



COMMUNITY

DEMOGRAPHIC PROFILE

La Vergne, Tennessee

March 2023

NaviRetail Inc.

201 Main Street

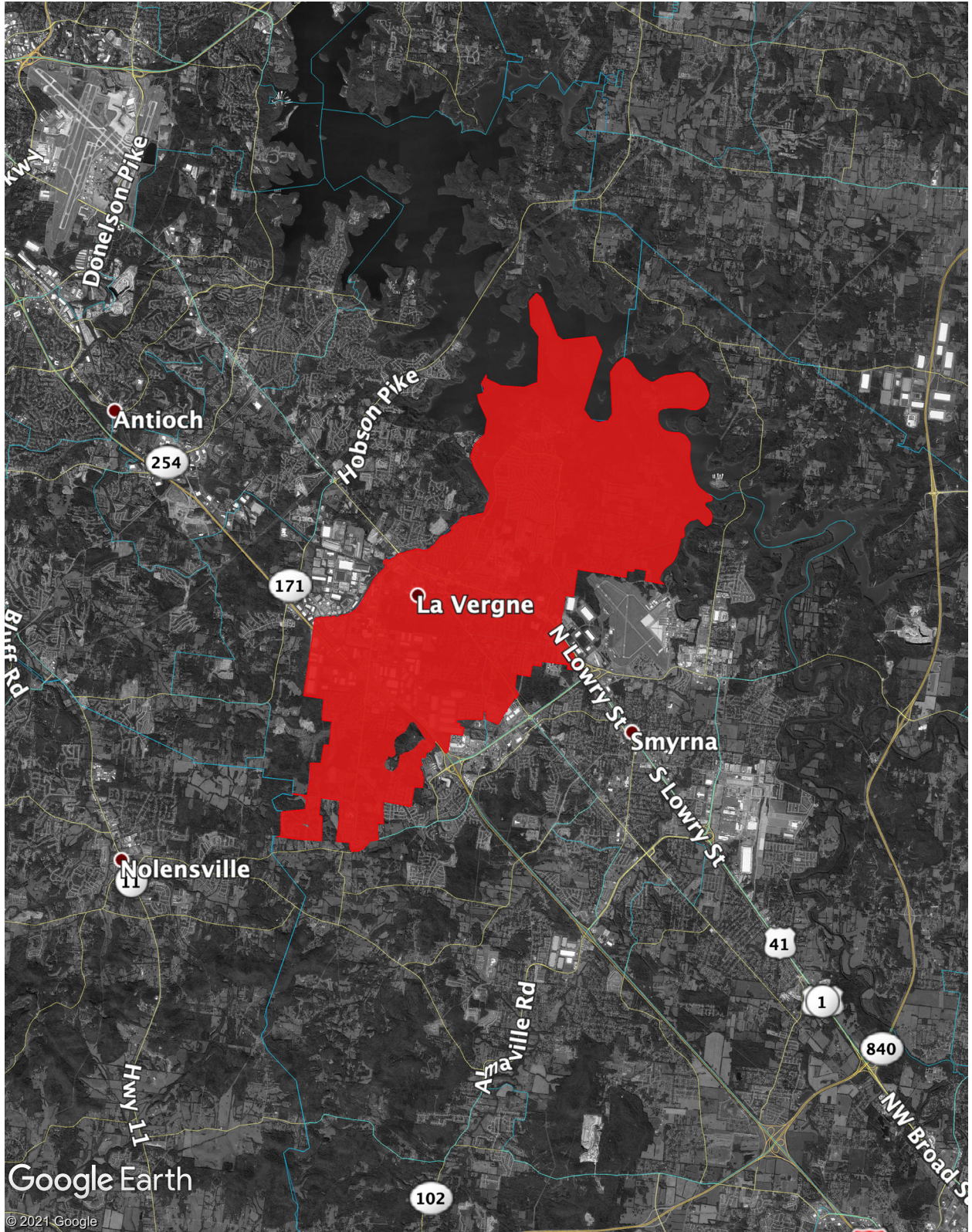
Suite 600

Fort Worth, Texas 76102



DEMOGRAPHIC PROFILE

La Vergne, Tennessee



Above: La Vergne, Tennessee – City Limits



DEMOGRAPHIC PROFILE

La Vergne, Tennessee

Population Summary

2027 Total Population	43,645
2022 Total Population	40,209
2020 Total Population	38,719
2010 Total Population	32,888
2022-2027 Annual Rate	1.65%
2022-2027 Total Growth	8.25%
2022 Group Quarters	61
2020 Group Quarters	61
2022 Total Daytime Population	36,352
Workers	16,315
Residents	20,037

Household Summary

2010 Households	11,049
2010 Average Household Size	2.98
2020 Total Households	12,472
2020 Average Household Size	3.10
2022 Households	12,953
2022 Average Household Size	3.10
2027 Households	14,038
2027 Average Household Size	3.10
2022-2027 Annual Rate	1.62%
2010 Families	8,523
2010 Average Family Size	3.34
2022 Families	9,692
2022 Average Family Size	3.50
2027 Families	10,445
2027 Average Family Size	3.52
2022-2027 Annual Rate	1.51%

