



Age 50+ Profile

304 Stafford Ct, Smyrna, Tennessee, 37167
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 35.97108
 Longitude: -86.56063

Demographic Summary	Census 2010			2022-2027		
		2022	2027	Change	Annual Rate	
Total Population	4,116	6,661	7,178	517	1.51%	
Population 50+	1,002	2,113	2,345	232	2.11%	
Median Age	35.6	36.6	37.2	0.6	0.33%	
Households	1,587	2,433	2,632	199	1.58%	
% Householders 55+	26.0%	34.7%	36.7%	2.0	1.13%	
Total Owner-Occupied Housing Units	1,099	1,144	1,256	112	1.89%	
Total Renter-Occupied Housing Units	491	1,289	1,376	87	1.31%	
Owner/Renter Ratio (per 100 renters)	224	89	91	2.0	0.45%	
Median Home Value	-	\$275,410	\$293,966	\$18,556	1.31%	
Average Home Value	-	\$288,942	\$314,670	\$25,728	1.72%	
Median Household Income	-	\$78,721	\$88,679	\$9,958	2.41%	
Median Household Income for Householder 55+	-	\$70,675	\$84,930	\$14,255	3.74%	

Population by Age and Sex						
Male Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	472	100.0%	966	100.0%	1,058	100.0%
50-54	158	33.5%	222	23.0%	204	19.3%
55-59	105	22.2%	203	21.0%	213	20.1%
60-64	80	16.9%	184	19.0%	186	17.6%
65-69	66	14.0%	134	13.9%	167	15.8%
70-74	28	5.9%	95	9.8%	118	11.2%
75-79	21	4.4%	72	7.5%	81	7.7%
80-84	9	1.9%	31	3.2%	58	5.5%
85+	5	1.1%	25	2.6%	31	2.9%

Female Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	528	100.0%	1,148	100.0%	1,288	100.0%
50-54	149	28.2%	237	20.6%	232	18.0%
55-59	134	25.4%	240	20.9%	231	17.9%
60-64	87	16.5%	200	17.4%	228	17.7%
65-69	65	12.3%	164	14.3%	191	14.8%
70-74	42	8.0%	116	10.1%	153	11.9%
75-79	30	5.7%	83	7.2%	108	8.4%
80-84	13	2.5%	50	4.4%	75	5.8%
85+	8	1.5%	58	5.1%	70	5.4%

Total Population	Census 2010		2022		2027	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	1,002	24.4%	2,113	31.7%	2,345	32.7%
50-54	307	7.5%	459	6.9%	435	6.1%
55-59	239	5.8%	444	6.7%	444	6.2%
60-64	168	4.1%	384	5.8%	414	5.8%
65-69	131	3.2%	297	4.5%	357	5.0%
70-74	70	1.7%	210	3.2%	272	3.8%
75-79	51	1.2%	155	2.3%	189	2.6%
80-84	23	0.6%	81	1.2%	133	1.9%
85+	13	0.3%	83	1.2%	101	1.4%
65+	288	7.0%	826	12.4%	1,052	14.7%
75+	87	2.1%	319	4.8%	423	5.9%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	429	100%	280	100%	134	100%	843	100%
<\$15,000	9	2.1%	7	2.5%	5	3.7%	21	2.5%
\$15,000-\$24,999	16	3.7%	19	6.8%	21	15.7%	56	6.6%
\$25,000-\$34,999	33	7.7%	36	12.9%	20	14.9%	89	10.6%
\$35,000-\$49,999	43	10.0%	47	16.8%	28	20.9%	118	14.0%
\$50,000-\$74,999	70	16.3%	62	22.1%	26	19.4%	158	18.7%
\$75,000-\$99,999	82	19.1%	42	15.0%	15	11.2%	139	16.5%
\$100,000-\$149,999	113	26.3%	40	14.3%	11	8.2%	164	19.5%
\$150,000-\$199,999	53	12.4%	24	8.6%	8	6.0%	85	10.1%
\$200,000+	10	2.3%	3	1.1%	1	0.7%	14	1.7%
Median HH Income	\$86,174		\$59,867		\$45,441		\$70,675	
Average HH Income	\$97,343		\$78,112		\$63,944		\$85,545	

