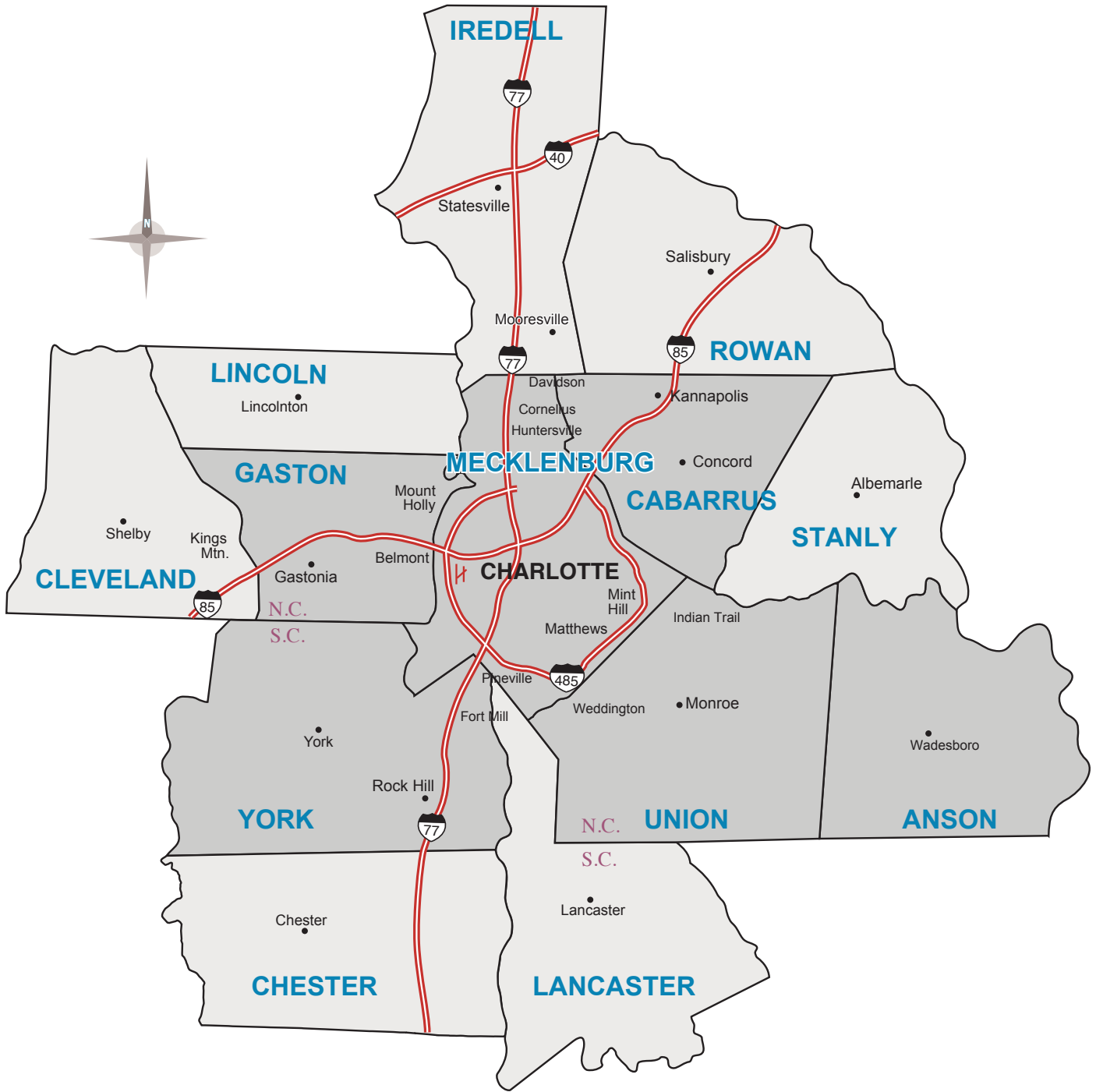


Charlotte-Gastonia-Salisbury Combined Statistical Area



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 Charlotte-Gastonia-Concord MSA

Population by County for MSA and CSA 1920-2009

Counties in MSA and CSA	2009	2000	1990	1980	1970	1960	1950	1940	1930	1920
Anson	25,391	25,275	23,474	25,649	23,488	24,962	26,781	28,443	29,349	28,334
Cabarrus	170,584	131,063	98,935	85,895	74,629	68,137	63,783	59,393	44,331	33,730
Gaston	206,146	190,365	174,769	162,568	148,415	128,074	110,836	87,531	78,093	51,242
Mecklenburg	901,268	695,454	511,211	404,270	354,656	272,111	197,052	151,826	127,971	80,695
Union	196,812	123,677	84,210	70,436	54,714	44,670	42,034	39,097	40,979	36,029
York (SC)	220,385	164,614	131,497	106,720	82,216	78,760	71,596	58,663	53,418	50,536
MSA Total	1,720,586	1,330,448	1,024,096	855,538	738,118	616,714	512,082	424,953	374,141	280,566
Chester (SC)	32,236	34,068	32,170	30,148	29,811	30,888	32,597	32,579	31,803	33,389
Cleveland	99,121	96,287	84,714	83,435	72,556	66,048	64,357	58,055	51,914	34,272
Lancaster (SC)	75,875	61,351	54,516	53,361	43,328	39,352	37,071	33,542	32,070	29,398
Lincoln	75,366	63,780	50,319	42,372	32,682	28,814	27,459	24,187	22,872	17,862
Iredell	157,364	122,660	92,931	82,538	72,197	62,526	56,303	50,424	46,693	37,956
Rowan	139,264	130,340	110,605	99,186	90,035	82,817	75,410	69,206	56,065	44,062
Stanly	59,977	58,100	51,765	48,517	42,822	40,873	37,130	32,834	30,216	27,429
CSA Total	2,359,789	1,897,034	1,501,116	1,295,095	1,121,549	968,032	842,409	725,780	645,774	504,934

