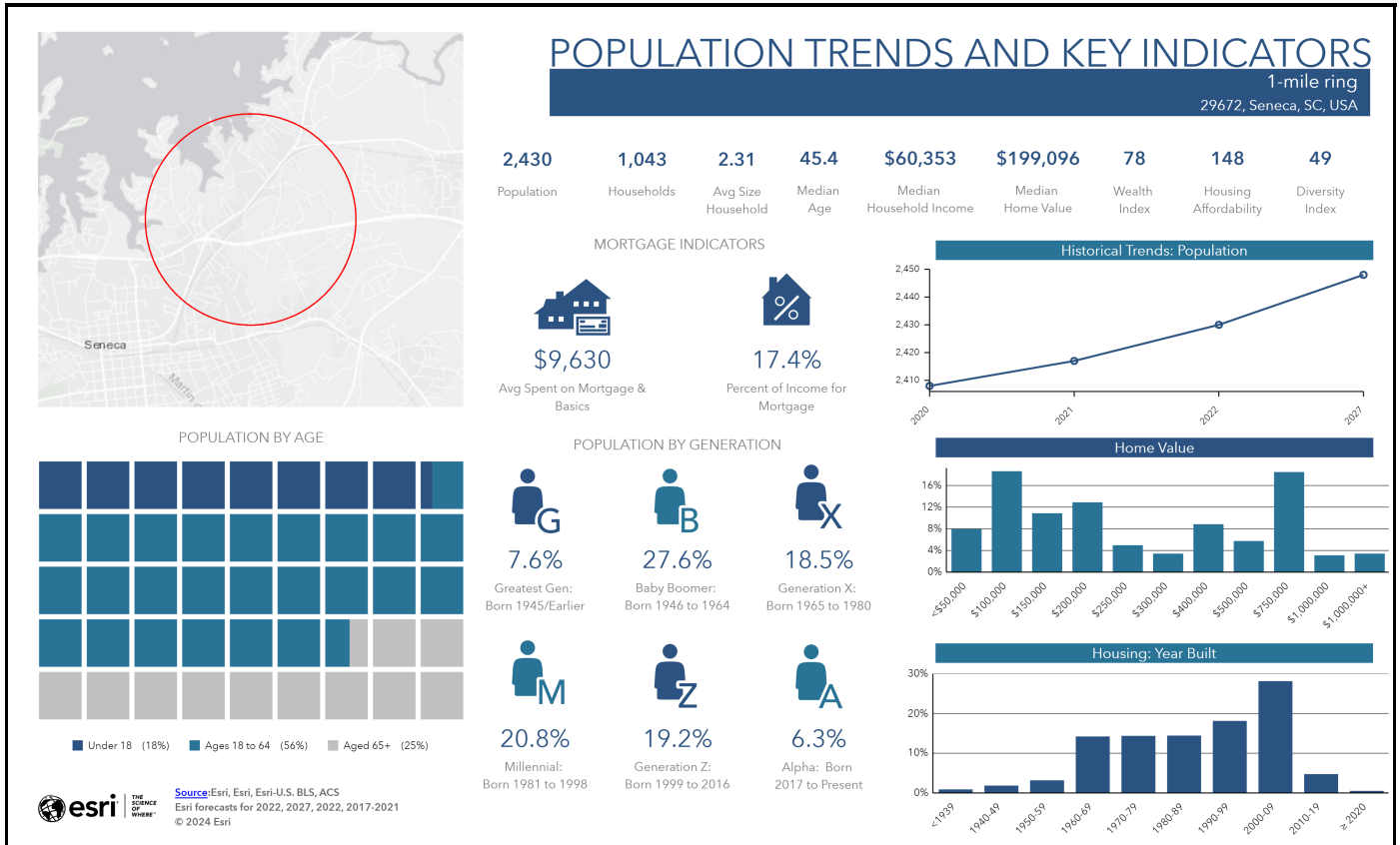
Dots show comparison to 45073 (Oconee County)

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



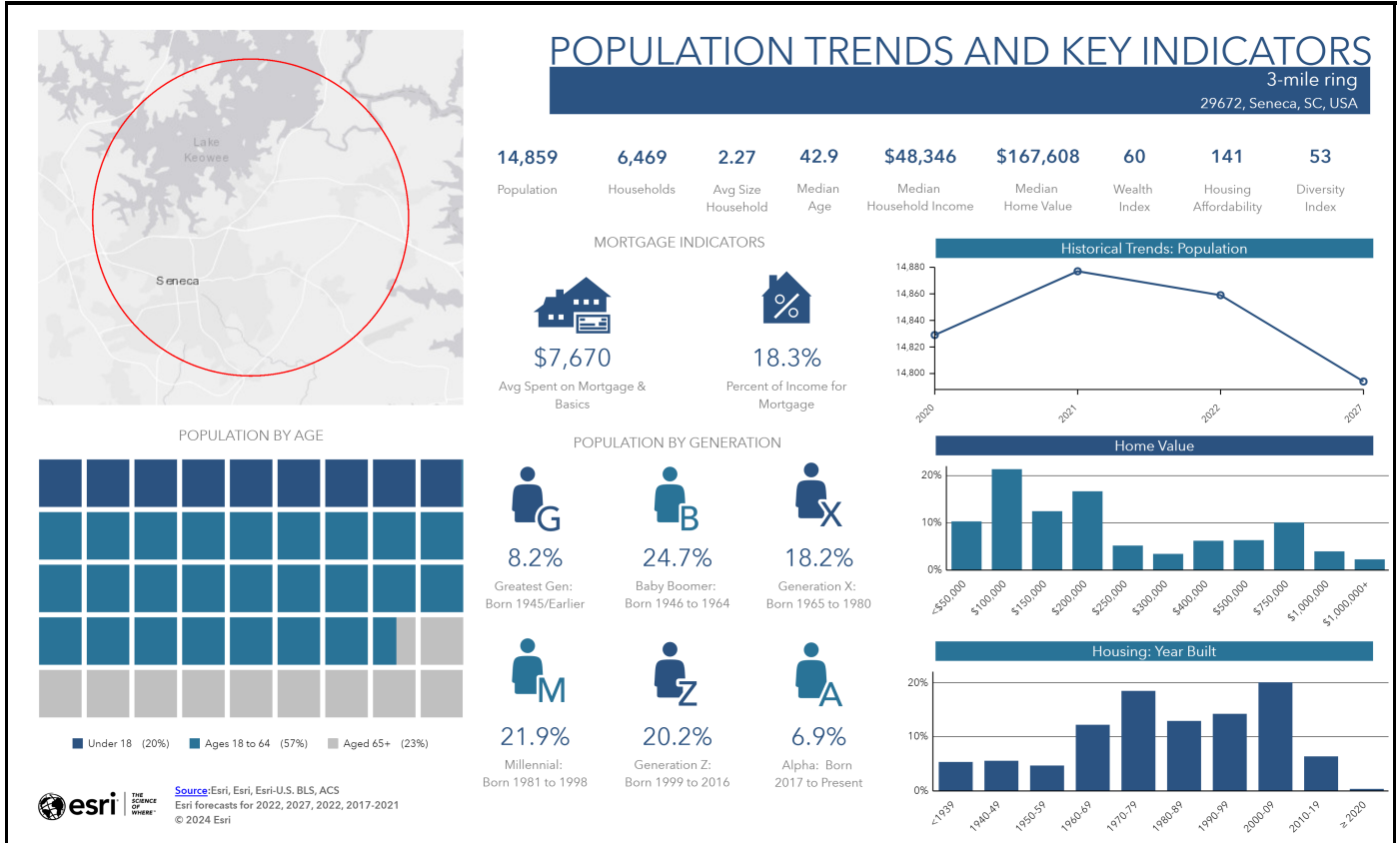
Demographic Analysis

Infographic: Population Trends (Ring: 1 mile radius)



