

Appendix B

ESRI Business and Demographic Summaries; and NYCDPR Inspection Report



Business Summary

Charleston Phase I 0.25
 10309 (STATEN ISLAND), NY
 Rings: 0.25

Data for all businesses in area	0.25 miles
Total Businesses:	73
Total Employees:	643
Total Residential Population:	91
Employee/Residential Population Ratio:	7.09

by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	2	2.2%	3	0.5%
Construction	17	23.1%	106	16.5%
Manufacturing	2	2.8%	12	1.9%
Transportation	2	3.1%	69	10.7%
Communication	0	0.7%	3	0.5%
Utility	0	0.7%	7	1.1%
Wholesale Trade	5	7.4%	44	6.8%
Retail Trade Summary	15	21.1%	153	23.7%
Home Improvement	3	3.5%	14	2.2%
General Merchandise Stores	0	0.4%	26	4.0%
Food Stores	1	1.3%	5	0.8%
Auto Dealers, Gas Stations, Auto Aftermarket	1	1.5%	4	0.6%
Apparel & Accessory Stores	2	2.2%	11	1.7%
Furniture & Home Furnishings	2	3.3%	14	2.1%
Eating & Drinking Places	3	3.7%	33	5.1%
Miscellaneous Retail	4	5.2%	46	7.2%
Finance, Insurance, Real Estate Summary	8	11.5%	70	10.9%
Banks, Savings & Lending Institutions	1	1.3%	4	0.6%
Securities Brokers	0	0.2%	2	0.4%
Insurance Carriers & Agents	1	0.9%	2	0.3%
Real Estate, Holding, Other Investment Offices	7	9.2%	62	9.6%
Services Summary	18	24.4%	95	14.8%
Hotels & Lodging	0	0.2%	0	0.0%
Automotive Services	5	7.2%	22	3.4%
Motion Pictures & Amusements	3	4.4%	20	3.1%
Health Services	1	1.5%	7	1.2%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	0	0.2%	6	1.0%
Other Services	8	10.9%	39	6.1%
Government	0	0.7%	76	11.8%
Other	2	2.4%	5	0.8%
Totals	73	100%	643	100%

Source: Business data provided by Infogroup, Omaha NE Copyright 2012, all rights reserved. Esri forecasts for 2011.

September 25, 2012

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Business Summary

Charleston 0.25, .5, 1
 10309 (STATEN ISLAND), NY
 Rings: 0.25, 0.5, 1 mile radii

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.4%	1	0.1%
Mining	0	0.0%	0	0.0%
Utilities	0	0.2%	1	0.1%
Construction	17	23.5%	106	16.5%
Manufacturing	3	3.9%	14	2.2%
Wholesale Trade	5	7.2%	43	6.7%
Retail Trade	12	16.1%	117	18.1%
Motor Vehicle & Parts Dealers	1	1.3%	2	0.3%
Furniture & Home Furnishings Stores	1	1.3%	8	1.2%
Electronics & Appliance Stores	1	1.1%	4	0.6%
Bldg Material & Garden Equipment & Supplies Dealers	3	3.5%	14	2.2%
Food & Beverage Stores	1	1.1%	4	0.7%
Health & Personal Care Stores	1	0.9%	35	5.4%
Gasoline Stations	0	0.2%	1	0.2%
Clothing & Clothing Accessories Stores	2	2.4%	11	1.8%
Sport Goods, Hobby, Book, & Music Stores	1	1.3%	4	0.7%
General Merchandise Stores	0	0.4%	26	4.0%
Miscellaneous Store Retailers	2	2.4%	6	0.9%
Nonstore Retailers	0	0.2%	0	0.0%
Transportation & Warehousing	3	3.5%	69	10.8%
Information	1	2.0%	8	1.3%
Finance & Insurance	2	2.4%	8	1.3%
Central Bank/Credit Intermediation & Related Activities	1	1.3%	4	0.6%
Securities, Commodity Contracts & Other Financial	0	0.2%	2	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	1	0.9%	2	0.3%
Real Estate, Rental & Leasing	2	3.1%	7	1.1%
Professional, Scientific & Tech Services	8	11.3%	70	10.9%
Legal Services	6	7.8%	58	9.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management &	3	4.6%	18	2.9%
Educational Services	1	0.9%	9	1.4%
Health Care & Social Assistance	1	2.0%	10	1.6%
Arts, Entertainment & Recreation	2	2.8%	15	2.3%
Accommodation & Food Services	3	4.4%	34	5.3%
Accommodation	0	0.2%	0	0.0%
Food Services & Drinking Places	3	4.1%	34	5.2%
Other Services (except Public Administration)	6	8.5%	31	4.7%
Automotive Repair & Maintenance	4	5.2%	18	2.9%
Public Administration	0	0.7%	76	11.8%
Unclassified Establishments	2	2.6%	6	0.9%
Total	73	100%	643	100%

Source: Business data provided by Infogroup, Omaha NE Copyright 2012, all rights reserved. Esri forecasts for 2011.

September 25, 2012

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Business Summary

Charleston Phase II
Area: 0.86 Square Miles

Data for all businesses in area

Total Businesses:	155
Total Employees:	1,322
Total Residential Population:	1,707
Employee/Residential Population Ratio:	0.78

by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	4	2.5%	8	0.6%
Construction	34	22.1%	215	16.3%
Manufacturing	4	2.7%	25	1.9%
Transportation	6	3.7%	144	10.9%
Communication	1	0.6%	6	0.5%
Utility	1	0.6%	15	1.1%
Wholesale Trade	12	7.5%	90	6.8%
Retail Trade Summary	33	21.4%	315	23.8%
Home Improvement	5	3.3%	29	2.2%
General Merchandise Stores	1	0.4%	52	4.0%
Food Stores	2	1.2%	10	0.8%
Auto Dealers, Gas Stations, Auto Aftermarket	2	1.5%	7	0.6%
Apparel & Accessory Stores	3	2.1%	22	1.7%
Furniture & Home Furnishings	6	3.9%	32	2.4%
Eating & Drinking Places	5	3.5%	66	5.0%
Miscellaneous Retail	8	5.4%	95	7.2%
Finance, Insurance, Real Estate Summary	18	11.4%	142	10.8%
Banks, Savings & Lending Institutions	3	1.7%	8	0.6%
Securities Brokers	0	0.2%	5	0.4%
Insurance Carriers & Agents	1	0.8%	4	0.3%
Real Estate, Holding, Other Investment Offices	14	8.7%	125	9.5%
Services Summary	38	24.5%	199	15.0%
Hotels & Lodging	0	0.2%	1	0.0%
Automotive Services	11	6.9%	44	3.4%
Motion Pictures & Amusements	6	4.2%	40	3.0%
Health Services	2	1.5%	15	1.1%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	0	0.2%	13	1.0%
Other Services	18	11.6%	85	6.4%
Government	1	0.6%	153	11.6%
Other	4	2.3%	11	0.8%
Totals	155	100%	1,322	100%

Source: Business data provided by Infogroup, Omaha NE Copyright 2012, all rights reserved. Esri forecasts for 2011.

October 02, 2012



Business Summary

Charleston Phase II
Area: 0.86 Square Miles

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.4%	2	0.1%
Mining	0	0.0%	0	0.0%
Utilities	0	0.2%	2	0.1%
Construction	35	22.5%	215	16.3%
Manufacturing	6	3.7%	29	2.2%
Wholesale Trade	11	7.3%	89	6.7%
Retail Trade	26	16.6%	242	18.3%
Motor Vehicle & Parts Dealers	2	1.2%	5	0.3%
Furniture & Home Furnishings Stores	3	2.1%	20	1.5%
Electronics & Appliance Stores	2	1.0%	8	0.6%
Bldg Material & Garden Equipment & Supplies Dealers	5	3.3%	29	2.2%
Food & Beverage Stores	2	1.0%	9	0.7%
Health & Personal Care Stores	1	0.8%	70	5.3%
Gasoline Stations	0	0.2%	3	0.2%
Clothing & Clothing Accessories Stores	4	2.3%	23	1.7%
Sport Goods, Hobby, Book, & Music Stores	2	1.2%	9	0.7%
General Merchandise Stores	1	0.4%	52	4.0%
Miscellaneous Store Retailers	4	2.7%	14	1.0%
Nonstore Retailers	0	0.2%	1	0.0%
Transportation & Warehousing	6	3.7%	142	10.8%
Information	3	1.9%	17	1.3%
Finance & Insurance	4	2.7%	17	1.3%
Central Bank/Credit Intermediation & Related Activities	3	1.7%	8	0.6%
Securities, Commodity Contracts & Other Financial	0	0.2%	5	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	1	0.8%	4	0.3%
Real Estate, Rental & Leasing	5	2.9%	14	1.1%
Professional, Scientific & Tech Services	17	11.2%	144	10.9%
Legal Services	12	7.5%	117	8.9%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management &	8	5.2%	41	3.1%
Educational Services	1	0.8%	18	1.4%
Health Care & Social Assistance	3	1.9%	20	1.5%
Arts, Entertainment & Recreation	4	2.7%	30	2.2%
Accommodation & Food Services	6	4.2%	69	5.2%
Accommodation	0	0.2%	1	0.0%
Food Services & Drinking Places	6	4.0%	68	5.2%
Other Services (except Public Administration)	14	8.9%	65	4.9%
Automotive Repair & Maintenance	8	5.0%	37	2.8%
Public Administration	1	0.6%	153	11.6%
Unclassified Establishments	4	2.5%	12	0.9%
Total	155	100%	1,322	100%

Source: Business data provided by Infogroup, Omaha NE Copyright 2012, all rights reserved. Esri forecasts for 2011.

