



Demographic and Income Profile

Cordova Town Center
 1134 N Germantown Pkwy, Cordova, Tennessee, 38016
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 35.15580
 Longitude: -89.79284

Summary	Census 2010	2021	2026
Population	10,666	10,705	10,722
Households	4,633	4,726	4,739
Families	2,660	2,632	2,625
Average Household Size	2.27	2.23	2.23
Owner Occupied Housing Units	2,623	2,590	2,628
Renter Occupied Housing Units	2,010	2,136	2,111
Median Age	34.3	37.5	38.2
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.03%	0.89%	0.71%
Households	0.05%	0.91%	0.71%
Families	-0.05%	0.79%	0.64%
Owner HHs	0.29%	1.08%	0.91%
Median Household Income	2.20%	2.14%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	210	4.4%	155	3.3%
\$15,000 - \$24,999	219	4.6%	148	3.1%
\$25,000 - \$34,999	442	9.4%	375	7.9%
\$35,000 - \$49,999	568	12.0%	539	11.4%
\$50,000 - \$74,999	1,187	25.1%	1,145	24.2%
\$75,000 - \$99,999	893	18.9%	936	19.8%
\$100,000 - \$149,999	777	16.4%	931	19.6%
\$150,000 - \$199,999	105	2.2%	133	2.8%
\$200,000+	325	6.9%	377	8.0%
Median Household Income	\$67,404		\$75,136	
Average Household Income	\$86,466		\$97,259	
Per Capita Income	\$38,691		\$43,581	

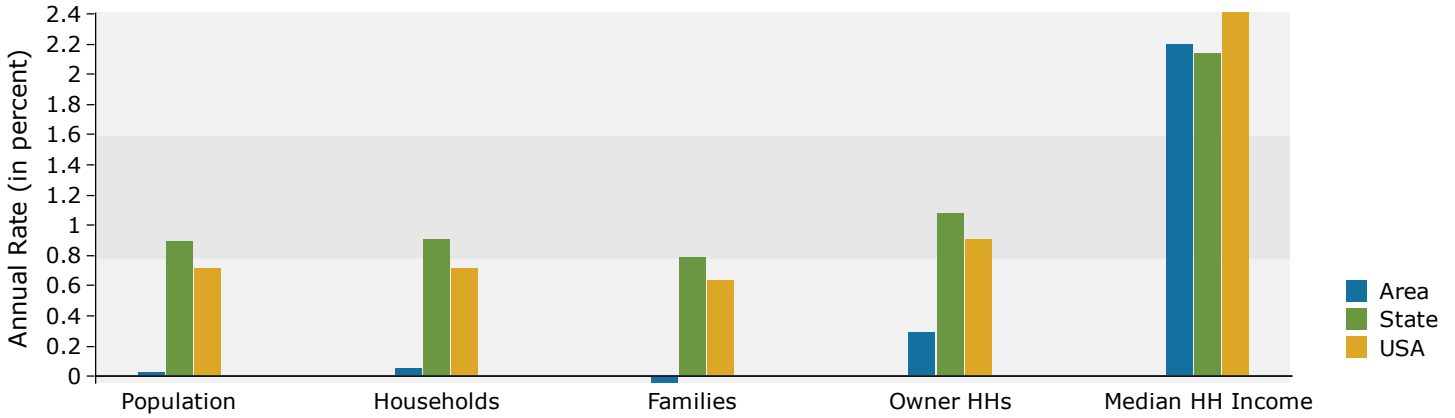
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	696	6.5%	581	5.4%	583	5.4%
5 - 9	635	6.0%	590	5.5%	547	5.1%
10 - 14	591	5.5%	598	5.6%	560	5.2%
15 - 19	554	5.2%	578	5.4%	580	5.4%
20 - 24	801	7.5%	786	7.3%	888	8.3%
25 - 34	2,189	20.5%	1,702	15.9%	1,736	16.2%
35 - 44	1,530	14.3%	1,840	17.2%	1,627	15.2%
45 - 54	1,398	13.1%	1,289	12.0%	1,382	12.9%
55 - 64	1,191	11.2%	1,147	10.7%	1,105	10.3%
65 - 74	573	5.4%	972	9.1%	951	8.9%
75 - 84	353	3.3%	436	4.1%	574	5.4%
85+	155	1.5%	186	1.7%	190	1.8%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,953	65.2%	6,133	57.3%	5,752	53.7%
Black Alone	2,516	23.6%	3,061	28.6%	3,282	30.6%
American Indian Alone	31	0.3%	32	0.3%	33	0.3%
Asian Alone	684	6.4%	803	7.5%	875	8.2%
Pacific Islander Alone	11	0.1%	11	0.1%	12	0.1%
Some Other Race Alone	206	1.9%	279	2.6%	319	3.0%
Two or More Races	265	2.5%	385	3.6%	448	4.2%
Hispanic Origin (Any Race)	540	5.1%	728	6.8%	846	7.9%

