



COMMUNITY

DEMOGRAPHIC PROFILE

La Vergne, Tennessee

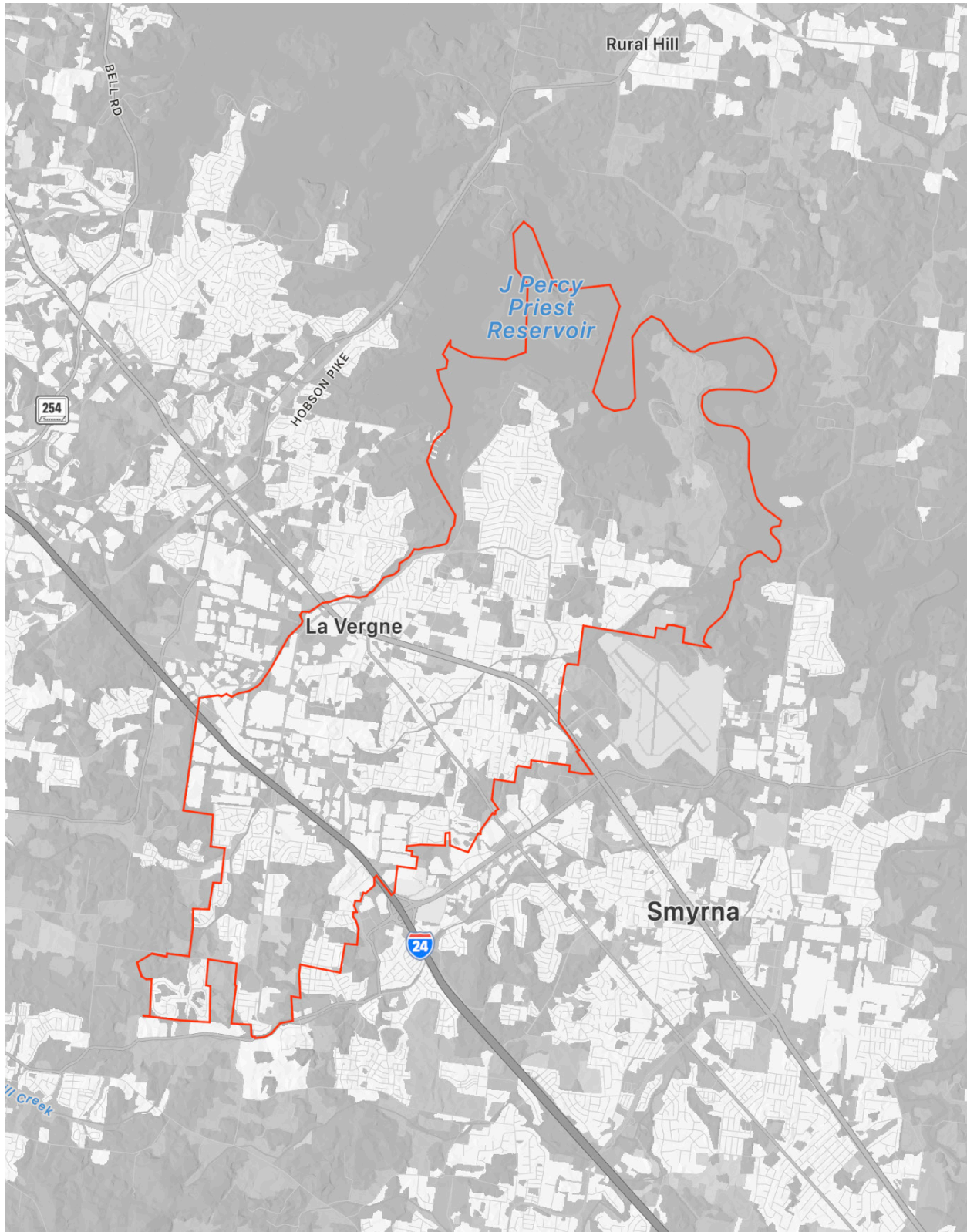
October 2024

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

2010 Total Population	32,606
2020 Total Population	38,719
2024 Total Population	41,837
2029 Total Population	44,695
2024-2029 Annual Rate	1.33%
2024-2029 Total Growth	6.65%
2020 Group Quarters	61
2024 Group Quarters	54
2024 Total Daytime Population	39,701
Workers	19,608
Residents	20,093

Household Summary

2010 Households	10,924
2010 Average Household Size	2.98
2020 Total Households	12,472
2020 Average Household Size	3.10
2024 Households	13,535
2024 Average Household Size	3.09
2029 Households	14,514
2029 Average Household Size	3.08
2024-2029 Annual Rate	1.41%
2010 Families	8,439
2010 Average Family Size	3.34
2024 Families	10,249
2024 Average Family Size	3.54
2029 Families	10,929
2029 Average Family Size	3.54
2024-2029 Annual Rate	1.29%