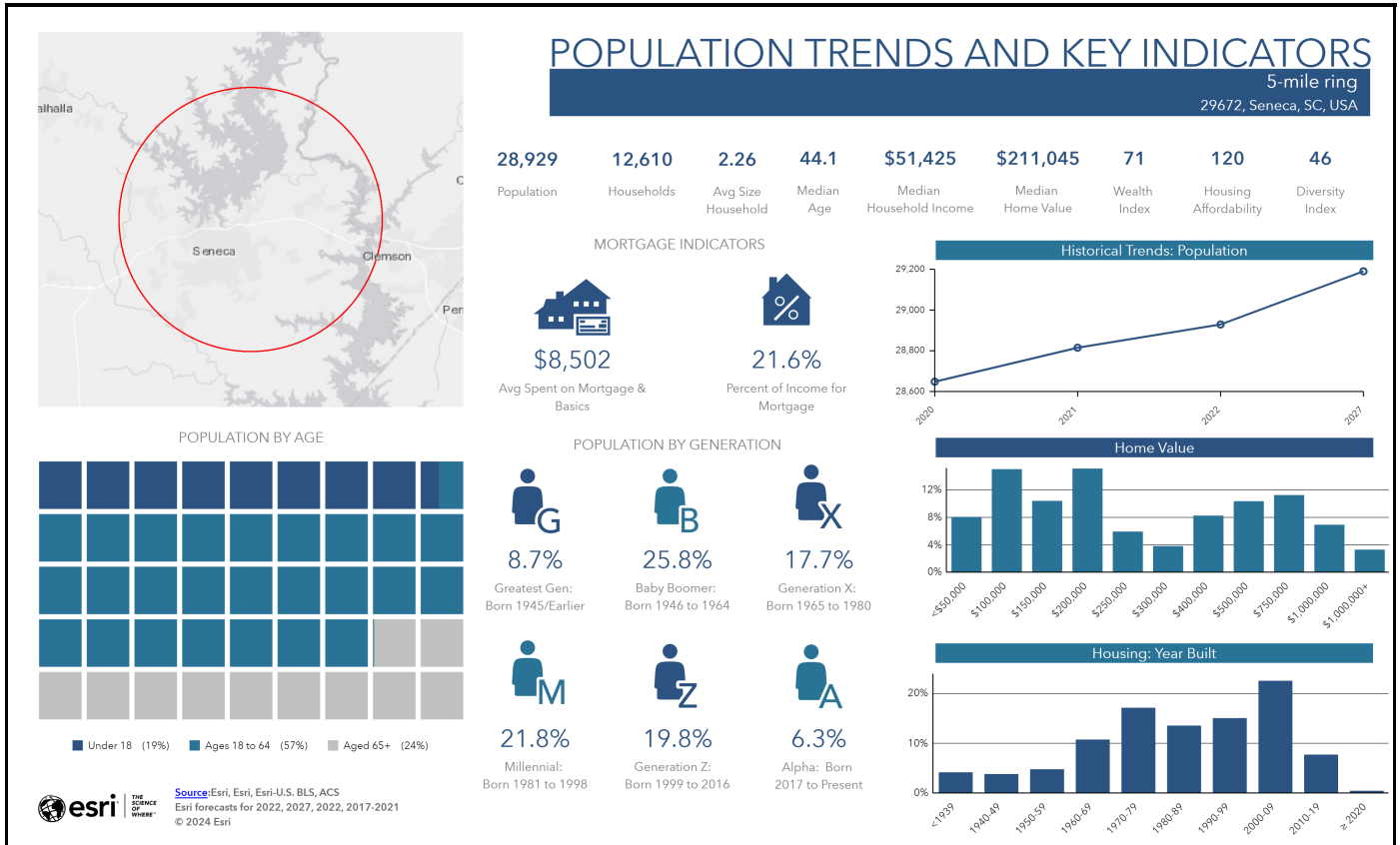
Demographic Analysis

Infographic: Population Trends (Ring: 3 mile radius)



Demographic Analysis

Infographic: Population Trends (Ring: 5 mile radius)



Demographic Analysis

Executive Summary (Rings: 1, 3, 5 mile radius)

	1 mile	3 mile	5 mile
Population			
2010 Population	2,361	14,356	26,625
2020 Population	2,406	14,826	28,613
2023 Population	2,431	15,072	29,347
2028 Population	2,437	15,148	29,825
2010-2020 Annual Rate	0.19%	0.32%	0.72%
2020-2023 Annual Rate	0.32%	0.51%	0.78%
2023-2028 Annual Rate	0.05%	0.10%	0.32%
2020 Male Population	48.8%	48.1%	48.6%
2020 Female Population	51.2%	51.9%	51.4%
2020 Median Age	48.2	43.6	45.3
2023 Male Population	49.9%	49.1%	49.3%
2023 Female Population	50.1%	50.9%	50.7%
2023 Median Age	45.8	43.2	44.3

In the identified area, the current year population is 29,347. In 2020, the Census count in the area was 28,613. The rate of change since 2020 was 0.78% annually. The five-year projection for the population in the area is 29,825 representing a change of 0.32% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 44.3, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	72.8%	70.2%	75.7%
2023 Black Alone	15.5%	17.5%	13.2%
2023 American Indian/Alaska Native Alone	0.2%	0.4%	0.3%
2023 Asian Alone	1.7%	1.6%	1.6%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	2.8%	3.0%	2.5%
2023 Two or More Races	7.0%	7.3%	6.6%
2023 Hispanic Origin (Any Race)	5.3%	6.1%	5.5%

Persons of Hispanic origin represent 5.5% of the population in the identified area compared to 19.4% 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 46.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	83	62	69
2010 Households	944	5,998	11,172
2020 Households	1,031	6,438	12,431
2023 Households	1,051	6,584	12,832
2028 Households	1,063	6,673	13,166
2010-2020 Annual Rate	0.89%	0.71%	1.07%
2020-2023 Annual Rate	0.59%	0.69%	0.98%
2023-2028 Annual Rate	0.23%	0.27%	0.52%
2023 Average Household Size	2.29	2.26	2.25

The household count in this area has changed from 12,431 in 2020 to 12,832 in the current year, a change of 0.98% annually. The five-year projection of households is 13,166, a change of 0.52% annually from the current year total. Average household size is currently 2.25, compared to 2.27 in the year 2020. The number of families in the current year is 7,982 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Demographic Analysis

Executive Summary (Rings: 1, 3, 5 mile radius)

