

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

**BRIXMOR**<sup>®</sup>

Latitude: 34.9701 Longitude: -81.8882

Hillcrest Market Place Spartanburg, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	5,595	34,768	74,667
	Population Est 23Q1	5,579	34,478	73,636
	Population Est 22Q4	5,349	33,834	72,814
	Population Est 22Q3	5,295	33,612	72,416
	Population Est 22Q2	5,299	33,546	72,175
	Population Est 22Q1	5,279	33,390	71,890
	Population Est 21Q4	5,273	33,317	71,661
	Population Est 21Q3	5,266	32,978	71,012
	Population Est 21Q2	5,268	32,959	70,936
	Population Fcst	5,434	33,751	72,834
	2010 Census Population	5,114	30,584	66,769
	2000 Census Population	5,244	31,479	71,258
	1990 Census Population	5,400	34,235	74,552
	Current Year Daytime Population	9,607	58,462	113,259
	Average Seasonal Population	11	290	589
	Historical Annual Growth, 1990 – 2000	-0.29%	-0.84%	-0.45%
	Historical Annual Growth, 2000 – 2010	-0.25%	-0.29%	-0.65%
	Estimated Annual Growth, 2010 – CY	0.63%	0.90%	0.79%
	Projected Annual Growth, CY to Y5	-0.58%	-0.59%	-0.50%
	Group Qtrs Est	184	2,733	4,515
	Transient Est Average Last 4 Qtrs	126	1,735	3,827
Households	Current Year Estimated Households	2,626	14,719	30,203
	Households Est 23Q1	2,614	14,560	29,737
	Households Est 22Q4	2,503	14,255	29,369
	Households Est 22Q3	2,476	14,152	29,190
	Households Est 22Q2	2,478	14,121	29,093
	Households Est 22Q1	2,469	14,050	28,966
	Households Est 21Q4	2,466	14,009	28,860
	Households Est 21Q3	2,462	13,837	28,560
	Households Est 21Q2	2,463	13,828	28,521
	Households Fcst	2,549	14,278	29,420
	2010 Census Households	2,445	13,205	27,052
	2000 Census Households	2,350	13,511	28,535
	1990 Census Households	2,345	13,755	28,486
	Historical Annual Growth, 1990 – 2000	0.02%	-0.18%	0.02%
	Historical Annual Growth, 2000 – 2010	0.40%	-0.23%	-0.53%
	Estimated Annual Growth, 2010 – CY	0.50%	0.76%	0.78%
	Projected Annual Growth, CY to Y5	-0.59%	-0.61%	-0.52%
	Population per Household	2.06	2.18	2.32

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Hillcrest Market Place Spartanburg, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.3%	1.5%	0.9%
	HH Income \$250,000 to \$499,999	1.5%	1.7%	1.1%
	HH Income \$200,000 to \$249,999	3.6%	4.1%	2.6%
	HH Income \$175,000 to \$199,999	2.2%	2.4%	2.1%
	HH Income \$150,000 to \$174,999	3.6%	3.7%	3.1%
	HH Income \$100,000 to 149,999	20.2%	16.5%	13.9%
	HH Income \$75,000 to 99,999	10.7%	10.6%	11.4%
	HH Income \$50,000 to 74,999	18.1%	17.4%	17.0%
	HH Income \$35,000 to 49,999	14.4%	13.8%	13.7%
	HH Income \$25,000 to 34,999	8.9%	8.7%	9.8%
	HH Income \$15,000 to 24,999	4.4%	9.0%	10.8%
	HH Income \$0 to 14,999	11.0%	10.6%	13.5%
	Average Household Income	\$89,377	\$88,485	\$75,594
	Median Household Income	\$64,320	\$60,189	\$52,679
	Per Capita Income	\$42,887	\$38,656	\$31,580
	Average Disposable Income	\$70,257	\$68,737	\$60,193
	Median Disposable Income	\$56,130	\$52,630	\$46,371
	Discretionary HH Income Over \$150,000	4.3%	5.1%	3.1%
	Discretionary HH Income \$125,000 to \$149,999	2.5%	2.7%	1.9%
	Discretionary HH Income \$100,000 to \$124,999	4.5%	4.5%	3.4%
	Discretionary HH Income \$75,000 to \$99,999	13.5%	11.3%	8.7%
	Discretionary HH Income \$50,000 to \$74,999	17.1%	15.6%	15.2%
	Discretionary HH Income \$25,000 to \$49,999	30.6%	29.3%	28.8%
	Discretionary HH Income Under \$25,000	27.3%	31.6%	39.0%
	Average Discretionary HH Income	\$52,304	\$51,055	\$43,453
	Median Discretionary HH Income	\$41,547	\$38,321	\$32,805
	Householder White – Count	1,637	9,404	16,637
	Median HH Income	\$79,441	\$76,814	\$70,641
	Average HH Income	\$88,291	\$88,524	\$81,781
	Householder Black or African-American – Count	719	4,055	10,202
	Median HH Income	\$54,086	\$39,755	\$36,688
	Average HH Income	\$62,437	\$50,311	\$46,159
	Householder Hispanic – Count	145	604	1,601
	Median HH Income	\$47,817	\$48,135	\$38,976
	Average HH Income	\$56,255	\$56,893	\$54,434
	Householder Asian or Pacific Islander – Count	33	148	477
	Median HH Income	\$48,633	\$40,294	\$44,255
	Average HH Income	\$55,499	\$52,641	\$57,479
	Householder Other or Pacific Islander – Count	92	509	1,287
	Median HH Income	\$33,921	\$40,655	\$40,014
	Average HH Income	\$53,729	\$62,014	\$54,426

