

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 36.088402 Longitude: -86.648199

Nashboro Village Nashville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	31,515	138,940	573,737
	Population Est 25Q1	31,368	138,042	570,832
	Population Est 24Q4	31,424	138,410	570,491
	Population Est 24Q3	31,223	137,853	567,987
	Population Est 24Q2	30,951	136,605	563,971
	Population Est 24Q1	31,084	137,043	560,292
	Population Est 23Q4	30,806	136,382	557,072
	Population Est 23Q3	30,472	135,679	554,371
	Population Est 23Q2	30,431	135,340	551,780
	Population Fcst	32,084	141,211	596,139
	2010 Census Population	26,656	118,848	458,504
	2000 Census Population	21,874	97,512	383,347
	1990 Census Population	14,221	78,133	323,037
	Current Year Daytime Population	23,018	122,956	753,551
	Average Seasonal Population	235	688	12,710
	Historical Annual Growth, 1990 – 2000	4.40%	2.24%	1.73%
	Historical Annual Growth, 2000 – 2010	2.00%	2.00%	1.81%
	Estimated Annual Growth, 2010 – CY	1.16%	1.08%	1.56%
	Projected Annual Growth, CY to Y5	0.36%	0.32%	0.77%
	Group Qtrs Est	36	1,456	19,214
Transient Est Average Last 4 Qtrs	131	18,993	78,350	
<b>Households</b>	Current Year Estimated Households	12,104	52,314	235,274
	Households Est 25Q1	12,043	51,941	234,058
	Households Est 24Q4	12,057	52,059	233,908
	Households Est 24Q3	11,979	51,855	232,848
	Households Est 24Q2	11,876	51,370	231,120
	Households Est 24Q1	11,776	51,363	228,761
	Households Est 23Q4	11,659	51,110	227,236
	Households Est 23Q3	11,504	50,819	225,985
	Households Est 23Q2	11,489	50,699	224,822
	Households Fcst	12,314	53,036	246,083
	2010 Census Households	10,654	45,788	184,962
	2000 Census Households	9,329	40,568	159,090
	1990 Census Households	5,833	33,370	132,698
	Historical Annual Growth, 1990 – 2000	4.81%	1.97%	1.83%
	Historical Annual Growth, 2000 – 2010	1.34%	1.22%	1.52%
	Estimated Annual Growth, 2010 – CY	0.88%	0.92%	1.67%
	Projected Annual Growth, CY to Y5	0.34%	0.27%	0.90%
Population per Household	2.60	2.63	2.36	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 36.088402 Longitude: -86.648199

Nashboro Village Nashville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Income</b>	HH Income \$500,000 or more	1.1%	1.1%	2.8%
	HH Income \$250,000 to \$499,999	1.3%	1.3%	3.4%
	HH Income \$200,000 to \$249,999	3.0%	3.1%	7.9%
	HH Income \$175,000 to \$199,999	3.0%	3.2%	4.9%
	HH Income \$150,000 to \$174,999	4.3%	4.9%	6.4%
	HH Income \$100,000 to 149,999	17.3%	18.1%	19.2%
	HH Income \$75,000 to 99,999	17.1%	16.4%	14.0%
	HH Income \$50,000 to 74,999	21.4%	20.5%	15.7%
	HH Income \$35,000 to 49,999	11.8%	14.1%	9.8%
	HH Income \$25,000 to 34,999	7.3%	6.4%	5.0%
	HH Income \$15,000 to 24,999	5.8%	4.8%	4.6%
	HH Income \$0 to 14,999	6.6%	6.1%	6.3%
	Average Household Income	\$87,488	\$89,749	\$124,892
	Median Household Income	\$71,392	\$72,407	\$89,606
	Per Capita Income	\$33,635	\$33,989	\$52,015
	Average Disposable Income	\$74,457	\$76,255	\$95,218
	Median Disposable Income	\$64,121	\$65,053	\$79,645
	Discretionary HH Income Over \$150,000	1.0%	2.6%	11.4%
	Discretionary HH Income \$125,000 to \$149,999	4.2%	3.9%	6.5%
	Discretionary HH Income \$100,000 to \$124,999	5.2%	5.7%	9.0%
	Discretionary HH Income \$75,000 to \$99,999	10.0%	11.4%	13.3%
	Discretionary HH Income \$50,000 to \$74,999	22.1%	22.2%	19.2%
	Discretionary HH Income \$25,000 to \$49,999	30.3%	32.0%	22.5%
	Discretionary HH Income Under \$25,000	27.1%	22.3%	18.0%
	Average Discretionary HH Income	\$50,563	\$54,271	\$72,527
	Median Discretionary HH Income	\$43,990	\$46,029	\$61,994
	Householder White – Count	4,269	19,229	136,235
	Median HH Income	\$65,361	\$71,086	\$104,103
	Average HH Income	\$73,803	\$81,397	\$109,388
	Householder Black or African-American – Count	4,465	16,717	49,941
	Median HH Income	\$72,523	\$73,601	\$67,371
	Average HH Income	\$80,941	\$80,556	\$77,013
	Householder Hispanic – Count	2,256	10,447	24,553
	Median HH Income	\$76,518	\$73,303	\$79,611
	Average HH Income	\$87,688	\$85,745	\$90,082
Householder Asian or Pacific Islander – Count	187	1,334	7,523	
Median HH Income	\$77,235	\$67,652	\$97,127	
Average HH Income	\$90,187	\$78,822	\$104,927	
Householder Other or Pacific Islander – Count	928	4,587	17,022	
Median HH Income	\$77,066	\$75,572	\$84,482	
Average HH Income	\$90,717	\$87,809	\$95,578	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 36.088402 Longitude: -86.648199