	1 mile	3 mile	5 mile
Mortgage Income			
2023 Percent of Income for Mortgage	23.7%	22.7%	25.0%
Median Household Income			
2023 Median Household Income	\$55,528	\$49,250	\$50,128
2028 Median Household Income	\$58,417	\$52,792	\$53,516
2023-2028 Annual Rate	1.02%	1.40%	1.32%
Average Household Income			
2023 Average Household Income	\$84,314	\$70,090	\$73,790
2028 Average Household Income	\$90,431	\$76,784	\$80,798
2023-2028 Annual Rate	1.41%	1.84%	1.83%
Per Capita Income			
2023 Per Capita Income	\$37,626	\$30,384	\$32,290
2028 Per Capita Income	\$40,723	\$33,557	\$35,687
2023-2028 Annual Rate	1.59%	2.01%	2.02%
GINI Index			
2023 Gini Index	44.4	43.6	43.9
Households by Income			
Current median household income is \$50,128 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$53,516 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$73,790 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$80,798 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$32,290 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$35,687 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	110	115	105
2010 Total Housing Units	1,158	7,133	13,524
2010 Owner Occupied Housing Units	639	3,894	7,503
2010 Renter Occupied Housing Units	305	2,104	3,669
2010 Vacant Housing Units	214	1,135	2,352
2020 Total Housing Units	1,212	7,506	14,829
2020 Owner Occupied Housing Units	665	4,094	8,243
2020 Renter Occupied Housing Units	366	2,344	4,188
2020 Vacant Housing Units	167	1,073	2,343
2023 Total Housing Units	1,214	7,627	15,260
2023 Owner Occupied Housing Units	666	4,214	8,886
2023 Renter Occupied Housing Units	385	2,370	3,946
2023 Vacant Housing Units	163	1,043	2,428
2028 Total Housing Units	1,222	7,715	15,575
2028 Owner Occupied Housing Units	688	4,386	9,335
2028 Renter Occupied Housing Units	375	2,287	3,831
2028 Vacant Housing Units	159	1,042	2,409
Socioeconomic Status Index			
2023 Socioeconomic Status Index	53.8	47.5	48.5

Currently, 58.2% of the 15,260 housing units in the area are owner occupied; 25.9%, renter occupied; and 15.9% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 14,829 housing units in the area and 15.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.89%. Median home value in the area is \$208,234, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.95% annually to \$240,796.

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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Demographic Analysis

Demographic and Income (Ring: 1 mile radius)

Summary	Census 2010	Census 2020	2023	2028
Population	2,361	2,406	2,431	2,437
Households	944	1,031	1,051	1,063
Families	626	653	668	669
Average Household Size	2.44	2.31	2.29	2.27
Owner Occupied Housing Units	639	665	666	688
Renter Occupied Housing Units	305	366	385	375
Median Age	42.5	48.2	45.8	46.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.05%	0.61%	0.30%
Households	0.23%	0.79%	0.49%
Families	0.03%	0.71%	0.44%
Owner HHs	0.65%	1.03%	0.66%
Median Household Income	1.02%	2.28%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	128	12.2%	113	10.6%
\$15,000 - \$24,999	126	12.0%	122	11.5%
\$25,000 - \$34,999	87	8.3%	83	7.8%
\$35,000 - \$49,999	131	12.5%	135	12.7%
\$50,000 - \$74,999	181	17.2%	184	17.3%
\$75,000 - \$99,999	176	16.7%	185	17.4%
\$100,000 - \$149,999	73	6.9%	84	7.9%
\$150,000 - \$199,999	94	8.9%	100	9.4%
\$200,000+	55	5.2%	57	5.4%

Median Household Income	\$55,528	\$58,417
Average Household Income	\$84,314	\$90,431
Per Capita Income	\$37,626	\$40,723

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	136	5.8%	118	4.9%	122	5.0%	122	5.0%
5 - 9	143	6.1%	130	5.4%	124	5.1%	122	5.0%
10 - 14	128	5.4%	112	4.7%	123	5.1%	118	4.8%
15 - 19	131	5.5%	136	5.7%	135	5.6%	121	5.0%
20 - 24	148	6.3%	124	5.2%	134	5.5%	160	6.6%
25 - 34	309	13.1%	265	11.0%	285	11.7%	271	11.1%
35 - 44	246	10.4%	239	9.9%	271	11.1%	257	10.5%
45 - 54	331	14.0%	284	11.8%	277	11.4%	291	11.9%
55 - 64	336	14.2%	379	15.8%	330	13.6%	293	12.0%
65 - 74	273	11.6%	366	15.2%	392	16.1%	397	16.3%
75 - 84	146	6.2%	184	7.6%	193	7.9%	229	9.4%
85+	33	1.4%	69	2.9%	46	1.9%	57	2.3%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,833	77.6%	1,770	73.6%	1,768	72.8%	1,747	71.7%
Black Alone	399	16.9%	370	15.4%	376	15.5%	372	15.3%
American Indian Alone	7	0.3%	5	0.2%	5	0.2%	5	0.2%
Asian Alone	43	1.8%	37	1.5%	41	1.7%	46	1.9%
Pacific Islander Alone	0	0.0%	1	0.0%	1	0.0%	2	0.1%
Some Other Race Alone	35	1.5%	62	2.6%	69	2.8%	81	3.3%
Two or More Races	45	1.9%	160	6.7%	170	7.0%	185	7.6%

Hispanic Origin (Any Race)	87	3.7%	117	4.9%	129	5.3%	149	6.1%
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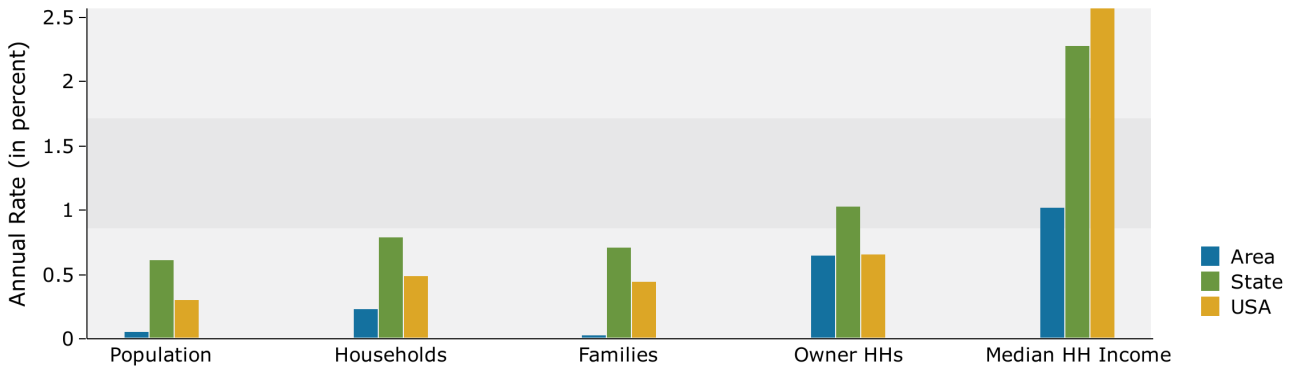
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

