

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.9701 Longitude: -81.8882

Hillcrest Market Place Spartanburg, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	14,914	59,067	190,550
	Population Est 23Q1	14,789	58,422	188,951
	Population Est 22Q4	14,350	57,672	186,778
	Population Est 22Q3	14,234	57,355	185,344
	Population Est 22Q2	14,236	57,191	184,411
	Population Est 22Q1	14,184	56,990	183,505
	Population Est 21Q4	14,139	56,851	182,409
	Population Est 21Q3	14,014	56,386	180,941
	Population Est 21Q2	14,016	56,373	180,104
	Population Fcst	14,540	57,282	193,079
	2010 Census Population	13,191	53,230	156,480
	2000 Census Population	13,823	57,626	146,049
	1990 Census Population	14,297	61,477	138,204
	Current Year Daytime Population	23,017	94,172	219,705
	Average Seasonal Population	79	481	1,299
	Historical Annual Growth, 1990 – 2000	-0.34%	-0.64%	0.55%
	Historical Annual Growth, 2000 – 2010	-0.47%	-0.79%	0.69%
	Estimated Annual Growth, 2010 – CY	0.87%	0.73%	1.39%
	Projected Annual Growth, CY to Y5	-0.51%	-0.61%	0.26%
	Group Qtrs Est	607	3,979	6,179
	Transient Est Average Last 4 Qtrs	790	3,000	9,264
Households	Current Year Estimated Households	6,754	24,236	74,774
	Households Est 23Q1	6,685	23,930	74,080
	Households Est 22Q4	6,474	23,591	73,189
	Households Est 22Q3	6,418	23,445	72,602
	Households Est 22Q2	6,418	23,379	72,241
	Households Est 22Q1	6,394	23,285	71,867
	Households Est 21Q4	6,370	23,218	71,430
	Households Est 21Q3	6,305	22,990	70,818
	Households Est 21Q2	6,305	22,978	70,486
	Households Fcst	6,589	23,471	75,657
	2010 Census Households	6,099	21,972	61,157
	2000 Census Households	6,090	23,434	56,988
	1990 Census Households	6,075	23,846	52,159
	Historical Annual Growth, 1990 – 2000	0.02%	-0.17%	0.89%
	Historical Annual Growth, 2000 – 2010	0.01%	-0.64%	0.71%
	Estimated Annual Growth, 2010 – CY	0.72%	0.69%	1.42%
	Projected Annual Growth, CY to Y5	-0.49%	-0.64%	0.24%
	Population per Household	2.12	2.27	2.47

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.9701 Longitude: -81.8882

Hillcrest Market Place Spartanburg, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.9%	1.0%	0.8%
	HH Income \$250,000 to \$499,999	2.2%	1.2%	0.9%
	HH Income \$200,000 to \$249,999	5.2%	2.7%	2.2%
	HH Income \$175,000 to \$199,999	2.7%	2.0%	3.6%
	HH Income \$150,000 to \$174,999	4.2%	3.0%	3.8%
	HH Income \$100,000 to 149,999	20.8%	13.8%	14.4%
	HH Income \$75,000 to 99,999	10.6%	11.0%	13.8%
	HH Income \$50,000 to 74,999	17.1%	17.3%	18.5%
	HH Income \$35,000 to 49,999	13.7%	13.9%	13.3%
	HH Income \$25,000 to 34,999	8.2%	9.6%	8.8%
	HH Income \$15,000 to 24,999	5.0%	10.7%	9.3%
	HH Income \$0 to 14,999	8.6%	13.9%	10.3%
	Average Household Income	\$102,100	\$75,927	\$80,378
	Median Household Income	\$70,531	\$52,318	\$59,675
	Per Capita Income	\$47,346	\$32,200	\$32,045
	Average Disposable Income	\$77,279	\$59,997	\$64,202
	Median Disposable Income	\$61,306	\$46,073	\$52,223
	Discretionary HH Income Over \$150,000	6.8%	3.3%	2.3%
	Discretionary HH Income \$125,000 to \$149,999	3.2%	1.9%	2.9%
	Discretionary HH Income \$100,000 to \$124,999	5.4%	3.3%	4.5%
	Discretionary HH Income \$75,000 to \$99,999	15.3%	8.6%	9.1%
	Discretionary HH Income \$50,000 to \$74,999	16.3%	14.7%	18.2%
	Discretionary HH Income \$25,000 to \$49,999	28.8%	28.9%	30.5%
	Discretionary HH Income Under \$25,000	24.1%	39.2%	32.4%
	Average Discretionary HH Income	\$58,571	\$43,392	\$47,128
	Median Discretionary HH Income	\$46,083	\$32,632	\$37,762
	Householder White – Count	4,643	13,045	45,244
	Median HH Income	\$89,398	\$71,438	\$70,291
	Average HH Income	\$94,743	\$82,791	\$80,684
	Householder Black or African-American – Count	1,486	8,776	19,674
	Median HH Income	\$51,697	\$36,391	\$46,059
	Average HH Income	\$60,760	\$45,607	\$55,016
	Householder Hispanic – Count	307	1,187	4,788
	Median HH Income	\$50,020	\$37,012	\$45,869
	Average HH Income	\$61,428	\$53,036	\$60,391
	Householder Asian or Pacific Islander – Count	87	250	1,720
	Median HH Income	\$40,512	\$43,692	\$65,019
	Average HH Income	\$52,886	\$55,452	\$74,367
	Householder Other or Pacific Islander – Count	230	979	3,347
	Median HH Income	\$45,467	\$34,270	\$52,185
	Average HH Income	\$73,174	\$54,370	\$66,026