Note: MSA & CSA as defined by Office of Management & Budget, 2003. Source: Neilson Market Demographics, 2009

Migration Rates for Counties Within the Charlotte-Gastonia-Salisbury Combined Statistical Area

Based on Returns for Tax Years 2007, 2008

COUNTY	POPULATION	HOUSEHOLDS
Anson	25,391	9,042
Cabarrus	170,584	64,454
Gaston	206,146	80,787
Mecklenburg	901,268	359,335
Union	196,812	68,543
York, SC	220,385	83,139
MSA TOTAL	1,720,586	665,300
Cleveland	99,191	37,991
Iredell	157,364	60,823
Lincoln	75,366	28,803
Rowan	139,264	53,574
Stanly	59,977	22,997
Chester, SC	32,236	12,654
Lancaster, SC	75,875	29,450
CSA TOTAL	2,359,859	914,592

Source: Neilson Demographics 2009 County

Charlotte-Gastonia-Concord MSA Population 1920 - 2015

Year	Population
1920	280,566
1930	374,141
1940	424,953
1950	512,082
1960	616,714
1970	738,118
1980	855,538
1990	1,024,096
2000	1,330,448
2010	1,759,531
2015	2,067,449

Based on current geography.
 Source: U.S. Department of Commerce,
 Bureau of Census; Chamber Projection

POPULATION ESTIMATES

1980 - 2010

DATE	CHARLOTTE	MECKLENBURG	CHARLOTTE- GASTONIA CONCORD MSA*	CHARLOTTE- GASTONIA SALISBURY CSA**
1980 CENSUS	315,473 1†	404,270	855,538	1,370,012
1990 CENSUS	395,934 2	511,433	1,024,096	1,587,905
1991	427,695	529,835	1,044,577	1,629,483
1992	437,769 3	548,237	1,070,691	1,671,061
1993	460,768	566,639	1,097,458	1,712,639
1994	470,842 4	585,041	1,124,895	1,754,217
1995	480,916	603,443	1,153,017	1,795,795
1996	493,555 5	621,845	1,181,842	1,837,373
1997	503,629	640,247	1,211,388	1,878,951
1998	513,703 6	658,649	1,247,729	1,920,524
1999	523,777	677,051	1,285,161	1,962,102
2000 CENSUS	540,828 7	695,454	1,330,448	2,004,651
2001	551,645	720,490	1,370,361	2,055,782
2002	579,684 8	746,427	1,411,472	2,107,176
2003	594,176	773,299	1,453,816	2,170,391
2004	614,330 9	801,137	1,500,338	2,235,503
2005	632,760 10	829,978	1,545,348	2,302,568
2006	648,139	850,178	1,594,799	2,371,645
2007	664,342 11	871,432	1,626,694	2,419,078
2008	695,995	902,803	1,676,495	2,491,650
2009	716,874	935,304	1,725,759	2,566,399
2010	756,912	945,817	1,759,531	2,625,390

* Metropolitan statistical area (MSA) includes Anson, Cabarrus, Gaston, Mecklenburg and Union counties in North Carolina and York county in South Carolina.

** Charlotte Combined Statistical Area (CSA) includes 13 counties within N.C. and S.C.

† Includes annexation of: (1) 14.4 square miles 7/79; (2) 9.8 square miles 6/89; (3) 16.5 square miles 6/91; (4) 15.1 square miles 6/93; (5) 4.2 square miles 6/95 (6) 22.0 square miles 6/97; (7) 6.06 square miles 6/99; (8) 16.5 square miles 6/01 (9) 9.01 square miles 6/03; (10) 12.7 square miles 6/05; (11) 4.73 square miles 6/07 (12) 11.04 square miles