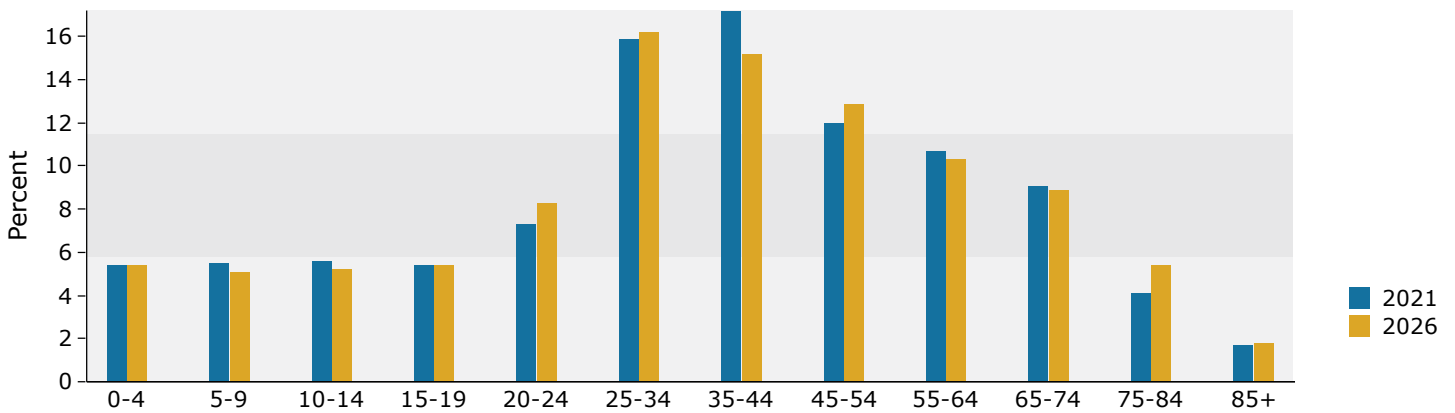
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

