

# FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections



Latitude/Longitude: 35.171037, -89.794741

20-Apr-2022

## 118880-The Commons at Dexter Lake

### Cordova, TN

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius	
<b>POPULATION</b>	2021 Estimated Population	11,571	73,663	160,391	521,970
	2021 Daytime Population	7,650	78,219	160,545	571,303
	2026 Population Forecast	11,885	74,912	162,565	527,062
	2010 Census Population	11,938	71,275	154,649	510,514
	2000 Census Population	9,822	57,592	127,750	448,798
	1990 Census Population	3,508	29,040	79,364	356,401
	Historical Annual Growth, 1990 to 2000	10.84%	7.09%	4.88%	2.33%
	Historical Annual Growth, 2000 to 2010	1.97%	2.15%	1.93%	1.30%
	CY Estimated Annual Growth, 2010 to 2021	-0.27%	0.28%	0.31%	0.19%
	FY Projected Annual Growth, 2021 to 2025	0.54%	0.34%	0.27%	0.19%
<b>HOUSEHOLDS</b>	2021 Estimated Households	5,273	29,829	61,639	198,681
	2026 Households Forecast	5,419	30,338	62,499	200,591
	2010 Census Households	5,451	28,951	59,477	194,677
	2000 Census Households	4,441	23,322	47,950	174,622
	1990 Census Households	1,379	10,898	27,851	139,616
	Historical Annual Growth, 1990 to 2000	12.41%	7.90%	5.58%	2.26%
	Historical Annual Growth, 2000 to 2010	2.07%	2.19%	2.18%	1.09%
	CY Estimated Annual Growth, 2010 to 2021	-0.28%	0.25%	0.30%	0.17%
	FY Projected Annual Growth, 2021 to 2025	0.54%	0.34%	0.28%	0.19%
	2021 % Households With Children	23%	31%	30%	31%
2021 Persons per Household	2.18	2.45	2.51	2.58	
<b>INCOME 2021</b>	HH Income \$500,000 or more	1.02%	0.72%	0.98%	1.26%
	HH Income \$250,000 to \$499,999	1.24%	0.87%	1.17%	1.51%
	HH Income \$200,000 to \$249,999	2.90%	2.03%	2.75%	3.52%
	HH Income \$175,000 to \$199,999	1.81%	2.65%	3.46%	4.11%
	HH Income \$150,000 to \$174,999	3.34%	3.62%	4.51%	4.48%
	HH Income \$100,000 to \$149,999	11.81%	14.57%	17.38%	15.24%
	HH Income \$75,000 to \$99,999	15.00%	15.35%	14.80%	12.23%
	HH Income \$50,000 to \$74,999	22.92%	22.64%	20.92%	18.12%
	HH Income \$35,000 to \$49,999	17.50%	15.69%	13.33%	13.03%
	HH Income \$25,000 to \$34,999	10.06%	9.40%	8.14%	8.59%
	HH Income \$15,000 to \$24,999	6.49%	6.63%	6.52%	8.72%
	HH Income \$0 to \$14,999	5.91%	5.82%	6.04%	9.21%
	CY Average Household Income	\$79,287	\$79,105	\$89,304	\$92,393
	CY Median Household Income	\$58,503	\$62,338	\$68,290	\$63,535
Per Capita Income	\$36,265	\$32,195	\$34,698	\$35,425	
2000 Average Household Income	\$68,405	\$66,695	\$71,026	\$66,556	
2000 Median Household Income	\$57,790	\$57,313	\$59,860	\$49,930	
2026 Projected Average Household Income	\$89,521	\$89,443	\$100,955	\$104,839	
2026 Projected Median Household Income	\$73,011	\$73,402	\$78,196	\$72,503	
<b>WRKPLACE 2021</b>	Workplace Establishments	271	2,333	4,403	14,064
	Workplace Employees (Full Time Employees)	3,855	40,766	78,061	256,543