Top 50 MSAs Ranked by Population

Rank	Metropolitan Statistical Area Name	Population 07/01/2009	Population 07/01/2008	Percent Change 7/1/08-7/1/09
1	New York et al, NY-NJ-PA	18,870,038	18,871,000	-0.005
2	Los Angeles-Long Beach-Santa Ana, CA	13,223,432	13,304,900	-0.612
3	Chicago-Naperville-Joliet, IL-IN-WI	9,602,177	9,548,700	0.560
4	Dallas-Fort Worth-Arlington, TX	6,348,826	6,164,100	2.997
5	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	5,852,669	5,855,100	-0.042
6	Houston-Sugar Land-Baytown, TX	5,819,069	5,665,300	2.714
7	Miami-Fort Lauderdale-Pompano Beach, FL	5,526,833	5,526,900	-0.001
8	Atlanta-Sandy Springs-Marietta, GA	5,494,339	5,357,000	2.564
9	Washington-Arlington-Alexandria, DC-VA-MD-WV	5,389,073	5,384,700	0.081
10	Boston-Cambridge-Quincy, MA-NH	4,495,827	4,458,400	0.839
11	Detroit-Warren-Livonia, MI	4,451,070	4,461,200	-0.227
12	Phoenix-Mesa-Scottsdale, AZ	4,351,309	4,223,700	3.021
13	San Francisco-Oakland-Fremont, CA	4,302,272	4,281,500	0.485
14	Riverside-San Bernardino-Ontario, CA	4,216,852	4,170,800	1.104
15	Seattle-Tacoma-Bellevue, WA	3,381,567	3,338,600	1.287
16	Minneapolis-St. Paul-Bloomington, MN-WI	3,258,197	3,227,300	0.957
17	San Diego-Carlsbad-San Marcos, CA	3,064,619	3,046,900	0.582
18	St. Louis, MO-IL	2,824,606	2,828,500	-0.138
19	Tampa-St. Petersburg-Clearwater, FL	2,785,041	2,747,000	1.385
20	Baltimore-Towson, MD	2,684,167	2,688,100	-0.146
21	Denver-Aurora-Broomfield, CO	2,528,842	2,464,500	2.611
22	Pittsburgh, PA	2,340,283	2,354,300	-0.595
23	Portland-Vancouver-Beaverton, OR-WA	2,218,761	2,182,700	1.652
24	Cincinnati-Middletown, OH-KY-IN	2,155,524	2,123,900	1.489
25	Sacramento--Arden-Arcade--Roseville, CA	2,143,806	2,129,900	0.653
26	Orlando-Kissimmee, FL	2,130,402	2,078,600	2.492
27	Cleveland-Elyria-Mentor, OH	2,082,449	2,101,500	-0.907
28	San Antonio, TX	2,049,383	1,985,600	3.212
29	Kansas City, MO-KS	2,015,519	1,996,700	0.943
30	Las Vegas-Paradise, NV	1,904,393	1,875,200	1.557
31	San Jose-Sunnyvale-Santa Clara, CA	1,852,234	1,833,600	1.016
32	Columbus, OH	1,780,823	1,750,000	1.761
33	Indianapolis-Carmel, IN	1,729,120	1,698,900	1.779
34	Charlotte-Gastonia-Concord, NC-SC	1,720,586	1,653,100	4.082
35	Virginia Beach-Norfolk-Newport News, VA-NC	1,670,706	1,664,300	0.385
36	Austin-Round Rock, TX	1,659,847	1,570,100	5.716
37	Providence-New Bedford-Fall River, RI-MA	1,596,507	1,610,100	-0.844
38	Nashville-Davidson-Murfreesboro-Franklin, TN	1,568,642	1,494,600	4.954
39	Milwaukee-Waukesha-West Allis, WI	1,538,623	1,512,300	1.741
40	Jacksonville, FL	1,362,131	1,327,700	2.593
41	Memphis, TN-MS-AR	1,295,548	1,292,500	0.236
42	Louisville-Jefferson County, KY-IN	1,249,871	1,237,100	1.032
43	Richmond, VA	1,230,605	1,211,100	1.611
44	Oklahoma City, OK	1,215,441	1,192,500	1.924
45	Hartford-West Hartford-East Hartford, CT	1,194,996	1,195,000	-0.000
46	New Orleans-Metairie-Kenner, LA	1,149,315	1,140,200	0.799
47	Salt Lake City, UT	1,128,474	1,092,600	3.283
48	Birmingham-Hoover, AL	1,120,688	1,113,600	0.636
49	Buffalo-Niagara Falls, NY	1,118,864	1,128,000	-0.810
50	Raleigh-Cary, NC	1,097,673	1,046,100	4.930

Source: Neilson Claritas 2008, 2009

50 Fastest Growing MSAs

Rank	Metropolitan Statistical Area Name	Population 07/01/2009	Population 04/01/2000	Percent Change 4/1/00-7/1/09
1	St. George, UT	137,473	90,354	52.1
2	Provo-Orem, UT	555,551	376,774	47.4
3	Raleigh-Cary, NC	1,125,827	797,071	41.2
4	Greeley, CO /1	254,759	180,926	40.8
5	Las Vegas-Paradise, NV	1,902,834	1,375,765	38.3
6	Bend, OR	158,629	115,367	37.5
7	Austin-Round Rock, TX	1,705,075	1,249,763	36.4
8	Gainesville, GA	187,743	139,277	34.8
9	Phoenix-Mesa-Scottsdale, AZ	4,364,094	3,251,876	34.2
10	Myrtle Beach-North Myrtle Beach-Conway, SC	263,868	196,629	34.2
11	Fayetteville-Springdale-Rogers, AR-MO	464,623	347,045	33.9
12	Cape Coral-Fort Myers, FL	586,908	440,888	33.1
13	Charlotte-Gastonia-Concord, NC-SC	1,745,524	1,330,448	31.2
14	Boise City-Nampa, ID	606,376	464,840	30.4
15	McAllen-Edinburg-Mission, TX	741,152	569,463	30.1
16	Wilmington, NC	354,525	274,532	29.1
17	Atlanta-Sandy Springs-Marietta, GA	5,475,213	4,247,981	28.9
18	Prescott, AZ	215,686	167,517	28.8
19	Coeur d'Alene, ID	139,390	108,685	28.3
20	Kennewick-Pasco-Richland, WA	245,649	191,822	28.1
21	Riverside-San Bernardino-Ontario, CA	4,143,113	3,254,821	27.3
22	Sioux Falls, SD	238,122	187,093	27.3
23	Port St. Lucie, FL	406,296	319,426	27.2
24	Ocala, FL	328,547	258,916	26.9
25	Naples-Marco Island, FL	318,537	251,377	26.7
26	Orlando-Kissimmee, FL	2,082,421	1,644,561	26.6
27	Lake Havasu City-Kingman, AZ	194,825	155,032	25.7
28	Grand Junction, CO	146,093	116,255	25.7
29	.Dallas-Plano-Irving, TX	4,326,384	3,451,226	25.4
30	Laredo, TX	241,438	193,117	25.0
31	Dallas-Fort Worth-Arlington, TX	6,447,615	5,161,544	24.9
32	Logan, UT-ID	127,945	102,720	24.6
33	Dover, DE	157,741	126,697	24.5
34	Houston-Sugar Land-Baytown, TX	5,867,489	4,715,407	24.4
35	Idaho Falls, ID	126,131	101,677	24.1
36	.Fort Worth-Arlington, TX	2,121,231	1,710,318	24.0
37	Yuma, AZ	196,972	160,026	23.1
38	Warner Robins, GA	135,715	110,765	22.5
39	Ogden-Clearfield, UT	541,569	442,656	22.3
40	Reno-Sparks, NV	419,261	342,885	22.3
41	Bakersfield, CA	807,407	661,645	22.0
42	San Antonio, TX	2,072,128	1,711,703	21.1
43	Olympia, WA	250,979	207,355	21.0
44	Tucson, AZ	1,020,200	843,746	20.9
45	Madera-Chowchilla, CA	148,632	123,109	20.7
46	Nashville-Davidson--Murfreestboro--Franklin, TN	1,582,264	1,311,789	20.6
47	Lakeland-Winter Haven, FL	583,403	483,924	20.6
48	Winchester, VA-WV	123,989	102,997	20.4
49	Bellingham, WA	200,434	166,814	20.2
50	Charleston-North Charleston-Summerville, SC	659,191	549,033	20.1

