

## Winchester Rd & Forest Hill Irene Rd - Shelby County, TN Shelby County

	3 miles		5 miles		7 miles	
2016/2021 Snapshot						
Total Population (2016)	41,039		134,780		251,321	
Total Households (2016)	15,985		50,146		94,407	
Population Annual Growth Rate (2010-2016)	1.6%		1.0%		0.8%	
Household Annual Growth Rate (2010-2016)	1.6%		1.0%		0.8%	
Population Annual Growth Rate (2016-2021, projected)	1.1%		0.8%		0.7%	
Household Annual Growth Rate (2016-2021, projected)	1.2%		0.8%		0.7%	
Median Household Income (2016)	\$86,345		\$80,867		\$68,770	
Average Household Income (2016)	\$122,171		\$111,354		\$96,456	
Per Capita Income (2016)	\$47,225		\$41,485		\$36,266	
Median Net Worth (2016)	\$186,308		\$204,874		\$142,584	
Median Disposable Income (2016)	\$69,415		\$64,789		\$56,497	
College Educated Population (2016)	55%		48%		42%	
Average Household Size (2016)	2.56		2.68		2.65	
Total Households (2010)	14,443		47,217		90,113	
2016 Households by Income						
Total Households	15,985		50,146		94,407	
<\$15,000	964	6%	2,790	6%	7,175	8%
\$15,000 - \$24,999	709	4%	2,955	6%	7,266	8%
\$25,000 - \$34,999	886	6%	3,473	7%	8,135	9%
\$35,000 - \$49,999	1,687	11%	5,643	11%	11,440	12%
\$50,000 - \$74,999	2,651	17%	8,254	16%	16,242	17%
\$75,000 - \$99,999	2,098	13%	6,751	13%	12,537	13%
\$100,000 - \$149,999	3,162	20%	9,608	19%	16,007	17%
\$150,000 - \$199,999	1,632	10%	4,921	10%	7,489	8%
\$200,000+	2,197	14%	5,753	11%	8,106	9%
2016 Population by Age						
Total Population	41,039		134,780		251,321	
0 - 4	2,150	5%	7,656	6%	15,744	6%
5 - 19	8,263	20%	28,375	21%	52,940	21%
20 - 34	7,787	19%	25,116	19%	50,594	20%
35 - 49	8,422	21%	27,610	20%	51,131	20%
50 - 64	9,187	22%	28,985	22%	50,298	20%
65 - 84	4,851	12%	15,265	11%	27,147	11%
85 +	380	1%	1,773	1%	3,468	1%
Median Age	39.7		38.8		37.0	
2016 Housing Summary						
Total Housing Units	16,926		52,847		102,012	
Owner Occupied Housing Units	60%		66%		60%	
Renter Occupied Housing Units	34%		29%		33%	
Vacant Housing Units	6%		5%		7%	
Median Home Value (Owner Occupied)	\$314,103		\$250,180		\$219,191	
2016 Business Summary						
Total Employees (Daytime Employment)	24,876		63,676		135,311	
Total Businesses	1,474		4,493		9,197	

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. Esri forecasts for 2016 and 2021.

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### Shelby County

	3 miles			5 miles		7 miles	
2016-2021 Projected Annual Average Population Growth Rate by Age							
Total Population	41,039			134,780		251,321	
0 - 4	33	1.5%	64	0.8%	111	0.7%	
5 - 19	-86	-1.0%	-278	-1.0%	-354	-0.7%	
20 - 34	226	2.9%	537	2.1%	649	1.3%	
35 - 49	27	0.3%	-25	-0.1%	105	0.2%	
50 - 64	-36	-0.4%	-33	-0.1%	-37	-0.1%	
65 - 84	285	5.9%	832	5.5%	1,329	4.9%	
85 +	17	4.6%	50	2.8%	68	2.0%	
2016 Households (Age 25-34 ) by Income							
HH Income Base	2,463			7,327		15,497	
<\$15,000	189	8%	492	7%	1,430	9%	
\$15,000-\$24,999	134	5%	523	7%	1,455	9%	
\$25,000-\$34,999	189	8%	689	9%	1,756	11%	
\$35,000-\$49,999	379	15%	1,129	15%	2,380	15%	
\$50,000-\$74,999	542	22%	1,507	21%	3,103	20%	
\$75,000-\$99,999	345	14%	1,065	15%	2,063	13%	
\$100,000-\$149,999	392	16%	1,135	15%	2,048	13%	
\$150,000-\$199,999	191	8%	513	7%	822	5%	
\$200,000+	102	4%	274	4%	440	3%	
Median HH Income	\$63,189			\$61,243		\$54,155	
Average HH Income	\$83,031			\$79,861		\$70,992	
2016 Employed Population 16+ by Occupation							
Total Civilian Labor Force (Age 16+)	23,216			74,488		140,396	
White Collar	16,246	70.0%	49,653	66.7%	88,371	62.9%	
Management/Business/Financial	6,733	29.0%	19,556	26.3%	32,523	23.2%	
Professional	4,120	17.7%	11,838	15.9%	21,582	15.4%	
Sales	2,560	11.0%	9,278	12.5%	16,193	11.5%	
Administrative Support	2,833	12.2%	8,981	12.1%	18,073	12.9%	
Services	2,296	9.9%	8,090	10.9%	17,084	12.2%	
Blue Collar	3,676	15.8%	12,984	17.4%	26,972	19.2%	
Farming/Forestry/Fishing	58	0.2%	88	0.1%	153	0.1%	
Construction/Extraction	613	2.6%	1,900	2.6%	4,154	3.0%	
Maintenance/Repair	614	2.6%	1,634	2.2%	3,480	2.5%	
Production	471	2.0%	2,752	3.7%	6,150	4.4%	
Transportation/Moving	1,920	8.3%	6,610	8.9%	13,035	9.3%	

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. Esri forecasts for 2016 and 2021.