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections



Latitude/Longitude: 35.171037, -89.794741

20-Apr-2022

## 118880-The Commons at Dexter Lake

### Cordova, TN

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius	
<b>POPULATION BY AGE 2021</b>	Count of Pop 0 to 4 years	915	5,124	10,094	32,551
	Count of Pop 5 to 14 years	1,619	9,517	18,536	59,270
	Count of Pop 14 to 22 years	990	7,486	15,980	58,355
	Count of Pop 22 to 30 years	897	6,986	17,643	59,658
	Count of Pop 30 to 45 years	2,961	15,994	32,711	99,714
	Count of Pop 45 to 60 years	2,014	14,320	31,131	99,988
	Count of Pop 60 to 75 years	1,630	10,880	25,683	84,576
	Count of Pop 75+ years	545	3,354	8,613	27,857
	Population 0 to 4 Years	7.91%	6.96%	6.29%	6.24%
	Population 5 to 13 Years	13.99%	12.92%	11.56%	11.36%
	Population 14 to 21 Years	8.55%	10.16%	9.96%	11.18%
	Population 22 to 29 Years	7.76%	9.48%	11.00%	11.43%
	Population 30 to 44 Years	25.59%	21.71%	20.39%	19.10%
	Population 45 to 59 Years	17.40%	19.44%	19.41%	19.16%
	Population 60 to 74 Years	14.09%	14.77%	16.01%	16.20%
	Population 74 Years Plus	4.71%	4.55%	5.37%	5.34%
Median Age	37.4	37.8	38.5	37.8	
<b>GENDER 2021</b>	Male Population	5,450	34,967	77,906	251,471
	Female Population	6,121	38,696	82,485	270,500
<b>RACE 2021</b>	2021 Estimated Population	11,571	73,663	160,391	521,970
	White	51.93%	54.75%	60.37%	53.67%
	Black or African American	38.66%	34.95%	31.24%	37.59%
	Asian or Pacific Islander	4.99%	4.16%	3.82%	3.23%
	Other Races	4.42%	6.15%	4.57%	5.51%
<b>HISPANIC</b>	2021 Hispanic Population	617	6,325	10,448	38,593
	2021 Hispanic Population %	5.33%	8.59%	6.51%	7.39%
	2026 Hispanic Population Forecast	684	6,590	10,809	39,171
	2026 Hispanic Population % Forecast	5.75%	8.80%	6.65%	7.43%
	2000 Hispanic Population %	2.18%	2.53%	2.13%	3.20%
1990 Hispanic Population %	1.37%	1.75%	1.56%	0.92%	
<b>EDUCATION (AGE 25+) 2021</b>	Adult Population (25 Years or Older)	7,714	48,878	108,930	348,713
	Elementary	0.68%	2.52%	2.52%	3.64%
	Some High School	4.63%	3.64%	3.96%	5.39%
	High School Graduate	21.90%	24.28%	24.24%	24.26%
	Some College	27.97%	25.52%	24.58%	22.99%
	Associates Degree	9.48%	8.30%	7.95%	6.66%
	Bachelors Degree	23.98%	23.20%	22.48%	22.17%
	Graduate Degree	11.35%	12.53%	14.27%	14.88%
	% College (4+)	35.33%	35.73%	36.75%	37.05%
<b>HOUSING 2021</b>	Total Housing Units	5,648	31,696	65,351	215,757
	Owner Occupied Percent	42.69%	58.61%	63.61%	60.01%
	Renter Occupied Percent	50.69%	35.50%	30.71%	32.07%
	Vacant Housing Percent	6.63%	5.89%	5.68%	7.91%

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections



Latitude/Longitude: 35.171037, -89.794741

20-Apr-2022

## 118880-The Commons at Dexter Lake

### Cordova, TN

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius	
<b>HOMES BUILT BY YEAR 2021</b>	Homes Built 2010 or later	0.00%	0.04%	0.03%	0.08%
	Homes Built 2000 to 2009	15.02%	22.04%	21.47%	14.64%
	Homes Built 1990 to 1999	49.76%	41.14%	33.52%	19.00%
	Homes Built 1980 to 1989	26.89%	26.35%	22.74%	19.24%
	Homes Built 1970 to 1979	6.59%	8.07%	15.74%	19.40%
	Homes Built 1960 to 1979	0.55%	1.17%	3.71%	9.32%
	Homes Built 1950 to 1959	0.63%	0.55%	1.74%	12.36%
	Homes Built 1940 to 1949	0.43%	0.27%	0.34%	3.86%
	Homes Built 1939 or earlier	0.13%	0.36%	0.71%	2.11%
<b>HOME VALUE (OWNER OCCUPIED) 2021</b>	Property Value \$1,000,000 or more	0.40%	0.39%	1.21%	2.47%
	Property Value \$750,000 to \$999,999	0.77%	0.41%	1.38%	3.24%
	Property Value \$500,000 to \$749,999	3.19%	2.11%	5.05%	9.94%
	Property Value \$400,000 to \$499,999	4.22%	3.65%	6.29%	8.09%
	Property Value \$300,000 to \$399,999	11.64%	14.17%	16.85%	14.14%
	Property Value \$200,000 to \$299,999	40.15%	37.97%	36.57%	24.05%
	Property Value \$150,000 to \$199,999	22.13%	23.33%	18.19%	13.53%
	Property Value \$100,000 to \$149,999	11.12%	12.32%	9.40%	13.04%
	Property Value \$60,000 to \$99,999	2.35%	2.43%	1.88%	6.31%
	Property Value \$40,000 to \$59,999	1.89%	0.77%	0.53%	1.86%
	Property Value \$0 to \$39,999	1.43%	2.28%	1.99%	2.07%
	CY Median Home Value	\$226,313	\$220,188	\$242,124	\$246,720
CY Median Rent per Month (Census 2000)	\$783	\$760	\$741	\$665	
<b>OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2021</b>	Employed Civilian Population 16+ by Occupation	6,262	40,550	84,740	271,912
	Managerial/Executive	8.49%	14.25%	16.23%	16.14%
	Professional Specialty	21.64%	21.98%	23.57%	22.62%
	Healthcare Support	4.53%	2.48%	2.10%	2.35%
	Sales	12.31%	11.06%	11.52%	10.69%
	Office & Administrative Support	12.68%	13.50%	13.10%	11.95%
	Protective Service	3.89%	3.15%	2.80%	2.66%
	Food Preparation	7.75%	6.62%	5.62%	5.44%
	Building Maintenance & Cleaning	2.48%	2.91%	2.68%	3.24%
	Personal Care	4.84%	3.86%	3.44%	2.94%
	Farming, Fishing, & Forestry	0.01%	0.09%	0.05%	0.10%
	Construction	5.35%	6.99%	6.53%	6.77%
	Production & Transportation	16.04%	13.11%	12.35%	15.08%
	Percent White Collar	59.65%	63.29%	66.53%	63.75%
	Percent Blue Collar	40.35%	36.71%	33.47%	36.25%
CY Median Employee Salary	\$40,725	\$42,523	\$43,678	\$44,010	
CY Average Employee Salary	\$46,412	\$48,590	\$50,050	\$50,384	
<b>UNEMPLOYMENT</b>	2000 Census Unemployed (Age 16 and Up)	124	827	1,675	9,881
	2021 Estimated Unemployed (Age 16 and Up)	213	1,109	2,033	8,058
	2021 Estimated Unemployed Rate (Age 16 and Up)	3.65%	2.45%	2.27%	2.82%