October 02, 2012



Census 2000 Summary Profile

Charleston Phase I - 1/4 mile radius
Area: 0.55 Square Miles

Summary	1990	Census 2000	1990-2000 Annual Rate
Total Population	105	177	5.36%
Total Households	30	63	7.70%
Total Families	24	48	7.18%
Total Housing Units	35	74	7.78%
Average Household Size	3.02	2.52	0.00%
Average Family Size	3.45	2.93	-1.61%
Median Household Income	\$43,750	\$61,760	3.51%
Average Household Income	\$52,672	\$73,368	3.37%
Per Capita Income	\$14,902	\$25,260	5.42%

Population by Race	Number	Percent
Total	177	100%
Population Reporting One Race	175	98.9%
White	153	86.2%
Black or African American	11	6.4%
American Indian or Alaska Native	0	0.1%
Asian	5	2.8%
Native Hawaiian or Other Pacific Islander	0	0.1%
Some Other Race	6	3.1%
Population Reporting Two or More Races	2	1.2%
Total Hispanic Population	16	8.9%

Population by Sex	Number	Percent
Male	97	54.9%
Female	80	45.1%

Population by Age	Number	Percent
Total	177	100%
Age 0 - 4	11	6.4%
Age 5 - 9	14	7.6%
Age 10 - 14	12	6.6%
Age 15 - 19	10	5.8%
Age 20 - 24	10	5.8%
Age 25 - 29	14	8.1%
Age 30 - 34	17	9.9%
Age 35 - 39	18	10.2%
Age 40 - 44	18	10.4%
Age 45 - 49	13	7.4%
Age 50 - 54	11	6.5%
Age 55 - 59	7	4.1%
Age 60 - 64	6	3.3%
Age 65 - 69	5	2.6%
Age 70 - 74	3	1.9%
Age 75 - 79	3	1.8%
Age 80 - 84	2	1.0%
Age 85+	1	0.6%
Median Age	35.0	
Age 18+	134	75.6%
Age 65+	14	7.9%

Data Note: Population Reporting Two of More Races includes unique counts of the population who reported at least two races. Hispanic population can be of any race. Detail may not sum to totals due to rounding. Census 2000 medians are computed from reported data distributions. The "1990-2000 Annual Rate" is an annual compound rate.

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

March 27, 2013



Census 2000 Summary Profile

Charleston Phase I
Area: 0.55 Square Miles

Population by Relationship and HH Type

Total	178	100%
In Households	160	89.9%
In Family Households	144	80.9%
Householder	42	23.6%
Spouse	34	19.0%
Child	56	31.3%
Other Relatives	9	5.1%
Nonrelatives	3	1.5%
In Nonfamily Households	16	9.3%
In Group Quarters	18	10.1%
Institutionalized Population	17	9.6%
Noninstitutionalized Population	1	0.5%

Population by Place of Birth and Citizenship Status

Total	179	100%
Native	158	88.3%
Born in United States	154	86.0%
Born outside United States	4	2.2%
Foreign Born	21	11.7%
Naturalized Citizen	15	8.6%
Not a Citizen	6	3.5%

Population 15+ by Sex and Marital Status

Total	146	100%
Females	64	43.8%
Never Married	16	11.1%
Married, not Separated	36	24.7%
Married, Separated	2	1.2%
Widowed	5	3.6%
Divorced	5	3.1%
Males	82	56.2%
Never Married	31	21.0%
Married, not Separated	39	26.7%
Married, Separated	4	2.4%
Widowed	2	1.2%
Divorced	6	4.1%

Population 3+ by School Enrollment

Total	168	100%
Enrolled in Nursery/Preschool: Public School	1	0.6%
Enrolled in Nursery/Preschool: Private School	0	0.0%
Enrolled in Kindergarten: Public School	1	0.6%
Enrolled in Kindergarten: Private School	0	0.0%
Enrolled in Grade 1-8: Public School	16	9.5%
Enrolled in Grade 1-8: Private School	3	1.8%
Enrolled in Grade 9-12: Public School	7	4.2%
Enrolled in Grade 9-12: Private School	1	0.6%
Enrolled in College: Public School	4	2.4%
Enrolled in College: Private School	1	0.6%
Enrolled in Grad/Professional School: Public	1	0.6%
Enrolled in Grad/Professional School: Private	3	1.8%
Not Enrolled in School	130	77.4%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

March 27, 2013



Census 2000 Summary Profile

Charleston Phase I
Area: 0.55 Square Miles

Population 25+ by Educational Attainment		
Total	125	100%
Less than 9th Grade	8	6.4%
9th - 12th Grade, No Diploma	17	13.6%
High School Graduate	41	32.8%
Some College, No Degree	22	17.6%
Associate Degree	7	5.6%
Bachelor's Degree	18	14.4%
Master's/Professional/Doctorate Degree	12	9.6%

Population 16+ by Sex and Employment Status		
Total	142	100%
Females in Labor Force	32	22.5%
Civilian Employed	31	21.7%
Civilian Unemployed	1	0.8%
In Armed Forces	0	0.0%
Females not in Labor Force	31	21.9%
Males in Labor Force	47	33.1%
Civilian Employed	45	31.7%
Civilian Unemployed	2	1.7%
In Armed Forces	0	0.0%
Males not in Labor Force	32	22.4%

Population 16+ by Sex and Work Status in 1999		
Total	142	100%
Females	63	44.4%
Worked Full-time	23	16.3%
Worked Part-time	13	9.3%
Did Not Work	27	18.9%
Males	79	55.6%
Worked Full-time	35	25.0%
Worked Part-time	21	14.6%
Did Not Work	23	16.4%

Females 16+ by Employment Status and Age of Children		
Total	63	100%
Own Children <6 Only	6	9.5%
Employed/in Armed Forces	1	1.7%
Unemployed	0	0.0%
Not in Labor Force	5	8.3%
Own Children 6-17 Only	13	20.6%
Employed/in Armed Forces	9	14.5%
Unemployed	0	0.0%
Not in Labor Force	4	6.8%
Own Children <6 and 6-17	3	4.8%
Employed/in Armed Forces	1	1.3%
Unemployed	0	0.0%
Not in Labor Force	2	2.4%
No Own Children <18	41	65.1%
Employed/in Armed Forces	20	31.3%
Unemployed	1	1.8%
Not in Labor Force	20	31.9%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

March 27, 2013



Census 2000 Summary Profile

Charleston Phase I
Area: 0.55 Square Miles

Civilian Employed Population 16+ by Occupation

Total	72	100%
Management/Professional	27	37.5%
Service	11	15.3%
Sales/Office and Admin Support	20	27.8%
Farming/Fishing/Forestry	0	0.0%
Construction/Extraction/Maintenance	10	13.9%
Production/Transportation/Material Moving	4	5.6%

Civilian Employed Population 16+ by Industry

Total	76	100%
Agriculture/Forestry/Fishing/Hunting/Mining	0	0.0%
Construction	6	7.9%
Manufacturing	3	3.9%
Wholesale Trade	4	5.3%
Retail Trade	4	5.3%
Transportation/Warehousing/Utilities	7	9.2%
Information	3	3.9%
Finance/Insurance/Real Estate/Rental/Leasing	8	10.5%
Professional/Scientific/Mgmt/Admin/Waste Mgmt Services	10	13.2%
Educational/Health/Social Services	19	25.0%
Arts/Entertainment/Recreation/Accommodation/Food Services	3	3.9%
Other Services	2	2.6%
Public Administration	7	9.2%

Workers 16+ by Place of Work

Total	74	100%
Worked in State of Residence	67	90.5%
Worked in County of Residence	33	45.0%
Worked outside County of Residence	34	45.6%
Worked outside State of Residence	7	9.8%

Workers 16+ by Means of Transportation to Work

Total	75	100%
Drove Alone - Car, Truck, or Van	48	63.4%
Carpooled - Car, Truck, or Van	11	15.0%
Public Transportation	13	17.3%
Walked	1	1.0%
Other Means	0	0.0%
Worked at Home	2	2.2%

Workers 16+ by Travel Time to Work

Total	75	100%
Did not Work at Home	73	97.3%
Less than 5 minutes	0	0.2%
5 to 9 minutes	4	5.3%
10 to 19 minutes	10	13.3%
20 to 24 minutes	4	5.1%
25 to 34 minutes	15	20.0%
35 to 44 minutes	6	8.0%
45 to 59 minutes	9	12.3%
60 to 89 minutes	13	16.7%
90 or more minutes	12	16.3%
Worked at Home	2	2.2%

Average Travel Time to Work (in minutes) 47.7

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

March 27, 2013



Census 2000 Summary Profile

Charleston Phase I
Area: 0.55 Square Miles

Households by Type		
Total	62	100%
Family Households	47	75.8%
Married-couple Families	38	62.0%
With Related Children	21	33.9%
Other Family (No Spouse Present)	9	14.9%
With Related Children	5	8.1%
Nonfamily Households	15	24.2%
Householder Living Alone	13	20.4%
Householder Not Living Alone	2	3.2%
Households with Related Children	26	41.9%
Households by Age of Householder		
Total	63	100%
Householder Age 15 - 24	2	3.2%
Householder Age 25 - 34	13	20.6%
Householder Age 35 - 44	17	27.0%
Householder Age 45 - 54	13	20.6%
Householder Age 55 - 64	8	12.7%
Householder Age 65 - 74	5	7.9%
Householder Age 75 - 84	4	6.3%
Householder Age 85+	1	1.6%
Households by Size		
Total	64	100%
1 Person Household	13	20.3%
2 Person Household	17	26.6%
3 Person Household	13	20.3%
4 Person Household	12	18.8%
5 Person Household	5	7.8%
6 Person Household	2	3.1%
7+ Person Household	2	3.1%
Households by Poverty Status in 1999 and HH Type		
Total	66	100%
Below Poverty Level	5	7.6%
Married-couple Family	2	2.5%
Other Family - Male Householder, No Wife Present	0	0.0%
Other Family - Female Householder, No Husband Present	1	1.0%
Nonfamily Households	2	2.8%
At or Above Poverty Level	61	92.4%
Married-couple Family	37	56.3%
Other Family - Male Householder, No Wife Present	2	2.6%
Other Family - Female Householder, No Husband Present	7	10.9%
Nonfamily Households	15	22.1%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