Nashboro Village Nashville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Gender</b>	Male Population	15,404	69,306	278,863
	Female Population	16,111	69,633	294,875
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	2,375	10,293	43,432
	Count of Pop 0 to 7 years	3,289	14,417	56,508
	Count of Pop 5 - 13	3,877	17,323	60,510
	Count of Pop 14 - 18	1,732	7,504	28,982
	Count of Pop 19 - 22	1,621	7,220	30,529
	Count of Pop 22 - 25	1,133	5,230	23,396
	Count of Pop 25 - 29	2,454	10,800	41,173
	Count of Pop 30 - 34	3,092	13,335	58,480
	Count of Pop 35 - 39	2,764	12,640	53,115
	Count of Pop 40 - 44	2,253	10,743	43,352
	Count of Pop 45 - 59	5,567	23,742	94,529
	Count of Pop 60 - 74	3,652	15,495	71,248
	Count of Pop 75 - 84	859	3,858	20,175
	Count of Pop 85+	137	756	4,816
	% of Pop 0 to 4 years	7.5%	7.4%	7.6%
	% of Pop 0 to 7 years	10.4%	10.4%	9.8%
	% of Pop 5 - 13	12.3%	12.5%	10.5%
	% of Pop 14 - 18	5.5%	5.4%	5.1%
	% of Pop 19 - 22	5.1%	5.2%	5.3%
	% of Pop 22 - 25	3.6%	3.8%	4.1%
	% of Pop 25 - 29	7.8%	7.8%	7.2%
	% of Pop 30 - 34	9.8%	9.6%	10.2%
	% of Pop 35 - 39	8.8%	9.1%	9.3%
	% of Pop 40 - 44	7.1%	7.7%	7.6%
	% of Pop 45 - 59	17.7%	17.1%	16.5%
	% of Pop 60 - 74	11.6%	11.2%	12.4%
	% of Pop 75 - 84	2.7%	2.8%	3.5%
% of Pop 85+	0.4%	0.5%	0.8%	
Median Age	34.1	34.2	35.0	
Average Age	35.2	35.1	36.4	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	7.8%	7.5%	7.9%
	% of Pop 5 - 13	12.3%	12.5%	11.0%
	% of Pop 14 - 18	5.7%	5.5%	5.2%
	% of Pop 19 - 22	5.4%	5.4%	5.4%
	% of Pop 22 - 25	3.9%	4.0%	4.2%
	% of Pop 25 - 29	8.0%	7.9%	7.0%
	% of Pop 30 - 34	9.7%	9.6%	10.0%
	% of Pop 35 - 39	9.0%	9.3%	9.4%
	% of Pop 40 - 44	7.2%	7.8%	7.8%
	% of Pop 45 - 59	17.5%	17.2%	16.8%
	% of Pop 75 - 84	2.3%	2.3%	3.0%
	% of Pop 60 - 74	10.8%	10.4%	11.8%
	% of Pop 85+	0.3%	0.3%	0.5%
	Median Age	33.5	33.7	34.7
Average Age	34.4	34.5	35.6	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 36.088402 Longitude: -86.648199