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.9701 Longitude: -81.8882

Hillcrest Market Place Spartanburg, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	6,799	27,485	90,868
	Female Population	8,115	31,582	99,682
Total Population by Age	Count of Pop 0 to 4 years	859	3,320	10,701
	Count of Pop 0 to 7 years	1,171	4,656	15,097
	Count of Pop 5 - 13	1,384	6,110	20,681
	Count of Pop 14 - 18	643	3,329	10,850
	Count of Pop 19 - 22	724	3,631	11,169
	Count of Pop 22 - 25	594	2,818	8,302
	Count of Pop 25 - 29	955	3,748	12,045
	Count of Pop 30 - 34	1,053	4,082	12,894
	Count of Pop 35 - 39	998	3,697	12,211
	Count of Pop 40 - 44	870	3,243	11,165
	Count of Pop 45 - 59	2,471	9,789	33,833
	Count of Pop 60 - 74	2,637	10,024	31,640
	Count of Pop 75 - 84	1,134	3,804	11,554
	Count of Pop 85+	593	1,472	3,505
	% of Pop 0 to 4 years	5.8%	5.6%	5.6%
	% of Pop 0 to 7 years	7.9%	7.9%	7.9%
	% of Pop 5 - 13	9.3%	10.3%	10.9%
	% of Pop 14 - 18	4.3%	5.6%	5.7%
	% of Pop 19 - 22	4.9%	6.1%	5.9%
	% of Pop 22 - 25	4.0%	4.8%	4.4%
	% of Pop 25 - 29	6.4%	6.3%	6.3%
	% of Pop 30 - 34	7.1%	6.9%	6.8%
	% of Pop 35 - 39	6.7%	6.3%	6.4%
	% of Pop 40 - 44	5.8%	5.5%	5.9%
	% of Pop 45 - 59	16.6%	16.6%	17.8%
	% of Pop 60 - 74	17.7%	17.0%	16.6%
	% of Pop 75 - 84	7.6%	6.4%	6.1%
	% of Pop 85+	4.0%	2.5%	1.8%
	Median Age	41.4	38.4	38.5
	Average Age	42.9	40.5	40.0
Male Population by Age	% of Pop 0 to 4 years	6.4%	6.2%	6.0%
	% of Pop 5 - 13	10.1%	11.3%	11.7%
	% of Pop 14 - 18	4.6%	5.9%	5.9%
	% of Pop 19 - 22	5.0%	6.4%	6.1%
	% of Pop 22 - 25	4.0%	4.9%	4.5%
	% of Pop 25 - 29	6.3%	6.3%	6.4%
	% of Pop 30 - 34	7.1%	7.0%	6.9%
	% of Pop 35 - 39	7.0%	6.2%	6.4%
	% of Pop 40 - 44	6.3%	5.6%	5.9%
	% of Pop 45 - 59	17.0%	16.9%	17.8%
	% of Pop 75 - 84	6.3%	5.3%	5.3%
	% of Pop 60 - 74	17.4%	16.5%	16.0%
	% of Pop 85+	2.6%	1.7%	1.3%
	Median Age	39.7	36.7	37.1
	Average Age	41.0	38.9	38.8

