Community Profile

Pavilion At King's Grant
8050 Concord Mills Blvd, Concord, North Carolina, 28027
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	949	32,324	110,564
2020 Total Population	2,524	44,474	146,233
2020 Group Quarters	0	13	5,312
2026 Total Population	3,393	54,534	169,772
2026 Group Quarters	0	13	5,332
2031 Total Population	3,742	60,230	182,325
2026-2031 Annual Rate	1.98%	2.01%	1.44%
2026 Total Daytime Population	8,311	51,766	159,049
Workers	6,962	28,649	82,190
Residents	1,349	23,117	76,859

Household Summary			
2010 Total Households	480	11,770	40,493
2010 Average Household Size	1.98	2.75	2.67
2020 Total Households	1,330	16,791	54,156
2020 Average Household Size	1.90	2.65	2.60
2026 Total Households	1,759	21,132	65,063
2026 Average Household Size	1.93	2.58	2.53
2031 Total Households	1,943	23,638	70,824
2031 Average Household Size	1.93	2.55	2.50
2026-2031 Annual Rate	2.01%	2.27%	1.71%
2026 Families	902	13,977	41,390
2026 Average Family Size	2.69	3.24	3.17
2031 Families	982	15,566	45,057
2031 Average Family Size	2.71	3.20	3.13
2026-2031 Growth Rate	1.71%	2.18%	1.71%

Median Household Income			
2026	$85,883	$105,304	$95,987
2031	$93,495	$125,050	$112,434

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$48,375	$56,131	$50,432
2031	$54,706	$65,006	$59,174

2026 Households by Income			
Household Income Base	1,759	21,133	65,063
<$10,000	2.5%	3.8%	6.3%
$10,000-14,999	0.4%	0.8%	1.4%
$15,000-19,999	1.8%	1.2%	1.6%
$20,000-24,999	0.6%	1.5%	1.5%
$25,000-29,999	1.3%	1.4%	1.6%
$30,000-34,999	1.3%	1.7%	2.2%
$35,000-39,999	2.3%	2.6%	2.6%
$40,000-44,999	5.8%	3.1%	2.8%
$45,000-49,999	4.2%	2.1%	2.5%
$50,000-59,999	9.0%	6.8%	6.4%
$60,000-74,999	9.2%	8.8%	9.7%
$75000-99999	22.3%	13.8%	13.1%
$100,000-124,999	16.8%	9.3%	10.3%
$125,000-149,999	11.0%	9.4%	8.9%
$150000-199999	4.8%	13.5%	11.7%
$200,000-249,999	2.6%	8.3%	7.3%
$250,000-299,999	1.3%	3.4%	3.0%
$300,000-399,999	1.5%	4.2%	3.5%
$400,000-499,999	0.2%	0.7%	0.6%
$500,000+	1.3%	3.5%	3.0%
Average Household Income	$102,442	$144,771	$130,936

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	69	97	93
Percent of Income for Mortgage	34.4%	24.4%	25.7%
Wealth Index	60	108	97

Median Home Value			
2026	$502,155	$437,056	$418,716
2031	$561,086	$523,108	$495,018

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	419	11,346	34,850
<$50,000	5.5%	1.8%	1.3%
$50,000 - $99,999	0.2%	0.1%	0.1%
$100,000 - $149,999	0.0%	0.2%	0.6%
$150,000 - $199,999	1.7%	0.9%	1.5%
$200,000 - $249,999	12.9%	5.8%	5.5%
$250,000 - $299,999	16.2%	10.0%	10.2%
$300,000 - $399,999	9.1%	22.6%	26.4%
$400,000 - $499,999	4.1%	23.6%	23.5%
$500,000 - $749,999	41.5%	26.8%	22.9%
$750,000 - $999,999	0.5%	6.0%	5.0%
$1,000,000 - $1,499,999	8.3%	1.4%	2.0%
$1,500,000 - $1,999,999	0.0%	0.1%	0.1%
$2,000,000 +	0.0%	0.9%	0.8%
Average Home Value	$495,973	$486,644	$475,594