2027 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	439	100%	343	100%	182	100%	964	100%
<\$15,000	6	1.4%	6	1.7%	5	2.7%	17	1.8%
\$15,000-\$24,999	9	2.1%	14	4.1%	19	10.4%	42	4.4%
\$25,000-\$34,999	15	3.4%	23	6.7%	18	9.9%	56	5.8%
\$35,000-\$49,999	27	6.2%	39	11.4%	30	16.5%	96	10.0%
\$50,000-\$74,999	78	17.8%	79	23.0%	35	19.2%	192	19.9%
\$75,000-\$99,999	84	19.1%	60	17.5%	27	14.8%	171	17.7%
\$100,000-\$149,999	133	30.3%	68	19.8%	25	13.7%	226	23.4%
\$150,000-\$199,999	78	17.8%	50	14.6%	21	11.5%	149	15.5%
\$200,000+	11	2.5%	6	1.7%	3	1.6%	20	2.1%
Median HH Income	\$100,301		\$78,613		\$61,486		\$84,930	
Average HH Income	\$114,129		\$97,590		\$84,465		\$102,114	

Data Note: 2022 household income represents an estimate of annual income as of July 1, 2022.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	413	100.0%	26.0%
Family Households	291	70.5%	18.3%
Householder Age 55-64	176	42.6%	11.1%
Householder Age 65-74	90	21.8%	5.7%
Householder Age 75-84	23	5.6%	1.4%
Householder Age 85+	2	0.5%	0.1%
Nonfamily Households	122	29.5%	7.7%
Householder Age 55-64	60	14.5%	3.8%
Householder Age 65-74	42	10.2%	2.6%
Householder Age 75-84	17	4.1%	1.1%
Householder Age 85+	3	0.7%	0.2%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	412	100.0%	26.0%
Owner Occupied Housing Units	357	86.7%	22.5%
Householder Age 55-64	207	50.2%	13.0%
Householder Age 65-74	113	27.4%	7.1%
Householder Age 75-84	32	7.8%	2.0%
Householder Age 85+	5	1.2%	0.3%
Renter Occupied Housing Units	55	13.3%	3.5%
Householder Age 55-64	27	6.6%	1.7%
Householder Age 65-74	18	4.4%	1.1%
Householder Age 75-84	10	2.4%	0.6%
Householder Age 85+	0	0.0%	0.0%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

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Demographic Summary	Census 2010		2022	2027	2022-2027 Change	2022-2027 Annual Rate
	Total Population	79,795	108,893	120,409	11,516	2.03%
Population 50+	18,431	31,152	34,163	3,011	1.86%	
Median Age	33.1	35.5	34.9	-0.6	-0.34%	
Households	28,235	38,023	41,996	3,973	2.01%	
% Householders 55+	27.7%	35.4%	35.6%	0.2	0.11%	
Total Owner-Occupied Housing Units	20,858	26,081	28,985	2,904	2.13%	
Total Renter-Occupied Housing Units	7,374	11,942	13,011	1,069	1.73%	
Owner/Renter Ratio (per 100 renters)	283	218	223	5.0	0.45%	
Median Home Value	-	\$263,064	\$288,915	\$25,851	1.89%	
Average Home Value	-	\$294,627	\$335,709	\$41,082	2.65%	
Median Household Income	-	\$72,527	\$84,993	\$12,466	3.22%	
Median Household Income for Householder 55+	-	\$59,783	\$72,232	\$12,449	3.86%	

Population by Age and Sex						
Male Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	8,619	100.0%	14,557	100.0%	15,830	100.0%
50-54	2,632	30.5%	3,327	22.9%	3,366	21.3%
55-59	2,032	23.6%	3,114	21.4%	3,093	19.5%
60-64	1,467	17.0%	2,773	19.0%	2,817	17.8%
65-69	1,017	11.8%	2,082	14.3%	2,470	15.6%
70-74	681	7.9%	1,483	10.2%	1,782	11.3%
75-79	435	5.0%	959	6.6%	1,194	7.5%
80-84	220	2.6%	497	3.4%	690	4.4%
85+	135	1.6%	322	2.2%	418	2.6%

