

# Demographic Summary Report

## Highway 76, Clarksville, TN 37043

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2022 Projection	20,515	44,337	141,612
2017 Estimate	19,221	41,432	132,853
2010 Census	16,712	35,379	115,755
Growth 2017 - 2022	6.73%	7.01%	6.59%
Growth 2010 - 2017	15.01%	17.11%	14.77%
<b>2017 Population by Hispanic Origin</b>	941	2,309	11,118
<b>2017 Population</b>	19,221	41,432	132,853
White	16,695 86.86%	34,853 84.12%	98,777 74.35%
Black	1,380 7.18%	3,998 9.65%	24,694 18.59%
Am. Indian & Alaskan	57 0.30%	178 0.43%	759 0.57%
Asian	552 2.87%	1,116 2.69%	3,101 2.33%
Hawaiian & Pacific Island	30 0.16%	57 0.14%	395 0.30%
Other	506 2.63%	1,231 2.97%	5,127 3.86%
U.S. Armed Forces	477	952	6,678
<b>Households</b>			
2022 Projection	7,663	17,393	53,126
2017 Estimate	7,183	16,262	49,890
2010 Census	6,244	13,876	43,599
Growth 2017 - 2022	6.68%	6.95%	6.49%
Growth 2010 - 2017	15.04%	17.20%	14.43%
Owner Occupied	5,823 81.07%	11,460 70.47%	32,398 64.94%
Renter Occupied	1,360 18.93%	4,802 29.53%	17,492 35.06%
<b>2017 Households by HH Income</b>	7,183	16,261	49,890
Income: <\$25,000	687 9.56%	2,233 13.73%	9,445 18.93%
Income: \$25,000 - \$50,000	1,565 21.79%	4,485 27.58%	14,859 29.78%
Income: \$50,000 - \$75,000	1,311 18.25%	2,826 17.38%	10,165 20.37%
Income: \$75,000 - \$100,000	1,068 14.87%	2,072 12.74%	6,366 12.76%
Income: \$100,000 - \$125,000	996 13.87%	2,011 12.37%	4,509 9.04%
Income: \$125,000 - \$150,000	560 7.80%	868 5.34%	1,820 3.65%
Income: \$150,000 - \$200,000	666 9.27%	1,221 7.51%	1,904 3.82%
Income: \$200,000+	330 4.59%	545 3.35%	822 1.65%
<b>2017 Avg Household Income</b>	\$90,706	\$78,986	\$64,594
<b>2017 Med Household Income</b>	\$75,667	\$63,452	\$51,674

# Demographic Detail Report

## Highway 76, Clarksville, TN 37043

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	20,515		44,337		141,612	
2017 Estimate	19,221		41,432		132,853	
2010 Census	16,712		35,379		115,755	
Growth 2017 - 2022	6.73%		7.01%		6.59%	
Growth 2010 - 2017	15.01%		17.11%		14.77%	
2017 Population by Age	19,221		41,432		132,853	
Age 0 - 4	1,260	6.56%	2,859	6.90%	10,608	7.98%
Age 5 - 9	1,257	6.54%	2,721	6.57%	9,978	7.51%
Age 10 - 14	1,282	6.67%	2,627	6.34%	9,051	6.81%
Age 15 - 19	1,253	6.52%	2,542	6.14%	8,358	6.29%
Age 20 - 24	1,469	7.64%	3,260	7.87%	11,061	8.33%
Age 25 - 29	1,380	7.18%	3,380	8.16%	12,503	9.41%
Age 30 - 34	1,212	6.31%	2,927	7.06%	11,219	8.44%
Age 35 - 39	1,195	6.22%	2,635	6.36%	9,485	7.14%
Age 40 - 44	1,260	6.56%	2,589	6.25%	8,410	6.33%
Age 45 - 49	1,286	6.69%	2,584	6.24%	7,764	5.84%
Age 50 - 54	1,337	6.96%	2,709	6.54%	7,740	5.83%
Age 55 - 59	1,287	6.70%	2,649	6.39%	7,260	5.46%
Age 60 - 64	1,080	5.62%	2,237	5.40%	5,903	4.44%
Age 65 - 69	909	4.73%	1,886	4.55%	4,780	3.60%
Age 70 - 74	651	3.39%	1,365	3.29%	3,344	2.52%
Age 75 - 79	468	2.43%	1,008	2.43%	2,364	1.78%
Age 80 - 84	329	1.71%	738	1.78%	1,625	1.22%
Age 85+	305	1.59%	715	1.73%	1,398	1.05%
Age 65+	2,662	13.85%	5,712	13.79%	13,511	10.17%
Median Age	37.10		35.80		32.20	
Average Age	37.60		37.20		34.20	