Housing Unit Summary			
2010 Total Housing Units	537	12,616	43,276
Owner Occupied Housing Units	35.8%	75.2%	68.4%
Renter Occupied Housing Units	64.2%	24.8%	31.6%
Vacant Housing Units	10.6%	6.7%	6.4%
2020 Housing Units	1,417	17,732	57,549
Owner Occupied Housing Units	17.7%	57.2%	55.7%
Renter Occupied Housing Units	82.3%	42.8%	44.3%
Vacant Housing Units	5.2%	5.2%	5.8%
2026 Housing Units	1,891	22,931	69,830
Owner Occupied Housing Units	23.8%	53.7%	53.6%
Renter Occupied Housing Units	76.2%	46.3%	46.4%
Vacant Housing Units	7.0%	7.8%	6.8%
2031 Total Housing Units	2,068	25,629	77,018
Owner Occupied Housing Units	23.4%	51.4%	52.8%
Renter Occupied Housing Units	76.6%	48.6%	47.2%
Vacant Housing Units	6.0%	7.8%	8.0%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	3 miles	5 miles
Males	1,671	26,473	83,050
Females	1,722	28,061	86,722

Median Age			
2010	33.0	33.0	31.3
2020	32.5	34.1	32.3
2026	34.7	34.9	33.3
2031	36.8	36.1	34.4

2026 Population by Age			
Total	3,393	54,532	169,772
0 - 4	5.2%	5.7%	5.6%
5 - 9	5.2%	6.2%	5.7%
10 - 14	5.3%	6.4%	5.7%
15 - 24	13.3%	14.4%	18.5%
25 - 34	21.6%	17.4%	17.1%
35 - 44	16.2%	14.5%	13.8%
45 - 54	15.1%	14.0%	12.2%
55 - 64	9.1%	10.5%	10.1%
65 - 74	5.1%	6.3%	6.5%
75 - 84	2.8%	3.3%	3.5%
85 +	0.5%	0.9%	0.9%
18 +	80.7%	77.7%	79.4%

2026 Population 15+ by Marital Status			
Total	2,861	44,555	140,993
Never Married	52.0%	37.6%	42.9%
Married	37.0%	50.9%	45.5%
Widowed	4.1%	3.8%	3.7%
Divorced	6.8%	7.8%	7.9%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	2,410	36,677	109,623
Less than 9th Grade	1.6%	1.6%	1.7%
9th - 12th Grade, No Diploma	1.3%	1.6%	2.1%
High School Graduate	16.0%	14.2%	13.9%
GED/Alternative Credential	11.0%	2.4%	2.6%
Some College, No Degree	13.0%	14.8%	15.3%
Associate Degree	12.9%	13.2%	12.7%
Bachelor's Degree	27.2%	30.4%	30.9%
Graduate/Professional Degree	17.1%	21.9%	20.9%

2020 Population by Race/Ethnicity			
Total	2,524	44,474	146,233
White Alone	39.8%	41.9%	44.5%
Black Alone	27.9%	33.6%	32.2%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	18.8%	11.0%	10.6%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	6.5%	5.6%	5.1%
Two or More Races	6.5%	5.6%	5.1%
Hispanic Origin	10.8%	10.8%	10.2%
Diversity Index	77.4	75.1	73.8

2026 Population by Race/Ethnicity			
Total	3,393	54,535	169,773
White Alone	34.1%	36.9%	40.7%
Black Alone	29.9%	34.5%	32.3%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	21.6%	14.1%	13.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	7.0%	6.1%	5.7%
Two or More Races	7.2%	8.0%	7.7%
Hispanic Origin	12.3%	11.8%	11.4%
Diversity Index	79.5	77.4	76.4

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	2,290	32,604	97,298
White Collar	66.6%	71.6%	71.7%
Management/Business/Financial	21.6%	20.5%	22.6%
Professional	22.9%	28.2%	28.3%
Sales	13.8%	11.1%	9.2%
Administrative Support	8.3%	11.9%	11.6%
Services	13.3%	12.6%	13.8%