Housing Unit Summary

2000 Housing Units	7,050
Owner Occupied Housing Units	79.6%
Renter Occupied Housing Units	13.7%
Vacant Housing Units	6.6%
2010 Housing Units	11,741
Owner Occupied Housing Units	72.7%
Renter Occupied Housing Units	21.4%
Vacant Housing Units	5.9%
2020 Housing Units	12,890
Vacant Housing Units	3.2%
2022 Housing Units	13,435
Owner Occupied Housing Units	67.7%
Renter Occupied Housing Units	28.7%
Vacant Housing Units	3.6%
2027 Housing Units	14,871
Owner Occupied Housing Units	68.2%
Renter Occupied Housing Units	26.2%
Vacant Housing Units	5.6%

Median Household Income

2022	\$65,757
2027	\$74,851

Median Home Value

2022	\$249,625
2027	\$273,827

Per Capita Income

2022	\$28,115
2027	\$32,666

Median Age

2010	31.4
2022	33.6
2027	32.8



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La Vergne, Tennessee

2022 Households by Income

Household Income Base	12,954
<\$15,000	3.2%
\$15,000 - \$24,999	5.5%
\$25,000 - \$34,999	9.2%
\$35,000 - \$49,999	14.0%
\$50,000 - \$74,999	25.0%
\$75,000 - \$99,999	15.3%
\$100,000 - \$149,999	17.6%
\$150,000 - \$199,999	5.9%
\$200,000+	4.3%
Average Household Income	\$87,304

2027 Households by Income

Household Income Base	14,038
<\$15,000	2.1%
\$15,000 - \$24,999	3.5%
\$25,000 - \$34,999	7.8%
\$35,000 - \$49,999	13.8%
\$50,000 - \$74,999	22.9%
\$75,000 - \$99,999	13.7%
\$100,000 - \$149,999	21.7%
\$150,000 - \$199,999	8.9%
\$200,000+	5.5%
Average Household Income	\$101,602

2022 Owner Occupied Housing Units by Value

Total	9,100
<\$50,000	1.7%
\$50,000 - \$99,999	1.8%
\$100,000 - \$149,999	5.2%
\$150,000 - \$199,999	16.6%
\$200,000 - \$249,999	24.9%
\$250,000 - \$299,999	27.5%
\$300,000 - \$399,999	12.5%
\$400,000 - \$499,999	4.2%
\$500,000 - \$749,999	3.4%
\$750,000 - \$999,999	2.0%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$272,887

2027 Owner Occupied Housing Units by Value

Total	10,139
<\$50,000	0.5%
\$50,000 - \$99,999	0.6%
\$100,000 - \$149,999	1.8%
\$150,000 - \$199,999	9.0%
\$200,000 - \$249,999	22.6%
\$250,000 - \$299,999	32.6%
\$300,000 - \$399,999	17.0%
\$400,000 - \$499,999	6.7%
\$500,000 - \$749,999	5.3%
\$750,000 - \$999,999	3.6%
\$1,000,000 - \$1,499,999	0.3%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$317,445



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La Vergne, Tennessee

2010 Population by Age

Total	32,888
0 - 4	8.7%
5 - 9	9.0%
10 - 14	8.9%
15 - 24	12.9%
25 - 34	17.3%
35 - 44	17.1%
45 - 54	13.0%
55 - 64	7.7%
65 - 74	3.7%
75 - 84	1.3%
85 +	0.3%
18 +	68.3%

2022 Population by Age

Total	40,210
0 - 4	7.6%
5 - 9	7.9%
10 - 14	7.6%
15 - 24	13.3%
25 - 34	15.7%
35 - 44	16.1%
45 - 54	13.2%
55 - 64	10.0%
65 - 74	5.9%
75 - 84	2.2%
85 +	0.5%
18 +	72.7%

2027 Population by Age

Total	43,646
0 - 4	7.8%
5 - 9	7.9%
10 - 14	7.8%
15 - 24	12.5%
25 - 34	18.5%
35 - 44	14.7%
45 - 54	12.6%
55 - 64	9.3%
65 - 74	5.9%
75 - 84	2.5%
85 +	0.6%
18 +	72.4%

2010 Population by Sex

Males	16,173
Females	16,715

2022 Population by Sex

Males	19,698
Females	20,512

2027 Population by Sex

Males	21,340
Females	22,306



DEMOGRAPHIC PROFILE

La Vergne, Tennessee

2010 Population by Race/Ethnicity

Total	32,887
White Alone	63.2%
Black Alone	22.8%
American Indian Alone	0.3%
Asian Alone	3.3%
Pacific Islander Alone	0.1%
Some Other Race Alone	7.2%
Two or More Races	3.1%
Hispanic Origin	12.9%
Diversity Index	64.4

