



Executive Summary

645 N Main St
645 N Main St, Kernersville, North Carolina, 27284
Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared By Kyle Swicegood, CCIM, Broker

Latitude: 36.12839
Longitude: -80.06274

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2000 Population	8,371	21,779	37,640
2010 Population	9,000	27,662	52,386
2020 Population	9,624	31,488	62,001
2025 Population	9,968	33,318	66,244
2000-2010 Annual Rate	0.73%	2.42%	3.36%
2010-2020 Annual Rate	0.66%	1.27%	1.66%
2020-2025 Annual Rate	0.70%	1.14%	1.33%
2020 Male Population	47.6%	48.2%	48.3%
2020 Female Population	52.4%	51.8%	51.7%
2020 Median Age	39.3	43.3	39.6

In the identified area, the current year population is 62,001. In 2010, the Census count in the area was 52,386. The rate of change since 2010 was 1.66% annually. The five-year projection for the population in the area is 66,244 representing a change of 1.33% annually from 2020 to 2025. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	73.6%	79.5%	66.9%
2020 Black Alone	9.9%	10.8%	21.7%
2020 American Indian/Alaska Native Alone	0.7%	0.4%	0.4%
2020 Asian Alone	1.9%	3.3%	4.8%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	10.6%	3.6%	3.4%
2020 Two or More Races	3.3%	2.3%	2.7%
2020 Hispanic Origin (Any Race)	20.0%	7.4%	7.6%

Persons of Hispanic origin represent 7.6% of the population in the identified area compared to 18.8% 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 57.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	56	103	90
2000 Households	3,422	8,826	14,751
2010 Households	3,851	11,340	20,231
2020 Total Households	4,124	12,855	23,789
2025 Total Households	4,272	13,573	25,330
2000-2010 Annual Rate	1.19%	2.54%	3.21%
2010-2020 Annual Rate	0.67%	1.23%	1.59%
2020-2025 Annual Rate	0.71%	1.09%	1.26%
2020 Average Household Size	2.32	2.44	2.60

The household count in this area has changed from 20,231 in 2010 to 23,789 in the current year, a change of 1.59% annually. The five-year projection of households is 25,330, a change of 1.26% annually from the current year total. Average household size is currently 2.60, compared to 2.58 in the year 2010. The number of families in the current year is 16,845 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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Mortgage Income			
2020 Percent of Income for Mortgage	14.8%	13.2%	12.1%
Median Household Income			
2020 Median Household Income	\$47,134	\$66,469	\$64,383
2025 Median Household Income	\$50,967	\$73,824	\$72,070
2020-2025 Annual Rate	1.58%	2.12%	2.28%
Average Household Income			
2020 Average Household Income	\$64,341	\$88,860	\$84,330
2025 Average Household Income	\$71,096	\$99,653	\$95,501
2020-2025 Annual Rate	2.02%	2.32%	2.52%
Per Capita Income			
2020 Per Capita Income	\$27,118	\$36,320	\$32,465
2025 Per Capita Income	\$29,933	\$40,641	\$36,637
2020-2025 Annual Rate	1.99%	2.27%	2.45%
Households by Income			

Current median household income is \$64,383 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$72,070 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$84,330 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$95,501 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$32,465 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,637 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	150	170	187
2000 Total Housing Units	3,709	9,380	15,628
2000 Owner Occupied Housing Units	2,068	6,345	11,635
2000 Renter Occupied Housing Units	1,354	2,481	3,116
2000 Vacant Housing Units	287	554	877
2010 Total Housing Units	4,234	12,122	21,827
2010 Owner Occupied Housing Units	2,329	8,102	15,276
2010 Renter Occupied Housing Units	1,522	3,238	4,955
2010 Vacant Housing Units	383	782	1,596
2020 Total Housing Units	4,483	13,596	25,352
2020 Owner Occupied Housing Units	2,215	8,671	17,229
2020 Renter Occupied Housing Units	1,910	4,184	6,560
2020 Vacant Housing Units	359	741	1,563
2025 Total Housing Units	4,641	14,333	26,932
2025 Owner Occupied Housing Units	2,308	9,126	18,344
2025 Renter Occupied Housing Units	1,965	4,447	6,985
2025 Vacant Housing Units	369	760	1,602

Currently, 68.0% of the 25,352 housing units in the area are owner occupied; 25.9%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 21,827 housing units in the area - 70.0% owner occupied, 22.7% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2010 is 6.88%. Median home value in the area is \$185,794, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.37% annually to \$198,852.

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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