March 27, 2013



Census 2000 Summary Profile

Charleston Phase I
Area: 0.55 Square Miles

Households by Household Income in 1999

Household Income Base	65	100%
< \$15,000	5	7.7%
\$15,000 - \$24,999	3	4.6%
\$25,000 - \$34,999	4	6.2%
\$35,000 - \$49,999	11	17.0%
\$50,000 - \$74,999	18	27.8%
\$75,000 - \$99,999	9	13.6%
\$100,000 - \$149,999	10	15.4%
\$150,000 - \$199,999	2	3.4%
\$200,000 +	3	4.2%
Median Household Income	\$61,760	
Average Household Income	\$73,368	

Families by Family Income in 1999

Family Income Base	48	100%
< \$15,000	2	4.2%
\$15,000 - \$24,999	2	4.2%
\$25,000 - \$34,999	3	6.3%
\$35,000 - \$49,999	6	12.6%
\$50,000 - \$74,999	13	27.3%
\$75,000 - \$99,999	8	16.1%
\$100,000 - \$149,999	9	18.9%
\$150,000 - \$199,999	2	3.9%
\$200,000 +	3	5.8%
Median Family Income	\$70,449	
Average Family Income	\$81,038	

Owner Occupied HUs by Value

Total	45	100%
< \$50,000	0	0.0%
\$50,000 - \$99,999	0	0.0%
\$100,000 - \$149,999	1	2.2%
\$150,000 - \$199,999	8	17.8%
\$200,000 - \$299,999	13	28.9%
\$300,000 - \$499,999	18	40.0%
\$500,000 - \$999,999	5	11.1%
\$1,000,000+	0	0.0%
Median Home Value	\$303,846	
Average Home Value	\$321,684	

Specified Renter Occupied HUs by Contract Rent

Total	19	100%
With Cash Rent	17	89.5%
< \$200	0	0.0%
\$200 - \$499	1	5.3%
\$500 - \$749	9	47.4%
\$750 - \$999	4	21.1%
\$1,000 - \$1,499	2	10.5%
\$1,500 - \$1,999	1	4.2%
\$2000+	0	0.0%
No Cash Rent	2	10.3%
Median Rent	\$688	
Average Rent	\$740	

Data Note: Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent. Census 2000 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

March 27, 2013



Census 2000 Summary Profile

Charleston Phase I
Area: 0.55 Square Miles

Housing Units by Occupancy		
Total	68	100%
Occupied Housing Units	63	92.6%
Owner Occupied Housing Units	45	65.9%
Average Household Size	2.75	
Renter Occupied Housing Units	18	26.7%
Average Household Size	1.97	
Vacant Housing Units	5	7.4%
For Rent	1	2.0%
For Sale Only	1	1.7%
Rented or Sold, not Occupied	1	0.8%
For Seasonal/Recreational/Occasional Use	0	0.2%
For Migrant Workers	0	0.0%
Other Vacant	2	2.5%
Housing Units by Units in Structure		
Total	68	100%
1 Detached	25	36.8%
1 Attached	19	27.9%
2	24	35.3%
3 or 4	0	0.0%
5 to 9	0	0.0%
10 to 19	0	0.0%
20+	0	0.0%
Mobile Home	0	0.0%
Other	0	0.0%
Housing Units by Year Structure Built		
Total	75	100%
1999 to March 2000	8	10.6%
1995 to 1998	22	29.9%
1990 to 1994	9	12.4%
1980 to 1989	9	11.8%
1970 to 1979	3	4.0%
1969 or Earlier	24	32.0%
Median Year Structure Built	1,991	
Households by Year Householder Moved In		
Total	66	100%
Moved in 1999 to March 2000	14	21.2%
Moved in 1995 to 1998	27	40.9%
Moved in 1990 to 1994	9	13.6%
Moved in 1980 to 1989	8	12.1%
Moved in 1970 to 1979	3	4.5%
Moved in 1969 or Earlier	5	7.6%
Median Year Householder Moved In	1,996	
Households by Vehicles Available		
Total	64	100%
None	4	6.3%
1	28	43.8%
2	24	37.5%
3	6	9.4%
4	2	3.1%
5+	0	0.0%
Average Number of Vehicles Available	1.6	

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography

March 27, 2013



Market Profile

Charleston Phase I- 1/4 mile radius
Area: 0.55 Square Miles

Population Summary	
2000 Total Population	237
2010 Total Population	272
2012 Total Population	285
2012 Group Quarters	159
2017 Total Population	306
2012-2017 Annual Rate	1.41%
Household Summary	
2000 Households	63
2000 Average Household Size	1.18
2010 Households	108
2010 Average Household Size	1.05
2012 Households	121
2012 Average Household Size	1.04
2017 Households	140
2017 Average Household Size	1.04
2012-2017 Annual Rate	2.99%
2010 Families	75
2010 Average Family Size	2.00
2012 Families	84
2012 Average Family Size	2.00
2017 Families	96
2017 Average Family Size	2.00
2012-2017 Annual Rate	2.86%
Housing Unit Summary	
2000 Housing Units	68
Owner Occupied Housing Units	66.2%
Renter Occupied Housing Units	26.5%
Vacant Housing Units	7.4%
2010 Housing Units	119
Owner Occupied Housing Units	59.7%
Renter Occupied Housing Units	31.1%
Vacant Housing Units	9.2%
2012 Housing Units	130
Owner Occupied Housing Units	59.2%
Renter Occupied Housing Units	33.8%
Vacant Housing Units	6.9%
2017 Housing Units	148
Owner Occupied Housing Units	62.2%
Renter Occupied Housing Units	32.4%
Vacant Housing Units	5.4%
Median Household Income	
2012	\$60,034
2017	\$68,690
Median Home Value	
2012	\$519,231
2017	\$550,205
Per Capita Income	
2012	\$32,816
2017	\$36,266
Median Age	
2010	43.1
2012	43.2
2017	44.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

March 27, 2013



Market Profile

Charleston Phase I
Area: 0.55 Square Miles

2012 Households by Income

Household Income Base	121
< \$15,000	3.3%
\$15,000 - \$24,999	3.3%
\$25,000 - \$34,999	6.6%
\$35,000 - \$49,999	23.1%
\$50,000 - \$74,999	25.6%
\$75,000 - \$99,999	7.4%
\$100,000 - \$149,999	18.2%
\$150,000 - \$199,999	4.1%
\$200,000+	7.4%
Average Household Income	\$88,540

2017 Households by Income

Household Income Base	140
< \$15,000	2.9%
\$15,000 - \$24,999	2.9%
\$25,000 - \$34,999	5.0%
\$35,000 - \$49,999	18.6%
\$50,000 - \$74,999	25.7%
\$75,000 - \$99,999	10.7%
\$100,000 - \$149,999	20.7%
\$150,000 - \$199,999	5.7%
\$200,000+	8.6%
Average Household Income	\$103,170

2012 Owner Occupied Housing Units by Value

Total	77
< \$50,000	0.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	2.6%
\$150,000 - \$199,999	2.6%
\$200,000 - \$249,999	2.6%
\$250,000 - \$299,999	2.6%
\$300,000 - \$399,999	14.3%
\$400,000 - \$499,999	19.5%
\$500,000 - \$749,999	48.1%
\$750,000 - \$999,999	1.3%
\$1,000,000 +	3.9%
Average Home Value	\$528,059

2017 Owner Occupied Housing Units by Value

Total	92
< \$50,000	0.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	1.1%
\$150,000 - \$199,999	2.2%
\$200,000 - \$249,999	2.2%
\$250,000 - \$299,999	2.2%
\$300,000 - \$399,999	7.6%
\$400,000 - \$499,999	23.9%
\$500,000 - \$749,999	54.3%
\$750,000 - \$999,999	2.2%
\$1,000,000 +	4.3%
Average Home Value	\$567,444

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

March 27, 2013



Market Profile

Charleston Phase I
Area: 0.55 Square Miles

2010 Population by Age

Total	271
0 - 4	1.1%
5 - 9	2.6%
10 - 14	1.5%
15 - 24	9.2%
25 - 34	18.5%
35 - 44	21.8%
45 - 54	21.0%
55 - 64	13.3%
65 - 74	7.0%
75 - 84	3.3%
85 +	0.7%
18 +	93.7%

2012 Population by Age

Total	286
0 - 4	1.4%
5 - 9	2.8%
10 - 14	1.7%
15 - 24	9.1%
25 - 34	18.2%
35 - 44	21.0%
45 - 54	20.3%
55 - 64	13.6%
65 - 74	7.7%
75 - 84	3.5%
85 +	0.7%
18 +	93.0%