Female Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	9,810	100.0%	16,596	100.0%	18,332	100.0%
50-54	2,701	27.5%	3,490	21.0%	3,630	19.8%
55-59	2,090	21.3%	3,545	21.4%	3,351	18.3%
60-64	1,646	16.8%	2,940	17.7%	3,300	18.0%
65-69	1,192	12.2%	2,370	14.3%	2,733	14.9%
70-74	869	8.9%	1,773	10.7%	2,139	11.7%
75-79	598	6.1%	1,200	7.2%	1,513	8.3%
80-84	363	3.7%	723	4.4%	960	5.2%
85+	351	3.6%	555	3.3%	706	3.9%

Total Population	Census 2010		2022		2027	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	18,431	23.1%	31,152	28.6%	34,163	28.4%
50-54	5,333	6.7%	6,817	6.3%	6,997	5.8%
55-59	4,123	5.2%	6,659	6.1%	6,444	5.4%
60-64	3,113	3.9%	5,713	5.2%	6,117	5.1%
65-69	2,209	2.8%	4,451	4.1%	5,203	4.3%
70-74	1,551	1.9%	3,256	3.0%	3,922	3.3%
75-79	1,033	1.3%	2,159	2.0%	2,707	2.2%
80-84	583	0.7%	1,220	1.1%	1,650	1.4%
85+	486	0.6%	877	0.8%	1,123	0.9%
65+	5,862	7.3%	11,963	11.0%	14,605	12.1%
75+	2,102	2.6%	4,256	3.9%	5,480	4.6%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.

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2022 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	6,697	100%	4,436	100%	2,337	100%	13,470	100%
<\$15,000	260	3.9%	234	5.3%	198	8.5%	692	5.1%
\$15,000-\$24,999	356	5.3%	387	8.7%	376	16.1%	1,119	8.3%
\$25,000-\$34,999	474	7.1%	585	13.2%	495	21.2%	1,554	11.5%
\$35,000-\$49,999	737	11.0%	760	17.1%	501	21.4%	1,998	14.8%
\$50,000-\$74,999	1,463	21.8%	973	21.9%	348	14.9%	2,784	20.7%
\$75,000-\$99,999	1,073	16.0%	504	11.4%	156	6.7%	1,733	12.9%
\$100,000-\$149,999	1,390	20.8%	541	12.2%	156	6.7%	2,087	15.5%
\$150,000-\$199,999	680	10.2%	313	7.1%	89	3.8%	1,082	8.0%
\$200,000+	264	3.9%	139	3.1%	18	0.8%	421	3.1%
Median HH Income	\$75,994		\$54,552		\$37,089		\$59,783	
Average HH Income	\$93,957		\$76,742		\$53,689		\$81,302	

2027 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	6,754	100%	5,199	100%	2,987	100%	14,940	100%
<\$15,000	151	2.2%	162	3.1%	190	6.4%	503	3.4%
\$15,000-\$24,999	220	3.3%	285	5.5%	348	11.7%	853	5.7%
\$25,000-\$34,999	396	5.9%	592	11.4%	570	19.1%	1,558	10.4%
\$35,000-\$49,999	627	9.3%	790	15.2%	609	20.4%	2,026	13.6%
\$50,000-\$74,999	1,269	18.8%	1,031	19.8%	450	15.1%	2,750	18.4%
\$75,000-\$99,999	1,020	15.1%	642	12.3%	246	8.2%	1,908	12.8%
\$100,000-\$149,999	1,767	26.2%	888	17.1%	328	11.0%	2,983	20.0%
\$150,000-\$199,999	969	14.3%	585	11.3%	208	7.0%	1,762	11.8%
\$200,000+	336	5.0%	224	4.3%	38	1.3%	598	4.0%
Median HH Income	\$90,925		\$66,703		\$43,139		\$72,232	
Average HH Income	\$110,861		\$94,749		\$67,783		\$96,635	

