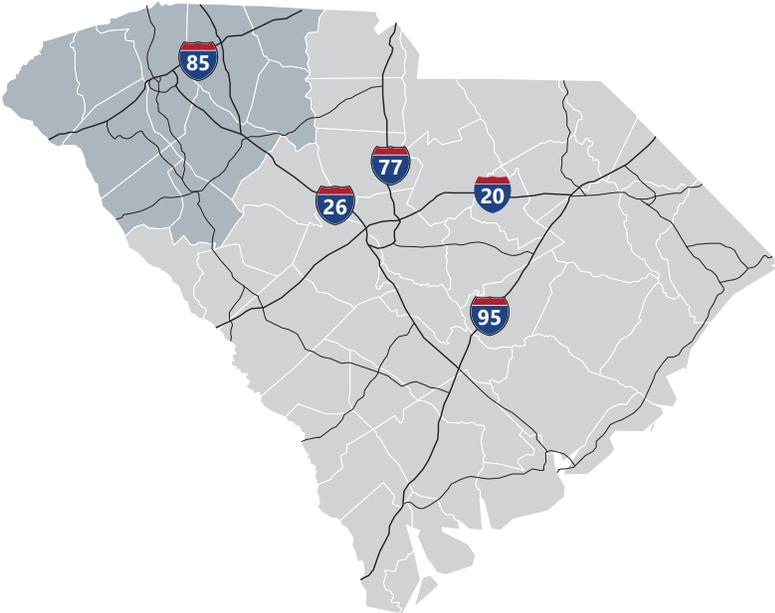




# Upstate SC

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our favorable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



## Total Population

|                | 2010        | 2021        | 2026        | Growth Rate <sup>1</sup> |
|----------------|-------------|-------------|-------------|--------------------------|
| Upstate SC     | 1,362,073   | 1,544,124   | 1,631,029   | 1.10%                    |
| South Carolina | 4,625,364   | 5,321,206   | 5,665,411   | 1.26%                    |
| United States  | 308,745,538 | 333,934,112 | 345,887,495 | 0.71%                    |

<sup>1</sup>Projected Annual Growth Rate 2021-2026

## Population by Age

|            | 2010  | 2021  | 2026  |
|------------|-------|-------|-------|
| Under 5    | 6.5%  | 5.7%  | 5.7%  |
| 5 to 9     | 6.4%  | 6.1%  | 5.9%  |
| 10 to 14   | 6.6%  | 6.2%  | 6.3%  |
| 15 to 24   | 14.2% | 12.5% | 12.4% |
| 25 to 34   | 12.1% | 13.0% | 11.8% |
| 35 to 44   | 13.3% | 12.3% | 12.9% |
| 45 to 54   | 14.4% | 12.5% | 12.0% |
| 55 to 64   | 12.4% | 13.4% | 12.8% |
| 65+        | 14.0% | 18.4% | 20.4% |
| Median Age | 38.2  | 40.2  | 41.1  |

37.8% of the 2021 population is prime working age

## Population by Race & Ethnicity

|                                | 2010  | 2021  | 2026  |
|--------------------------------|-------|-------|-------|
| White                          | 75.5% | 74.4% | 73.6% |
| Black                          | 18.3% | 17.6% | 17.3% |
| American Indian/ Alaska Native | 0.3%  | 0.3%  | 0.3%  |
| Asian                          | 1.4%  | 2.0%  | 2.3%  |
| Hawaiian/ Pacific Islander     | 0.0%  | 0.1%  | 0.1%  |
| Some Other Race                | 2.8%  | 3.5%  | 3.9%  |
| Two or More Races              | 1.6%  | 2.2%  | 2.6%  |
| Hispanic Origin (Any Race)     | 5.5%  | 6.9%  | 7.9%  |