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

**BRIXMOR**®

Latitude: 34.9701 Longitude: -81.8882

Hillcrest Market Place Spartanburg, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	5.2%	5.1%	5.2%
	% of Pop 5 - 13	8.6%	9.5%	10.1%
	% of Pop 14 - 18	4.1%	5.4%	5.5%
	% of Pop 19 - 22	4.7%	5.9%	5.7%
	% of Pop 22 - 25	3.9%	4.6%	4.2%
	% of Pop 25 - 29	6.5%	6.4%	6.3%
	% of Pop 30 - 34	7.1%	6.9%	6.7%
	% of Pop 35 - 39	6.5%	6.3%	6.4%
	% of Pop 40 - 44	5.5%	5.4%	5.8%
	% of Pop 45 - 59	16.2%	16.3%	17.7%
	% of Pop 60 - 74	17.9%	17.4%	17.2%
	% of Pop 75 - 84	8.7%	7.4%	6.8%
	% of Pop 85+	5.1%	3.2%	2.3%
	Median Age	43.1	39.8	39.9
	Average Age	44.4	41.9	41.2
Race	Count of White	10,700	31,879	115,503
	Count of Black or African-American	3,166	21,616	50,011
	Count of Asian or Pacific Islander	194	909	5,639
	Count of Other races	854	4,661	19,396
	White	71.7%	54.0%	60.6%
	Black or African American	21.2%	36.6%	26.2%
	Asian	1.3%	1.5%	3.0%
	Other Races	5.7%	7.9%	10.2%
Language Spoken	Speak English at Home	94.0%	92.0%	87.8%
	Speak Spanish at Home	3.2%	5.0%	7.2%
	Speak French or French Creole at Home	0.1%	0.1%	0.2%
	Speak German at Home	0.2%	0.2%	0.3%
	Speak Other Indo-European Languages at Home	0.8%	1.0%	1.1%
	Speak Russian and Other Slavic Languages at Home	1.0%	0.6%	1.5%
	Speak Chinese at Home	0.2%	0.1%	0.3%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.0%	0.0%	0.1%
	Speak Other Asian Languages at Home	0.5%	0.8%	1.2%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.0%	0.1%
	Speak Other Language at Home	0.1%	0.2%	0.3%
Hispanic	Hispanic Population	604	3,791	16,550
	Hispanic Population Percent	4.0%	6.4%	8.7%
	Mexican	54.9%	53.5%	58.7%
	Puerto Rican	17.6%	20.0%	13.3%
	Cuban	7.0%	2.3%	5.5%
	Dominican	2.3%	2.2%	1.4%
	Central American	7.5%	11.9%	9.7%
	South American	2.5%	4.0%	8.2%
	Other Hispanic	8.3%	6.0%	3.2%
	2000 Hispanic Population Percent	2%	2%	3%
	1990 Hispanic Population Percent	1%	1%	1%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.9701 Longitude: -81.8882

Hillcrest Market Place Spartanburg, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry	American (percent of total population)	8.0%	6.8%	9.3%
	American	7.7%	6.5%	9.1%
	Native American (ie. Indian/Eskimo)	0.1%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.2%	0.1%	0.0%
	Asian (percent of total population)	1.3%	1.5%	2.9%
	Chinese	0.2%	0.1%	0.4%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.0%	0.0%	0.0%
	South Central Asian (ie. Indian)	0.5%	0.3%	0.8%
	South East Asian (ie. Vietnamese)	0.6%	0.9%	1.4%
	Other Asian	0.0%	0.2%	0.2%
	European (percent of total population)	35.8%	25.9%	25.4%
	British	9.7%	7.3%	6.8%
	Dutch	0.4%	0.4%	0.4%
	French	1.0%	0.8%	0.7%
	German	7.0%	4.8%	4.7%
	Italian	1.1%	1.1%	1.2%
	Polish	0.6%	0.5%	0.6%
	Scandinavian	1.1%	0.8%	0.7%
	Scotch/Irish	11.7%	8.3%	7.9%
	Other European (ie. Greek/Russian)	3.2%	2.2%	2.5%
	Middle Eastern	0.1%	0.1%	0.2%
	Other Ancestry	25.1%	37.6%	31.6%
	Unclassified Ancestry	25.6%	21.7%	21.9%
Education (Age 25+)	Adult Population (25 Years or Older)	10,710	39,859	128,847
	Elementary (0 to 8)	1.9%	4.7%	4.7%
	Some High School (9 to 11)	6.3%	9.8%	7.8%
	High School Graduate (12)	19.3%	29.0%	29.8%
	Some College (13 to 16)	15.8%	18.0%	21.0%
	Associates Degree Only	8.4%	9.0%	10.3%
	Bachelors Degree Only	29.2%	17.6%	16.0%
	Graduate Degree	19.1%	11.8%	10.5%
	% College (4+)	48.2%	29.4%	26.5%
Household Type	Total Households – count	6,754	24,236	74,774
	One Person HHs – count	2,617	8,617	21,778
	Family HHs – count	3,767	14,352	49,458
	Married Couple – count	2,758	8,452	32,853
	w/own children – count	962	2,924	12,536
	w/out own children – count	1,796	5,528	20,318
	Male Householder – count	293	1,269	3,600
	Female Householder – count	716	4,631	13,005
	Non-Family Households – count	370	1,267	3,539
	1 Person Household	38.8%	35.6%	29.1%
	2 Person Household	32.4%	31.7%	33.3%
	3 Person Household	12.9%	15.0%	16.2%
	4 Person Household	10.0%	10.2%	12.2%
	5 Person Household	3.5%	4.7%	5.8%
	6 Person Household	1.5%	1.8%	2.2%
	7+ Person Household	0.8%	1.1%	1.3%
	% Households With Children	21.0%	24.2%	28.6%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.9701 Longitude: -81.8882