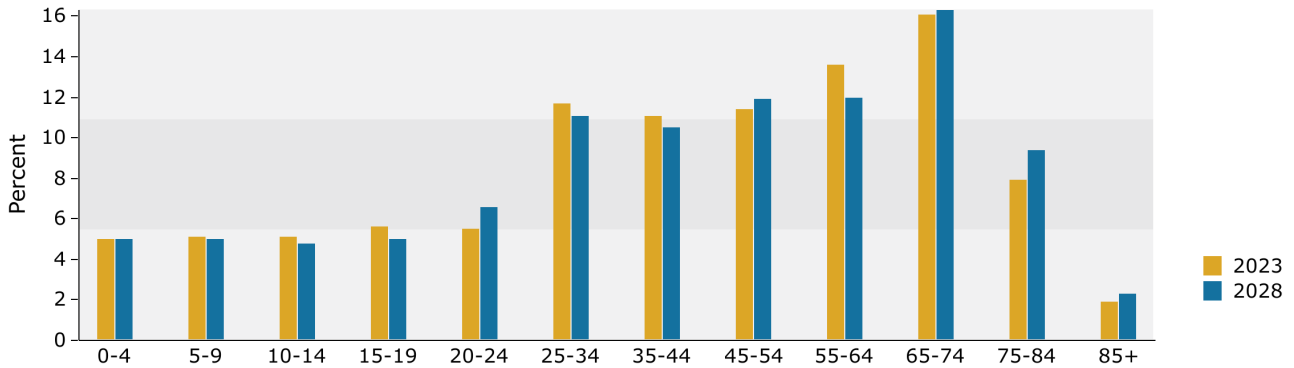
Demographic Analysis

Demographic and Income (Ring: 1 mile radius)

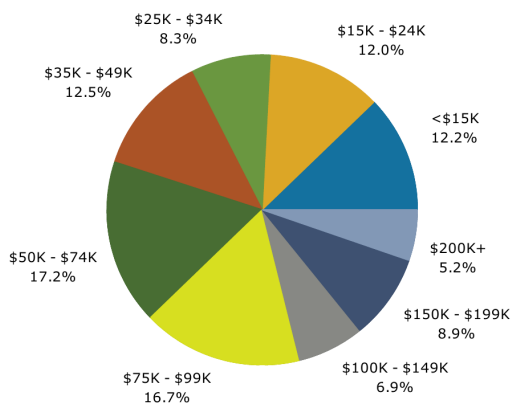
Trends 2023-2028



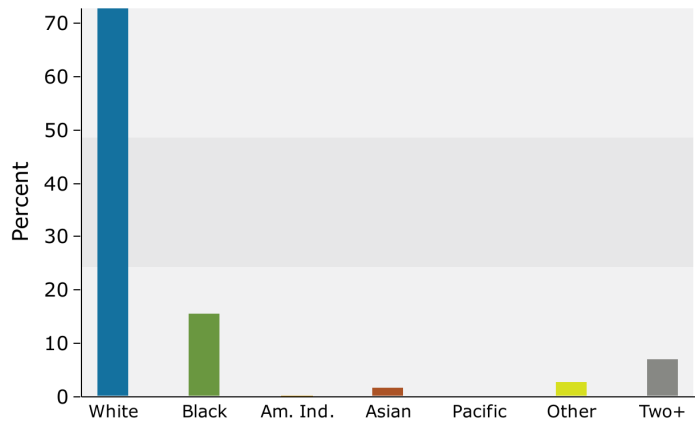
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 5.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic Analysis

Demographic and Income (Ring: 3 mile radius)

Summary	Census 2010	Census 2020	2023	2028
Population	14,356	14,826	15,072	15,148
Households	5,998	6,438	6,584	6,673
Families	3,842	4,027	4,047	4,079
Average Household Size	2.35	2.28	2.26	2.24
Owner Occupied Housing Units	3,894	4,094	4,214	4,386
Renter Occupied Housing Units	2,104	2,344	2,370	2,287
Median Age	40.7	43.6	43.2	44.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.10%	0.61%	0.30%
Households	0.27%	0.79%	0.49%
Families	0.16%	0.71%	0.44%
Owner HHs	0.80%	1.03%	0.66%
Median Household Income	1.40%	2.28%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	924	14.0%	790	11.8%
\$15,000 - \$24,999	755	11.5%	715	10.7%
\$25,000 - \$34,999	699	10.6%	666	10.0%
\$35,000 - \$49,999	949	14.4%	959	14.4%
\$50,000 - \$74,999	1,231	18.7%	1,277	19.1%
\$75,000 - \$99,999	849	12.9%	919	13.8%
\$100,000 - \$149,999	665	10.1%	793	11.9%
\$150,000 - \$199,999	307	4.7%	338	5.1%
\$200,000+	204	3.1%	215	3.2%

Median Household Income	\$49,250	\$52,792
Average Household Income	\$70,090	\$76,784
Per Capita Income	\$30,384	\$33,557

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	928	6.5%	748	5.0%	823	5.5%	822	5.4%
5 - 9	844	5.9%	875	5.9%	839	5.6%	828	5.5%
10 - 14	779	5.4%	828	5.6%	846	5.6%	838	5.5%
15 - 19	938	6.5%	831	5.6%	885	5.9%	914	6.0%
20 - 24	989	6.9%	957	6.5%	814	5.4%	869	5.7%
25 - 34	1,809	12.6%	1,855	12.5%	1,807	12.0%	1,518	10.0%
35 - 44	1,573	11.0%	1,530	10.3%	1,848	12.3%	1,906	12.6%
45 - 54	1,978	13.8%	1,695	11.4%	1,644	10.9%	1,766	11.7%
55 - 64	1,946	13.6%	2,175	14.7%	1,997	13.2%	1,780	11.8%
65 - 74	1,483	10.3%	1,967	13.3%	2,031	13.5%	2,108	13.9%
75 - 84	828	5.8%	1,016	6.9%	1,186	7.9%	1,364	9.0%
85+	262	1.8%	348	2.3%	353	2.3%	433	2.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,704	74.6%	10,468	70.6%	10,580	70.2%	10,537	69.6%
Black Alone	2,875	20.0%	2,641	17.8%	2,639	17.5%	2,567	16.9%
American Indian Alone	40	0.3%	58	0.4%	58	0.4%	59	0.4%
Asian Alone	152	1.1%	213	1.4%	238	1.6%	270	1.8%
Pacific Islander Alone	2	0.0%	4	0.0%	4	0.0%	5	0.0%
Some Other Race Alone	269	1.9%	408	2.8%	454	3.0%	521	3.4%
Two or More Races	314	2.2%	1,033	7.0%	1,099	7.3%	1,189	7.8%

Hispanic Origin (Any Race)	576	4.0%	832	5.6%	926	6.1%	1,054	7.0%
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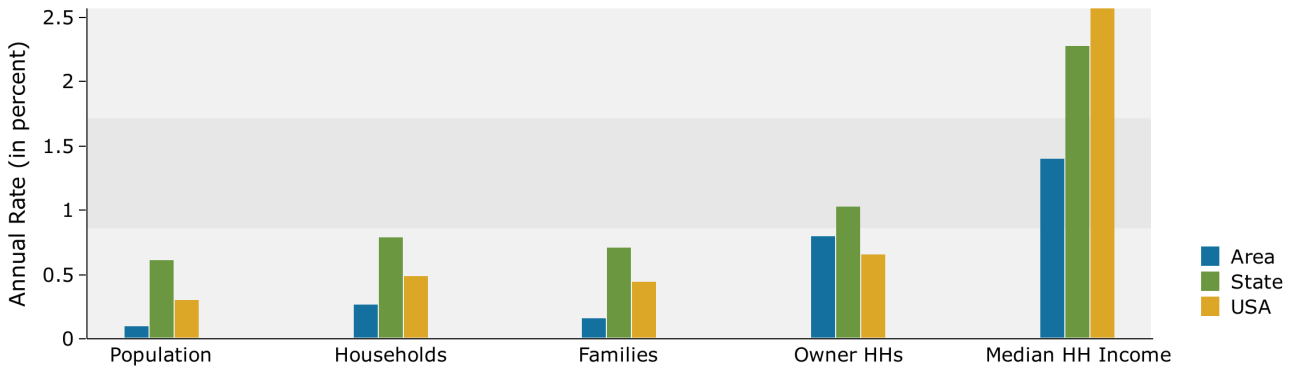
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