## Households & Families

|                  | 2010    | 2021    | 2026    |
|------------------|---------|---------|---------|
| Total Households | 532,065 | 605,226 | 640,105 |
| Total Families   | 363,466 | 405,265 | 426,221 |
| Average HH Size  | 2.49    | 2.49    | 2.49    |
| Renter Occupied* | 30.5%   | 30.8%   | 30.2%   |
| Owner Occupied*  | 69.5%   | 69.2%   | 69.9%   |

\*Housing tenure data is a percentage of total occupied housing units

## Median Household Income

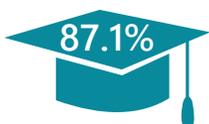
|                | 2021     | 2026     |
|----------------|----------|----------|
| Upstate SC     | \$54,795 | \$59,587 |
| South Carolina | \$55,711 | \$61,082 |
| United States  | \$64,730 | \$72,932 |

## Per Capita Income

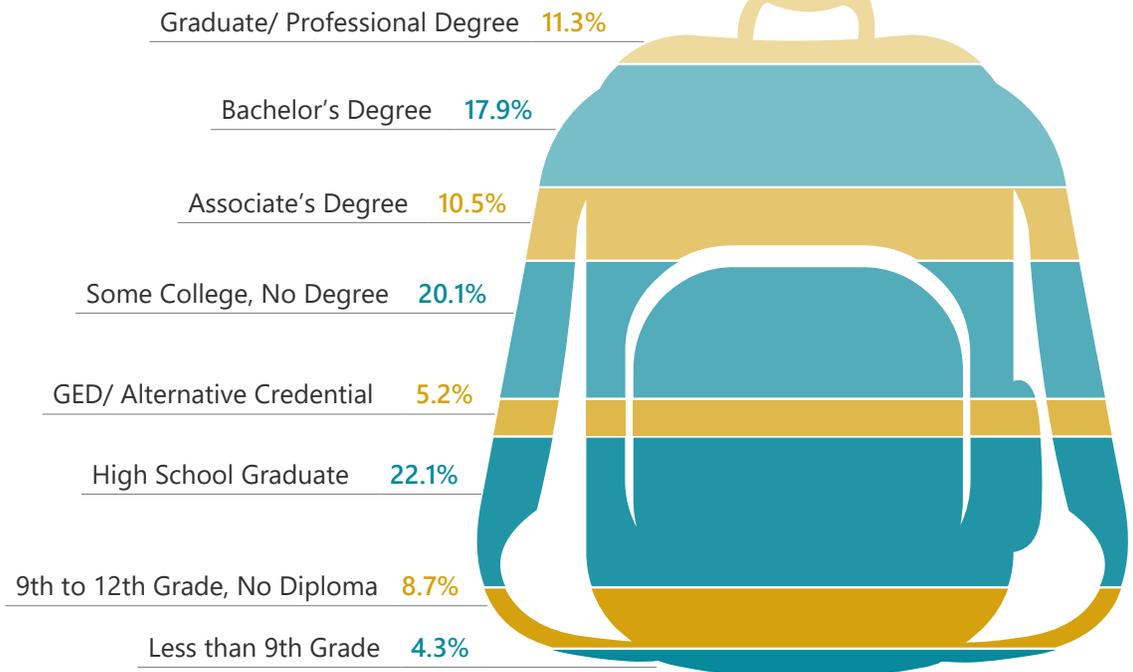
|                | 2021     | 2026     |
|----------------|----------|----------|
| Upstate SC     | \$29,792 | \$33,253 |
| South Carolina | \$30,714 | \$34,369 |
| United States  | \$35,106 | \$39,378 |