Data Note: 2022 household income represents an estimate of annual income as of July 1, 2022.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	7,826	100.0%	27.7%
Family Households	5,191	66.3%	18.4%
Householder Age 55-64	2,999	38.3%	10.6%
Householder Age 65-74	1,532	19.6%	5.4%
Householder Age 75-84	556	7.1%	2.0%
Householder Age 85+	104	1.3%	0.4%
Nonfamily Households	2,635	33.7%	9.3%
Householder Age 55-64	1,224	15.6%	4.3%
Householder Age 65-74	809	10.3%	2.9%
Householder Age 75-84	446	5.7%	1.6%
Householder Age 85+	156	2.0%	0.6%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	7,822	100.0%	27.7%
Owner Occupied Housing Units	6,464	82.6%	22.9%
Householder Age 55-64	3,561	45.5%	12.6%
Householder Age 65-74	1,921	24.6%	6.8%
Householder Age 75-84	789	10.1%	2.8%
Householder Age 85+	193	2.5%	0.7%
Renter Occupied Housing Units	1,358	17.4%	4.8%
Householder Age 55-64	658	8.4%	2.3%
Householder Age 65-74	421	5.4%	1.5%
Householder Age 75-84	212	2.7%	0.8%
Householder Age 85+	67	0.9%	0.2%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

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Demographic Summary	Census 2010			2022			2027	
	Number	% of 50+	% of Total Pop	Number	% of 50+	% of Total Pop	Change	Annual Rate
Total Population	243,543			343,829			23,008	1.30%
Population 50+	54,093			95,853			7,028	1.43%
Median Age	32.7			35.3			-0.4	-0.23%
Households	89,505			121,608			7,714	1.24%
% Householders 55+	25.6%			33.8%			0.5	0.29%
Total Owner-Occupied Housing Units	61,990			81,133			6,058	1.45%
Total Renter-Occupied Housing Units	27,516			40,475			1,656	0.81%
Owner/Renter Ratio (per 100 renters)	225			200			7.0	0.69%
Median Home Value	-			\$286,257			\$38,394	2.55%
Average Home Value	-			\$349,079			\$48,817	2.65%
Median Household Income	-			\$78,471			\$14,455	3.44%
Median Household Income for Householder 55+	-			\$69,269			\$15,080	4.02%

Population by Age and Sex						
Male Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	25,189	100.0%	44,893	100.0%	47,911	100.0%
50-54	7,680	30.5%	10,359	23.1%	10,407	21.7%
55-59	5,977	23.7%	9,737	21.7%	9,399	19.6%
60-64	4,635	18.4%	8,316	18.5%	8,569	17.9%
65-69	2,962	11.8%	6,483	14.4%	7,257	15.1%
70-74	1,813	7.2%	4,783	10.7%	5,365	11.2%
75-79	1,111	4.4%	2,867	6.4%	3,728	7.8%
80-84	636	2.5%	1,428	3.2%	2,015	4.2%
85+	375	1.5%	920	2.0%	1,171	2.4%

Female Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	28,903	100.0%	50,957	100.0%	54,969	100.0%
50-54	8,276	28.6%	10,923	21.4%	11,071	20.1%
55-59	6,574	22.7%	10,591	20.8%	10,159	18.5%
60-64	5,122	17.7%	9,310	18.3%	9,620	17.5%
65-69	3,340	11.6%	7,521	14.8%	8,358	15.2%
70-74	2,221	7.7%	5,580	11.0%	6,495	11.8%
75-79	1,497	5.2%	3,475	6.8%	4,648	8.5%
80-84	1,021	3.5%	1,992	3.9%	2,691	4.9%
85+	852	2.9%	1,565	3.1%	1,927	3.5%

Total Population	Census 2010		2022		2027	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	54,093	22.2%	95,853	27.9%	102,881	28.0%
50-54	15,956	6.6%	21,283	6.2%	21,479	5.9%
55-59	12,551	5.2%	20,327	5.9%	19,559	5.3%
60-64	9,757	4.0%	17,627	5.1%	18,189	5.0%
65-69	6,303	2.6%	14,005	4.1%	15,615	4.3%
70-74	4,034	1.7%	10,363	3.0%	11,860	3.2%
75-79	2,608	1.1%	6,342	1.8%	8,376	2.3%
80-84	1,657	0.7%	3,421	1.0%	4,706	1.3%
85+	1,227	0.5%	2,485	0.7%	3,097	0.8%
65+	15,829	6.5%	36,616	10.6%	43,654	11.9%
75+	5,492	2.3%	12,248	3.6%	16,179	4.4%