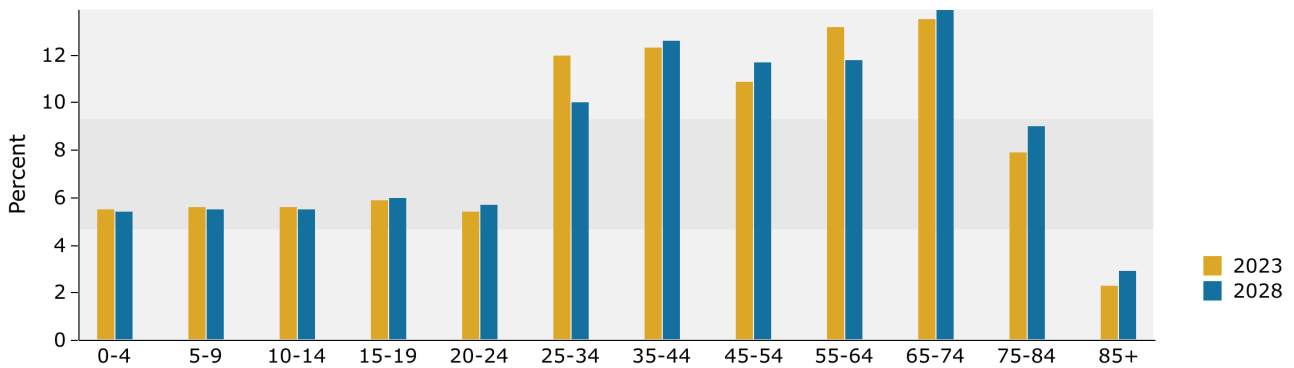
Demographic Analysis

Demographic and Income (Ring: 3 mile radius)

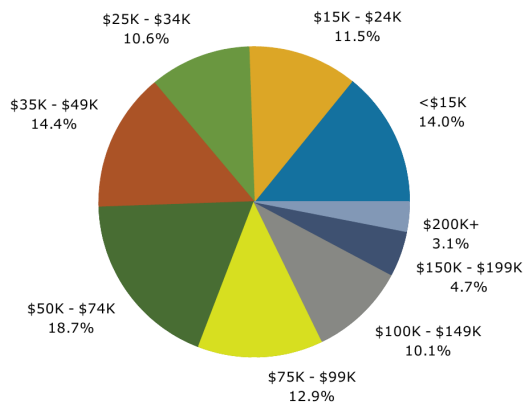
Trends 2023-2028



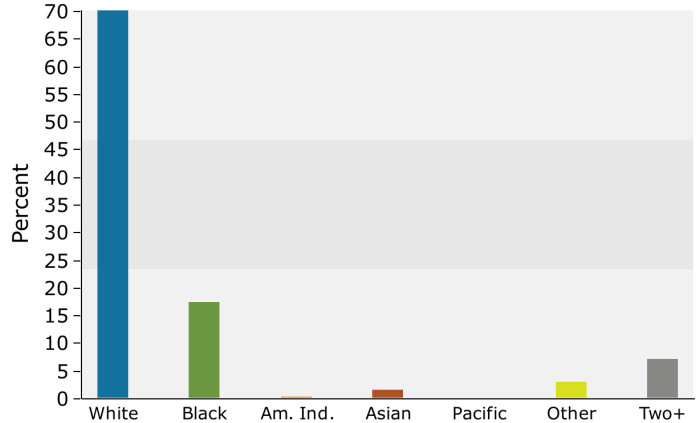
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 6.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic Analysis

Demographic and Income (Ring: 5 mile radius)

Summary	Census 2010	Census 2020	2023	2028				
Population	26,625	28,613	29,347	29,825				
Households	11,172	12,431	12,832	13,166				
Families	7,215	7,810	7,982	8,158				
Average Household Size	2.35	2.27	2.25	2.23				
Owner Occupied Housing Units	7,503	8,243	8,886	9,335				
Renter Occupied Housing Units	3,669	4,188	3,946	3,831				
Median Age	42.4	45.3	44.3	45.2				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.32%	0.61%	0.30%					
Households	0.52%	0.79%	0.49%					
Families	0.44%	0.71%	0.44%					
Owner HHs	0.99%	1.03%	0.66%					
Median Household Income	1.32%	2.28%	2.57%					
Households by Income			2023	2028				
			Number	Percent				
<\$15,000			1,662	13.0%				
\$15,000 - \$24,999			1,446	11.3%				
\$25,000 - \$34,999			1,375	10.7%				
\$35,000 - \$49,999			1,914	14.9%				
\$50,000 - \$74,999			2,356	18.4%				
\$75,000 - \$99,999			1,510	11.8%				
\$100,000 - \$149,999			1,440	11.2%				
\$150,000 - \$199,999			611	4.8%				
\$200,000+			517	4.0%				
Median Household Income			\$50,128	\$53,516				
Average Household Income			\$73,790	\$80,798				
Per Capita Income			\$32,290	\$35,687				
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,565	5.9%	1,309	4.6%	1,465	5.0%	1,489	5.0%
5 - 9	1,451	5.4%	1,491	5.2%	1,548	5.3%	1,550	5.2%
10 - 14	1,373	5.2%	1,471	5.1%	1,578	5.4%	1,587	5.3%
15 - 19	1,719	6.5%	1,552	5.4%	1,653	5.6%	1,743	5.8%
20 - 24	2,089	7.8%	2,408	8.4%	1,616	5.5%	1,687	5.7%
25 - 34	3,032	11.4%	3,246	11.3%	3,581	12.2%	2,758	9.2%
35 - 44	2,825	10.6%	2,743	9.6%	3,455	11.8%	4,017	13.5%
45 - 54	3,685	13.8%	3,152	11.0%	3,137	10.7%	3,368	11.3%
55 - 64	3,825	14.4%	4,319	15.1%	4,009	13.7%	3,569	12.0%
65 - 74	2,890	10.9%	3,994	14.0%	4,152	14.1%	4,303	14.4%
75 - 84	1,594	6.0%	2,171	7.6%	2,397	8.2%	2,840	9.5%
85+	577	2.2%	757	2.6%	756	2.6%	916	3.1%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	21,239	79.8%	21,756	76.0%	22,210	75.7%	22,390	75.1%
Black Alone	4,071	15.3%	3,873	13.5%	3,888	13.2%	3,809	12.8%
American Indian Alone	62	0.2%	99	0.3%	102	0.3%	109	0.4%
Asian Alone	294	1.1%	426	1.5%	473	1.6%	540	1.8%
Pacific Islander Alone	3	0.0%	9	0.0%	9	0.0%	10	0.0%
Some Other Race Alone	433	1.6%	652	2.3%	734	2.5%	851	2.9%
Two or More Races	524	2.0%	1,799	6.3%	1,931	6.6%	2,116	7.1%
Hispanic Origin (Any Race)	941	3.5%	1,434	5.0%	1,617	5.5%	1,865	6.3%