Housing Unit Summary

2000 Housing Units	7,018
Owner Occupied Housing Units	78.6%
Renter Occupied Housing Units	14.8%
Vacant Housing Units	6.6%
2010 Housing Units	11,621
Owner Occupied Housing Units	72.8%
Renter Occupied Housing Units	21.2%
Vacant Housing Units	6.0%
2020 Housing Units	12,890
Owner Occupied Housing Units	67.9%
Renter Occupied Housing Units	28.9%
Vacant Housing Units	3.2%
2024 Housing Units	13,957
Owner Occupied Housing Units	71.1%
Renter Occupied Housing Units	25.8%
Vacant Housing Units	3.0%
2029 Housing Units	14,983
Owner Occupied Housing Units	73.1%
Renter Occupied Housing Units	23.8%
Vacant Housing Units	3.1%

Median Household Income

2024	\$77,543
2029	\$85,956

Median Home Value

2024	\$344,095
2029	\$404,845

Per Capita Income

2024	\$29,800
2029	\$34,426

Median Age

2010	31.3
2020	32.7
2024	33.2
2029	33.9



DEMOGRAPHIC PROFILE

La Vergne, Tennessee

2024 Households by Income

Household Income Base	13,535
<\$15,000	4.2%
\$15,000 - \$24,999	4.0%
\$25,000 - \$34,999	5.5%
\$35,000 - \$49,999	11.5%
\$50,000 - \$74,999	21.9%
\$75,000 - \$99,999	20.6%
\$100,000 - \$149,999	20.6%
\$150,000 - \$199,999	7.2%
\$200,000+	4.6%
Average Household Income	\$92,108

2029 Households by Income

Household Income Base	14,514
<\$15,000	3.0%
\$15,000 - \$24,999	2.8%
\$25,000 - \$34,999	4.0%
\$35,000 - \$49,999	9.8%
\$50,000 - \$74,999	19.5%
\$75,000 - \$99,999	20.8%
\$100,000 - \$149,999	24.3%
\$150,000 - \$199,999	10.2%
\$200,000+	5.6%
Average Household Income	\$106,008

2024 Owner Occupied Housing Units by Value

Total	9,928
<\$50,000	3.5%
\$50,000 - \$99,999	3.3%
\$100,000 - \$149,999	3.2%
\$150,000 - \$199,999	3.8%
\$200,000 - \$249,999	8.1%
\$250,000 - \$299,999	17.0%
\$300,000 - \$399,999	25.3%
\$400,000 - \$499,999	17.9%
\$500,000 - \$749,999	8.6%
\$750,000 - \$999,999	8.2%
\$1,000,000 - \$1,499,999	1.1%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$388,006

2029 Owner Occupied Housing Units by Value

Total	10,952
<\$50,000	2.2%
\$50,000 - \$99,999	1.3%
\$100,000 - \$149,999	1.1%
\$150,000 - \$199,999	1.7%
\$200,000 - \$249,999	3.8%
\$250,000 - \$299,999	12.4%
\$300,000 - \$399,999	26.5%
\$400,000 - \$499,999	22.6%
\$500,000 - \$749,999	13.5%
\$750,000 - \$999,999	12.6%
\$1,000,000 - \$1,499,999	2.3%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$467,645



DEMOGRAPHIC PROFILE

La Vergne, Tennessee

2020 Population by Age

Total	38,719
0 - 4	7.6%
5 - 9	8.0%
10 - 14	8.8%
15 - 24	14.4%
25 - 34	14.6%
35 - 44	15.6%
45 - 54	13.3%
55 - 64	9.9%
65 - 74	5.2%
75 - 84	2.0%
85 +	0.4%
18 +	70.5%

2024 Population by Age

Total	41,837
0 - 4	7.5%
5 - 9	7.6%
10 - 14	7.9%
15 - 24	15.0%
25 - 34	14.8%
35 - 44	15.2%
45 - 54	13.3%
55 - 64	10.2%
65 - 74	5.6%
75 - 84	2.3%
85 +	0.6%
18 +	72.2%

2029 Population by Age

Total	44,695
0 - 4	7.4%
5 - 9	7.1%
10 - 14	7.2%
15 - 24	14.0%
25 - 34	15.9%
35 - 44	14.5%
45 - 54	12.8%
55 - 64	10.4%
65 - 74	7.0%
75 - 84	2.9%
85 +	0.7%
18 +	74.2%

2020 Population by Sex

Males	18,955
Females	19,764

2024 Population by Sex

Males	20,766
Females	21,071

2029 Population by Sex

Males	22,012
Females	22,683



DEMOGRAPHIC PROFILE

La Vergne, Tennessee

2010 Population by Race/Ethnicity

Total	32,606
White Alone	63.0%
Black Alone	23.0%
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	13.0%
Diversity Index	64.6

