



Executive Summary

Merchants Towne Square
 5555 Clinton Hwy, Knoxville, Tennessee, 37912
 Rings: 3, 5, 7 mile radii

Prepared by Graham Corporation
 Latitude: 36.00485
 Longitude: -83.98426

	3 miles	5 miles	7 miles
Population			
2000 Population	47,300	138,547	221,139
2010 Population	51,670	148,803	240,590
2017 Population	54,674	156,966	255,054
2022 Population	56,883	163,040	265,655
2000-2010 Annual Rate	0.89%	0.72%	0.85%
2010-2017 Annual Rate	0.78%	0.74%	0.81%
2017-2022 Annual Rate	0.80%	0.76%	0.82%
2017 Male Population	47.6%	48.8%	48.5%
2017 Female Population	52.4%	51.2%	51.5%
2017 Median Age	36.0	34.2	35.8

In the identified area, the current year population is 255,054. In 2010, the Census count in the area was 240,590. The rate of change since 2010 was 0.81% annually. The five-year projection for the population in the area is 265,655 representing a change of 0.82% annually from 2017 to 2022. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	77.2%	80.2%	79.6%
2017 Black Alone	13.7%	11.6%	13.0%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2017 Asian Alone	1.3%	1.8%	1.8%
2017 Pacific Islander Alone	0.2%	0.1%	0.1%
2017 Other Race	3.7%	2.8%	2.4%
2017 Two or More Races	3.4%	3.0%	2.8%
2017 Hispanic Origin (Any Race)	6.9%	5.7%	5.2%

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 18.1% 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 41.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	20,533	58,791	94,249
2010 Households	22,273	61,805	101,132
2017 Total Households	23,314	64,735	106,250
2022 Total Households	24,169	67,112	110,316
2000-2010 Annual Rate	0.82%	0.50%	0.71%
2010-2017 Annual Rate	0.63%	0.64%	0.68%
2017-2022 Annual Rate	0.72%	0.72%	0.75%
2017 Average Household Size	2.33	2.29	2.30

The household count in this area has changed from 101,132 in 2010 to 106,250 in the current year, a change of 0.68% annually. The five-year projection of households is 110,316, a change of 0.75% annually from the current year total. Average household size is currently 2.30, compared to 2.27 in the year 2010. The number of families in the current year is 58,647 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Merchants Towne Square
 5555 Clinton Hwy, Knoxville, Tennessee, 37912
 Rings: 3, 5, 7 mile radii

Prepared by Graham Corporation
 Latitude: 36.00485
 Longitude: -83.98426

	3 miles	5 miles	7 miles
Median Household Income			
2017 Median Household Income	\$37,289	\$38,339	\$40,852
2022 Median Household Income	\$39,886	\$41,805	\$45,510
2017-2022 Annual Rate	1.36%	1.75%	2.18%
Average Household Income			
2017 Average Household Income	\$48,469	\$53,486	\$59,365
2022 Average Household Income	\$54,648	\$60,894	\$67,906
2017-2022 Annual Rate	2.43%	2.63%	2.72%
Per Capita Income			
2017 Per Capita Income	\$20,816	\$22,817	\$25,277
2022 Per Capita Income	\$23,357	\$25,813	\$28,721
2017-2022 Annual Rate	2.33%	2.50%	2.59%

Current median household income is \$40,852 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$45,510 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$59,365 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$67,906 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,277 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,721 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	22,246	64,328	103,461
2000 Owner Occupied Housing Units	12,119	32,581	54,600
2000 Renter Occupied Housing Units	8,414	26,209	39,649
2000 Vacant Housing Units	1,713	5,538	9,212
2010 Total Housing Units	24,639	68,526	112,514
2010 Owner Occupied Housing Units	12,668	33,965	57,952
2010 Renter Occupied Housing Units	9,605	27,840	43,180
2010 Vacant Housing Units	2,366	6,721	11,382
2017 Total Housing Units	25,660	71,754	118,041
2017 Owner Occupied Housing Units	12,434	33,401	57,346
2017 Renter Occupied Housing Units	10,879	31,335	48,904
2017 Vacant Housing Units	2,346	7,019	11,791
2022 Total Housing Units	26,564	74,369	122,490
2022 Owner Occupied Housing Units	12,879	34,541	59,342
2022 Renter Occupied Housing Units	11,290	32,571	50,973
2022 Vacant Housing Units	2,395	7,257	12,174

Currently, 48.6% of the 118,041 housing units in the area are owner occupied; 41.4%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 112,514 housing units in the area - 51.5% owner occupied, 38.4% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 2.15%. Median home value in the area is \$154,841, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.58% annually to \$175,888.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