Nashboro Village Nashville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	7.3%	7.3%	7.3%
	% of Pop 5 - 13	12.3%	12.4%	10.2%
	% of Pop 14 - 18	5.3%	5.3%	4.9%
	% of Pop 19 - 22	4.9%	5.0%	5.2%
	% of Pop 22 - 25	3.3%	3.5%	4.0%
	% of Pop 25 - 29	7.5%	7.6%	7.3%
	% of Pop 30 - 34	9.9%	9.6%	10.4%
	% of Pop 35 - 39	8.5%	8.9%	9.1%
	% of Pop 40 - 44	7.1%	7.6%	7.3%
	% of Pop 45 - 59	17.8%	16.9%	16.1%
	% of Pop 60 - 74	12.4%	11.9%	13.0%
	% of Pop 75 - 84	3.1%	3.2%	4.0%
	% of Pop 85+	0.6%	0.7%	1.2%
	Median Age	34.7	34.6	35.4
Average Age	36.0	35.8	37.1	
Race	Count of White	11,881	53,035	321,029
	Count of Black or African-American	11,617	44,393	130,834
	Count of Asian or Pacific Islander	708	5,205	25,612
	Count of Other races	7,310	36,307	96,263
	White	37.7%	38.2%	56.0%
	Black or African American	36.9%	32.0%	22.8%
	Asian	2.2%	3.7%	4.5%
	Other Races	23.2%	26.1%	16.8%
Language Spoken	Speak English at Home	60.0%	61.1%	77.2%
	Speak Spanish at Home	20.7%	23.0%	12.2%
	Speak French or French Creole at Home	2.5%	0.9%	0.6%
	Speak German at Home	0.0%	0.0%	0.2%
	Speak Other Indo-European Languages at Home	2.1%	2.0%	1.9%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.2%	0.3%
	Speak Chinese at Home	0.1%	0.1%	0.5%
	Speak Korean at Home	0.6%	0.2%	0.3%
	Speak Vietnamese at Home	0.0%	0.2%	0.3%
	Speak Other Asian Languages at Home	0.8%	1.8%	1.4%
	Speak Tagalog and Other Pacific Languages at Home	0.2%	0.2%	0.2%
	Speak Other Language at Home	13.0%	10.3%	4.9%
Hispanic	Hispanic Population	7,979	38,137	90,067
	Hispanic Population Percent	25.3%	27.4%	15.7%
	Mexican	51.9%	53.8%	50.9%
	Puerto Rican	1.1%	2.9%	6.4%
	Cuban	11.1%	4.4%	3.7%
	Dominican	0.2%	0.5%	0.7%
	Central American	26.2%	32.0%	27.9%
	South American	4.6%	2.7%	6.6%
	Other Hispanic	5.0%	3.6%	3.9%
	2000 Hispanic Population Percent	6%	10%	6%
1990 Hispanic Population Percent	2%	2%	1%	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 36.088402 Longitude: -86.648199