2017 Population by Age

Total	307
0 - 4	1.3%
5 - 9	2.9%
10 - 14	2.0%
15 - 24	8.8%
25 - 34	17.3%
35 - 44	19.9%
45 - 54	19.2%
55 - 64	14.3%
65 - 74	9.1%
75 - 84	4.2%
85 +	1.0%
18 +	92.5%

2010 Population by Sex

Males	219
Females	53

2012 Population by Sex

Males	226
Females	59

2017 Population by Sex

Males	238
Females	68

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

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Market Profile

Charleston Phase I
Area: 0.55 Square Miles

2010 Population by Race/Ethnicity

Total	272
White Alone	56.6%
Black Alone	32.4%
American Indian Alone	0.4%
Asian Alone	1.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	8.5%
Two or More Races	0.7%
Hispanic Origin	20.2%
Diversity Index	71.2

2012 Population by Race/Ethnicity

Total	284
White Alone	54.9%
Black Alone	33.8%
American Indian Alone	0.4%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	8.8%
Two or More Races	0.7%
Hispanic Origin	20.7%
Diversity Index	72.2

2017 Population by Race/Ethnicity

Total	304
White Alone	51.0%
Black Alone	37.2%
American Indian Alone	0.3%
Asian Alone	1.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	9.5%
Two or More Races	0.7%
Hispanic Origin	22.5%
Diversity Index	74.4

2010 Population by Relationship and Household Type

Total	272
In Households	41.5%
In Family Households	35.3%
Householder	11.8%
Spouse	8.8%
Child	10.7%
Other relative	3.7%
Nonrelative	0.7%
In Nonfamily Households	6.3%
In Group Quarters	58.5%
Institutionalized Population	58.5%
Noninstitutionalized Population	0.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

March 27, 2013



Market Profile

Charleston Phase I
Area: 0.55 Square Miles

2010 Households by Type

Total	108
Households with 1 Person	25.9%
Households with 2+ People	74.1%
Family Households	69.4%
Husband-wife Families	51.9%
With Related Children	13.0%
Other Family (No Spouse Present)	17.6%
Other Family with Male Householder	6.5%
With Related Children	1.9%
Other Family with Female Householder	12.0%
With Related Children	3.7%
Nonfamily Households	4.6%
All Households with Children	19.4%
Multigenerational Households	6.5%
Unmarried Partner Households	5.6%
Male-female	4.6%
Same-sex	0.9%

2010 Households by Size

Total	108
1 Person Household	25.9%
2 Person Household	41.7%
3 Person Household	13.9%
4 Person Household	9.3%
5 Person Household	5.6%
6 Person Household	1.9%
7 + Person Household	1.9%

2010 Households by Tenure and Mortgage Status

Total	108
Owner Occupied	65.7%
Owned with a Mortgage/Loan	33.3%
Owned Free and Clear	32.4%
Renter Occupied	34.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

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Census 2000 Summary Profile

Charleston Phase II- 1/4 mile radius
Area: 0.86 Square Miles

Summary	1990	Census 2000	1990-2000 Annual Rate
Total Population	425	1,245	11.35%
Total Households	86	452	18.05%
Total Families	65	348	18.27%
Total Housing Units	95	497	18.00%
Average Household Size	2.48	2.21	0.00%
Average Family Size	2.89	2.55	-1.24%
Median Household Income	\$43,750	\$60,749	3.34%
Average Household Income	\$49,394	\$67,602	3.19%
Per Capita Income	\$8,636	\$21,210	9.40%

Population by Race	Number	Percent
Total	1,245	100%
Population Reporting One Race	1,234	99.1%
White	983	78.9%
Black or African American	147	11.8%
American Indian or Alaska Native	2	0.2%
Asian	34	2.8%
Native Hawaiian or Other Pacific Islander	0	0.0%
Some Other Race	68	5.4%
Population Reporting Two or More Races	11	0.9%
Total Hispanic Population	160	12.8%

Population by Sex	Number	Percent
Male	734	58.9%
Female	511	41.1%

Population by Age	Number	Percent
Total	1,245	100%
Age 0 - 4	93	7.5%
Age 5 - 9	86	6.9%
Age 10 - 14	69	5.5%
Age 15 - 19	57	4.6%
Age 20 - 24	70	5.6%
Age 25 - 29	109	8.7%
Age 30 - 34	164	13.2%
Age 35 - 39	154	12.4%
Age 40 - 44	143	11.5%
Age 45 - 49	87	7.0%
Age 50 - 54	65	5.2%
Age 55 - 59	45	3.6%
Age 60 - 64	32	2.6%
Age 65 - 69	29	2.3%
Age 70 - 74	17	1.3%
Age 75 - 79	13	1.0%
Age 80 - 84	9	0.7%
Age 85+	4	0.3%
Median Age	34.3	
Age 18+	963	77.4%
Age 65+	72	5.8%

Data Note: Population Reporting Two of More Races includes unique counts of the population who reported at least two races. Hispanic population can be of any race. Detail may not sum to totals due to rounding. Census 2000 medians are computed from reported data distributions. The "1990-2000 Annual Rate" is an annual compound rate.

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston Phase II
Area: 0.86 Square Miles

Population by Relationship and HH Type

Total	1,247	100%
In Households	1,001	80.3%
In Family Households	904	72.5%
Householder	271	21.7%
Spouse	220	17.6%
Child	349	28.0%
Other Relatives	50	4.0%
Nonrelatives	14	1.2%
In Nonfamily Households	97	7.7%
In Group Quarters	246	19.7%
Institutionalized Population	241	19.3%
Noninstitutionalized Population	5	0.4%

Population by Place of Birth and Citizenship Status

Total	1,236	100%
Native	1,076	87.1%
Born in United States	1,032	83.5%
Born outside United States	44	3.6%
Foreign Born	160	12.9%
Naturalized Citizen	83	6.7%
Not a Citizen	77	6.3%

Population 15+ by Sex and Marital Status

Total	991	100%
Females	390	39.4%
Never Married	88	8.8%
Married, not Separated	226	22.8%
Married, Separated	12	1.2%
Widowed	29	3.0%
Divorced	35	3.5%
Males	601	60.6%
Never Married	251	25.3%
Married, not Separated	269	27.1%
Married, Separated	27	2.7%
Widowed	10	1.1%
Divorced	44	4.4%

Population 3+ by School Enrollment

Total	1,176	100%
Enrolled in Nursery/Preschool: Public School	8	0.7%
Enrolled in Nursery/Preschool: Private School	3	0.3%
Enrolled in Kindergarten: Public School	14	1.2%
Enrolled in Kindergarten: Private School	4	0.3%
Enrolled in Grade 1-8: Public School	119	10.1%
Enrolled in Grade 1-8: Private School	12	1.0%
Enrolled in Grade 9-12: Public School	48	4.1%
Enrolled in Grade 9-12: Private School	13	1.1%
Enrolled in College: Public School	34	2.9%
Enrolled in College: Private School	6	0.5%
Enrolled in Grad/Professional School: Public	7	0.6%
Enrolled in Grad/Professional School: Private	6	0.5%
Not Enrolled in School	902	76.7%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston Phase II
Area: 0.86 Square Miles

Population 25+ by Educational Attainment

Total	861	100%
Less than 9th Grade	69	8.0%
9th - 12th Grade, No Diploma	190	22.1%
High School Graduate	255	29.6%
Some College, No Degree	145	16.8%
Associate Degree	45	5.2%
Bachelor's Degree	104	12.1%
Master's/Professional/Doctorate Degree	53	6.2%

Population 16+ by Sex and Employment Status

Total	981	100%
Females in Labor Force	200	20.4%
Civilian Employed	189	19.3%
Civilian Unemployed	11	1.1%
In Armed Forces	0	0.0%
Females not in Labor Force	186	19.0%
Males in Labor Force	266	27.1%
Civilian Employed	251	25.6%
Civilian Unemployed	15	1.5%
In Armed Forces	0	0.0%
Males not in Labor Force	329	33.5%

Population 16+ by Sex and Work Status in 1999

Total	981	100%
Females	387	39.5%
Worked Full-time	134	13.6%
Worked Part-time	94	9.6%
Did Not Work	159	16.2%
Males	594	60.6%
Worked Full-time	208	21.2%
Worked Part-time	183	18.7%
Did Not Work	203	20.7%

Females 16+ by Employment Status and Age of Children

Total	386	100%
Own Children <6 Only	46	11.9%
Employed/in Armed Forces	10	2.7%
Unemployed	0	0.0%
Not in Labor Force	36	9.4%
Own Children 6-17 Only	89	23.1%
Employed/in Armed Forces	56	14.6%
Unemployed	0	0.0%
Not in Labor Force	33	8.4%
Own Children <6 and 6-17	19	4.9%
Employed/in Armed Forces	7	1.8%
Unemployed	0	0.0%
Not in Labor Force	12	3.2%
No Own Children <18	232	60.1%
Employed/in Armed Forces	116	29.9%
Unemployed	11	2.8%
Not in Labor Force	105	27.2%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston Phase II
Area: 0.86 Square Miles

Civilian Employed Population 16+ by Occupation

Total	440	100%
Management/Professional	142	32.3%
Service	70	15.9%
Sales/Office and Admin Support	131	29.8%
Farming/Fishing/Forestry	0	0.0%
Construction/Extraction/Maintenance	69	15.7%
Production/Transportation/Material Moving	28	6.4%

