

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 35.198901 Longitude: -89.79684

Memphis Commons Memphis, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	6,295	66,601	168,032
	Population Est 23Q1	6,297	66,680	168,312
	Population Est 22Q4	6,352	66,862	168,593
	Population Est 22Q3	6,352	66,898	168,643
	Population Est 22Q2	6,348	66,925	168,876
	Population Est 22Q1	6,356	67,018	169,049
	Population Est 21Q4	6,321	67,018	169,096
	Population Est 21Q3	6,319	67,212	169,197
	Population Est 21Q2	6,321	67,181	169,126
	Population Fcst	6,290	66,639	169,072
	2010 Census Population	5,993	63,980	162,746
	2000 Census Population	5,451	55,887	129,175
	1990 Census Population	3,206	27,756	77,351
	Current Year Daytime Population	13,307	64,903	144,072
	Average Seasonal Population	65	246	415
	Historical Annual Growth, 1990 – 2000	5.45%	7.25%	5.26%
	Historical Annual Growth, 2000 – 2010	0.95%	1.36%	2.34%
	Estimated Annual Growth, 2010 – CY	0.35%	0.28%	0.22%
	Projected Annual Growth, CY to Y5	-0.02%	0.01%	0.12%
	Group Qtrs Est	72	853	4,836
	Transient Est Average Last 4 Qtrs	2,179	3,851	9,777
Households	Current Year Estimated Households	2,478	25,806	64,165
	Households Est 23Q1	2,480	25,831	64,256
	Households Est 22Q4	2,506	25,907	64,370
	Households Est 22Q3	2,506	25,920	64,391
	Households Est 22Q2	2,505	25,934	64,490
	Households Est 22Q1	2,508	25,972	64,560
	Households Est 21Q4	2,493	25,968	64,567
	Households Est 21Q3	2,493	26,049	64,619
	Households Est 21Q2	2,493	26,041	64,601
	Households Fcst	2,469	25,810	64,517
	2010 Census Households	2,333	24,946	61,279
	2000 Census Households	2,072	21,264	47,802
	1990 Census Households	1,140	9,616	26,748
	Historical Annual Growth, 1990 – 2000	6.16%	8.26%	5.98%
	Historical Annual Growth, 2000 – 2010	1.19%	1.61%	2.51%
	Estimated Annual Growth, 2010 – CY	0.43%	0.24%	0.32%
	Projected Annual Growth, CY to Y5	-0.07%	0.00%	0.11%
	Population per Household	2.51	2.55	2.54

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

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 35.198901 Longitude: -89.79684

Memphis Commons Memphis, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.0%	1.0%	1.2%
	HH Income \$250,000 to \$499,999	1.3%	1.3%	1.5%
	HH Income \$200,000 to \$249,999	2.9%	2.9%	3.5%
	HH Income \$175,000 to \$199,999	3.3%	4.0%	4.3%
	HH Income \$150,000 to \$174,999	6.0%	6.1%	6.4%
	HH Income \$100,000 to 149,999	23.0%	20.4%	20.9%
	HH Income \$75,000 to 99,999	15.0%	13.8%	13.7%
	HH Income \$50,000 to 74,999	20.5%	21.5%	19.0%
	HH Income \$35,000 to 49,999	8.7%	11.7%	10.9%
	HH Income \$25,000 to 34,999	7.7%	6.7%	6.9%
	HH Income \$15,000 to 24,999	6.8%	5.4%	5.6%
	HH Income \$0 to 14,999	3.9%	5.3%	6.1%
	Average Household Income	\$93,688	\$93,586	\$95,747
	Median Household Income	\$78,347	\$74,284	\$77,339
	Per Capita Income	\$37,277	\$36,662	\$36,942
	Average Disposable Income	\$79,806	\$78,808	\$80,843
	Median Disposable Income	\$70,228	\$66,698	\$69,355
	Discretionary HH Income Over \$150,000	2.5%	2.7%	3.6%
	Discretionary HH Income \$125,000 to \$149,999	2.9%	3.5%	3.7%
	Discretionary HH Income \$100,000 to \$124,999	6.5%	7.2%	7.9%
	Discretionary HH Income \$75,000 to \$99,999	16.2%	14.4%	15.2%
	Discretionary HH Income \$50,000 to \$74,999	23.0%	19.9%	19.5%
	Discretionary HH Income \$25,000 to \$49,999	28.9%	31.9%	28.5%
	Discretionary HH Income Under \$25,000	19.9%	20.4%	21.5%
	Average Discretionary HH Income	\$57,389	\$56,735	\$58,579
	Median Discretionary HH Income	\$50,961	\$47,895	\$49,972
	Householder White – Count	1,302	12,977	31,790
	Median HH Income	\$92,969	\$75,452	\$84,818
	Average HH Income	\$95,527	\$87,713	\$92,208
	Householder Black or African-American – Count	848	9,153	24,224
	Median HH Income	\$76,438	\$73,446	\$71,006
	Average HH Income	\$83,536	\$83,315	\$82,897
	Householder Hispanic – Count	152	1,518	3,423
	Median HH Income	\$37,694	\$59,856	\$65,024
	Average HH Income	\$51,462	\$76,083	\$76,058
	Householder Asian or Pacific Islander – Count	68	1,002	2,159
	Median HH Income	\$72,004	\$105,160	\$100,077
	Average HH Income	\$75,772	\$102,862	\$98,869
	Householder Other or Pacific Islander – Count	109	1,156	2,570
	Median HH Income	\$28,877	\$67,497	\$67,784
	Average HH Income	\$70,639	\$80,963	\$80,041