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Hillcrest Market Place Spartanburg, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	2,553	16,014	34,955
	Female Population	3,041	18,754	39,712
Total Population by Age	Count of Pop 0 to 4 years	329	1,929	4,149
	Count of Pop 0 to 7 years	451	2,608	5,856
	Count of Pop 5 - 13	512	3,236	7,815
	Count of Pop 14 - 18	229	1,876	4,213
	Count of Pop 19 - 22	246	2,222	4,498
	Count of Pop 22 - 25	197	1,821	3,436
	Count of Pop 25 - 29	356	2,192	4,674
	Count of Pop 30 - 34	416	2,352	5,072
	Count of Pop 35 - 39	390	2,129	4,664
	Count of Pop 40 - 44	322	1,884	4,139
	Count of Pop 45 - 59	907	5,687	12,547
	Count of Pop 60 - 74	971	5,975	12,848
	Count of Pop 75 - 84	441	2,440	4,800
	Count of Pop 85+	277	1,026	1,812
	% of Pop 0 to 4 years	5.9%	5.5%	5.6%
	% of Pop 0 to 7 years	8.1%	7.5%	7.8%
	% of Pop 5 - 13	9.1%	9.3%	10.5%
	% of Pop 14 - 18	4.1%	5.4%	5.6%
	% of Pop 19 - 22	4.4%	6.4%	6.0%
	% of Pop 22 - 25	3.5%	5.2%	4.6%
	% of Pop 25 - 29	6.4%	6.3%	6.3%
	% of Pop 30 - 34	7.4%	6.8%	6.8%
	% of Pop 35 - 39	7.0%	6.1%	6.2%
	% of Pop 40 - 44	5.8%	5.4%	5.5%
	% of Pop 45 - 59	16.2%	16.4%	16.8%
	% of Pop 60 - 74	17.4%	17.2%	17.2%
	% of Pop 75 - 84	7.9%	7.0%	6.4%
	% of Pop 85+	5.0%	2.9%	2.4%
	Median Age	41.9	39.1	38.7
	Average Age	43.5	41.3	40.6
Male Population by Age	% of Pop 0 to 4 years	6.6%	6.2%	6.1%
	% of Pop 5 - 13	10.1%	10.1%	11.3%
	% of Pop 14 - 18	4.7%	5.5%	5.9%
	% of Pop 19 - 22	5.0%	6.5%	6.3%
	% of Pop 22 - 25	3.9%	5.2%	4.8%
	% of Pop 25 - 29	6.3%	6.1%	6.2%
	% of Pop 30 - 34	7.2%	6.8%	6.9%
	% of Pop 35 - 39	7.3%	6.2%	6.2%
	% of Pop 40 - 44	6.3%	5.7%	5.6%
	% of Pop 45 - 59	16.5%	16.8%	17.0%
	% of Pop 75 - 84	6.4%	5.9%	5.4%
	% of Pop 60 - 74	16.6%	17.0%	16.7%
	% of Pop 85+	3.1%	2.0%	1.6%
	Median Age	39.2	37.9	37.0
	Average Age	41.0	39.9	39.1