Source: U.S. Census Population Estimates 2009

Comparison of Southeast's Largest MSAs--2009

Rank	Metropolitan Statistical Area (MSA)	Population (000)	Households (000)	Median Household EBI Income †	Retail Sales (\$000)
1	Miami-Fort Lauderdale-Pompano Beach	5,526.8	2,063.2	\$41,949	\$98,070,577
2	Atlanta-Sandy Springs-Marietta	5,494.3	1,978.5	\$46,949	\$82,619,552
3	Tampa-St.Petersburg-Clearwater	2,785.0	1,158.8	\$39,762	\$44,824,646
4	Orlando-Kissimmee	2,130.4	803.6	\$43,123	\$37,639,310
5	Charlotte-Gastonia-Concord	1,720.6	665.3	\$44,061	\$28,548,759
6	Virginia Beach-Norfolk-Newport News	1,670.7	627.4	\$45,015	\$25,960,980
7	Nashville-Davidson-Murfreesboro	1,568.6	613.8	\$43,619	\$30,011,430
8	Jacksonville	1,362.1	532.2	\$44,422	\$23,226,316
9	Memphis	1,295.5	489.5	\$39,753	\$18,476,572
10	Louisville-Jefferson County, KY-IN	1,249.8	505.8	\$39,224	\$17,101,649
11	Richmond	1,203.6	480.0	\$46,765	\$18,842,600
12	New Orleans-Metairie-Kenner	1,149.3	438.3	\$40,492	\$21,067,301
13	Birmingham-Hoover	1,120.7	445.7	\$37,895	\$18,546,797
14	Raleigh-Cary	1,097.7	418.2	\$47,061	\$17,642,254
15	Baton Rouge	786.7	292.9	\$39,980	\$11,611,312
16	Columbia, SC	731.8	286.2	\$40,914	\$10,060,912
17	Sarasota-Bradenton-Venice	712.6	314.7	\$42,703	\$10,616,215
18	Greensboro-High Point	711.4	285.7	\$36,658	\$11,611,493
19	Knoxville, TN	696.5	291.6	\$38,651	\$14,545,000
20	Little Rock-North Little Rock-Conway, AR	679.3	270.6	\$39,601	\$11,374,758
21	Charleston-North Charleston	648.7	253.4	\$41,574	\$11,302,599
22	Cape Coral-Fort Myers	634.5	271.9	\$43,691	\$10,830,016
23	Greenville-Mauldin-Easley, SC	628.1	247.9	\$38,111	\$9,304,735
24	Lakeland, FL	596.9	233.2	\$37,913	\$6,690,213
25	Palm Bay-Melbourne-Titusville	554.9	213.3	\$42,421	\$7,738,171
26	Jackson	538.6	199.5	\$38,508	\$9,084,385
27	Augusta-Richmond County	535.6	203.9	\$37,760	\$7,367,107
28	Chattanooga	522.6	211.7	\$37,697	\$7,202,470
29	Deltona-Daytona Beach-Ormond Beach	514.3	212.1	\$36,936	\$7,754,237

† Effective Buying Income (EBI) is the "disposable" or "after-tax" income.
 Source: Neilson Claritas 2009 CBSA Data

Trends In Selected Items Charlotte-Gastonia-Concord MSA

Year	Population	Households	Total EBI* (\$000)	Average Household Income (\$)	Median Household Income (\$)	Per Capita Income (\$)
1994	1,255,000	478,200	20,249,508	42,345	35,722	16,135
1995	1,273,800	483,700	21,621,250	44,700	37,723	16,974
1996	1,295,500	493,100	19,809,847**	40,174**	33,272**	15,291**
1997	1,337,700	509,500	21,472,681	42,145	34,876	15,586
1998	1,365,900	522,900	23,390,869	44,733	36,848	17,125
1999	1,399,200	538,100	24,876,703	46,231	37,508	17,779
2000	1,434,500	555,000	26,404,783	47,576	38,943	18,407
2001	1,524,600	590,800	29,076,932	49,216	40,776	19,072
2002	1,558,900	599,700	30,113,513	50,214	40,832	19,317
2003	1,599,800	616,500	31,901,961	51,747	41,139	19,941
2004	1,462,000	561,900	29,987,951	53,369	42,055	20,511
2005	1,484,600	572,000	31,561,223	55,177	43,139	21,259
2006	1,525,300	315,100	19,655,613	62,382	46,278	24,623
2007	1,580,100	330,500	20,570,513	62,241	46,163	24,853
2008	1,653,100	345,600	20,970,350	60,671	44,702	24,281
2009	1,720,586	359,335	22,365,015	62,240	45,950	24,815

* Effective Buying Income is "disposable" or "after-tax" income.

** Apparent drop in effective buying income is due to a redefining of the manner in which EBI is estimated.

Note: As of 1994, S&MM changed their effective date from December 31 to January 1. Data has been revised to reflect this. Reflects data for pre-2003 MSA definitions.
Source: Nielsen Claritas, 2009 CBSA Data

Largest Municipalities Located Within Charlotte-Gastonia-Concord MSA 2009

City	Population
Charlotte	668,796
Gastonia	69,336
Concord	68,987
Rock Hill, SC	62,695
Kannapolis	39,627
Monroe	33,814
Huntersville	44,771
Matthews	27,930
Mint Hill	21,364
Cornelius	22,055