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 35.198901 Longitude: -89.79684

Memphis Commons Memphis, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	2,948	31,187	80,589
	Female Population	3,346	35,414	87,443
Total Population by Age	Count of Pop 0 to 4 years	413	4,158	10,413
	Count of Pop 0 to 7 years	547	5,610	14,086
	Count of Pop 5 - 13	669	7,201	17,952
	Count of Pop 14 - 18	331	3,434	8,711
	Count of Pop 19 - 22	342	3,464	8,952
	Count of Pop 22 - 25	261	2,572	6,756
	Count of Pop 25 - 29	451	4,270	11,264
	Count of Pop 30 - 34	486	4,559	11,850
	Count of Pop 35 - 39	459	4,660	12,020
	Count of Pop 40 - 44	444	4,622	11,725
	Count of Pop 45 - 59	1,160	12,258	31,828
	Count of Pop 60 - 74	917	11,020	26,413
	Count of Pop 75 - 84	284	3,380	8,013
	Count of Pop 85+	78	1,003	2,135
	% of Pop 0 to 4 years	6.6%	6.2%	6.2%
	% of Pop 0 to 7 years	8.7%	8.4%	8.4%
	% of Pop 5 - 13	10.6%	10.8%	10.7%
	% of Pop 14 - 18	5.3%	5.2%	5.2%
	% of Pop 19 - 22	5.4%	5.2%	5.3%
	% of Pop 22 - 25	4.1%	3.9%	4.0%
	% of Pop 25 - 29	7.2%	6.4%	6.7%
	% of Pop 30 - 34	7.7%	6.8%	7.1%
	% of Pop 35 - 39	7.3%	7.0%	7.2%
	% of Pop 40 - 44	7.1%	6.9%	7.0%
	% of Pop 45 - 59	18.4%	18.4%	18.9%
	% of Pop 60 - 74	14.6%	16.5%	15.7%
	% of Pop 75 - 84	4.5%	5.1%	4.8%
	% of Pop 85+	1.2%	1.5%	1.3%
	Median Age	37.1	38.9	38.4
	Average Age	38.3	39.6	39.1
Male Population by Age	% of Pop 0 to 4 years	7.1%	6.8%	6.6%
	% of Pop 5 - 13	11.4%	11.7%	11.4%
	% of Pop 14 - 18	5.6%	5.5%	5.5%
	% of Pop 19 - 22	5.9%	5.6%	5.7%
	% of Pop 22 - 25	4.5%	4.1%	4.3%
	% of Pop 25 - 29	8.0%	6.7%	7.0%
	% of Pop 30 - 34	7.5%	6.8%	7.2%
	% of Pop 35 - 39	7.2%	7.0%	7.3%
	% of Pop 40 - 44	6.9%	6.9%	7.0%
	% of Pop 45 - 59	17.9%	18.0%	18.5%
	% of Pop 75 - 84	3.6%	4.4%	4.1%
	% of Pop 60 - 74	13.5%	15.5%	14.5%
	% of Pop 85+	0.9%	0.9%	0.8%
	Median Age	35.0	37.0	36.5
	Average Age	36.7	38.0	37.6

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 35.198901 Longitude: -89.79684