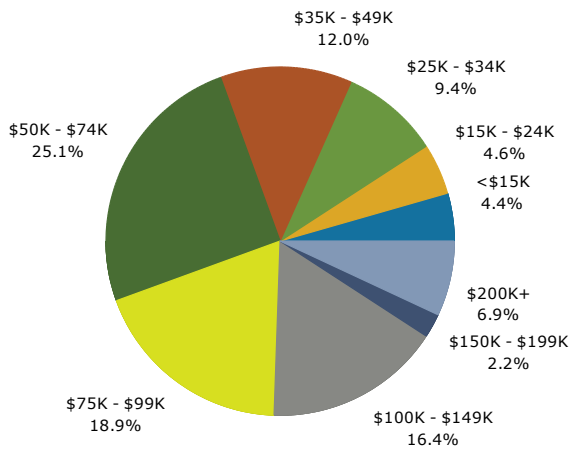
Trends 2021-2026



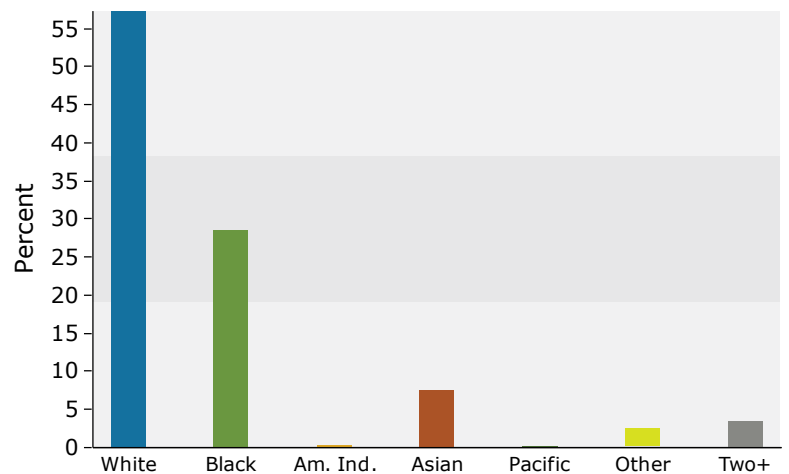
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 6.8%



Demographic and Income Profile

Cordova Town Center
 1134 N Germantown Pkwy, Cordova, Tennessee, 38016
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.15580
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Summary	Census 2010	2021	2026
Population	64,723	65,408	65,524
Households	26,438	26,963	27,016
Families	16,971	16,903	16,863
Average Household Size	2.43	2.41	2.41
Owner Occupied Housing Units	16,782	16,363	16,628
Renter Occupied Housing Units	9,656	10,600	10,388
Median Age	34.3	37.1	37.8
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.04%	0.89%	0.71%
Households	0.04%	0.91%	0.71%
Families	-0.05%	0.79%	0.64%
Owner HHs	0.32%	1.08%	0.91%
Median Household Income	2.45%	2.14%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	1,463	5.4%	1,100	4.1%
\$15,000 - \$24,999	1,446	5.4%	1,039	3.8%
\$25,000 - \$34,999	2,273	8.4%	2,041	7.6%
\$35,000 - \$49,999	3,859	14.3%	3,668	13.6%
\$50,000 - \$74,999	6,042	22.4%	5,701	21.1%
\$75,000 - \$99,999	4,313	16.0%	4,470	16.6%
\$100,000 - \$149,999	4,301	16.0%	4,971	18.4%
\$150,000 - \$199,999	1,424	5.3%	1,802	6.7%
\$200,000+	1,833	6.8%	2,215	8.2%
Median Household Income	\$66,184		\$74,710	
Average Household Income	\$87,714		\$99,812	
Per Capita Income	\$36,188		\$41,185	