Source: American Community Survey 3 Year Estimates 2006-2008, US Census

CHARLOTTE-GASTONIA-CONCORD MSA and CSA EMPLOYMENT 2009 Annual Average

COUNTY	LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT RATE
Anson	10,116	8,617	14.8%
Cabarrus	83,132	73,828	11.2%
Gaston	98,708	84,926	14.0%
Mecklenburg	454,082	404,880	10.8%
Union	80,599	77,225	4.2%
York, SC	112,094	96,185	14.2%
MSA TOTAL	838,731	745,661	
Cleveland	50,334	42,985	14.6%
Iredell	82,424	72,387	12.2%
Lincoln	39,963	34,539	13.6%
Rowan	73,507	34,522	12.2%
Stanly	31,354	27,685	11.7%
Chester, SC	15,973	12,697	20.5%
Lancaster, SC	30,957	25,409	17.9%
CSA TOTAL	1,163,243	995,885	

Sources: Employment Security Commissions of North Carolina and South Carolina, 2009

Counties within Metropolitan and Micropolitan Statistical Areas that Comprise the Carolinas' Combined Statistical Areas

Asheville-Brevard, NC CSA

Asheville, NC MeSA
Buncombe County, NC
Haywood County, NC
Henderson County, NC
Madison County, NC
Brevard, NC MiSA
Transylvania County, NC

Charlotte-Gastonia-Salisbury, NC-SC CSA

Albemarle, NC MiSA
Stanly County, NC
Charlotte-Gastonia-Concord, NC-SC MeSA
Anson County, NC
Cabarrus County, NC
Gaston County, NC
Mecklenburg County, NC
Union County, NC
York County, SC
Chester, SC MiSA
Chester County, SC
Lancaster, SC MiSA
Lancaster County, SC
Lincolnton, NC MiSA
Lincoln County, NC
Salisbury, NC MiSA
Rowan County, NC
Shelby, NC MiSA
Cleveland County, NC
Statesville-Mooresville, NC MiSA
Iredell County, NC

Columbia-Newberry, SC CSA

Columbia, SC MeSA
Calhoun County, SC
Fairfield County, SC
Kershaw County, SC
Lexington County, SC
Richland County, SC
Saluda County, SC
Newberry, SC MiSA
Newberry County, SC

Greensboro--Winston-Salem--High Point, NC CSA

Greensboro-High Point, NC MeSA
Guilford County, NC
Randolph County, NC
Rockingham County, NC
Lexington-Thomasville, NC MiSA
Davidson County, NC
Mount Airy, NC MiSA
Surry County, NC

Winston-Salem, NC MeSA
Davie County, NC
Forsyth County, NC
Stokes County, NC
Yadkin County, NC

Greenville-Anderson-Seneca, SC CSA

Anderson, SC MeSA
Anderson County, SC
Greenville, SC MeSA
Greenville County, SC
Laurens County, SC
Pickens County, SC
Seneca, SC MiSA
Oconee County, SC

Lumberton-Laurinburg, NC CSA

Laurinburg, NC MiSA
Scotland County, NC
Lumberton, NC MiSA
Robeson County, NC

Myrtle Beach-Conway-Georgetown, SC CSA

Georgetown, SC MiSA
Georgetown County, SC
Myrtle Beach-Conway-N. Myrtle Beach, SC MeSA
Horry County, SC

Raleigh-Durham-Cary, NC CSA

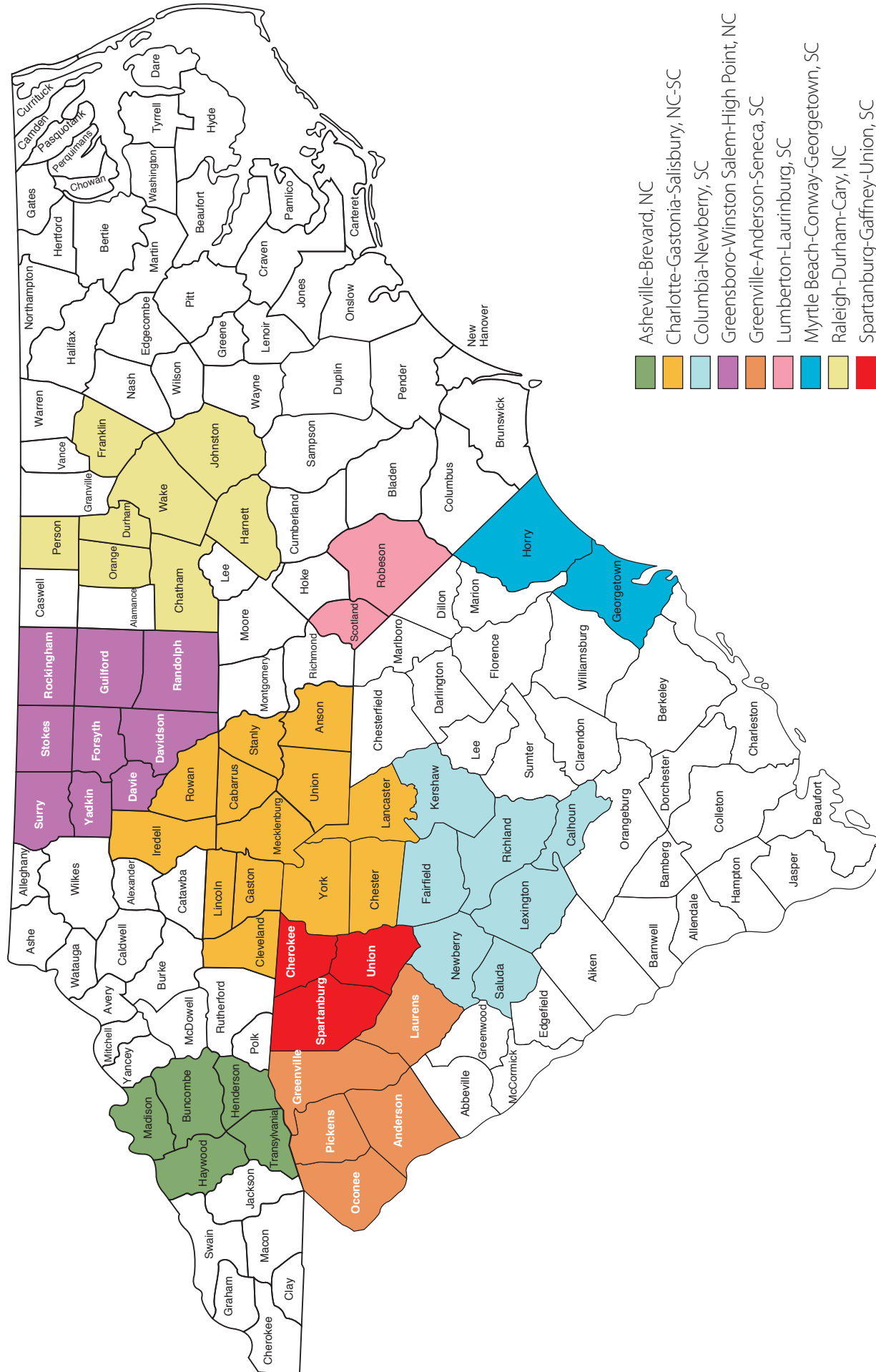
Dunn, NC MiSA
Harnett County, NC
Durham, NC MeSA
Chatham County, NC
Durham County, NC
Orange County, NC
Person County, NC
Raleigh-Cary, NC MeSA
Franklin County, NC
Johnston County, NC
Wake County, NC