## 2021 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher





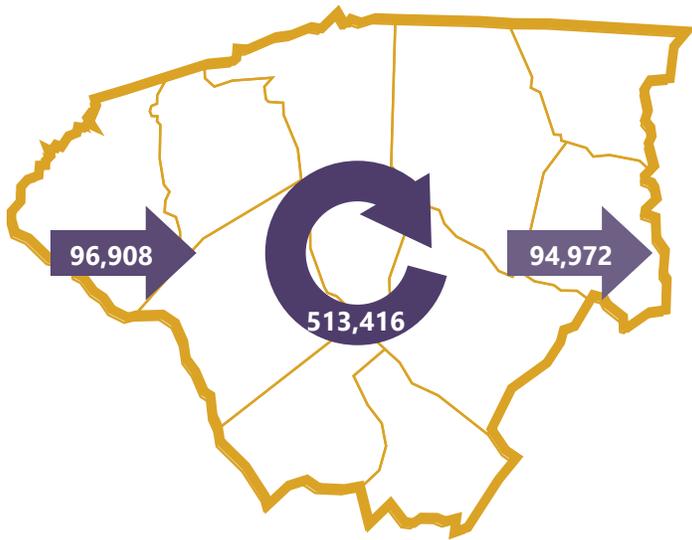
## 2018 Commuting Patterns

### Travel Distance to Work

|                    |       |
|--------------------|-------|
| Less than 10 miles | 44.4% |
| 10-24 miles        | 28.7% |
| 25-50 miles        | 12.0% |
| 50 miles or more   | 14.9% |

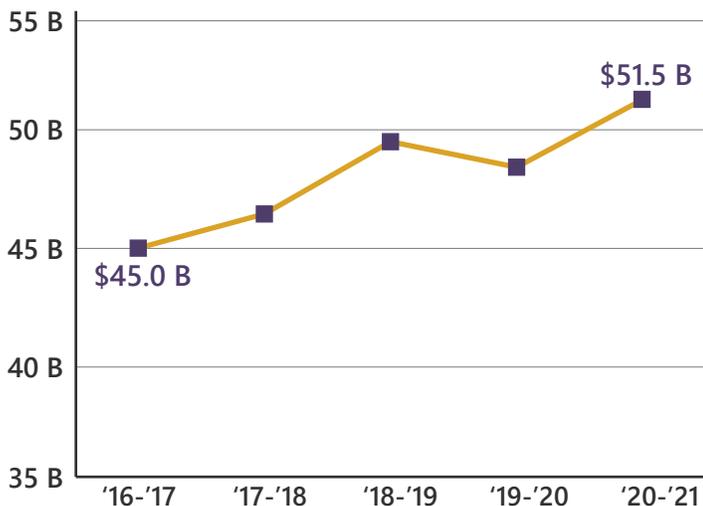
**73.1% of workers travel less than 25 miles**

### Worker Inflow/Outflow



|  |         |
|--|---------|
| Live and Work in the Upstate SC Region | 513,416 |
| Commute into the Upstate SC Region     | 96,908  |
| Commute Out of the Upstate SC Region   | 94,972  |

### Gross Retail Sales by Fiscal Year



### Where Do Upstate SC Region Workers Live?

|                    |       |
|--------------------|-------|
| Greenville County  | 30.7% |
| Spartanburg County | 17.5% |
| Anderson County    | 12.0% |
| Pickens County     | 6.9%  |
| Oconee County      | 4.1%  |
| Laurens County     | 3.8%  |
| Greenwood County   | 3.6%  |
| Cherokee County    | 3.0%  |
| Richland County    | 1.6%  |
| Union County       | 1.3%  |

### 2021 Employment by Industry

| Industry                      | Percentage  | Count          |
|-------------------------------|-------------|----------------|
| Agriculture/Mining            | 0.6%        | 4,407          |
| Construction                  | 6.5%        | 46,846         |
| Manufacturing                 | 19.7%       | 141,316        |
| Wholesale Trade               | 2.7%        | 19,323         |
| Retail Trade                  | 10.8%       | 77,379         |
| Transportation/Utilities      | 5.3%        | 37,880         |
| Information                   | 1.3%        | 9,505          |
| Finance/Insurance/Real Estate | 5.0%        | 36,002         |
| Services                      | 45.0%       | 322,482        |
| Public Administration         | 3.1%        | 22,095         |
| <b>Total</b>                  | <b>100%</b> | <b>717,235</b> |