Memphis Commons Memphis, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	6.1%	5.8%	5.8%
	% of Pop 5 - 13	9.9%	10.1%	10.0%
	% of Pop 14 - 18	4.9%	4.8%	4.9%
	% of Pop 19 - 22	5.1%	4.9%	5.0%
	% of Pop 22 - 25	3.8%	3.6%	3.7%
	% of Pop 25 - 29	6.4%	6.2%	6.4%
	% of Pop 30 - 34	7.9%	6.8%	6.9%
	% of Pop 35 - 39	7.4%	7.0%	7.0%
	% of Pop 40 - 44	7.2%	7.0%	7.0%
	% of Pop 45 - 59	18.9%	18.7%	19.4%
	% of Pop 60 - 74	15.5%	17.4%	16.8%
	% of Pop 75 - 84	5.3%	5.6%	5.4%
	% of Pop 85+	1.6%	2.0%	1.7%
	Median Age	38.9	40.6	40.2
	Average Age	39.8	41.0	40.6
Race	Count of White	3,160	33,086	82,501
	Count of Black or African-American	2,173	22,828	63,126
	Count of Asian or Pacific Islander	252	3,392	6,866
	Count of Other races	710	7,295	15,539
	White	50.2%	49.7%	49.1%
	Black or African American	34.5%	34.3%	37.6%
	Asian	4.0%	5.1%	4.1%
	Other Races	11.3%	11.0%	9.2%
Language Spoken	Speak English at Home	89.5%	85.4%	87.2%
	Speak Spanish at Home	6.3%	8.1%	6.3%
	Speak French or French Creole at Home	0.1%	0.0%	0.1%
	Speak German at Home	0.0%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	0.6%	0.7%	0.6%
	Speak Russian and Other Slavic Languages at Home	0.3%	0.5%	0.4%
	Speak Chinese at Home	0.2%	1.6%	1.2%
	Speak Korean at Home	0.2%	0.1%	0.1%
	Speak Vietnamese at Home	0.7%	0.9%	0.8%
	Speak Other Asian Languages at Home	0.3%	0.6%	0.6%
	Speak Tagalog and Other Pacific Languages at Home	0.7%	0.7%	0.6%
	Speak Other Language at Home	1.1%	1.3%	2.0%
Hispanic	Hispanic Population	716	6,858	13,915
	Hispanic Population Percent	11.4%	10.3%	8.3%
	Mexican	64.3%	59.5%	57.7%
	Puerto Rican	5.8%	4.6%	4.4%
	Cuban	0.2%	1.9%	3.0%
	Dominican	1.0%	1.1%	0.8%
	Central American	4.9%	14.8%	16.9%
	South American	22.8%	14.4%	12.6%
	Other Hispanic	1.1%	3.8%	4.6%
	2000 Hispanic Population Percent	1%	2%	2%
	1990 Hispanic Population Percent	1%	1%	2%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR®

Latitude: 35.198901 Longitude: -89.79684

Memphis Commons Memphis, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	5.7%	6.7%	6.3%
	American	5.6%	6.6%	6.2%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	4.0%	5.1%	4.1%
	Chinese	0.6%	1.5%	1.0%
	Japanese	0.0%	0.2%	0.2%
	Korean	0.5%	0.4%	0.3%
	South Central Asian (ie. Indian)	0.6%	1.3%	0.9%
	South East Asian (ie. Vietnamese)	2.3%	1.7%	1.6%
	Other Asian	0.0%	0.1%	0.2%
	European (percent of total population)	25.8%	25.8%	24.7%
	British	7.0%	7.2%	6.4%
	Dutch	0.4%	0.5%	0.4%
	French	1.4%	1.0%	1.0%
	German	4.1%	4.3%	4.3%
	Italian	2.3%	1.7%	1.7%
	Polish	1.0%	0.7%	0.6%
	Scandinavian	0.8%	0.9%	0.7%
	Scotch/Irish	7.2%	7.1%	7.1%
	Other European (ie. Greek/Russian)	1.5%	2.4%	2.5%
	Middle Eastern	0.8%	1.0%	0.9%
	Other Ancestry	35.7%	33.1%	36.0%
	Unclassified Ancestry	16.6%	18.1%	19.6%
Education (Age 25+)	Adult Population (25 Years or Older)	4,279	45,772	115,248
	Elementary (0 to 8)	2.0%	2.1%	2.5%
	Some High School (9 to 11)	7.3%	4.6%	4.5%
	High School Graduate (12)	27.0%	26.6%	25.9%
	Some College (13 to 16)	21.1%	21.8%	22.4%
	Associates Degree Only	8.5%	8.4%	8.5%
	Bachelors Degree Only	24.4%	23.5%	22.7%
	Graduate Degree	9.7%	13.0%	13.4%
	% College (4+)	34.1%	36.5%	36.1%
Household Type	Total Households – count	2,478	25,806	64,165
	One Person HHs – count	739	7,015	17,184
	Family HHs – count	1,591	17,395	43,617
	Married Couple – count	946	12,705	30,887
	w/own children – count	389	5,440	12,123
	w/out own children – count	557	7,265	18,765
	Male Householder – count	124	998	2,761
	Female Householder – count	521	3,692	9,968
	Non-Family Households – count	148	1,396	3,364
	1 Person Household	29.8%	27.2%	26.8%
	2 Person Household	29.9%	32.2%	32.5%
	3 Person Household	15.9%	17.0%	17.2%
	4 Person Household	13.7%	12.9%	13.0%
	5 Person Household	6.0%	6.4%	6.3%
	6 Person Household	2.8%	2.6%	2.6%
	7+ Person Household	1.9%	1.7%	1.6%
	% Households With Children	24.5%	28.4%	28.4%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 35.198901 Longitude: -89.79684