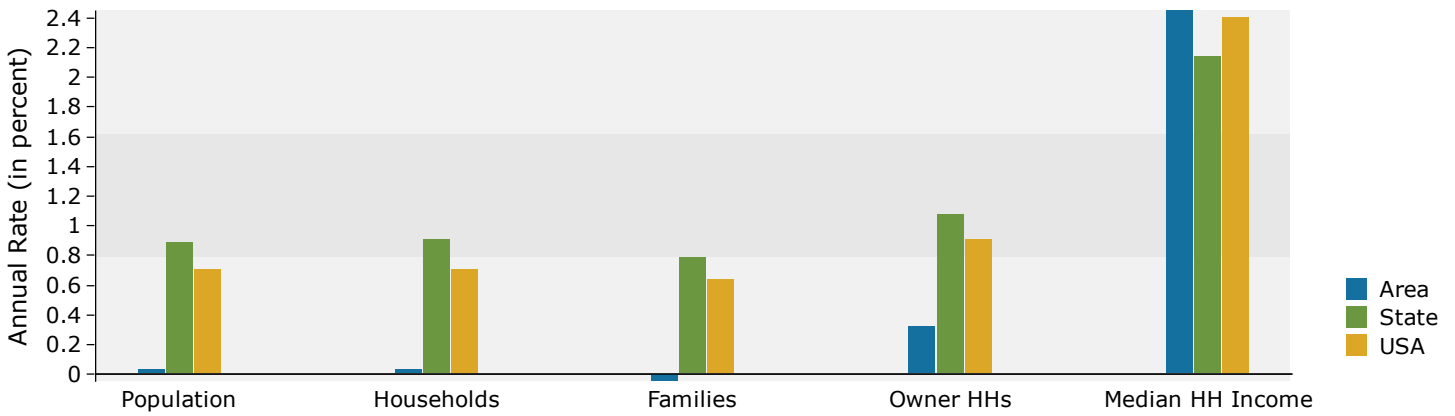
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,539	7.0%	3,963	6.1%	3,966	6.1%
5 - 9	4,281	6.6%	4,093	6.3%	3,931	6.0%
10 - 14	4,263	6.6%	4,134	6.3%	4,029	6.1%
15 - 19	4,006	6.2%	3,649	5.6%	3,801	5.8%
20 - 24	4,505	7.0%	4,280	6.5%	4,178	6.4%
25 - 34	11,504	17.8%	10,150	15.5%	10,087	15.4%
35 - 44	9,406	14.5%	10,496	16.0%	10,178	15.5%
45 - 54	9,150	14.1%	7,959	12.2%	8,204	12.5%
55 - 64	7,201	11.1%	7,523	11.5%	6,824	10.4%
65 - 74	3,296	5.1%	5,845	8.9%	6,012	9.2%
75 - 84	1,845	2.9%	2,393	3.7%	3,304	5.0%
85+	730	1.1%	922	1.4%	1,011	1.5%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	39,631	61.2%	34,815	53.2%	32,560	49.7%
Black Alone	18,068	27.9%	21,668	33.1%	23,009	35.1%
American Indian Alone	193	0.3%	206	0.3%	215	0.3%
Asian Alone	3,200	4.9%	3,744	5.7%	4,066	6.2%
Pacific Islander Alone	43	0.1%	44	0.1%	45	0.1%
Some Other Race Alone	2,140	3.3%	2,865	4.4%	3,236	4.9%
Two or More Races	1,447	2.2%	2,065	3.2%	2,393	3.7%
Hispanic Origin (Any Race)	4,291	6.6%	5,710	8.7%	6,538	10.0%

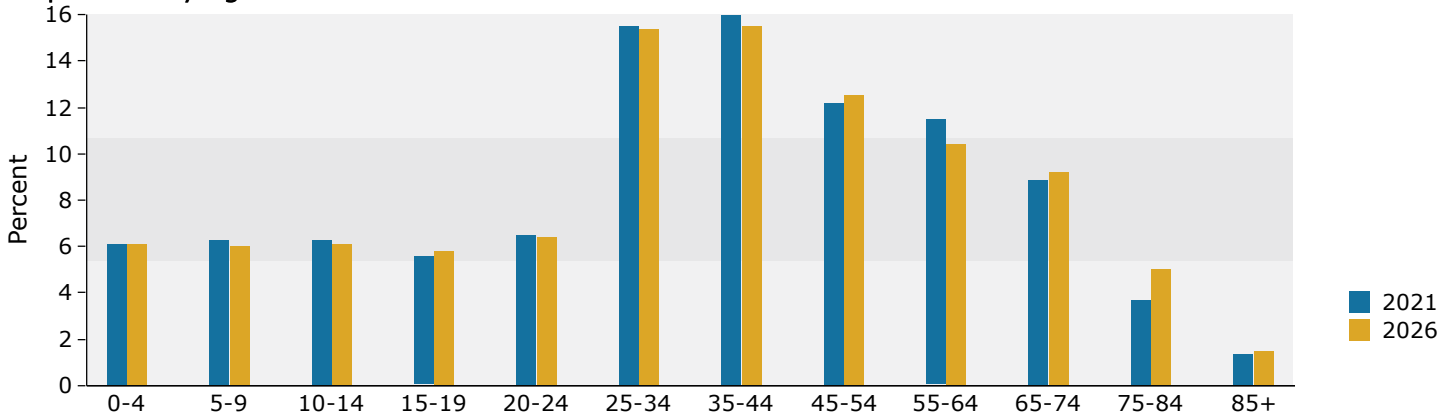
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

