

# Executive Summary

Merchants Corner  
 5400 Clinton Hwy, Knoxville, Tennessee, 37912  
 Rings: 1, 3, 5 mile radii

Prepared by Graham Corporation  
 Latitude: 36.00430  
 Longitude: -83.98179

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,685	49,279	138,058
2010 Population	7,072	53,437	147,518
2017 Population	7,501	56,406	155,551
2022 Population	7,836	58,608	161,543
2000-2010 Annual Rate	0.56%	0.81%	0.66%
2010-2017 Annual Rate	0.82%	0.75%	0.73%
2017-2022 Annual Rate	0.88%	0.77%	0.76%
2017 Male Population	48.0%	47.6%	48.8%
2017 Female Population	52.0%	52.4%	51.2%
2017 Median Age	38.1	36.0	34.2

In the identified area, the current year population is 155,551. In 2010, the Census count in the area was 147,518. The rate of change since 2010 was 0.73% annually. The five-year projection for the population in the area is 161,543 representing a change of 0.76% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	79.3%	76.9%	79.8%
2017 Black Alone	10.1%	13.9%	12.1%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2017 Asian Alone	2.5%	1.3%	1.8%
2017 Pacific Islander Alone	0.2%	0.2%	0.1%
2017 Other Race	4.3%	3.7%	2.8%
2017 Two or More Races	3.2%	3.4%	3.0%
2017 Hispanic Origin (Any Race)	7.1%	6.9%	5.7%

Persons of Hispanic origin represent 5.7% 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 41.9 in the identified area, compared to 64.0 for the U.S. as a whole.

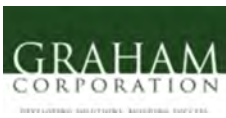
### Households

2000 Households	2,945	21,460	58,678
2010 Households	3,051	23,077	61,396
2017 Total Households	3,191	24,100	64,284
2022 Total Households	3,316	24,954	66,634
2000-2010 Annual Rate	0.35%	0.73%	0.45%
2010-2017 Annual Rate	0.62%	0.60%	0.64%
2017-2022 Annual Rate	0.77%	0.70%	0.72%
2017 Average Household Size	2.35	2.33	2.28

The household count in this area has changed from 61,396 in 2010 to 64,284 in the current year, a change of 0.64% annually. The five-year projection of households is 66,634, a change of 0.72% annually from the current year total. Average household size is currently 2.28, compared to 2.25 in the year 2010. The number of families in the current year is 34,295 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.



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<b>Median Household Income</b>			
2017 Median Household Income	\$38,363	\$36,827	\$38,062
2022 Median Household Income	\$41,454	\$39,270	\$41,437
2017-2022 Annual Rate	1.56%	1.29%	1.71%
<b>Average Household Income</b>			
2017 Average Household Income	\$51,256	\$47,948	\$53,369
2022 Average Household Income	\$58,387	\$54,036	\$60,740
2017-2022 Annual Rate	2.64%	2.42%	2.62%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$21,551	\$20,627	\$22,800
2022 Per Capita Income	\$24,413	\$23,131	\$25,782
2017-2022 Annual Rate	2.53%	2.32%	2.49%

Current median household income is \$38,062 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$41,437 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$53,369 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$60,740 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,800 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$25,782 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	3,151	23,302	64,277
2000 Owner Occupied Housing Units	1,844	12,573	32,361
2000 Renter Occupied Housing Units	1,101	8,887	26,317
2000 Vacant Housing Units	206	1,842	5,599
2010 Total Housing Units	3,320	25,588	68,168
2010 Owner Occupied Housing Units	1,870	13,008	33,461
2010 Renter Occupied Housing Units	1,181	10,069	27,935
2010 Vacant Housing Units	269	2,511	6,772
2017 Total Housing Units	3,443	26,607	71,351
2017 Owner Occupied Housing Units	1,842	12,722	32,861
2017 Renter Occupied Housing Units	1,349	11,378	31,424
2017 Vacant Housing Units	252	2,507	7,067
2022 Total Housing Units	3,577	27,516	73,935
2022 Owner Occupied Housing Units	1,940	13,167	33,973
2022 Renter Occupied Housing Units	1,376	11,787	32,660
2022 Vacant Housing Units	261	2,562	7,301

Currently, 46.1% of the 71,351 housing units in the area are owner occupied; 44.0%, renter occupied; and 9.9% 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 68,168 housing units in the area - 49.1% owner occupied, 41.0% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 2.05%. Median home value in the area is \$138,910, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.46% annually to \$156,846.

**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.