Spartanburg-Gaffney-Union, SC CSA

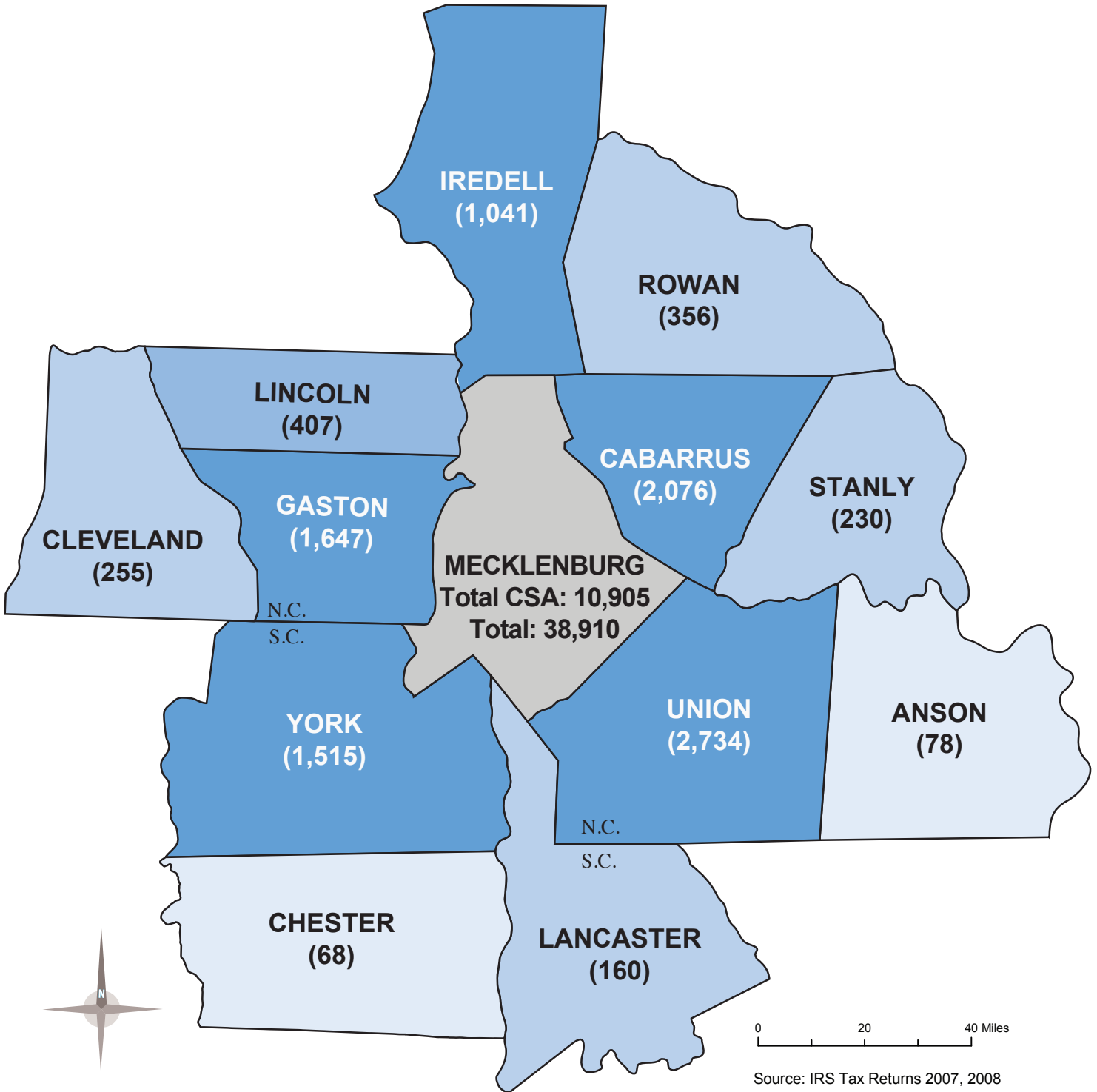
Gaffney, SC MiSA
Cherokee County, SC
Spartanburg, SC MeSA
Spartanburg County, SC
Union, SC MiSA
Union County, SC

Note: CSA: Combined Statistical Area
MeSA: Metropolitan Statistical Area
MiSA: Micropolitan Statistical Area
Source: US Office of Management & Budget, 2003