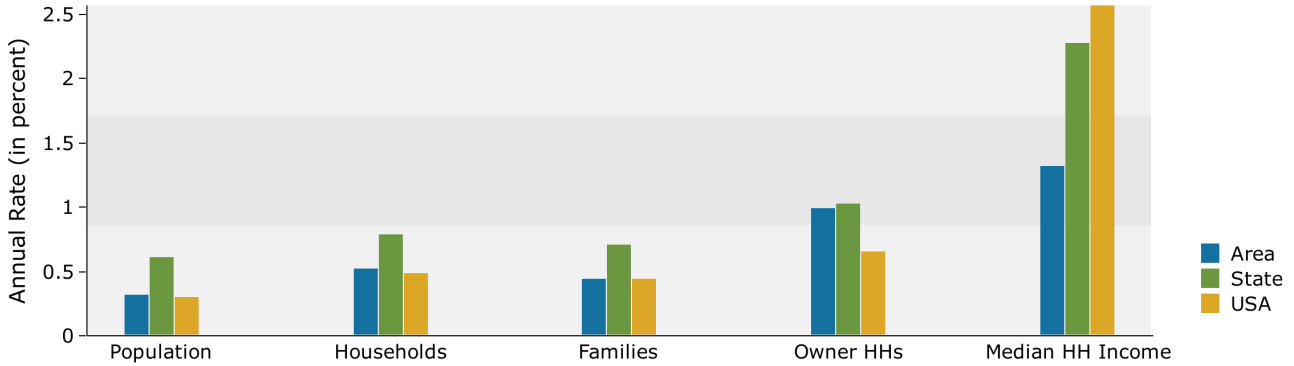
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

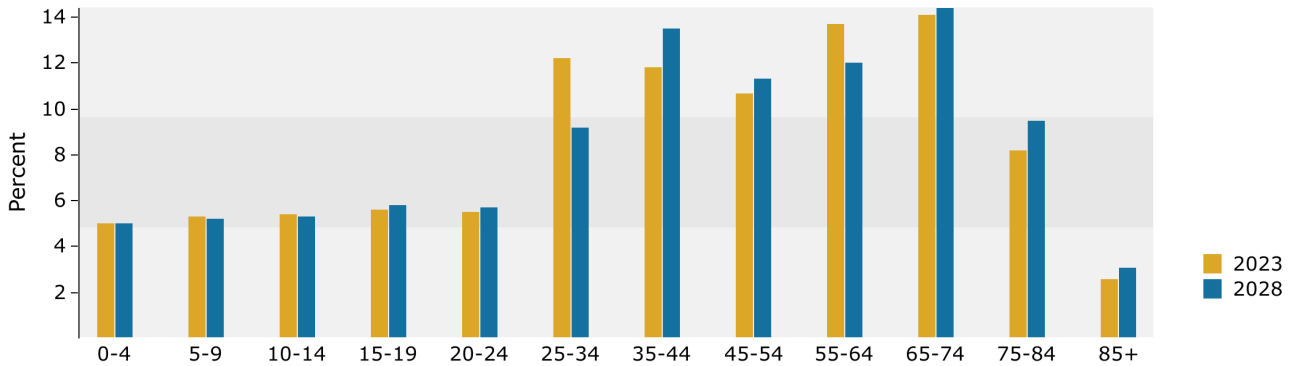
Demographic Analysis

Demographic and Income (Ring: 5 mile radius)

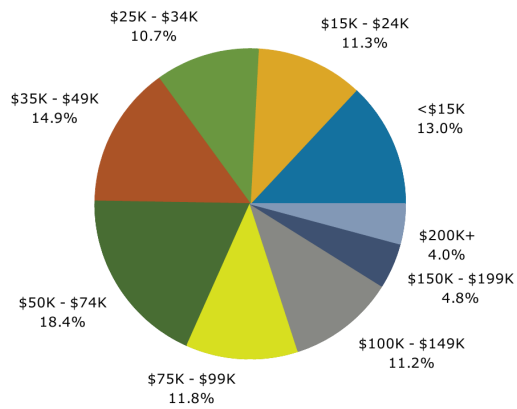
Trends 2023-2028



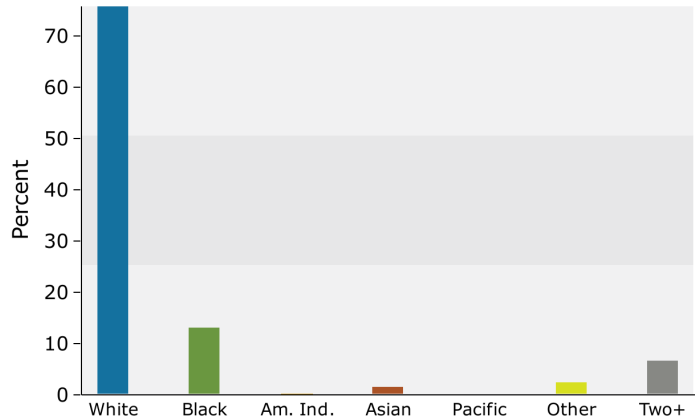
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 5.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

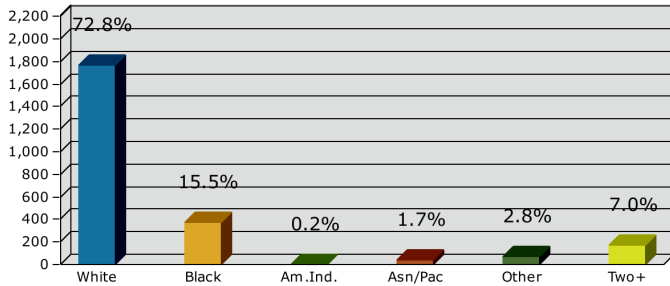
Robert Moss
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Demographic Analysis

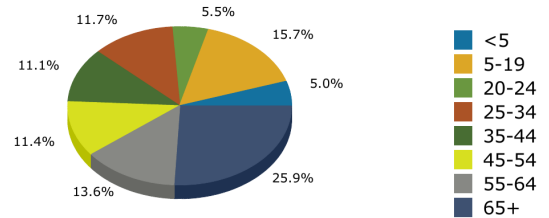
Graphic Profile (Ring: 1 mile radius)