Hillcrest Market Place Spartanburg, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	7,597	27,155	81,620
	Owner Occupied Percent	56.6%	51.4%	59.9%
	Renter Occupied Percent	32.3%	37.8%	31.7%
	Vacant Housing Percent	11.1%	10.7%	8.4%
	Total Housing Units (Census 2000)	6,660	25,976	62,455
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	4.2%	2.8%	1.7%
	Property Value \$750,000 to \$999,999	3.3%	2.1%	1.8%
	Property Value \$500,000 to \$749,999	18.3%	9.6%	9.1%
	Property Value \$400,000 to \$499,999	13.1%	7.6%	8.8%
	Property Value \$300,000, to \$399,999	13.7%	10.5%	16.9%
	Property Value \$200,000 to \$299,999	20.4%	23.0%	27.3%
	Property Value \$150,000 to \$199,999	8.8%	14.9%	11.7%
	Property Value \$100,000 to \$149,999	6.6%	14.0%	10.7%
	Property Value \$60,000 to \$99,999	3.4%	7.5%	4.8%
	Property Value \$40,000 to \$59,999	0.9%	2.2%	2.0%
	Property Value \$0 to \$39,999	6.5%	4.7%	4.5%
	Median Home Value	\$322,248	\$223,243	\$259,176
Wealth per Household	\$0 and under - percent	17.0%	18.7%	18.1%
	\$1 to \$4999 - percent	8.3%	9.7%	9.2%
	\$5k to \$9999 - percent	4.4%	5.0%	4.8%
	\$10k to \$24999 - percent	6.3%	6.6%	6.5%
	\$25k to \$49999 - percent	6.7%	6.8%	6.9%
	\$50k to \$99999 - percent	10.1%	10.2%	10.3%
	\$100k to \$249999 - percent	18.2%	17.5%	17.9%
	\$250k to \$499999 - percent	13.5%	12.3%	12.6%
	\$500k+ - percent	15.5%	13.2%	13.6%
	Median HH Wealth	\$86,182	\$65,491	\$71,598
	Avg HH Wealth	\$249,153	\$220,662	\$226,819
Economic Viability	Economic Viability Local	258	256	265
	Economic Viability Indexed	95	95	98
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	7,468	27,226	92,426
	Managerial/Executive	15.0%	11.1%	11.3%
	Professional Specialty	25.2%	18.8%	20.0%
	Healthcare Support	2.3%	4.1%	3.1%
	Sales	9.8%	8.9%	9.8%
	Office & Administrative Support	12.9%	11.5%	12.1%
	Protective Service	1.7%	1.8%	1.6%
	Food Preperation	6.2%	8.6%	6.4%
	Building Maintenance & Cleaning	2.9%	3.8%	3.7%
	Personal Care	2.2%	3.3%	2.7%
	Farming, Fishing, & Forestry	1.2%	0.7%	0.6%
	Construction	7.8%	6.9%	8.1%
	Production & Transportation	13.0%	20.5%	20.7%
	Percent White Collar Workers	65.1%	54.4%	56.3%
	Percent Blue Collar Workers	34.9%	45.6%	43.7%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.9701 Longitude: -81.8882

Hillcrest Market Place Spartanburg, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	7.9%	6.3%	5.9%
	Manufacturing	11.7%	17.2%	19.0%
	Transportation	7.3%	6.3%	6.9%
	Information	2.2%	1.4%	1.5%
	Wholesale/Retail	11.1%	11.6%	13.8%
	Finance, Insurance, Real Estate	8.5%	5.3%	4.6%
	Professional Services	4.4%	3.6%	3.6%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	4.1%	4.3%	5.1%
	Educational Services	27.5%	25.4%	22.6%
	Entertainment Services	9.1%	11.3%	9.4%
	Other Professional Services	4.6%	5.5%	4.8%
	Public Administration	1.5%	1.8%	2.7%
Vehicles per HH	No Vehicles	8.2%	10.3%	6.2%
	1 Vehicle	35.1%	37.1%	33.1%
	2 Vehicles	36.4%	32.8%	37.4%
	3 or more vehicles	20.2%	19.9%	23.4%
	Average Number of Vehicles	1.76	1.69	1.87
Change	Births (last 12 months)	170	661	2,178
	Deaths (last 12 months)	172	561	1,704
	Migration (last 12 months)	694	1,823	5,770
Work place	Workplace Establishments	681	2,502	5,041
	Workplace Employees (FTE)	11,879	49,342	88,315