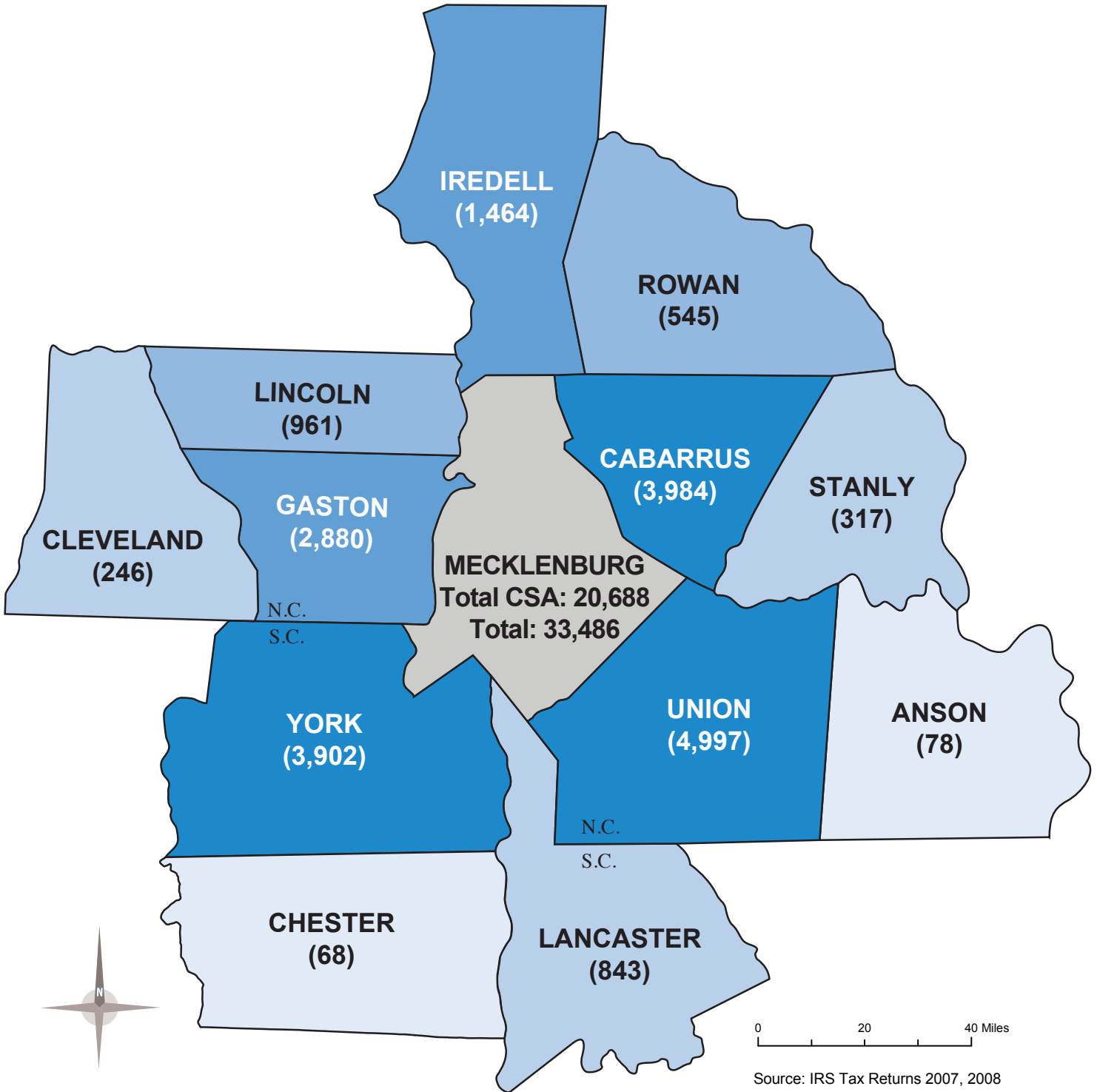
Combined Statistical Areas in the Carolinas, 2003



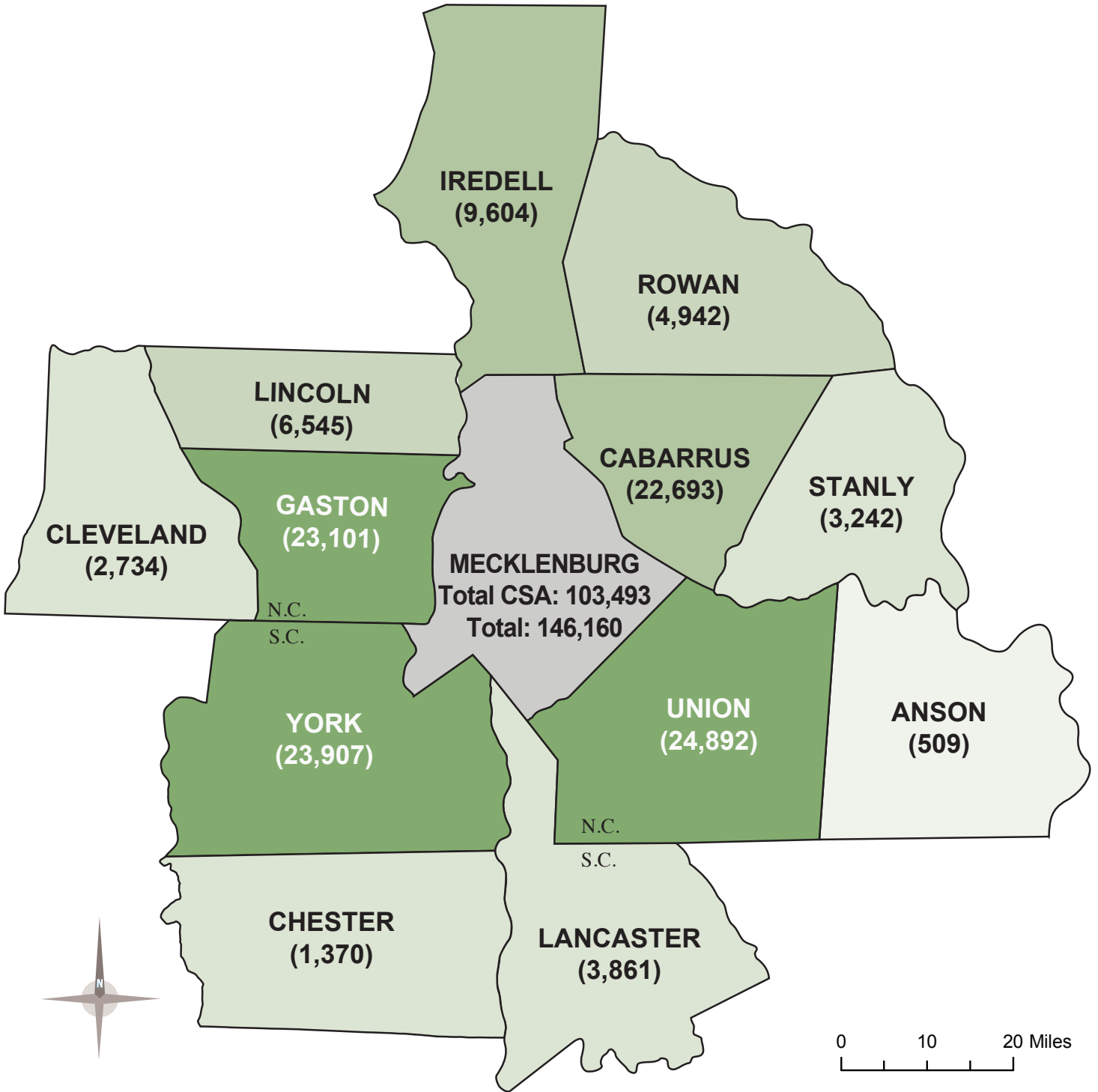
In-Migration Rates to Mecklenburg from Counties Within the Charlotte-Gastonia-Salisbury CSA