2023 Population by Race

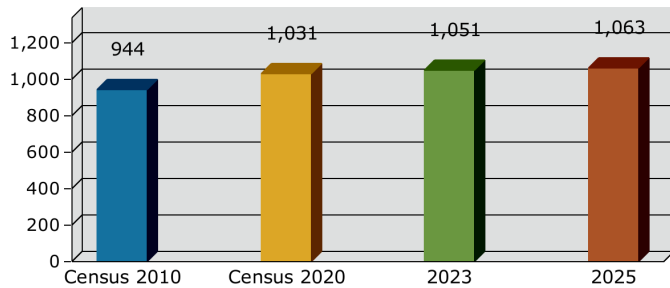


2023 Percent Hispanic Origin: 5.3%

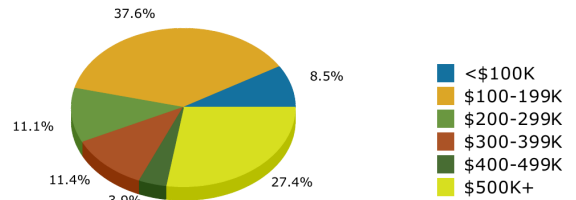
2023 Population by Age



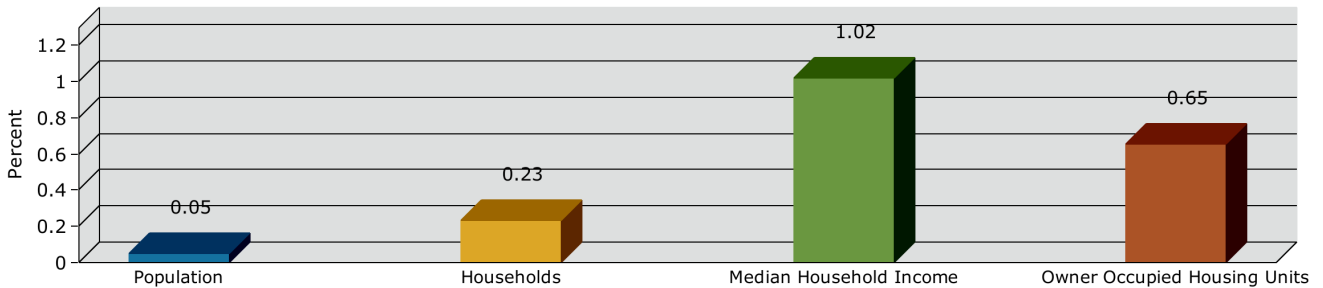
Households



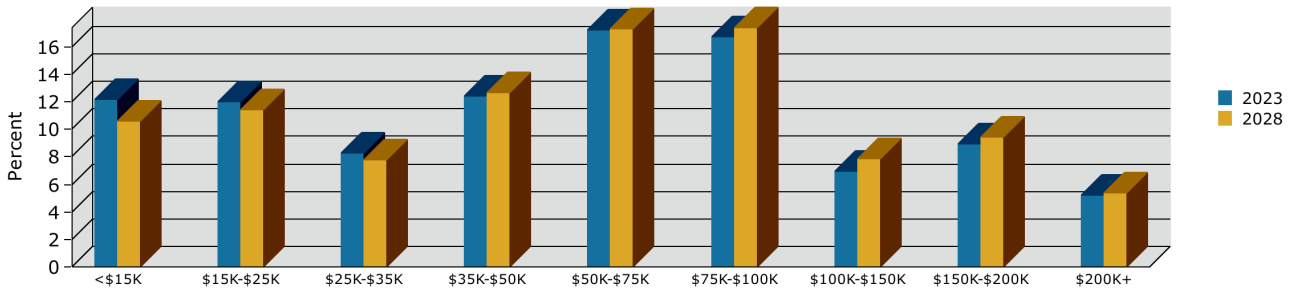
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



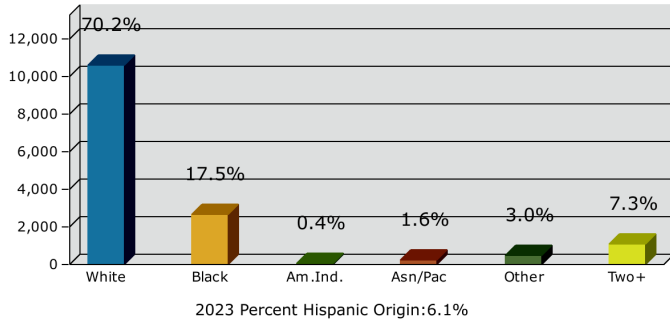
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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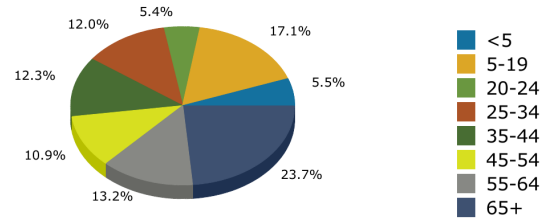
Demographic Analysis

Graphic Profile (Ring: 3 mile radius)

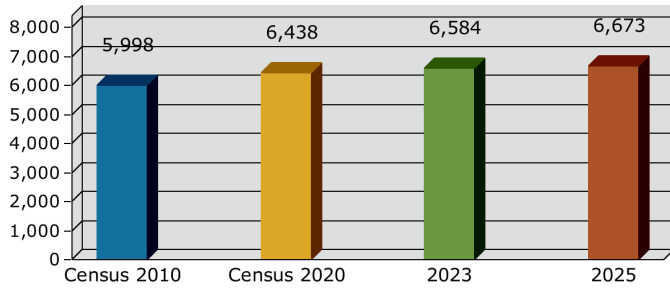
2023 Population by Race



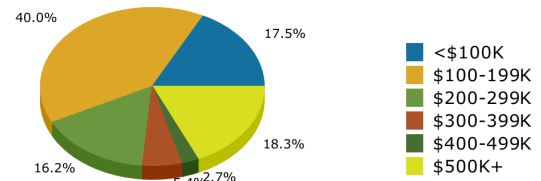
2023 Population by Age



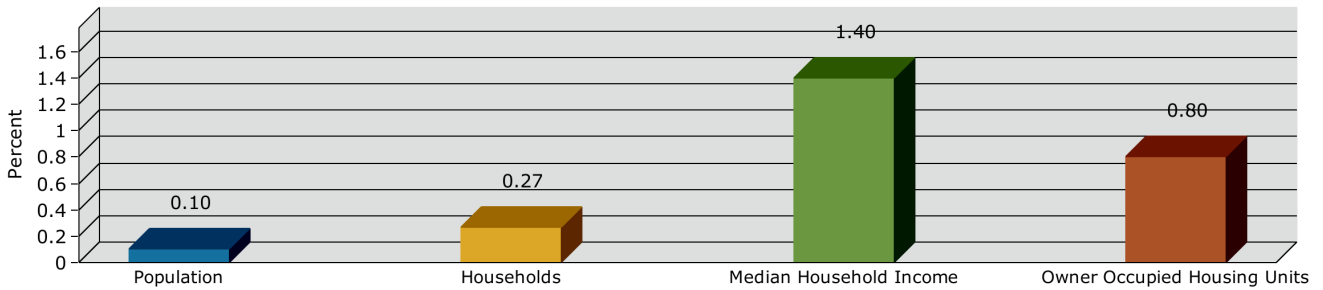
Households



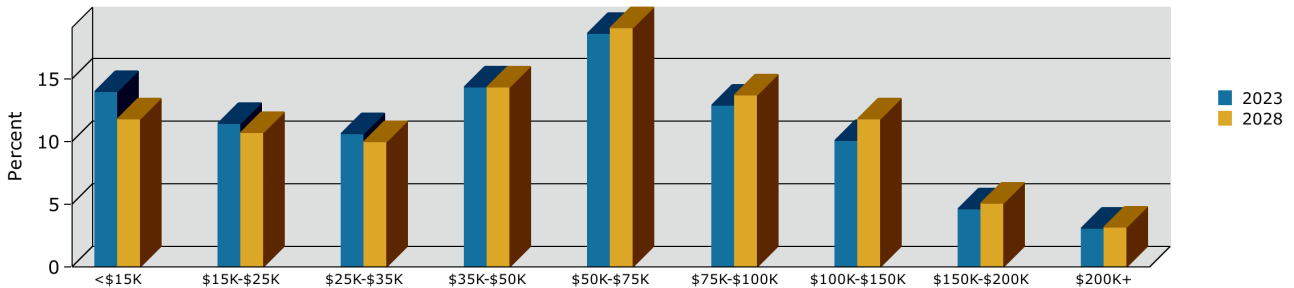
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