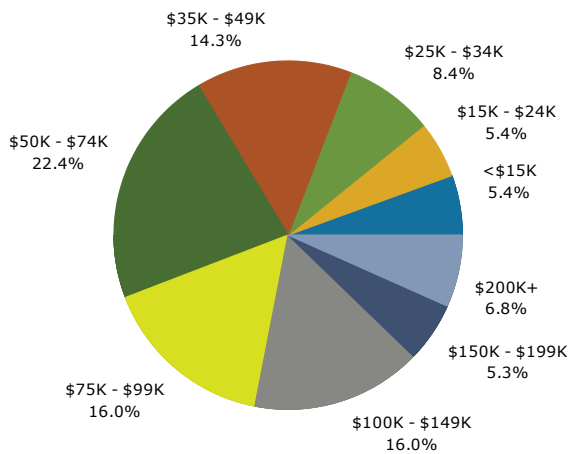
Trends 2021-2026



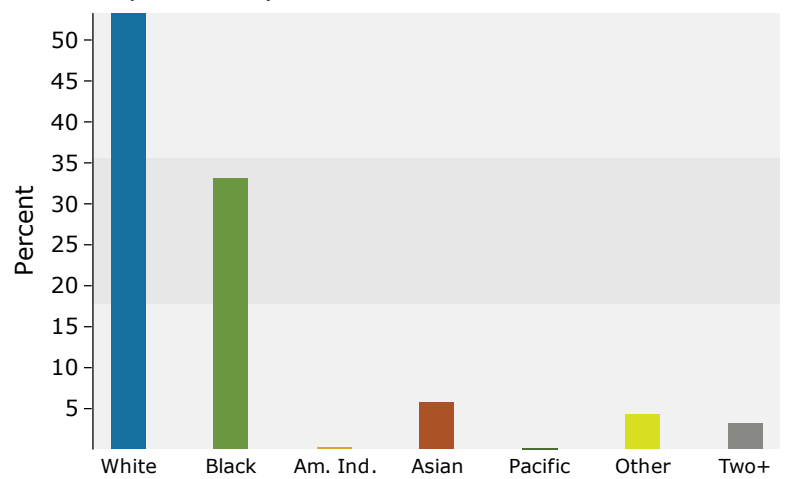
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 8.7%



Demographic and Income Profile

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Summary	Census 2010	2021	2026
Population	157,118	160,678	161,791
Households	61,261	63,390	63,840
Families	41,021	41,628	41,793
Average Household Size	2.47	2.45	2.45
Owner Occupied Housing Units	41,387	41,133	42,161
Renter Occupied Housing Units	19,874	22,257	21,678
Median Age	36.0	38.3	38.9
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.14%	0.89%	0.71%
Households	0.14%	0.91%	0.71%
Families	0.08%	0.79%	0.64%
Owner HHs	0.49%	1.08%	0.91%
Median Household Income	2.07%	2.14%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	3,469	5.5%	2,592	4.1%
\$15,000 - \$24,999	3,361	5.3%	2,514	3.9%
\$25,000 - \$34,999	5,119	8.1%	4,542	7.1%
\$35,000 - \$49,999	7,553	11.9%	7,106	11.1%
\$50,000 - \$74,999	13,006	20.5%	12,478	19.5%
\$75,000 - \$99,999	9,306	14.7%	9,525	14.9%
\$100,000 - \$149,999	10,623	16.8%	11,992	18.8%
\$150,000 - \$199,999	4,218	6.7%	5,223	8.2%
\$200,000+	6,723	10.6%	7,856	12.3%
Median Household Income	\$72,769		\$80,606	
Average Household Income	\$102,688		\$116,181	
Per Capita Income	\$40,635		\$45,953	