## Demographic Detail Report

### Highway 76, Clarksville, TN 37043

Radius	3 Mile		5 Mile		10 Mile	
<b>2017 Population By Race</b>	<b>19,221</b>		<b>41,432</b>		<b>132,853</b>	
White	16,695	86.86%	34,853	84.12%	98,777	74.35%
Black	1,380	7.18%	3,998	9.65%	24,694	18.59%
Am. Indian & Alaskan	57	0.30%	178	0.43%	759	0.57%
Asian	552	2.87%	1,116	2.69%	3,101	2.33%
Hawaiian & Pacific Island	30	0.16%	57	0.14%	395	0.30%
Other	506	2.63%	1,231	2.97%	5,127	3.86%
<b>Population by Hispanic Origin</b>	<b>19,221</b>		<b>41,432</b>		<b>132,853</b>	
Non-Hispanic Origin	18,281	95.11%	39,123	94.43%	121,734	91.63%
Hispanic Origin	939	4.89%	2,309	5.57%	11,119	8.37%
<b>2017 Median Age, Male</b>	<b>35.60</b>		<b>34.30</b>		<b>31.30</b>	
<b>2017 Average Age, Male</b>	<b>36.70</b>		<b>36.20</b>		<b>33.30</b>	
<b>2017 Median Age, Female</b>	<b>38.60</b>		<b>37.30</b>		<b>33.10</b>	
<b>2017 Average Age, Female</b>	<b>38.50</b>		<b>38.20</b>		<b>35.00</b>	
<b>2017 Population by Occupation Classification</b>	<b>15,172</b>		<b>32,718</b>		<b>101,550</b>	
Civilian Employed	9,268	61.09%	19,868	60.72%	58,429	57.54%
Civilian Unemployed	300	1.98%	657	2.01%	3,029	2.98%
Civilian Non-Labor Force	5,161	34.02%	11,307	34.56%	33,919	33.40%
Armed Forces	443	2.92%	886	2.71%	6,173	6.08%
<b>Households by Marital Status</b>						
Married	4,565		9,102		25,830	
Married No Children	2,587		5,271		13,983	
Married w/Children	1,978		3,832		11,847	
<b>2017 Population by Education</b>	<b>13,174</b>		<b>28,969</b>		<b>90,076</b>	
Some High School, No Diploma	575	4.36%	1,658	5.72%	7,727	8.58%
High School Grad (Incl Equivalency)	3,359	25.50%	7,911	27.31%	24,988	27.74%
Some College, No Degree	3,674	27.89%	8,460	29.20%	27,997	31.08%
Associate Degree	474	3.60%	1,547	5.34%	6,279	6.97%
Bachelor Degree	3,241	24.60%	6,089	21.02%	15,857	17.60%
Advanced Degree	1,851	14.05%	3,304	11.41%	7,228	8.02%

## Demographic Detail Report

Highway 76, Clarksville, TN 37043						
Radius	3 Mile		5 Mile		10 Mile	
2017 Population by Occupation	17,593		37,233		107,715	
Real Estate & Finance	647	3.68%	1,168	3.14%	2,779	2.58%
Professional & Management	5,557	31.59%	10,818	29.05%	24,658	22.89%
Public Administration	986	5.60%	1,877	5.04%	4,879	4.53%
Education & Health	2,821	16.03%	5,417	14.55%	14,372	13.34%
Services	1,117	6.35%	3,007	8.08%	10,848	10.07%
Information	61	0.35%	300	0.81%	982	0.91%
Sales	2,018	11.47%	4,592	12.33%	15,169	14.08%
Transportation	8	0.05%	159	0.43%	567	0.53%
Retail	798	4.54%	2,082	5.59%	7,188	6.67%
Wholesale	142	0.81%	274	0.74%	972	0.90%
Manufacturing	1,041	5.92%	2,167	5.82%	6,577	6.11%
Production	774	4.40%	1,920	5.16%	7,400	6.87%
Construction	581	3.30%	1,477	3.97%	5,156	4.79%
Utilities	392	2.23%	812	2.18%	2,919	2.71%
Agriculture & Mining	67	0.38%	150	0.40%	425	0.39%
Farming, Fishing, Forestry	93	0.53%	124	0.33%	201	0.19%
Other Services	490	2.79%	889	2.39%	2,623	2.44%
2017 Worker Travel Time to Job	9,352		20,132		63,012	
<30 Minutes	5,953	63.65%	13,369	66.41%	42,708	67.78%
30-60 Minutes	2,863	30.61%	5,527	27.45%	16,458	26.12%
60+ Minutes	536	5.73%	1,236	6.14%	3,846	6.10%
2010 Households by HH Size	6,244		13,876		43,599	
1-Person Households	1,249	20.00%	3,404	24.53%	10,285	23.59%
2-Person Households	2,216	35.49%	4,830	34.81%	14,295	32.79%
3-Person Households	1,196	19.15%	2,511	18.10%	8,227	18.87%
4-Person Households	972	15.57%	1,943	14.00%	6,354	14.57%
5-Person Households	425	6.81%	807	5.82%	2,837	6.51%
6-Person Households	138	2.21%	273	1.97%	1,068	2.45%
7 or more Person Households	48	0.77%	108	0.78%	533	1.22%
2017 Average Household Size	2.60		2.50		2.60	
Households						
2022 Projection	7,663		17,393		53,126	
2017 Estimate	7,183		16,262		49,890	
2010 Census	6,244		13,876		43,599	
Growth 2017 - 2022	6.68%		6.95%		6.49%	
Growth 2010 - 2017	15.04%		17.20%		14.43%	