Civilian Employed Population 16+ by Industry

Total	438	100%
Agriculture/Forestry/Fishing/Hunting/Mining	0	0.0%
Construction	41	9.4%
Manufacturing	10	2.3%
Wholesale Trade	24	5.5%
Retail Trade	28	6.4%
Transportation/Warehousing/Utilities	30	6.8%
Information	27	6.2%
Finance/Insurance/Real Estate/Rental/Leasing	60	13.7%
Professional/Scientific/Mgmt/Admin/Waste Mgmt Services	53	12.1%
Educational/Health/Social Services	97	22.1%
Arts/Entertainment/Recreation/Accommodation/Food Services	15	3.4%
Other Services	13	3.0%
Public Administration	40	9.1%

Workers 16+ by Place of Work

Total	436	100%
Worked in State of Residence	400	91.7%
Worked in County of Residence	168	38.5%
Worked outside County of Residence	232	53.3%
Worked outside State of Residence	36	8.2%

Workers 16+ by Means of Transportation to Work

Total	437	100%
Drove Alone - Car, Truck, or Van	252	57.6%
Carpooled - Car, Truck, or Van	68	15.6%
Public Transportation	108	24.7%
Walked	4	0.8%
Other Means	0	0.0%
Worked at Home	5	1.2%

Workers 16+ by Travel Time to Work

Total	436	100%
Did not Work at Home	431	98.9%
Less than 5 minutes	2	0.4%
5 to 9 minutes	11	2.4%
10 to 19 minutes	56	12.8%
20 to 24 minutes	28	6.3%
25 to 34 minutes	71	16.3%
35 to 44 minutes	28	6.4%
45 to 59 minutes	69	15.8%
60 to 89 minutes	86	19.7%
90 or more minutes	80	18.4%
Worked at Home	5	1.2%

Average Travel Time to Work (in minutes) 51.3

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston Phase II
Area: 0.86 Square Miles

Households by Type		
Total	451	100%
Family Households	348	77.2%
Married-couple Families	283	62.8%
With Related Children	167	37.0%
Other Family (No Spouse Present)	65	14.4%
With Related Children	39	8.6%
Nonfamily Households	103	22.8%
Householder Living Alone	86	19.1%
Householder Not Living Alone	17	3.8%
Households with Related Children	206	45.7%
Households by Age of Householder		
Total	453	100%
Householder Age 15 - 24	14	3.1%
Householder Age 25 - 34	119	26.3%
Householder Age 35 - 44	140	30.9%
Householder Age 45 - 54	81	17.9%
Householder Age 55 - 64	51	11.3%
Householder Age 65 - 74	31	6.8%
Householder Age 75 - 84	15	3.3%
Householder Age 85+	2	0.4%
Households by Size		
Total	453	100%
1 Person Household	86	19.0%
2 Person Household	122	26.9%
3 Person Household	105	23.2%
4 Person Household	86	19.0%
5 Person Household	37	8.2%
6 Person Household	11	2.4%
7+ Person Household	6	1.3%
Households by Poverty Status in 1999 and HH Type		
Total	440	100%
Below Poverty Level	36	8.2%
Married-couple Family	13	2.9%
Other Family - Male Householder, No Wife Present	0	0.0%
Other Family - Female Householder, No Husband Present	9	2.0%
Nonfamily Households	14	3.1%
At or Above Poverty Level	404	91.8%
Married-couple Family	259	58.9%
Other Family - Male Householder, No Wife Present	14	3.1%
Other Family - Female Householder, No Husband Present	44	9.9%
Nonfamily Households	87	19.8%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston Phase II
Area: 0.86 Square Miles

Households by Household Income in 1999

Household Income Base	439	100%
< \$15,000	38	8.7%
\$15,000 - \$24,999	22	5.0%
\$25,000 - \$34,999	35	8.0%
\$35,000 - \$49,999	62	14.1%
\$50,000 - \$74,999	121	27.6%
\$75,000 - \$99,999	83	18.9%
\$100,000 - \$149,999	55	12.5%
\$150,000 - \$199,999	15	3.3%
\$200,000 +	9	2.0%
Median Household Income	\$60,749	
Average Household Income	\$67,602	

Families by Family Income in 1999

Family Income Base	338	100%
< \$15,000	23	6.6%
\$15,000 - \$24,999	13	3.7%
\$25,000 - \$34,999	26	7.5%
\$35,000 - \$49,999	35	10.1%
\$50,000 - \$74,999	99	28.4%
\$75,000 - \$99,999	74	21.1%
\$100,000 - \$149,999	46	13.2%
\$150,000 - \$199,999	14	4.1%
\$200,000 +	9	2.5%
Median Family Income	\$65,627	
Average Family Income	\$73,328	

Owner Occupied HUs by Value

Total	332	100%
< \$50,000	0	0.0%
\$50,000 - \$99,999	3	0.9%
\$100,000 - \$149,999	7	2.1%
\$150,000 - \$199,999	68	20.5%
\$200,000 - \$299,999	122	36.7%
\$300,000 - \$499,999	117	35.2%
\$500,000 - \$999,999	15	4.5%
\$1,000,000+	0	0.0%
Median Home Value	\$267,308	
Average Home Value	\$285,403	

Specified Renter Occupied HUs by Contract Rent

Total	111	100%
With Cash Rent	108	97.3%
< \$200	0	0.0%
\$200 - \$499	6	5.4%
\$500 - \$749	76	68.5%
\$750 - \$999	10	9.0%
\$1,000 - \$1,499	15	13.5%
\$1,500 - \$1,999	1	1.0%
\$2000+	0	0.0%
No Cash Rent	3	2.5%
Median Rent	\$645	
Average Rent	\$677	

Data Note: Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent. Census 2000 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston Phase II
Area: 0.86 Square Miles

Housing Units by Occupancy		
Total	478	100%
Occupied Housing Units	452	94.6%
Owner Occupied Housing Units	338	70.7%
Average Household Size	2.42	
Renter Occupied Housing Units	114	23.8%
Average Household Size	1.60	
Vacant Housing Units	26	5.4%
For Rent	5	1.0%
For Sale Only	10	2.1%
Rented or Sold, not Occupied	1	0.3%
For Seasonal/Recreational/Occasional Use	1	0.2%
For Migrant Workers	0	0.0%
Other Vacant	9	1.9%

Housing Units by Units in Structure		
Total	473	100%
1 Detached	94	19.9%
1 Attached	225	47.6%
2	148	31.3%
3 or 4	6	1.3%
5 to 9	0	0.0%
10 to 19	0	0.0%
20+	0	0.0%
Mobile Home	0	0.0%
Other	0	0.0%

Housing Units by Year Structure Built		
Total	489	100%
1999 to March 2000	76	15.6%
1995 to 1998	223	45.6%
1990 to 1994	97	19.9%
1980 to 1989	12	2.5%
1970 to 1979	6	1.3%
1969 or Earlier	75	15.3%
Median Year Structure Built	1,996	

Households by Year Householder Moved In		
Total	443	100%
Moved in 1999 to March 2000	113	25.5%
Moved in 1995 to 1998	212	47.9%
Moved in 1990 to 1994	66	14.9%
Moved in 1980 to 1989	23	5.2%
Moved in 1970 to 1979	6	1.4%
Moved in 1969 or Earlier	23	5.2%
Median Year Householder Moved In	1,996	

Households by Vehicles Available		
Total	443	100%
None	20	4.5%
1	196	44.2%
2	185	41.8%
3	28	6.3%
4	13	2.9%
5+	1	0.2%
Average Number of Vehicles Available	1.6	

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography

March 27, 2013



Market Profile

Charleston Phase II- 1/4 mile radius
Area: 0.86 Square Miles

Population Summary	
2000 Total Population	1,050
2010 Total Population	1,660
2012 Total Population	1,714
2012 Group Quarters	203
2017 Total Population	1,811
2012-2017 Annual Rate	1.11%
Household Summary	
2000 Households	359
2000 Average Household Size	2.34
2010 Households	603
2010 Average Household Size	2.42
2012 Households	633
2012 Average Household Size	2.39
2017 Households	681
2017 Average Household Size	2.36
2012-2017 Annual Rate	1.48%
2010 Families	459
2010 Average Family Size	2.84
2012 Families	480
2012 Average Family Size	2.81
2017 Families	513
2017 Average Family Size	2.79
2012-2017 Annual Rate	1.35%
Housing Unit Summary	
2000 Housing Units	381
Owner Occupied Housing Units	70.6%
Renter Occupied Housing Units	23.6%
Vacant Housing Units	5.8%
2010 Housing Units	636
Owner Occupied Housing Units	70.3%
Renter Occupied Housing Units	24.5%
Vacant Housing Units	5.2%
2012 Housing Units	661
Owner Occupied Housing Units	69.3%
Renter Occupied Housing Units	26.5%
Vacant Housing Units	4.2%
2017 Housing Units	704
Owner Occupied Housing Units	71.2%
Renter Occupied Housing Units	25.6%
Vacant Housing Units	3.3%
Median Household Income	
2012	\$83,171
2017	\$90,229
Median Home Value	
2012	\$550,799
2017	\$566,021
Per Capita Income	
2012	\$35,129
2017	\$38,870
Median Age	
2010	37.0
2012	37.1
2017	37.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

March 27, 2013



Market Profile

Charleston Phase II
Area: 0.86 Square Miles

2012 Households by Income

Household Income Base	633
< \$15,000	5.1%
\$15,000 - \$24,999	3.8%
\$25,000 - \$34,999	4.9%
\$35,000 - \$49,999	10.3%
\$50,000 - \$74,999	19.3%
\$75,000 - \$99,999	16.6%
\$100,000 - \$149,999	22.3%
\$150,000 - \$199,999	11.2%
\$200,000+	6.5%
Average Household Income	\$100,649

