



Executive Summary

Northwest Plaza
 4421 Western Ave NW, Knoxville, Tennessee, 37921
 Rings: 1, 3, 5 mile radii

Prepared by Graham Corporation
 Latitude: 35.97251
 Longitude: -83.98629

	1 mile	3 miles	5 miles
Population			
2000 Population	4,563	52,676	142,865
2010 Population	4,748	55,412	153,258
2017 Population	4,880	57,813	162,477
2022 Population	4,992	59,740	169,051
2000-2010 Annual Rate	0.40%	0.51%	0.70%
2010-2017 Annual Rate	0.38%	0.59%	0.81%
2017-2022 Annual Rate	0.45%	0.66%	0.80%
2017 Male Population	48.3%	48.6%	48.7%
2017 Female Population	51.7%	51.4%	51.3%
2017 Median Age	34.5	33.4	33.4

In the identified area, the current year population is 162,477. In 2010, the Census count in the area was 153,258. The rate of change since 2010 was 0.81% annually. The five-year projection for the population in the area is 169,051 representing a change of 0.80% annually from 2017 to 2022. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 34.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	76.7%	73.4%	78.9%
2017 Black Alone	15.5%	16.2%	12.3%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2017 Asian Alone	1.5%	2.6%	2.2%
2017 Pacific Islander Alone	0.1%	0.3%	0.2%
2017 Other Race	2.5%	3.7%	2.9%
2017 Two or More Races	3.3%	3.4%	3.1%
2017 Hispanic Origin (Any Race)	4.7%	7.1%	6.0%

Persons of Hispanic origin represent 6.0% 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 43.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,045	23,551	61,896
2010 Households	2,082	23,985	65,141
2017 Total Households	2,113	24,698	68,560
2022 Total Households	2,152	25,419	71,199
2000-2010 Annual Rate	0.18%	0.18%	0.51%
2010-2017 Annual Rate	0.20%	0.40%	0.71%
2017-2022 Annual Rate	0.37%	0.58%	0.76%
2017 Average Household Size	2.30	2.31	2.23

The household count in this area has changed from 65,141 in 2010 to 68,560 in the current year, a change of 0.71% annually. The five-year projection of households is 71,199, a change of 0.76% annually from the current year total. Average household size is currently 2.23, compared to 2.20 in the year 2010. The number of families in the current year is 34,515 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

Northwest Plaza
 4421 Western Ave NW, Knoxville, Tennessee, 37921
 Rings: 1, 3, 5 mile radii

Prepared by Graham Corporation
 Latitude: 35.97251
 Longitude: -83.98629

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$38,861	\$35,871	\$37,600
2022 Median Household Income	\$41,672	\$38,287	\$41,125
2017-2022 Annual Rate	1.41%	1.31%	1.81%
Average Household Income			
2017 Average Household Income	\$50,891	\$51,951	\$56,524
2022 Average Household Income	\$56,733	\$58,973	\$64,575
2017-2022 Annual Rate	2.20%	2.57%	2.70%
Per Capita Income			
2017 Per Capita Income	\$22,252	\$22,643	\$24,572
2022 Per Capita Income	\$24,712	\$25,556	\$27,890
2017-2022 Annual Rate	2.12%	2.45%	2.57%

Current median household income is \$37,600 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$41,125 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$56,524 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$64,575 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,572 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,890 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,169	25,664	68,013
2000 Owner Occupied Housing Units	1,333	12,302	31,700
2000 Renter Occupied Housing Units	712	11,250	30,196
2000 Vacant Housing Units	124	2,112	6,117
2010 Total Housing Units	2,278	26,506	72,606
2010 Owner Occupied Housing Units	1,282	11,956	33,054
2010 Renter Occupied Housing Units	800	12,029	32,087
2010 Vacant Housing Units	196	2,521	7,465
2017 Total Housing Units	2,326	27,475	76,318
2017 Owner Occupied Housing Units	1,219	11,577	32,422
2017 Renter Occupied Housing Units	894	13,121	36,138
2017 Vacant Housing Units	213	2,777	7,758
2022 Total Housing Units	2,372	28,292	79,165
2022 Owner Occupied Housing Units	1,235	11,949	33,468
2022 Renter Occupied Housing Units	916	13,470	37,731
2022 Vacant Housing Units	220	2,873	7,966

Currently, 42.5% of the 76,318 housing units in the area are owner occupied; 47.4%, renter occupied; and 10.2% 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 72,606 housing units in the area - 45.5% owner occupied, 44.2% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 2.24%. Median home value in the area is \$148,632, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.48% annually to \$168,040.

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.