### 2021 Civilian Population in Labor Force (16+)

|             |         |
|-------------|---------|
| Labor Force | 755,338 |
| Unemployed  | 5.0%    |

### 2021 Business Establishments by Industry



## Top 10 Major Employers

| Company                                | Employees   | Primary Product(s) / Industry |
|--|-------------|-------------------------------|
| BMW Manufacturing Corp                 | 5,000+      | Automobile Manufacturer       |
| Prisma Health                          | 5,000+      | Healthcare System             |
| Spartanburg Regional Healthcare System | 5,000+      | Healthcare System             |
| School District of Greenville County   | 5,000+      | K-12 Public Education         |
| Spartanburg County School Districts    | 5,000+      | K-12 Public Education         |
| Michelin North America                 | 5,000+      | Tire Manufacturing            |
| Clemson University                     | 5,000+      | Public Research University    |
| Bon Secours St. Francis Health System  | 2,501-5,000 | Healthcare System             |
| Spectrum Communications                | 2,501-5,000 | Call Center                   |
| Greenville County                      | 2,501-5,000 | Local Government              |

|  <b>Airport Access</b>  |  <b>Port Access</b>   |  <b>Highway Access</b>                       |  <b>Rail Access</b>   |
|---|--|---|--|
| <p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> <li>- 50 non-stop daily departures</li> <li>- 17 major cities and airports across the US               <ul style="list-style-type: none"> <li>- Allegiant Air</li> <li>- American Airlines</li> <li>- Delta</li> <li>- Southwest Airlines</li> <li>- United Airlines</li> </ul> </li> <li>- 1.2M passengers flown in FY2021</li> <li>- 84,217 tons of air cargo moved in FY2021</li> </ul> | <p>Inland Port Greer</p> <ul style="list-style-type: none"> <li>- 157,842 rail lifts in FY2021</li> <li>- 12.3% growth from FY2020</li> </ul> <p>Port of Charleston</p> <ul style="list-style-type: none"> <li>- 2.5 M TEUs handled in FY2021</li> <li>- 9.63% growth from FY2020</li> </ul> | <p>Interstates</p> <ul style="list-style-type: none"> <li>- I-26</li> <li>- I-85</li> <li>- I-385</li> <li>- I-585</li> </ul> | <p>Rail Providers</p> <ul style="list-style-type: none"> <li>- 2 Major providers               <ul style="list-style-type: none"> <li>- CSX</li> <li>- Norfolk-Southern</li> </ul> </li> <li>- 2 Short line providers               <ul style="list-style-type: none"> <li>- Greenville &amp; Western</li> <li>- Pickens</li> </ul> </li> <li>- Carolina Piedmont</li> </ul> |

## Additional Resources

[www.investabbvillecounty.com](http://www.investabbvillecounty.com)

[www.andersoncountysc.org/econ-dev](http://www.andersoncountysc.org/econ-dev)

[www.cherokeecountydevelopmentboard.com](http://www.cherokeecountydevelopmentboard.com)

[www.gogadc.com](http://www.gogadc.com)

[www.greenwoodcounty-sc.gov](http://www.greenwoodcounty-sc.gov)

[www.growlaurenscounty.com](http://www.growlaurenscounty.com)

[www.investoconeesc.com](http://www.investoconeesc.com)

[www.alliancepickens.com](http://www.alliancepickens.com)

[www.economicfuturesgroup.com](http://www.economicfuturesgroup.com)

[www.uniondevelopmentboard.com](http://www.uniondevelopmentboard.com)

[www.scacog.org](http://www.scacog.org)

[www.catawbacog.org](http://www.catawbacog.org)

[www.uppersavannah.com](http://www.uppersavannah.com)

[www.southcarolinaparks.com](http://www.southcarolinaparks.com)

[www.sciway.net](http://www.sciway.net)



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Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2018; Commuting Patterns & Where do County Workers Live), Manufacturer's News, Appalachian Council of Governments, Upstate SC Alliance, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).