Memphis Commons Memphis, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	2,617	27,062	67,145
	Owner Occupied Percent	55.3%	59.6%	59.3%
	Renter Occupied Percent	39.4%	35.8%	36.3%
	Vacant Housing Percent	5.3%	4.6%	4.4%
	Total Housing Units (Census 2000)	2,124	22,018	49,685
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.0%	0.3%	0.6%
	Property Value \$750,000 to \$999,999	0.7%	1.2%	1.9%
	Property Value \$500,000 to \$749,999	3.0%	6.6%	7.6%
	Property Value \$400,000 to \$499,999	6.9%	13.1%	12.9%
	Property Value \$300,000, to \$399,999	18.2%	24.7%	21.9%
	Property Value \$200,000 to \$299,999	40.9%	31.5%	33.7%
	Property Value \$150,000 to \$199,999	21.7%	13.6%	13.5%
	Property Value \$100,000 to \$149,999	8.1%	5.9%	4.9%
	Property Value \$60,000 to \$99,999	0.2%	0.8%	0.9%
	Property Value \$40,000 to \$59,999	0.2%	0.3%	0.3%
	Property Value \$0 to \$39,999	0.1%	2.0%	1.6%
	Median Home Value	\$236,452	\$287,727	\$285,309
Wealth per Household	\$0 and under - percent	18.2%	17.5%	17.6%
	\$1 to \$4999 - percent	9.0%	8.5%	8.6%
	\$5k to \$9999 - percent	4.8%	4.6%	4.6%
	\$10k to \$24999 - percent	6.5%	6.4%	6.4%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.2%	10.2%	10.2%
	\$100k to \$249999 - percent	17.7%	18.0%	17.9%
	\$250k to \$499999 - percent	12.7%	13.1%	13.1%
	\$500k+ - percent	14.0%	14.7%	14.7%
	Median HH Wealth	\$72,570	\$79,637	\$79,036
	Avg HH Wealth	\$230,889	\$239,480	\$239,370
Economic Viability	Economic Viability Local	274	281	265
	Economic Viability Indexed	101	104	98
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	3,590	36,744	88,564
	Managerial/Executive	11.8%	15.4%	15.8%
	Professional Specialty	21.8%	24.0%	23.5%
	Healthcare Support	3.1%	2.6%	2.2%
	Sales	12.4%	11.1%	9.2%
	Office & Administrative Support	20.5%	11.9%	12.9%
	Protective Service	2.4%	3.4%	3.6%
	Food Preperation	4.8%	4.7%	4.5%
	Building Maintenance & Cleaning	3.4%	2.9%	2.9%
	Personal Care	1.5%	2.0%	2.7%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.0%
	Construction	5.4%	7.5%	7.1%
	Production & Transportation	13.0%	14.6%	15.6%
	Percent White Collar Workers	69.5%	65.0%	63.7%
	Percent Blue Collar Workers	30.5%	35.0%	36.3%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 35.198901 Longitude: -89.79684

Memphis Commons Memphis, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	7.8%	5.8%	5.7%
	Manufacturing	4.1%	8.1%	9.0%
	Transportation	7.0%	10.5%	10.8%
	Information	2.6%	1.6%	1.4%
	Wholesale/Retail	16.5%	15.9%	14.2%
	Finance, Insurance, Real Estate	5.1%	4.3%	5.1%
	Professional Services	6.4%	6.5%	5.9%
	Management Services	0.1%	0.2%	0.2%
	Administrative/Waste Services	5.5%	4.1%	4.3%
	Educational Services	23.4%	21.2%	23.0%
	Entertainment Services	10.2%	9.4%	8.4%
	Other Professional Services	2.5%	6.0%	5.6%
	Public Administration	8.7%	6.2%	6.2%
Vehicles per HH	No Vehicles	3.7%	3.1%	3.2%
	1 Vehicle	38.3%	33.2%	33.1%
	2 Vehicles	36.2%	41.3%	40.7%
	3 or more vehicles	21.7%	22.5%	23.0%
	Average Number of Vehicles	1.80	1.89	1.92
Change	Births (last 12 months)	80	812	2,024
	Deaths (last 12 months)	51	613	1,454
	Migration (last 12 months)	-83	-511	-1,371
Work place	Workplace Establishments	444	1,892	3,708
	Workplace Employees (FTE)	8,320	30,022	54,794