Out-Migration Rates from Mecklenburg to Counties Within the Charlotte-Gastonia-Salisbury CSA

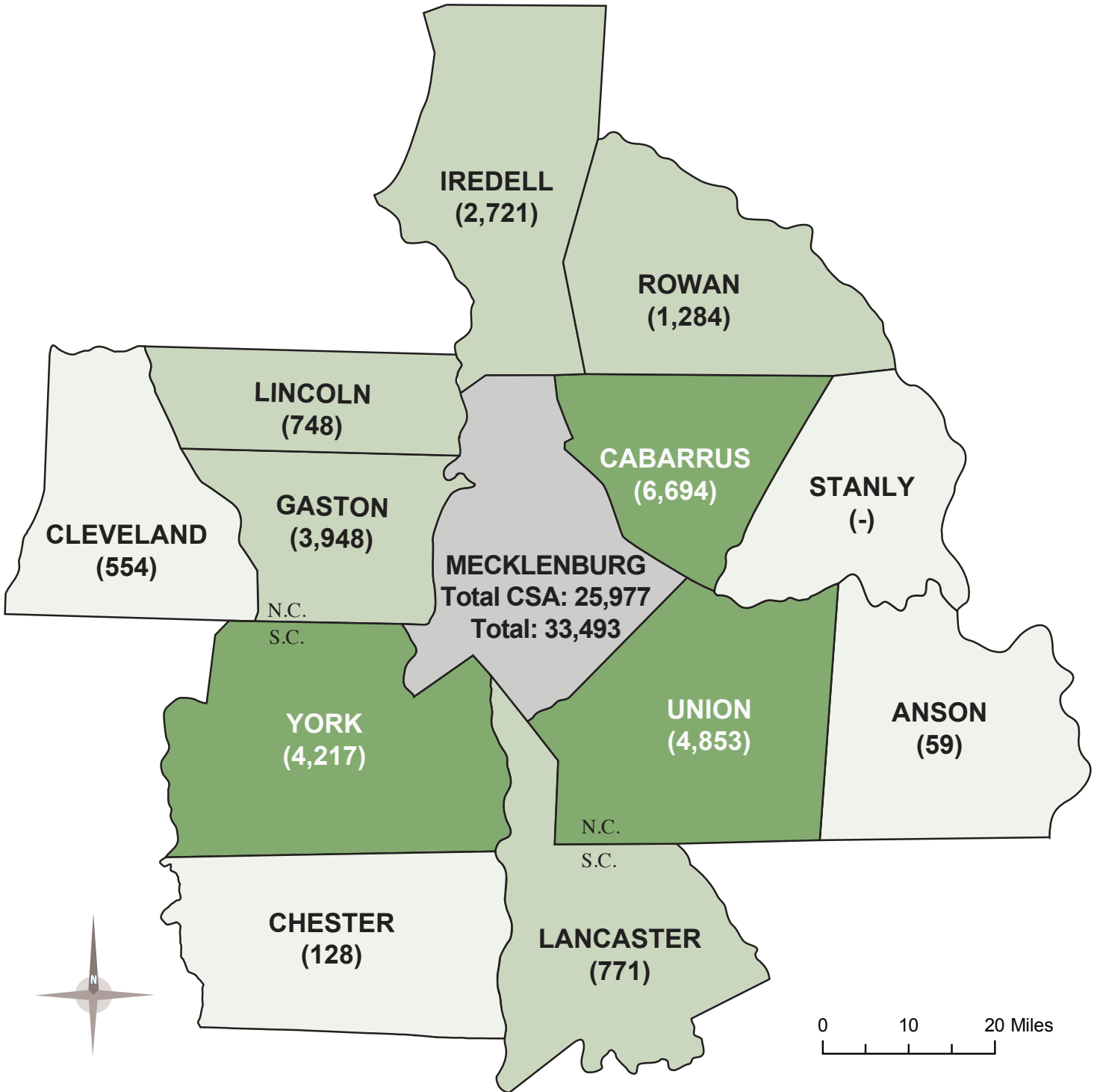


In-Commuting to Mecklenburg from Counties Within the Charlotte-Gastonia-Salisbury CSA



Source: County-to-County Worker Flow Files, 2000 Census

Out-Commuting from Mecklenburg to Counties Within the Charlotte-Gastonia-Salisbury CSA



Source: County-to-County Worker Flow Files, 2000 Census

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