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	% of Pop 0 to 4 years	5.3%	5.0%	5.1%
	% of Pop 5 - 13	8.4%	8.6%	9.7%
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	% of Pop 35 - 39	6.7%	6.0%	6.3%
	% of Pop 40 - 44	5.3%	5.2%	5.5%
	% of Pop 45 - 59	16.0%	16.0%	16.6%
	% of Pop 60 - 74	18.0%	17.3%	17.7%
	% of Pop 75 - 84	9.1%	8.0%	7.3%
	% of Pop 85+	6.5%	3.7%	3.1%
	Median Age	44.6	40.2	40.2
	Average Age	45.6	42.5	41.9
Race	Count of White	3,699	22,837	41,396
	Count of Black or African-American	1,499	9,149	25,445
	Count of Asian or Pacific Islander	72	489	1,512
	Count of Other races	325	2,293	6,313
	White	66.1%	65.7%	55.4%
	Black or African American	26.8%	26.3%	34.1%
	Asian	1.3%	1.4%	2.0%
	Other Races	5.8%	6.6%	8.5%
Language Spoken	Speak English at Home	94.2%	93.2%	91.0%
	Speak Spanish at Home	3.3%	3.9%	5.6%
	Speak French or French Creole at Home	0.1%	0.1%	0.1%
	Speak German at Home	0.1%	0.3%	0.2%
	Speak Other Indo-European Languages at Home	0.7%	1.1%	1.0%
	Speak Russian and Other Slavic Languages at Home	1.1%	0.6%	0.7%
	Speak Chinese at Home	0.2%	0.1%	0.0%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.0%	0.0%	0.0%
	Speak Other Asian Languages at Home	0.3%	0.6%	1.1%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.0%	0.0%
	Speak Other Language at Home	0.0%	0.1%	0.2%
Hispanic	Hispanic Population	236	1,745	5,371
	Hispanic Population Percent	4.2%	5.0%	7.2%
	Mexican	61.3%	52.7%	52.5%
	Puerto Rican	16.9%	21.1%	19.5%
	Cuban	8.4%	3.2%	1.7%
	Dominican	2.1%	1.3%	2.0%
	Central American	6.8%	10.6%	12.6%
	South American	1.8%	3.2%	6.2%
	Other Hispanic	2.6%	7.9%	5.6%
	2000 Hispanic Population Percent	2%	2%	2%
	1990 Hispanic Population Percent	1%	1%	1%

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Hillcrest Market Place Spartanburg, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	8.7%	7.6%	7.2%
	American	8.3%	7.3%	6.9%
	Native American (ie. Indian/Eskimo)	0.1%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.4%	0.1%	0.1%
	Asian (percent of total population)	1.3%	1.4%	2.0%
	Chinese	0.2%	0.1%	0.1%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.0%	0.0%	0.0%
	South Central Asian (ie. Indian)	0.5%	0.4%	0.4%
	South East Asian (ie. Vietnamese)	0.5%	0.7%	1.3%
	Other Asian	0.0%	0.1%	0.2%
	European (percent of total population)	30.7%	32.8%	25.5%
	British	7.7%	9.3%	7.1%
	Dutch	0.3%	0.4%	0.4%
	French	1.1%	0.9%	0.7%
	German	7.0%	6.1%	4.8%
	Italian	1.0%	1.1%	1.0%
	Polish	0.6%	0.5%	0.5%
	Scandinavian	1.1%	1.0%	0.7%
	Scotch/Irish	9.5%	10.8%	8.2%
	Other European (ie. Greek/Russian)	2.6%	2.6%	2.0%
	Middle Eastern	0.1%	0.2%	0.1%
	Other Ancestry	29.0%	29.9%	35.8%
	Unclassified Ancestry	26.0%	23.1%	22.2%
Education (Age 25+)	Adult Population (25 Years or Older)	4,082	23,684	50,556
	Elementary (0 to 8)	2.0%	4.0%	4.7%
	Some High School (9 to 11)	7.9%	7.5%	9.7%
	High School Graduate (12)	18.4%	24.4%	29.8%
	Some College (13 to 16)	18.2%	16.5%	18.6%
	Associates Degree Only	9.6%	8.5%	9.4%
	Bachelors Degree Only	26.6%	23.5%	16.7%
	Graduate Degree	17.3%	15.7%	11.1%
	% College (4+)	43.9%	39.1%	27.8%
Household Type	Total Households – count	2,626	14,719	30,203
	One Person HHs – count	1,069	5,497	10,188
	Family HHs – count	1,361	8,439	18,405
	Married Couple – count	970	5,643	11,115
	w/own children – count	324	1,980	3,871
	w/out own children – count	646	3,663	7,244
	Male Householder – count	63	765	1,590
	Female Householder – count	329	2,031	5,700
	Non-Family Households – count	195	783	1,609
	1 Person Household	40.7%	37.3%	33.7%
	2 Person Household	31.4%	32.4%	32.4%
	3 Person Household	12.5%	13.7%	15.3%
	4 Person Household	9.2%	9.9%	10.6%
	5 Person Household	3.9%	4.0%	4.9%
	6 Person Household	1.5%	1.7%	1.9%
	7+ Person Household	0.9%	0.9%	1.1%
	% Households With Children	18.9%	22.2%	25.1%