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2022 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	20,678	100%	13,741	100%	6,706	100%	41,125	100%
<\$15,000	784	3.8%	593	4.3%	475	7.1%	1,852	4.5%
\$15,000-\$24,999	920	4.4%	939	6.8%	913	13.6%	2,772	6.7%
\$25,000-\$34,999	1,147	5.5%	1,319	9.6%	1,185	17.7%	3,651	8.9%
\$35,000-\$49,999	2,096	10.1%	2,065	15.0%	1,392	20.8%	5,553	13.5%
\$50,000-\$74,999	3,898	18.9%	3,028	22.0%	1,181	17.6%	8,107	19.7%
\$75,000-\$99,999	3,255	15.7%	1,889	13.7%	544	8.1%	5,688	13.8%
\$100,000-\$149,999	4,376	21.2%	2,095	15.2%	532	7.9%	7,003	17.0%
\$150,000-\$199,999	2,236	10.8%	991	7.2%	253	3.8%	3,480	8.5%
\$200,000+	1,967	9.5%	821	6.0%	231	3.4%	3,019	7.3%
Median HH Income	\$84,625		\$63,656		\$41,972		\$69,269	
Average HH Income	\$112,097		\$90,482		\$65,493		\$97,275	

2027 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	20,373	100%	15,280	100%	8,728	100%	44,381	100%
<\$15,000	437	2.1%	393	2.6%	467	5.4%	1,297	2.9%
\$15,000-\$24,999	537	2.6%	629	4.1%	803	9.2%	1,969	4.4%
\$25,000-\$34,999	906	4.4%	1,197	7.8%	1,242	14.2%	3,345	7.5%
\$35,000-\$49,999	1,650	8.1%	1,861	12.2%	1,576	18.1%	5,087	11.5%
\$50,000-\$74,999	3,230	15.9%	2,987	19.5%	1,555	17.8%	7,772	17.5%
\$75,000-\$99,999	3,013	14.8%	2,219	14.5%	911	10.4%	6,143	13.8%
\$100,000-\$149,999	5,266	25.8%	3,090	20.2%	1,111	12.7%	9,467	21.3%
\$150,000-\$199,999	3,041	14.9%	1,701	11.1%	605	6.9%	5,347	12.0%
\$200,000+	2,292	11.3%	1,203	7.9%	458	5.2%	3,953	8.9%
Median HH Income	\$102,374		\$80,122		\$53,141		\$84,349	
Average HH Income	\$131,197		\$110,559		\$85,114		\$115,032	

Data Note: 2022 household income represents an estimate of annual income as of July 1, 2022.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Age 50+ Profile

304 Stafford Ct, Smyrna, Tennessee, 37167
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 35.97108
 Longitude: -86.56063

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	22,869	100.0%	25.6%
Family Households	15,145	66.2%	16.9%
Householder Age 55-64	9,177	40.1%	10.3%
Householder Age 65-74	4,194	18.3%	4.7%
Householder Age 75-84	1,506	6.6%	1.7%
Householder Age 85+	268	1.2%	0.3%
Nonfamily Households	7,724	33.8%	8.6%
Householder Age 55-64	4,042	17.7%	4.5%
Householder Age 65-74	2,164	9.5%	2.4%
Householder Age 75-84	1,144	5.0%	1.3%
Householder Age 85+	374	1.6%	0.4%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	22,871	100.0%	25.6%
Owner Occupied Housing Units	19,037	83.2%	21.3%
Householder Age 55-64	10,980	48.0%	12.3%
Householder Age 65-74	5,376	23.5%	6.0%
Householder Age 75-84	2,192	9.6%	2.4%
Householder Age 85+	489	2.1%	0.5%
Renter Occupied Housing Units	3,834	16.8%	4.3%
Householder Age 55-64	2,237	9.8%	2.5%
Householder Age 65-74	986	4.3%	1.1%
Householder Age 75-84	458	2.0%	0.5%
Householder Age 85+	153	0.7%	0.2%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.