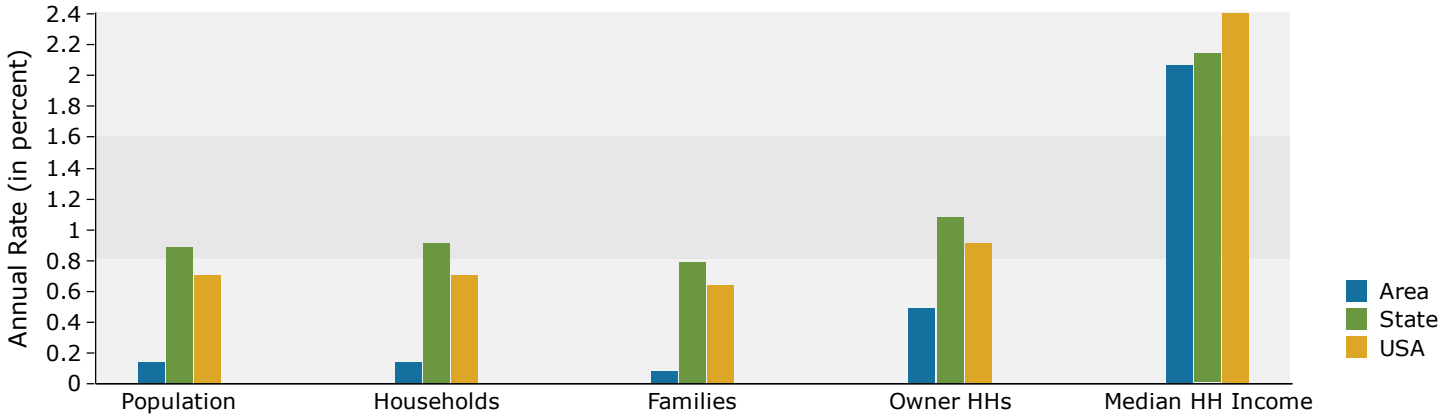
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,100	6.4%	9,086	5.7%	9,198	5.7%
5 - 9	10,175	6.5%	9,562	6.0%	9,410	5.8%
10 - 14	10,772	6.9%	10,060	6.3%	9,865	6.1%
15 - 19	10,151	6.5%	9,255	5.8%	9,265	5.7%
20 - 24	10,111	6.4%	10,213	6.4%	9,701	6.0%
25 - 34	24,979	15.9%	23,879	14.9%	24,313	15.0%
35 - 44	22,506	14.3%	23,804	14.8%	23,936	14.8%
45 - 54	22,920	14.6%	19,900	12.4%	20,032	12.4%
55 - 64	18,380	11.7%	19,569	12.2%	17,816	11.0%
65 - 74	9,358	6.0%	15,246	9.5%	15,672	9.7%
75 - 84	5,483	3.5%	7,223	4.5%	9,379	5.8%
85+	2,183	1.4%	2,883	1.8%	3,203	2.0%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	103,825	66.1%	95,302	59.3%	90,944	56.2%
Black Alone	38,397	24.4%	45,995	28.6%	48,990	30.3%
American Indian Alone	444	0.3%	477	0.3%	499	0.3%
Asian Alone	6,668	4.2%	8,170	5.1%	9,063	5.6%
Pacific Islander Alone	69	0.0%	72	0.0%	73	0.0%
Some Other Race Alone	4,864	3.1%	6,480	4.0%	7,313	4.5%
Two or More Races	2,851	1.8%	4,182	2.6%	4,908	3.0%
Hispanic Origin (Any Race)	9,416	6.0%	12,569	7.8%	14,428	8.9%