2017 Households by Income

Household Income Base	681
< \$15,000	4.0%
\$15,000 - \$24,999	2.5%
\$25,000 - \$34,999	3.2%
\$35,000 - \$49,999	8.2%
\$50,000 - \$74,999	17.8%
\$75,000 - \$99,999	20.9%
\$100,000 - \$149,999	23.5%
\$150,000 - \$199,999	13.1%
\$200,000+	6.9%
Average Household Income	\$112,793

2012 Owner Occupied Housing Units by Value

Total	458
< \$50,000	0.0%
\$50,000 - \$99,999	0.4%
\$100,000 - \$149,999	1.1%
\$150,000 - \$199,999	0.9%
\$200,000 - \$249,999	0.9%
\$250,000 - \$299,999	2.0%
\$300,000 - \$399,999	9.6%
\$400,000 - \$499,999	24.7%
\$500,000 - \$749,999	52.6%
\$750,000 - \$999,999	7.0%
\$1,000,000 +	0.9%
Average Home Value	\$557,180

2017 Owner Occupied Housing Units by Value

Total	501
< \$50,000	0.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.4%
\$150,000 - \$199,999	0.8%
\$200,000 - \$249,999	0.8%
\$250,000 - \$299,999	1.0%
\$300,000 - \$399,999	5.0%
\$400,000 - \$499,999	27.9%
\$500,000 - \$749,999	54.1%
\$750,000 - \$999,999	9.0%
\$1,000,000 +	1.2%
Average Home Value	\$580,989

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

March 27, 2013



Market Profile

Charleston Phase II
Area: 0.86 Square Miles

2010 Population by Age	
Total	1,660
0 - 4	6.8%
5 - 9	7.3%
10 - 14	5.9%
15 - 24	11.1%
25 - 34	14.8%
35 - 44	20.1%
45 - 54	17.0%
55 - 64	9.0%
65 - 74	4.8%
75 - 84	2.4%
85 +	0.6%
18 +	76.5%
2012 Population by Age	
Total	1,714
0 - 4	6.8%
5 - 9	7.4%
10 - 14	5.9%
15 - 24	11.0%
25 - 34	14.9%
35 - 44	19.6%
45 - 54	16.5%
55 - 64	9.5%
65 - 74	5.3%
75 - 84	2.5%
85 +	0.7%
18 +	76.7%
2017 Population by Age	
Total	1,809
0 - 4	6.8%
5 - 9	7.4%
10 - 14	6.0%
15 - 24	10.3%
25 - 34	15.0%
35 - 44	19.2%
45 - 54	15.5%
55 - 64	10.0%
65 - 74	6.4%
75 - 84	2.7%
85 +	0.8%
18 +	76.8%
2010 Population by Sex	
Males	916
Females	744
2012 Population by Sex	
Males	945
Females	769
2017 Population by Sex	
Males	995
Females	815

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

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Market Profile

Charleston Phase II
Area: 0.86 Square Miles

2010 Population by Race/Ethnicity

Total	1,661
White Alone	83.0%
Black Alone	7.7%
American Indian Alone	0.1%
Asian Alone	5.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.0%
Two or More Races	1.2%
Hispanic Origin	10.4%
Diversity Index	43.2

2012 Population by Race/Ethnicity

Total	1,714
White Alone	82.1%
Black Alone	8.2%
American Indian Alone	0.1%
Asian Alone	5.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.2%
Two or More Races	1.3%
Hispanic Origin	10.9%
Diversity Index	44.8

2017 Population by Race/Ethnicity

Total	1,810
White Alone	79.9%
Black Alone	9.1%
American Indian Alone	0.1%
Asian Alone	5.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.5%
Two or More Races	1.5%
Hispanic Origin	12.1%
Diversity Index	48.9

2010 Population by Relationship and Household Type

Total	1,660
In Households	87.8%
In Family Households	79.6%
Householder	23.6%
Spouse	18.9%
Child	31.5%
Other relative	4.6%
Nonrelative	1.0%
In Nonfamily Households	8.2%
In Group Quarters	12.2%
Institutionalized Population	12.2%
Noninstitutionalized Population	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

March 27, 2013



Market Profile

Charleston Phase II
Area: 0.86 Square Miles

2010 Households by Type

Total	603
Households with 1 Person	20.2%
Households with 2+ People	79.8%
Family Households	76.1%
Husband-wife Families	60.7%
With Related Children	33.0%
Other Family (No Spouse Present)	15.6%
Other Family with Male Householder	4.8%
With Related Children	2.0%
Other Family with Female Householder	10.6%
With Related Children	5.1%
Nonfamily Households	3.6%
All Households with Children	40.6%
Multigenerational Households	5.6%
Unmarried Partner Households	4.8%
Male-female	4.3%
Same-sex	0.5%

2010 Households by Size

Total	603
1 Person Household	20.2%
2 Person Household	28.9%
3 Person Household	18.2%
4 Person Household	20.7%
5 Person Household	8.0%
6 Person Household	2.8%
7 + Person Household	1.2%

2010 Households by Tenure and Mortgage Status

Total	603
Owner Occupied	74.1%
Owned with a Mortgage/Loan	62.5%
Owned Free and Clear	11.6%
Renter Occupied	25.9%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

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Census 2000 Summary Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

Summary	1990	Census 2000	1990-2000 Annual Rate
Total Population	47,348	62,927	2.89%
Total Households	14,619	21,260	3.82%
Total Families	12,398	16,882	3.14%
Total Housing Units	15,753	22,342	3.56%
Average Household Size	3.17	2.91	0.00%
Average Family Size	3.48	3.33	-0.44%
Median Household Income	\$53,314	\$65,939	2.15%
Average Household Income	\$59,088	\$77,782	2.79%
Per Capita Income	\$18,253	\$26,474	3.79%

Population by Race	Number	Percent
Total	62,927	100%
Population Reporting One Race	62,287	99.0%
White	58,189	92.5%
Black or African American	912	1.5%
American Indian or Alaska Native	76	0.1%
Asian	2,319	3.7%
Native Hawaiian or Other Pacific Islander	22	0.0%
Some Other Race	769	1.2%
Population Reporting Two or More Races	640	1.0%
Total Hispanic Population	3,834	6.1%

Population by Sex	Number	Percent
Male	31,290	49.7%
Female	31,637	50.3%

Population by Age	Number	Percent
Total	62,927	100%
Age 0 - 4	4,292	6.8%
Age 5 - 9	4,917	7.8%
Age 10 - 14	5,026	8.0%
Age 15 - 19	4,318	6.9%
Age 20 - 24	3,667	5.8%
Age 25 - 29	4,156	6.6%
Age 30 - 34	5,119	8.1%
Age 35 - 39	5,591	8.9%
Age 40 - 44	5,805	9.2%
Age 45 - 49	4,981	7.9%
Age 50 - 54	4,645	7.4%
Age 55 - 59	3,324	5.3%
Age 60 - 64	2,071	3.3%
Age 65 - 69	1,609	2.6%
Age 70 - 74	1,312	2.1%
Age 75 - 79	991	1.6%
Age 80 - 84	673	1.1%
Age 85+	430	0.7%
Median Age	35.0	
Age 18+	45,890	72.9%
Age 65+	5,015	8.0%

Data Note: Population Reporting Two of More Races includes unique counts of the population who reported at least two races. Hispanic population can be of any race. Detail may not sum to totals due to rounding. Census 2000 medians are computed from reported data distributions. The "1990-2000 Annual Rate" is an annual compound rate.

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

Population by Relationship and HH Type

Total	62,926	100%
In Households	61,878	98.3%
In Family Households	56,923	90.5%
Householder	16,643	26.4%
Spouse	13,950	22.2%
Child	23,112	36.7%
Other Relatives	2,590	4.1%
Nonrelatives	628	1.0%
In Nonfamily Households	4,955	7.9%
In Group Quarters	1,048	1.7%
Institutionalized Population	918	1.5%
Noninstitutionalized Population	130	0.2%

Population by Place of Birth and Citizenship Status

Total	62,945	100%
Native	55,524	88.2%
Born in United States	54,817	87.1%
Born outside United States	707	1.1%
Foreign Born	7,421	11.8%
Naturalized Citizen	5,190	8.2%
Not a Citizen	2,231	3.5%

Population 15+ by Sex and Marital Status

Total	48,881	100%
Females	25,021	51.2%
Never Married	5,758	11.8%
Married, not Separated	14,779	30.2%
Married, Separated	496	1.0%
Widowed	2,203	4.5%
Divorced	1,785	3.7%
Males	23,860	48.8%
Never Married	6,730	13.8%
Married, not Separated	15,051	30.8%
Married, Separated	467	1.0%
Widowed	469	1.0%
Divorced	1,143	2.3%

Population 3+ by School Enrollment

Total	60,301	100%
Enrolled in Nursery/Preschool: Public School	408	0.7%
Enrolled in Nursery/Preschool: Private School	781	1.3%
Enrolled in Kindergarten: Public School	651	1.1%
Enrolled in Kindergarten: Private School	154	0.3%
Enrolled in Grade 1-8: Public School	6,798	11.3%
Enrolled in Grade 1-8: Private School	1,250	2.1%
Enrolled in Grade 9-12: Public School	2,707	4.5%
Enrolled in Grade 9-12: Private School	1,312	2.2%
Enrolled in College: Public School	2,220	3.7%
Enrolled in College: Private School	1,183	2.0%
Enrolled in Grad/Professional School: Public	323	0.5%
Enrolled in Grad/Professional School: Private	294	0.5%
Not Enrolled in School	42,220	70.0%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