2020 Population by Race/Ethnicity

Total	38,719
White Alone	45.9%
Black Alone	25.4%
American Indian Alone	0.9%
Asian Alone	3.7%
Pacific Islander Alone	0.1%
Some Other Race Alone	13.9%
Two or More Races	10.2%
Hispanic Origin	24.3%
Diversity Index	80.7

2022 Population by Race/Ethnicity

Total	40,209
White Alone	45.3%
Black Alone	24.5%
American Indian Alone	1.0%
Asian Alone	3.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	14.8%
Two or More Races	10.8%
Hispanic Origin	25.7%
Diversity Index	81.4

2027 Population by Race/Ethnicity

Total	43,645
White Alone	44.5%
Black Alone	23.6%
American Indian Alone	1.0%
Asian Alone	3.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	15.9%
Two or More Races	11.6%
Hispanic Origin	27.2%
Diversity Index	82.3

2010 Population by Relationship and Household Type

Total	32,888
In Households	100.0%
In Family Households	89.9%
Householder	25.9%
Spouse	18.0%
Child	37.6%
Other relative	5.0%
Nonrelative	3.4%
In Nonfamily Households	10.1%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

2022 Population 25+ by Educational Attainment

Total	25,577
Less than 9th Grade	3.6%
9th - 12th Grade, No Diploma	6.8%
High School Graduate	27.1%
GED/Alternative Credential	5.5%
Some College, No Degree	23.9%
Associate Degree	9.7%
Bachelor's Degree	16.4%
Graduate/Professional Degree	7.0%



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2022 Population 15+ by Marital Status

Total	30,924
Never Married	33.0%
Married	51.5%
Widowed	3.2%
Divorced	12.2%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	21,178
Population 16+ Employed	96.7%
Population 16+ Unemployment rate	3.3%
Population 16-24 Employed	12.8%
Population 16-24 Unemployment rate	7.0%
Population 25-54 Employed	71.1%
Population 25-54 Unemployment rate	2.8%
Population 55-64 Employed	12.6%
Population 55-64 Unemployment rate	1.3%
Population 65+ Employed	3.5%
Population 65+ Unemployment rate	5.3%

2022 Employed Population 16+ by Industry

Total	20,484
Agriculture/Mining	0.5%
Construction	9.7%
Manufacturing	14.2%
Wholesale Trade	3.9%
Retail Trade	10.8%
Transportation/Utilities	9.7%
Information	2.3%
Finance/Insurance/Real Estate	4.7%
Services	40.8%
Public Administration	3.4%

2022 Employed Population 16+ by Occupation

Total	20,484
White Collar	51.6%
Management/Business/Financial	14.7%
Professional	15.7%
Sales	7.6%
Administrative Support	13.6%
Services	13.6%
Blue Collar	34.8%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	6.9%
Installation/Maintenance/Repair	3.4%
Production	10.6%
Transportation/Material Moving	13.6%



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La Vergne, Tennessee

2010 Households by Type

Total	11,041
Households with 1 Person	17.3%
Households with 2+ People	82.7%
Family Households	77.2%
Husband-wife Families	53.6%
With Related Children	31.4%
Other Family (No Spouse Present)	23.6%
Other Family with Male Householder	6.8%
With Related Children	4.6%
Other Family with Female Householder	16.8%
With Related Children	13.0%
Nonfamily Households	5.5%
All Households with Children	49.5%
Multigenerational Households	6.2%
Unmarried Partner Households	8.6%
Male-female	7.7%
Same-sex	0.8%

2010 Households by Size

Total	11,049
1 Person Household	17.4%
2 Person Household	28.4%
3 Person Household	20.2%
4 Person Household	18.4%
5 Person Household	9.1%
6 Person Household	3.9%
7 + Person Household	2.6%

2010 Households by Tenure and Mortgage Status

Total	11,046
Owner Occupied	77.3%
Owned with a Mortgage/Loan	68.2%
Owned Free and Clear	9.1%
Renter Occupied	22.7%

2022 Affordability, Mortgage and Wealth

Housing Affordability Index	125
Percent of Income for Mortgage	20.0%
Wealth Index	64

2010 Housing Units By Urban/ Rural Status

Total Housing Units	11,741
Housing Units Inside Urbanized Area	96.9%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	3.1%

2010 Population By Urban/ Rural Status

Total Population	32,888
Population Inside Urbanized Area	96.9%
Population Inside Urbanized Cluster	0.0%
Rural Population	3.1%

ACKNOWLEDGMENTS

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions. NaviRetail is a national retail consulting company based in Fort Worth, Texas.

Sources used in completing this study may include: infoUSA, Applied Geographic Solutions, Nielsen, Environmental Systems Research Institute, U.S. Census Bureau, Economy.com, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics.

Mapping data may include data provided by MapInfo, Nielsen, MapBox, Environmental Systems Research Institute, Google, and/or Microsoft Corporation.

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