2026 Employed Pop 16+ by Occupation			
Total	2,290	32,604	97,298
Blue Collar	20.2%	15.8%	14.5%
Farming/Forestry/Fishing	0.2%	0.1%	0.1%
Construction/Extraction	0.2%	1.2%	2.2%
Installation/Maintenance/Repair	1.0%	1.7%	1.9%
Production	2.7%	3.5%	2.9%
Transportation/Material Moving	16.1%	9.2%	7.3%
White Collar	66.6%	71.6%	71.7%
Management/Business/Financial	21.6%	20.5%	22.6%
Professional	22.9%	28.2%	28.3%
Sales	13.8%	11.1%	9.2%
Administrative Support	8.3%	11.9%	11.6%
Services	13.3%	12.6%	13.8%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,290	32,604	97,298
Population 16+ Employed	90.7%	97.2%	96.7%
Population 16+ Unemployment rate	9.3%	2.8%	3.3%
Population 16-24 Employed	13.0%	15.2%	17.7%
Population 16-24 Unemployment rate	9.7%	4.2%	6.7%
Population 25-54 Employed	64.7%	64.6%	62.6%
Population 25-54 Unemployment rate	9.3%	2.6%	2.5%
Population 55-64 Employed	10%	14%	13%
Population 55-64 Unemployment rate	10.2%	2.9%	2.7%
Population 65+ Employed	3%	4%	4%
Population 65+ Unemployment rate	2.9%	0.5%	1.4%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	2,078	31,686	94,089
Agriculture/Mining	0.0%	0.1%	0.3%
Construction	3.6%	4.4%	4.5%
Manufacturing	5.8%	6.5%	6.5%
Wholesale Trade	2.4%	1.6%	1.8%
Retail Trade	21.1%	11.2%	10.4%
Transportation/Utilities	19.5%	12.5%	8.9%
Information	1%	2%	1%
Finance/Insurance/Real Estate	10.8%	17.8%	16.4%
Services	36.0%	42.8%	47.6%
Public Administration	0.2%	1.6%	2.1%

2026 Consumer Spending			
Apparel & Services: Total $	$3,931,697	$65,178,313	$182,291,719
Average Spent	$2,235.19	$3,084.34	$2,801.77
Spending Potential Index	88	121	110
Education: Total $	$2,743,739	$48,776,359	$139,115,118
Average Spent	$1,559.83	$2,308.18	$2,138.16
Spending Potential Index	78	115	107
Entertainment/Recreation: Total $	$6,127,070	$104,852,391	$293,751,868
Average Spent	$3,483.27	$4,961.78	$4,514.88
Spending Potential Index	81	115	105
Food at Home: Total $	$11,615,334	$192,585,087	$541,431,039
Average Spent	$6,603.37	$9,113.43	$8,321.64
Spending Potential Index	84	116	106
Food Away from Home: Total $	$6,880,534	$114,644,080	$320,154,132
Average Spent	$3,911.62	$5,425.14	$4,920.68
Spending Potential Index	88	122	110
Health Care: Total $	$11,261,024	$191,211,944	$534,410,424
Average Spent	$6,401.95	$9,048.45	$8,213.74
Spending Potential Index	80	113	102
HH Furnishings & Equipment: Total $	$4,167,802	$70,689,935	$197,542,843
Average Spent	$2,369.42	$3,345.16	$3,036.18
Spending Potential Index	83	118	107
Personal Care Products & Services: Total $	$1,744,351	$29,242,164	$81,682,018
Average Spent	$991.67	$1,383.79	$1,255.43
Spending Potential Index	87	121	110

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$41,394,119	$688,998,231	$1,926,845,254
Average Spent	$23,532.76	$32,604.50	$29,615.07
Spending Potential Index	85	118	107
Support Payments/Gifts in Kind: Total $	$4,467,941	$76,470,207	$211,604,855
Average Spent	$2,540.05	$3,618.69	$3,252.31
Spending Potential Index	83	119	107
Travel: Total $	$5,014,137	$87,953,800	$244,041,247
Average Spent	$2,850.56	$4,162.11	$3,750.85
Spending Potential Index	78	114	103
Vehicle Maintenance & Repairs: Total $	$1,842,837	$30,640,867	$86,146,915
Average Spent	$1,047.66	$1,449.97	$1,324.05
Spending Potential Index	85	117	107

Top Tapestry Segment

1 mile

Modern Minds (D3):

This segment is characterized by urban, educated, affluent households with commutes.

Learn more about this segment...

3 miles

Modern Minds (D3):

This segment is characterized by urban, educated, affluent households with commutes.

Learn more about this segment...

5 miles

Modern Minds (D3):

This segment is characterized by urban, educated, affluent households with commutes.

Learn more about this segment...

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.

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.

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.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.