# Demographic Detail Report

Highway 76, Clarksville, TN 37043									
Radius		3 Mile		5 Mile		10 Mile			
2017 Households by HH Income		7,183		16,261		49,890			
<\$25,000		687	9.56%	2,233	13.73%	9,445	18.93%		
\$25,000 - \$50,000		1,565	21.79%	4,485	27.58%	14,859	29.78%		
\$50,000 - \$75,000		1,311	18.25%	2,826	17.38%	10,165	20.37%		
\$75,000 - \$100,000		1,068	14.87%	2,072	12.74%	6,366	12.76%		
\$100,000 - \$125,000		996	13.87%	2,011	12.37%	4,509	9.04%		
\$125,000 - \$150,000		560	7.80%	868	5.34%	1,820	3.65%		
\$150,000 - \$200,000		666	9.27%	1,221	7.51%	1,904	3.82%		
\$200,000+		330	4.59%	545	3.35%	822	1.65%		
2017 Avg Household Income		\$90,706		\$78,986		\$64,594			
2017 Med Household Income		\$75,667		\$63,452		\$51,674			
2017 Occupied Housing		7,183		16,262		49,890			
Owner Occupied		5,823	81.07%	11,460	70.47%	32,398	64.94%		
Renter Occupied		1,360	18.93%	4,802	29.53%	17,492	35.06%		
2010 Housing Units		7,563		16,964		52,575			
1 Unit		6,728	88.96%	13,295	78.37%	40,809	77.62%		
2 - 4 Units		426	5.63%	1,317	7.76%	4,629	8.80%		
5 - 19 Units		280	3.70%	1,625	9.58%	5,154	9.80%		
20+ Units		129	1.71%	727	4.29%	1,983	3.77%		
2017 Housing Value		5,822		11,460		32,398			
<\$100,000		335	5.75%	1,175	10.25%	5,965	18.41%		
\$100,000 - \$200,000		1,985	34.09%	4,346	37.92%	15,789	48.73%		
\$200,000 - \$300,000		2,009	34.51%	3,382	29.51%	6,754	20.85%		
\$300,000 - \$400,000		960	16.49%	1,663	14.51%	2,498	7.71%		
\$400,000 - \$500,000		416	7.15%	699	6.10%	1,029	3.18%		
\$500,000 - \$1,000,000		43	0.74%	86	0.75%	210	0.65%		
\$1,000,000+		74	1.27%	109	0.95%	153	0.47%		
2017 Median Home Value		\$229,417		\$206,180		\$164,817			
2017 Housing Units by Yr Built		7,645		17,439		54,689			
Built 2010+		972	12.71%	2,407	13.80%	6,770	12.38%		
Built 2000 - 2010		2,280	29.82%	4,276	24.52%	13,524	24.73%		
Built 1990 - 1999		2,040	26.68%	4,074	23.36%	11,321	20.70%		
Built 1980 - 1989		865	11.31%	1,956	11.22%	5,971	10.92%		
Built 1970 - 1979		770	10.07%	2,242	12.86%	6,099	11.15%		
Built 1960 - 1969		316	4.13%	1,236	7.09%	4,651	8.50%		
Built 1950 - 1959		227	2.97%	863	4.95%	3,085	5.64%		
Built <1949		175	2.29%	385	2.21%	3,268	5.98%		
2017 Median Year Built		1996		1994		1993			

# Daytime Employment Report

1 Mile Radius

## Highway 76, Clarksville, TN 37043

Building Type: **Land**

Total Available: **0 SF**

Class: -

% Leased: **0%**

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>115</b>	<b>701</b>	<b>6</b>
Retail & Wholesale Trade	16	161	10
Hospitality & Food Service	9	139	15
Real Estate, Renting, Leasing	17	52	3
Finance & Insurance	8	30	4
Information	1	3	3
Scientific & Technology Services	4	9	2
Management of Companies	0	0	0
Health Care & Social Assistance	42	232	6
Educational Services	0	0	0
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	3	7	2
Construction	1	1	1
Manufacturing	0	0	0
Agriculture, Mining, Fishing	0	0	0
Other Services	14	67	5