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections



Latitude/Longitude: 35.171037, -89.794741

20-Apr-2022

## 118880-The Commons at Dexter Lake

### Cordova, TN

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius	
<b>TRANSPORTATION TO WORK 2021</b>	Drive to Work Alone	90.12%	88.03%	87.94%	84.56%
	Drive to Work Carpool	8.08%	8.30%	8.23%	9.99%
	Travel to Work by Public Transportation	0.01%	0.23%	0.14%	0.69%
	Drive to Work on Motorcycle	0.04%	0.24%	0.15%	0.14%
	Drive to Work on Bicycle	0.00%	0.05%	0.07%	0.09%
	Walk to Work	0.45%	0.79%	0.64%	1.03%
	Other Means	0.00%	0.28%	0.38%	0.59%
	Work at Home	1.31%	2.10%	2.46%	2.89%
<b>TRAVEL TIME TO WORK 2021</b>	Travel Time in Less than 5 minutes	2.23%	1.70%	1.74%	1.81%
	Travel to Work in 5 to 9 minutes	7.46%	8.90%	8.78%	8.86%
	Travel to Work in 10 to 14 minutes	12.88%	10.87%	10.93%	13.57%
	Travel to Work in 15 to 19 minutes	12.93%	14.78%	14.95%	17.76%
	Travel to Work in 20 to 29 minutes	29.22%	29.42%	29.87%	29.50%
	Travel to Work in 30 to 44 minutes	27.85%	25.28%	25.25%	21.82%
	Travel to Work in 45 to 59 minutes	5.12%	6.19%	5.64%	4.17%
	Travel to Work in 60 minutes or more	2.30%	2.86%	2.84%	2.52%
Average Travel Time to Work	23.7	23.4	23.5	22.5	
<b>SPENDING PATTERNS 2021</b>	Grocery Store Market Basket Weekly Per Capita Spending	\$52.72	\$52.87	\$53.09	\$53.12
	Apparel and Related Services	\$12.61	\$12.71	\$12.88	\$12.72
	Transportation	\$78.26	\$79.73	\$81.16	\$80.12
	Healthcare	\$41.69	\$42.21	\$43.08	\$42.51
	Entertainment	\$18.27	\$18.57	\$18.95	\$18.73
<b>SPENDING 2021</b>	Med Disposable Inc-Inc minus taxes	\$52,973	\$56,117	\$61,308	\$57,149
	Avg Disposable Inc-Inc minus taxes	\$67,343	\$67,675	\$73,430	\$72,375
	Med Discretionary-Disp less food/shelter/clothing	\$38,854	\$39,629	\$44,323	\$40,075
	Avg Discretionary-Disp less food/shelter/clothing	\$48,121	\$47,607	\$52,984	\$51,722
<b>LIFESTYLE SEGMENTATION 2021</b>	Category A - Crème de la Crème	554	8,032	21,839	69,728
	Category B - Urban Cliff Climbers	0	4,242	13,679	33,698
	Category C - Urban Cliff Dwellers	0	0	739	2,619
	Category D - Seasoned Urban Dwellers	0	0	1,403	1,403
	Category E - Thriving Alone	2,140	2,140	2,144	7,651
	Category F - Going it Alone	4,280	11,548	15,614	49,614
	Category G - Struggling Alone	0	0	0	25,183
	Category H - Single in the Suburbs	4,242	24,706	31,769	32,991
	Category I - Married in the Suburbs	299	18,089	36,203	86,968
	Category J - Retired in the Suburbs	0	1,378	18,738	40,080
	Category K - Living with Nature	0	0	0	0
	Category M - Harlem Gateway	0	1,389	7,719	147,177
	Category N - Espaniola	0	0	0	3,092
Category O - Specialties	0	1,606	4,620	10,741	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.