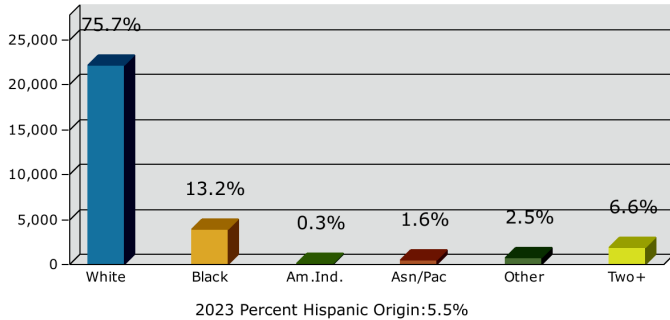
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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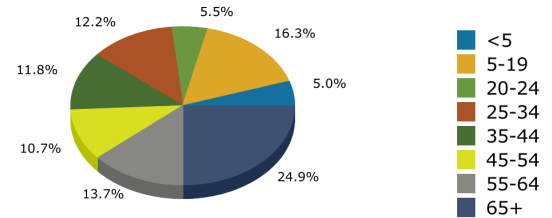
Demographic Analysis

Graphic Profile (Ring: 5 mile radius)

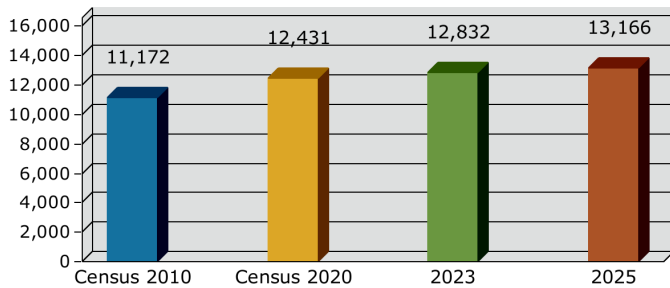
2023 Population by Race



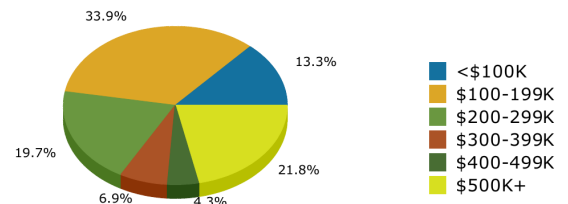
2023 Population by Age



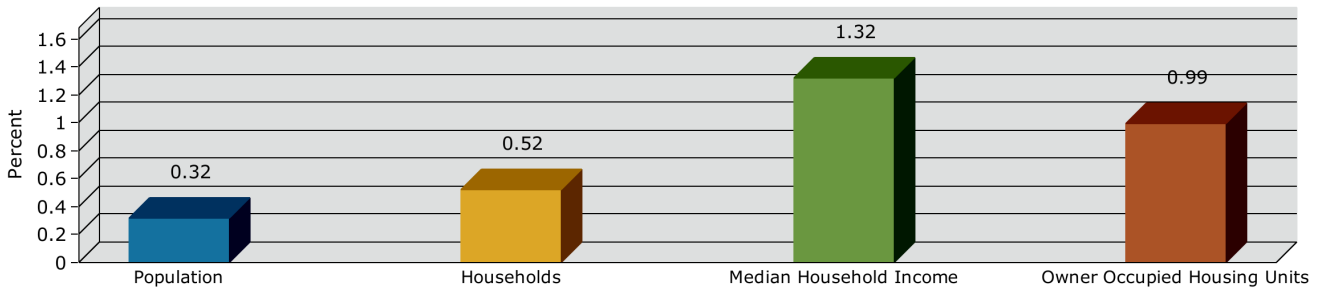
Households



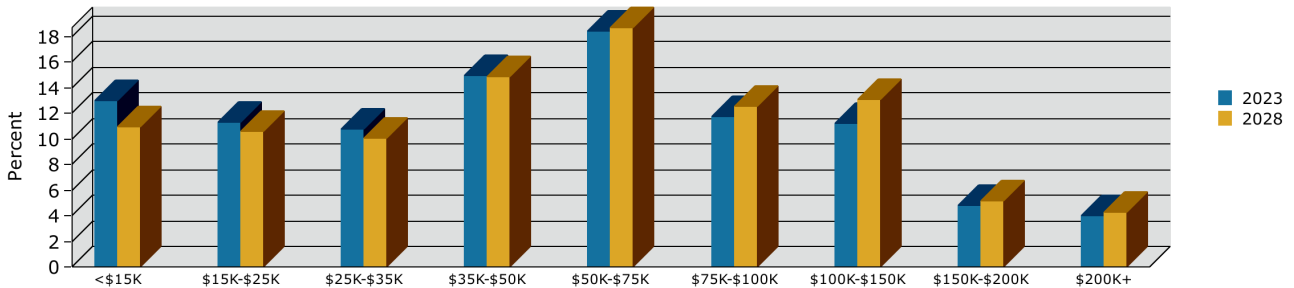
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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

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Demographic Analysis

Dominant Tapestry Map (Ring: 1 mile radius)

Tapestry Segmentation

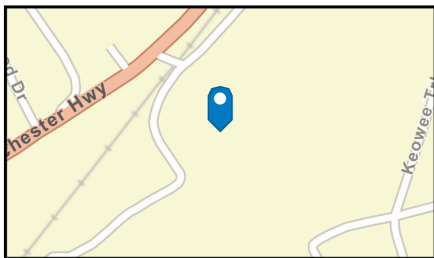
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

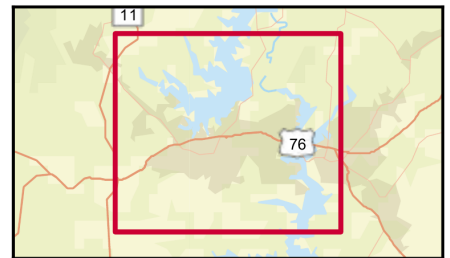


Demographic Analysis

Traffic Count - Study Area (Rings: 1, 3, 5 mile radius)



- 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 (Q4 2023).

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PROFESSIONAL BACKGROUND

Bobby is a licensed real estate professional in North Carolina, South Carolina, Tennessee, Georgia, and Alabama. After 25 years of delivering optimized solutions to his clients as an IT consulting professional, Bobby transitioned to commercial real estate investing and sales and business brokerage, where he could apply his consulting, technical sales, financial, and management skills. His passion for numbers/financials and real estate investing made specializing in underwriting and analyzing assets a logical and easy transition. With his diligent approach, he works to maximize returns and protect wealth for his clients. Bobby's commercial real estate services focus on recession-resistant assets, predominantly self-storage facilities. He also works with Industrial/IOS and Manufactured Housing Community assets. Bobby is a native of western North Carolina and resides in upstate South Carolina.

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Bachelor of Arts, Furman University
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