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Housing	Total Housing Units	3,026	16,447	33,718
	Owner Occupied Percent	52.0%	54.5%	53.4%
	Renter Occupied Percent	34.8%	35.0%	36.2%
	Vacant Housing Percent	13.2%	10.5%	10.4%
	Total Housing Units (Census 2000)	2,581	14,935	31,622
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.3%	4.3%	2.4%
	Property Value \$750,000 to \$999,999	1.7%	2.8%	1.9%
	Property Value \$500,000 to \$749,999	16.6%	13.7%	8.8%
	Property Value \$400,000 to \$499,999	14.7%	10.2%	7.5%
	Property Value \$300,000, to \$399,999	14.5%	12.0%	11.9%
	Property Value \$200,000 to \$299,999	20.5%	22.9%	24.0%
	Property Value \$150,000 to \$199,999	9.3%	12.2%	14.3%
	Property Value \$100,000 to \$149,999	7.6%	10.4%	13.7%
	Property Value \$60,000 to \$99,999	4.0%	4.4%	7.2%
	Property Value \$40,000 to \$59,999	1.1%	1.3%	2.2%
	Property Value \$0 to \$39,999	6.8%	4.7%	5.1%
	Median Home Value	\$298,098	\$266,694	\$225,604
Wealth per Household	\$0 and under - percent	17.6%	17.8%	18.6%
	\$1 to \$4999 - percent	8.7%	9.0%	9.6%
	\$5k to \$9999 - percent	4.6%	4.7%	4.9%
	\$10k to \$24999 - percent	6.4%	6.4%	6.6%
	\$25k to \$49999 - percent	6.7%	6.8%	6.8%
	\$50k to \$99999 - percent	10.1%	10.2%	10.2%
	\$100k to \$249999 - percent	17.9%	17.9%	17.6%
	\$250k to \$499999 - percent	13.1%	12.9%	12.3%
	\$500k+ - percent	14.8%	14.4%	13.2%
	Median HH Wealth	\$79,295	\$76,100	\$66,487
	Avg HH Wealth	\$240,094	\$235,206	\$221,313
Economic Viability	Economic Viability Local	261	253	259
	Economic Viability Indexed	97	94	96
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	2,837	17,225	34,485
	Managerial/Executive	12.5%	13.6%	10.9%
	Professional Specialty	23.3%	21.6%	18.9%
	Healthcare Support	2.2%	3.7%	4.1%
	Sales	9.6%	8.6%	9.3%
	Office & Administrative Support	16.6%	11.7%	11.7%
	Protective Service	1.3%	1.9%	1.6%
	Food Preparation	5.3%	7.4%	8.0%
	Building Maintenance & Cleaning	2.4%	3.2%	3.8%
	Personal Care	2.2%	3.5%	3.4%
	Farming, Fishing, & Forestry	2.3%	0.8%	0.6%
	Construction	8.0%	6.5%	7.1%
	Production & Transportation	14.3%	17.7%	20.4%
	Percent White Collar Workers	64.3%	59.2%	55.0%
	Percent Blue Collar Workers	35.7%	40.8%	45.0%

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	Agriculture/Mining/Construction	7.8%	6.8%	6.4%
	Manufacturing	12.3%	15.8%	17.7%
	Transportation	8.2%	6.1%	6.8%
	Information	3.1%	1.8%	1.6%
	Wholesale/Retail	11.3%	10.5%	11.8%
	Finance, Insurance, Real Estate	7.9%	6.2%	5.0%
	Professional Services	3.7%	4.0%	3.8%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	4.3%	4.3%	4.4%
	Educational Services	26.8%	27.4%	24.7%
	Entertainment Services	7.6%	10.3%	10.4%
	Other Professional Services	4.8%	5.1%	5.5%
	Public Administration	2.1%	1.5%	1.9%
Vehicles per HH	No Vehicles	9.9%	9.0%	9.2%
	1 Vehicle	32.2%	35.7%	35.3%
	2 Vehicles	38.6%	35.3%	33.7%
	3 or more vehicles	19.3%	20.0%	21.8%
	Average Number of Vehicles	1.74	1.73	1.77
Change	Births (last 12 months)	65	380	831
	Deaths (last 12 months)	67	358	708
	Migration (last 12 months)	304	1,235	2,428
Work place	Workplace Establishments	268	1,741	2,850
	Workplace Employees (FTE)	5,204	32,390	55,957