Population 25+ by Educational Attainment		
Total	40,849	100%
Less than 9th Grade	1,543	3.8%
9th - 12th Grade, No Diploma	3,749	9.2%
High School Graduate	14,578	35.7%
Some College, No Degree	8,791	21.5%
Associate Degree	2,635	6.5%
Bachelor's Degree	5,902	14.4%
Master's/Professional/Doctorate Degree	3,651	8.9%
Population 16+ by Sex and Employment Status		
Total	47,934	100%
Females in Labor Force	13,543	28.3%
Civilian Employed	12,981	27.1%
Civilian Unemployed	562	1.2%
In Armed Forces	0	0.0%
Females not in Labor Force	11,008	23.0%
Males in Labor Force	16,766	35.0%
Civilian Employed	16,057	33.5%
Civilian Unemployed	702	1.5%
In Armed Forces	7	0.0%
Males not in Labor Force	6,617	13.8%
Population 16+ by Sex and Work Status in 1999		
Total	47,934	100%
Females	24,551	51.2%
Worked Full-time	7,899	16.5%
Worked Part-time	6,472	13.5%
Did Not Work	10,180	21.2%
Males	23,383	48.8%
Worked Full-time	13,594	28.4%
Worked Part-time	4,365	9.1%
Did Not Work	5,424	11.3%
Females 16+ by Employment Status and Age of Children		
Total	24,551	100%
Own Children <6 Only	2,113	8.6%
Employed/in Armed Forces	925	3.8%
Unemployed	41	0.2%
Not in Labor Force	1,147	4.7%
Own Children 6-17 Only	5,391	22.0%
Employed/in Armed Forces	3,521	14.3%
Unemployed	113	0.5%
Not in Labor Force	1,757	7.2%
Own Children <6 and 6-17	1,580	6.4%
Employed/in Armed Forces	621	2.5%
Unemployed	44	0.2%
Not in Labor Force	915	3.7%
No Own Children <18	15,467	63.0%
Employed/in Armed Forces	7,915	32.2%
Unemployed	364	1.5%
Not in Labor Force	7,188	29.3%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

Civilian Employed Population 16+ by Occupation

Total	29,038	100%
Management/Professional	10,564	36.4%
Service	4,442	15.3%
Sales/Office and Admin Support	8,873	30.6%
Farming/Fishing/Forestry	7	0.0%
Construction/Extraction/Maintenance	2,719	9.4%
Production/Transportation/Material Moving	2,433	8.4%

Civilian Employed Population 16+ by Industry

Total	29,038	100%
Agriculture/Forestry/Fishing/Hunting/Mining	18	0.1%
Construction	1,884	6.5%
Manufacturing	1,003	3.5%
Wholesale Trade	799	2.8%
Retail Trade	2,763	9.5%
Transportation/Warehousing/Utilities	2,242	7.7%
Information	1,204	4.1%
Finance/Insurance/Real Estate/Rental/Leasing	4,310	14.8%
Professional/Scientific/Mgmt/Admin/Waste Mgmt Services	3,082	10.6%
Educational/Health/Social Services	6,623	22.8%
Arts/Entertainment/Recreation/Accommodation/Food Services	1,385	4.8%
Other Services	1,212	4.2%
Public Administration	2,513	8.7%

Workers 16+ by Place of Work

Total	28,453	100%
Worked in State of Residence	25,463	89.5%
Worked in County of Residence	11,826	41.6%
Worked outside County of Residence	13,637	47.9%
Worked outside State of Residence	2,990	10.5%

Workers 16+ by Means of Transportation to Work

Total	28,453	100%
Drove Alone - Car, Truck, or Van	18,275	64.2%
Carpooled - Car, Truck, or Van	3,485	12.2%
Public Transportation	5,832	20.5%
Walked	316	1.1%
Other Means	76	0.3%
Worked at Home	469	1.6%

Workers 16+ by Travel Time to Work

Total	28,453	100%
Did not Work at Home	27,984	98.4%
Less than 5 minutes	229	0.8%
5 to 9 minutes	1,288	4.5%
10 to 19 minutes	4,295	15.1%
20 to 24 minutes	2,484	8.7%
25 to 34 minutes	4,045	14.2%
35 to 44 minutes	2,204	7.7%
45 to 59 minutes	3,279	11.5%
60 to 89 minutes	6,018	21.2%
90 or more minutes	4,142	14.6%
Worked at Home	469	1.6%

Average Travel Time to Work (in minutes) 46.2

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

Households by Type		
Total	21,258	100%
Family Households	16,882	79.4%
Married-couple Families	14,145	66.5%
With Related Children	7,896	37.1%
Other Family (No Spouse Present)	2,737	12.9%
With Related Children	1,435	6.8%
Nonfamily Households	4,376	20.6%
Householder Living Alone	3,791	17.8%
Householder Not Living Alone	585	2.8%
Households with Related Children	9,331	43.9%

Households by Age of Householder		
Total	21,260	100%
Householder Age 15 - 24	358	1.7%
Householder Age 25 - 34	3,672	17.3%
Householder Age 35 - 44	5,816	27.4%
Householder Age 45 - 54	5,268	24.8%
Householder Age 55 - 64	3,183	15.0%
Householder Age 65 - 74	1,768	8.3%
Householder Age 75 - 84	980	4.6%
Householder Age 85+	215	1.0%

Households by Size		
Total	21,261	100%
1 Person Household	3,791	17.8%
2 Person Household	5,473	25.7%
3 Person Household	4,263	20.1%
4 Person Household	4,707	22.1%
5 Person Household	2,152	10.1%
6 Person Household	653	3.1%
7+ Person Household	222	1.0%

Households by Poverty Status in 1999 and HH Type		
Total	21,323	100%
Below Poverty Level	1,085	5.1%
Married-couple Family	346	1.6%
Other Family - Male Householder, No Wife Present	14	0.1%
Other Family - Female Householder, No Husband Present	251	1.2%
Nonfamily Households	474	2.2%
At or Above Poverty Level	20,238	94.9%
Married-couple Family	14,163	66.4%
Other Family - Male Householder, No Wife Present	513	2.4%
Other Family - Female Householder, No Husband Present	1,700	8.0%
Nonfamily Households	3,862	18.1%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

Households by Household Income in 1999

Household Income Base	21,323	100%
< \$15,000	1,748	8.2%
\$15,000 - \$24,999	1,039	4.9%
\$25,000 - \$34,999	1,723	8.1%
\$35,000 - \$49,999	2,744	12.9%
\$50,000 - \$74,999	4,992	23.4%
\$75,000 - \$99,999	3,756	17.6%
\$100,000 - \$149,999	3,624	17.0%
\$150,000 - \$199,999	1,039	4.9%
\$200,000 +	658	3.1%
Median Household Income	\$65,939	
Average Household Income	\$77,782	

Families by Family Income in 1999

Family Income Base	16,987	100%
< \$15,000	706	4.2%
\$15,000 - \$24,999	648	3.8%
\$25,000 - \$34,999	1,098	6.5%
\$35,000 - \$49,999	1,941	11.5%
\$50,000 - \$74,999	4,261	25.2%
\$75,000 - \$99,999	3,410	20.2%
\$100,000 - \$149,999	3,395	20.1%
\$150,000 - \$199,999	920	5.4%
\$200,000 +	608	3.6%
Median Family Income	\$73,804	
Average Family Income	\$85,419	

Owner Occupied HUs by Value

Total	16,328	100%
< \$50,000	55	0.3%
\$50,000 - \$99,999	168	1.0%
\$100,000 - \$149,999	1,661	10.2%
\$150,000 - \$199,999	3,262	20.0%
\$200,000 - \$299,999	5,417	33.2%
\$300,000 - \$499,999	4,362	26.7%
\$500,000 - \$999,999	1,333	8.2%
\$1,000,000+	70	0.4%
Median Home Value	\$256,062	
Average Home Value	\$293,157	

Specified Renter Occupied HUs by Contract Rent

Total	4,939	100%
With Cash Rent	4,525	91.6%
< \$200	48	1.0%
\$200 - \$499	445	9.0%
\$500 - \$749	2,425	49.1%
\$750 - \$999	954	19.3%
\$1,000 - \$1,499	597	12.1%
\$1,500 - \$1,999	28	0.6%
\$2000+	28	0.6%
No Cash Rent	414	8.4%
Median Rent	\$684	
Average Rent	\$717	

Data Note: Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent. Census 2000 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.