2029 Population by Race/Ethnicity

Total	44,695
White Alone	40.1%
Black Alone	26.8%
American Indian Alone	1.0%
Asian Alone	4.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	16.5%
Two or More Races	11.4%
Hispanic Origin	28.4%
Diversity Index	83.7

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

2020 Population by Relationship and Household Type

Total	38,719
In Households	99.8%
Householder	32.2%
Opposite-Sex Spouse	15.7%
Same-Sex Spouse	0.2%
Opposite-Sex Unmarried Partner	2.6%
Same-Sex Unmarried Partner	0.2%
Biological Child	32.8%
Adopted Child	0.6%
Stepchild	1.7%
Grandchild	3.0%
Brother or Sister	2.0%
Parent	1.8%
Parent-in-law	0.4%
Son-in-law or Daughter-in-law	0.6%
Other Relatives	2.2%
Foster Child	0.1%
Other Nonrelatives	3.6%
In Group Quarters	0.2%
Institutionalized	0.0%
Noninstitutionalized	0.2%

2024 Population by Race/Ethnicity

Total	41,837
White Alone	42.5%
Black Alone	26.1%
American Indian Alone	1.0%
Asian Alone	3.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	15.5%
Two or More Races	10.9%
Hispanic Origin	26.8%
Diversity Index	82.6



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2024 Population 25+ by Educational Attainment

Total	25,942
Less than 9th Grade	3.5%
9th - 12th Grade, No Diploma	4.8%
High School Graduate	29.5%
GED/Alternative Credential	4.9%
Some College, No Degree	21.7%
Associate Degree	9.7%
Bachelor's Degree	18.9%
Graduate/Professional Degree	6.9%

2024 Population 15+ by Marital Status

Total	32,217
Never Married	34.0%
Married	51.9%
Widowed	3.4%
Divorced	10.7%

2024 Civilian Population 16+ in Labor Force

Civilian Population 16+	23,054
Population 16+ Employed	96.2%
Population 16+ Unemployment rate	3.8%
Population 16-24 Employed	14.9%
Population 16-24 Unemployment rate	7.6%
Population 25-54 Employed	68.4%
Population 25-54 Unemployment rate	2.6%
Population 55-64 Employed	12.3%
Population 55-64 Unemployment rate	4.1%
Population 65+ Employed	4.4%
Population 65+ Unemployment rate	8.4%

2024 Employed Population 16+ by Industry

Total	22,171
Agriculture/Mining	0.3%
Construction	9.7%
Manufacturing	14.3%
Wholesale Trade	2.7%
Retail Trade	11.3%
Transportation/Utilities	8.0%
Information	2.4%
Finance/Insurance/Real Estate	4.7%
Services	41.8%
Public Administration	4.7%

2024 Employed Population 16+ by Occupation

Total	22,171
White Collar	54.6%
Management/Business/Financial	18.2%
Professional	18.9%
Sales	8.3%
Administrative Support	9.2%
Services	12.1%
Blue Collar	33.3%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	6.2%
Installation/Maintenance/Repair	3.6%
Production	11.2%
Transportation/Material Moving	12.1%



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2020 Households by Type

Total	12,472
Married Couple Households	49.7%
With Own Children <18	25.3%
Without Own Children <18	24.4%
Cohabiting Couple Households	8.7%
With Own Children <18	3.8%
Without Own Children <18	4.9%
Male Householder, No Spouse/Partner	15.6%
Living Alone	7.7%
65 Years and over	1.5%
With Own Children <18	2.2%
Without Own Children <18, With Relatives	3.6%
No Relatives Present	2.0%
Female Householder, No Spouse/Partner	26.0%
Living Alone	8.6%
65 Years and over	2.8%
With Own Children <18	8.3%
Without Own Children <18, With Relatives	8.1%
No Relatives Present	0.9%

2020 Households by Size

Total	12,472
1 Person Household	16.3%
2 Person Household	27.6%
3 Person Household	19.5%
4 Person Household	18.2%
5 Person Household	10.2%
6 Person Household	5.0%
7 + Person Household	3.3%

2020 Households by Tenure and Mortgage Status

Total	12,472
Owner Occupied	70.2%
Owned with a Mortgage/Loan	58.7%
Owned Free and Clear	11.5%
Renter Occupied	29.8%

2024 Affordability, Mortgage and Wealth

Housing Affordability Index	93
Percent of Income for Mortgage	27.8%
Wealth Index	65

2020 Housing Units By Urban/ Rural Status

Total	12,890
Urban Housing Units	95.5%
Rural Housing Units	4.5%

2020 Population By Urban/ Rural Status

Total	38,719
Urban Population	95.3%
Rural Population	4.7%



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: Apple, Gordian, Jacobs, ReportAll, Data Axle, Applied Geographic Solutions, Nielsen, Claritas, Environics Analytics, 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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