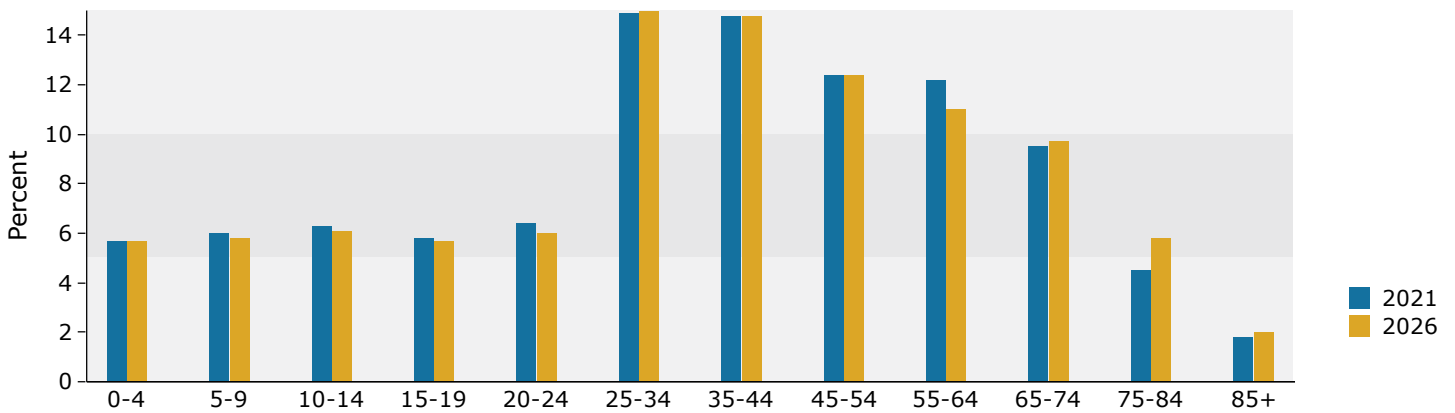
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

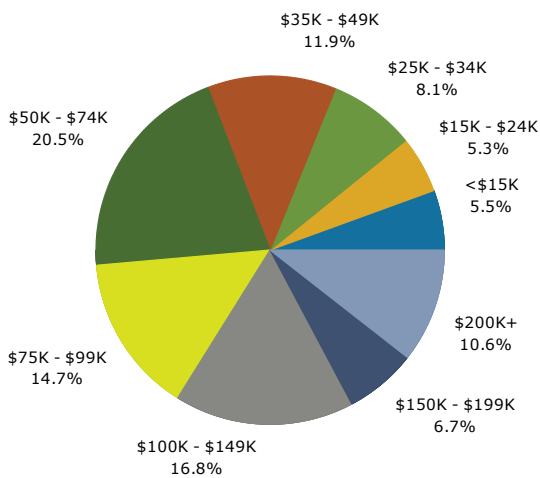
Trends 2021-2026



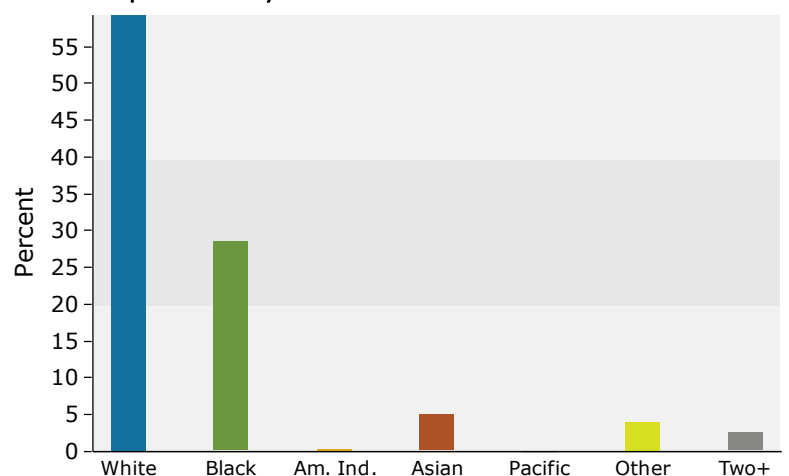
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 7.8%

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