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Census 2000 Summary Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

Housing Units by Occupancy		
Total	22,375	100%
Occupied Housing Units	21,260	95.0%
Owner Occupied Housing Units	16,361	73.1%
Average Household Size	3.15	
Renter Occupied Housing Units	4,899	21.9%
Average Household Size	2.12	
Vacant Housing Units	1,115	5.0%
For Rent	233	1.0%
For Sale Only	306	1.4%
Rented or Sold, not Occupied	151	0.7%
For Seasonal/Recreational/Occasional Use	74	0.3%
For Migrant Workers	0	0.0%
Other Vacant	351	1.6%

Housing Units by Units in Structure		
Total	22,388	100%
1 Detached	8,467	37.8%
1 Attached	7,073	31.6%
2	6,317	28.2%
3 or 4	312	1.4%
5 to 9	76	0.3%
10 to 19	55	0.2%
20+	53	0.2%
Mobile Home	35	0.2%
Other	0	0.0%

Housing Units by Year Structure Built		
Total	22,355	100%
1999 to March 2000	1,258	5.6%
1995 to 1998	2,994	13.4%
1990 to 1994	2,491	11.1%
1980 to 1989	6,460	28.9%
1970 to 1979	3,840	17.2%
1969 or Earlier	5,312	23.8%
Median Year Structure Built	1,983	

Households by Year Householder Moved In		
Total	21,269	100%
Moved in 1999 to March 2000	3,213	15.1%
Moved in 1995 to 1998	6,431	30.2%
Moved in 1990 to 1994	3,420	16.1%
Moved in 1980 to 1989	4,733	22.3%
Moved in 1970 to 1979	2,339	11.0%
Moved in 1969 or Earlier	1,133	5.3%
Median Year Householder Moved In	1,994	

Households by Vehicles Available		
Total	21,268	100%
None	1,761	8.3%
1	6,912	32.5%
2	9,446	44.4%
3	2,406	11.3%
4	529	2.5%
5+	214	1.0%
Average Number of Vehicles Available	1.7	

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography

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Market Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

Population Summary	
2000 Total Population	63,279
2010 Total Population	70,334
2012 Total Population	70,958
2012 Group Quarters	370
2017 Total Population	72,614
2012-2017 Annual Rate	0.46%
Household Summary	
2000 Households	21,313
2000 Average Household Size	2.95
2010 Households	24,587
2010 Average Household Size	2.85
2012 Households	24,870
2012 Average Household Size	2.84
2017 Households	25,443
2017 Average Household Size	2.84
2012-2017 Annual Rate	0.46%
2010 Families	18,571
2010 Average Family Size	3.35
2012 Families	18,716
2012 Average Family Size	3.34
2017 Families	19,059
2017 Average Family Size	3.35
2012-2017 Annual Rate	0.36%
Housing Unit Summary	
2000 Housing Units	22,415
Owner Occupied Housing Units	73.2%
Renter Occupied Housing Units	21.9%
Vacant Housing Units	4.9%
2010 Housing Units	26,259
Owner Occupied Housing Units	70.4%
Renter Occupied Housing Units	23.2%
Vacant Housing Units	6.4%
2012 Housing Units	26,469
Owner Occupied Housing Units	69.2%
Renter Occupied Housing Units	24.8%
Vacant Housing Units	6.0%
2017 Housing Units	26,992
Owner Occupied Housing Units	70.4%
Renter Occupied Housing Units	23.9%
Vacant Housing Units	5.7%
Median Household Income	
2012	\$88,616
2017	\$96,604
Median Home Value	
2012	\$506,572
2017	\$552,310
Per Capita Income	
2012	\$37,766
2017	\$42,999
Median Age	
2010	38.4
2012	38.7
2017	39.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Market Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

2012 Households by Income

Household Income Base	24,870
< \$15,000	5.2%
\$15,000 - \$24,999	4.1%
\$25,000 - \$34,999	5.2%
\$35,000 - \$49,999	8.7%
\$50,000 - \$74,999	16.7%
\$75,000 - \$99,999	16.3%
\$100,000 - \$149,999	22.6%
\$150,000 - \$199,999	12.7%
\$200,000+	8.5%
Average Household Income	\$107,469

2017 Households by Income

Household Income Base	25,443
< \$15,000	4.2%
\$15,000 - \$24,999	2.7%
\$25,000 - \$34,999	3.3%
\$35,000 - \$49,999	6.5%
\$50,000 - \$74,999	14.8%
\$75,000 - \$99,999	20.7%
\$100,000 - \$149,999	23.8%
\$150,000 - \$199,999	14.9%
\$200,000+	9.2%
Average Household Income	\$122,483

2012 Owner Occupied Housing Units by Value

Total	18,310
< \$50,000	0.2%
\$50,000 - \$99,999	1.0%
\$100,000 - \$149,999	1.3%
\$150,000 - \$199,999	1.6%
\$200,000 - \$249,999	2.5%
\$250,000 - \$299,999	5.7%
\$300,000 - \$399,999	18.2%
\$400,000 - \$499,999	18.7%
\$500,000 - \$749,999	32.3%
\$750,000 - \$999,999	13.8%
\$1,000,000 +	4.8%
Average Home Value	\$556,196

2017 Owner Occupied Housing Units by Value

Total	19,000
< \$50,000	0.0%
\$50,000 - \$99,999	0.2%
\$100,000 - \$149,999	0.5%
\$150,000 - \$199,999	1.4%
\$200,000 - \$249,999	2.3%
\$250,000 - \$299,999	3.5%
\$300,000 - \$399,999	10.8%
\$400,000 - \$499,999	24.0%
\$500,000 - \$749,999	34.9%
\$750,000 - \$999,999	16.3%
\$1,000,000 +	6.1%
Average Home Value	\$600,662

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

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Market Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

2010 Population by Age	
Total	70,334
0 - 4	5.8%
5 - 9	6.9%
10 - 14	6.8%
15 - 24	13.4%
25 - 34	12.2%
35 - 44	15.5%
45 - 54	16.1%
55 - 64	12.6%
65 - 74	6.6%
75 - 84	3.2%
85 +	1.1%
18 +	76.2%
2012 Population by Age	
Total	70,956
0 - 4	5.8%
5 - 9	6.8%
10 - 14	6.7%
15 - 24	13.2%
25 - 34	12.4%
35 - 44	15.1%
45 - 54	15.7%
55 - 64	13.1%
65 - 74	7.0%
75 - 84	3.1%
85 +	1.1%
18 +	76.6%
2017 Population by Age	
Total	72,615
0 - 4	5.7%
5 - 9	6.8%
10 - 14	6.8%
15 - 24	12.4%
25 - 34	12.4%
35 - 44	14.7%
45 - 54	14.5%
55 - 64	13.8%
65 - 74	8.5%
75 - 84	3.3%
85 +	1.2%
18 +	76.7%
2010 Population by Sex	
Males	34,483
Females	35,851
2012 Population by Sex	
Males	34,909
Females	36,048
2017 Population by Sex	
Males	35,812
Females	36,802

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

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Market Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

2010 Population by Race/Ethnicity

Total	70,333
White Alone	92.1%
Black Alone	1.0%
American Indian Alone	0.1%
Asian Alone	4.1%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.4%
Two or More Races	1.3%
Hispanic Origin	8.0%
Diversity Index	27.5

2012 Population by Race/Ethnicity

Total	70,958
White Alone	91.6%
Black Alone	1.1%
American Indian Alone	0.1%
Asian Alone	4.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.5%
Two or More Races	1.4%
Hispanic Origin	8.3%
Diversity Index	28.7

2017 Population by Race/Ethnicity

Total	72,614
White Alone	90.4%
Black Alone	1.3%
American Indian Alone	0.1%
Asian Alone	4.7%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.8%
Two or More Races	1.7%
Hispanic Origin	9.4%
Diversity Index	32.1

2010 Population by Relationship and Household Type

Total	70,334
In Households	99.5%
In Family Households	89.6%
Householder	26.4%
Spouse	21.4%
Child	36.5%
Other relative	4.1%
Nonrelative	1.2%
In Nonfamily Households	9.9%
In Group Quarters	0.5%
Institutionalized Population	0.3%
Noninstitutionalized Population	0.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

March 27, 2013



Market Profile

Charleston EIS 3-mi SA
Area: 12.09 Square Miles

2010 Households by Type	
Total	24,587
Households with 1 Person	21.2%
Households with 2+ People	78.8%
Family Households	75.5%
Husband-wife Families	61.2%
With Related Children	30.5%
Other Family (No Spouse Present)	14.3%
Other Family with Male Householder	3.8%
With Related Children	1.6%
Other Family with Female Householder	10.5%
With Related Children	5.2%
Nonfamily Households	3.3%
All Households with Children	37.4%
Multigenerational Households	4.8%
Unmarried Partner Households	4.1%
Male-female	3.5%
Same-sex	0.6%
2010 Households by Size	
Total	24,588
1 Person Household	21.2%
2 Person Household	26.5%
3 Person Household	18.6%
4 Person Household	20.2%
5 Person Household	9.2%
6 Person Household	3.1%
7 + Person Household	1.2%
2010 Households by Tenure and Mortgage Status	
Total	24,587
Owner Occupied	75.2%
Owned with a Mortgage/Loan	60.1%
Owned Free and Clear	15.1%
Renter Occupied	24.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

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Parks Inspection Program

Site Inspection Report

Property ID:	R106-ZN01	District:	03
Site Name:	BLOOMINGDALE PARK - ZONE 1	Boro:	Staten Island
Prop. Name:	BLOOMINGDALE PARK	Category:	Large Park
Site Location:	NATURAL AREA WEST OF BLOOMINGDALE RD AND EAST OF DRUMGOOLE RD W	Sub-Category:	Large Park Zone

Overall Condition: **A** Cleanliness Rating: **A**

Comments:

Recommendation:

<i>Cleanliness Features</i>	<i><u>Hazards</u></i>	<i><u>Conditions</u></i>
Glass	A	
Graffiti	A	
Ice	A	
Litter	U	Dumping Heavy in 2 separate areas along Drumgoole Rd West Dumping Heavy in natural area closer to Drumgoole Rd West, near north edge of park
<i>Landscape Features</i>	<i><u>Hazards</u></i>	<i><u>Conditions</u></i>
Lawns	A	
Trails	A	
Trees	A Priority One IA	multiple downed trees throughout entire natural area due to Hurricane Sandy
	3 Large, dangling limb over main trail behind Quail Ln houses (noted not rated) (Pr. 1 IA)	
	1 Large, dangling limb over main trail just uphill from Bloomingdale Rd entrance (noted not rated) (Pr. 1 IA)	
Water Bodies	A	
<i>Structural Features</i>	<i><u>Hazards</u></i>	<i><u>Conditions</u></i>
Fences	A	

BB