



Executive Summary

803 Industrial Blvd, Smyrna, Tennessee, 37167 3
 803 Industrial Blvd, Smyrna, Tennessee, 37167
 Rings: 3, 5, 10 mile radii

Prepared by Esri
 Latitude: 35.97767
 Longitude: -86.57010

	3 miles	5 miles	10 miles
Population			
2000 Population	22,408	52,182	170,048
2010 Population	33,910	79,723	255,049
2018 Population	40,041	94,104	306,003
2023 Population	44,845	104,562	339,997
2000-2010 Annual Rate	4.23%	4.33%	4.14%
2010-2018 Annual Rate	2.03%	2.03%	2.23%
2018-2023 Annual Rate	2.29%	2.13%	2.13%
2018 Male Population	48.6%	48.8%	49.2%
2018 Female Population	51.3%	51.2%	50.8%
2018 Median Age	35.3	34.7	34.4

In the identified area, the current year population is 306,003. In 2010, the Census count in the area was 255,049. The rate of change since 2010 was 2.23% annually. The five-year projection for the population in the area is 339,997 representing a change of 2.13% annually from 2018 to 2023. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	69.0%	65.6%	62.7%
2018 Black Alone	18.0%	19.9%	21.7%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	4.3%	4.0%	5.1%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	4.7%	6.6%	6.5%
2018 Two or More Races	3.6%	3.5%	3.6%
2018 Hispanic Origin (Any Race)	9.2%	12.1%	12.8%

Persons of Hispanic origin represent 12.8% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	8,336	18,753	65,155
2010 Households	12,494	28,074	93,226
2018 Total Households	14,808	33,186	110,105
2023 Total Households	16,604	36,899	121,622
2000-2010 Annual Rate	4.13%	4.12%	3.65%
2010-2018 Annual Rate	2.08%	2.05%	2.04%
2018-2023 Annual Rate	2.32%	2.14%	2.01%
2018 Average Household Size	2.70	2.83	2.75

The household count in this area has changed from 93,226 in 2010 to 110,105 in the current year, a change of 2.04% annually. The five-year projection of households is 121,622, a change of 2.01% annually from the current year total. Average household size is currently 2.75, compared to 2.70 in the year 2010. The number of families in the current year is 76,129 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2018 Median Household Income	\$58,097	\$58,987	\$60,161
2023 Median Household Income	\$63,487	\$64,782	\$66,994
2018-2023 Annual Rate	1.79%	1.89%	2.17%
Average Household Income			
2018 Average Household Income	\$71,086	\$73,585	\$79,336
2023 Average Household Income	\$80,076	\$83,419	\$90,234
2018-2023 Annual Rate	2.41%	2.54%	2.61%
Per Capita Income			
2018 Per Capita Income	\$26,404	\$26,142	\$28,608
2023 Per Capita Income	\$29,787	\$29,639	\$32,316
2018-2023 Annual Rate	2.44%	2.54%	2.47%

Current median household income is \$60,161 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$66,994 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$79,336 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$90,234 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,608 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$32,316 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	8,789	19,780	68,740
2000 Owner Occupied Housing Units	6,053	14,336	42,158
2000 Renter Occupied Housing Units	2,284	4,417	22,997
2000 Vacant Housing Units	452	1,027	3,585
2010 Total Housing Units	13,327	29,899	99,621
2010 Owner Occupied Housing Units	8,786	20,953	63,330
2010 Renter Occupied Housing Units	3,708	7,121	29,896
2010 Vacant Housing Units	833	1,825	6,395
2018 Total Housing Units	15,685	35,038	115,643
2018 Owner Occupied Housing Units	10,005	23,919	74,993
2018 Renter Occupied Housing Units	4,804	9,267	35,112
2018 Vacant Housing Units	877	1,852	5,538
2023 Total Housing Units	17,457	38,721	127,314
2023 Owner Occupied Housing Units	11,262	26,833	84,660
2023 Renter Occupied Housing Units	5,342	10,066	36,962
2023 Vacant Housing Units	853	1,822	5,692

Currently, 64.8% of the 115,643 housing units in the area are owner occupied; 30.4%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 99,621 housing units in the area - 63.6% owner occupied, 30.0% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is 6.85%. Median home value in the area is \$184,021, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.85% annually to \$201,687.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.