Nashboro Village Nashville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Ancestry</b>	American (percent of total population)	3.1%	3.2%	4.5%
	American	2.9%	3.0%	4.2%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	1.8%	3.2%	3.6%
	Chinese	0.1%	0.2%	0.6%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.5%	0.3%	0.4%
	South Central Asian (ie. Indian)	0.2%	0.6%	1.2%
	South East Asian (ie. Vietnamese)	0.9%	1.9%	1.1%
	Other Asian	0.1%	0.3%	0.3%
	European (percent of total population)	6.5%	7.4%	20.1%
	British	1.5%	1.9%	5.6%
	Dutch	0.1%	0.2%	0.3%
	French	0.2%	0.3%	0.6%
	German	1.6%	1.6%	3.9%
	Italian	0.3%	0.4%	1.2%
	Polish	0.2%	0.2%	0.6%
	Scandinavian	0.2%	0.3%	0.7%
	Scotch/Irish	1.6%	1.9%	5.2%
Other European (ie. Greek/Russian)	0.8%	0.7%	2.0%	
Middle Eastern	2.7%	2.1%	1.6%	
Other Ancestry	14.8%	15.1%	16.4%	
Unclassified Ancestry	8.7%	9.4%	14.5%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	20,777	91,369	386,888
	Elementary (0 to 8)	6.1%	7.2%	4.1%
	Some High School (9 to 11)	9.3%	10.9%	6.2%
	High School Graduate (12)	25.8%	26.7%	20.6%
	Some College (13 to 16)	15.5%	18.4%	17.0%
	Associates Degree Only	9.7%	7.8%	6.3%
	Bachelors Degree Only	24.8%	20.7%	29.1%
	Graduate Degree	8.7%	8.3%	16.8%
	% College (4+)	33.5%	29.0%	45.9%
<b>Household Type</b>	Total Households – count	12,104	52,314	235,274
	One Person HHs – count	3,804	16,206	81,042
	Family HHs – count	7,243	31,330	128,001
	Married Couple – count	4,526	19,273	89,291
	w/own children – count	2,539	9,957	38,210
	w/out own children – count	1,988	9,316	51,081
	Male Householder – count	1,201	4,590	12,065
	Female Householder – count	1,516	7,468	26,644
	Non-Family Households – count	1,057	4,778	26,232
	1 Person Household	31.4%	31.0%	34.4%
	2 Person Household	28.4%	28.6%	31.7%
	3 Person Household	15.6%	15.4%	14.0%
	4 Person Household	12.0%	12.2%	10.7%
	5 Person Household	7.2%	7.3%	5.3%
6 Person Household	3.1%	3.3%	2.3%	
7+ Person Household	2.3%	2.3%	1.5%	
% Households With Children	30.9%	31.2%	24.8%	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 36.088402 Longitude: -86.648199

Nashboro Village Nashville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Housing</b>	Total Housing Units	12,860	55,735	257,750
	Owner Occupied Percent	43.3%	45.2%	48.4%
	Renter Occupied Percent	50.8%	48.6%	42.9%
	Vacant Housing Percent	5.9%	6.1%	8.7%
	Total Housing Units (Census 2000)	9,952	43,159	170,092
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.5%	0.9%	8.1%
	Property Value \$750,000 to \$999,999	0.5%	1.7%	9.8%
	Property Value \$500,000 to \$749,999	13.9%	16.1%	23.1%
	Property Value \$400,000 to \$499,999	18.8%	20.7%	17.2%
	Property Value \$300,000, to \$399,999	32.3%	27.6%	17.9%
	Property Value \$200,000 to \$299,999	25.9%	21.8%	13.1%
	Property Value \$150,000 to \$199,999	2.8%	4.4%	2.4%
	Property Value \$100,000 to \$149,999	1.7%	2.3%	1.5%
	Property Value \$60,000 to \$99,999	0.5%	1.0%	0.7%
	Property Value \$40,000 to \$59,999	0.2%	0.6%	0.5%
	Property Value \$0 to \$39,999	2.1%	2.4%	1.7%
	Median Home Value	\$351,663	\$363,501	\$470,754
<b>Wealth per Household</b>	\$0 and under - percent	19.3%	19.3%	18.3%
	\$1 to \$4999 - percent	9.9%	9.9%	8.9%
	\$5k to \$9999 - percent	5.2%	5.2%	4.8%
	\$10k to \$24999 - percent	6.9%	6.9%	6.6%
	\$25k to \$49999 - percent	7.0%	7.0%	6.8%
	\$50k to \$99999 - percent	10.1%	10.2%	10.0%
	\$100k to \$249999 - percent	17.0%	17.0%	17.3%
	\$250k to \$499999 - percent	11.9%	11.9%	12.7%
	\$500k+ - percent	12.7%	12.6%	14.5%
	Median HH Wealth	\$58,814	\$57,977	\$72,816
	Avg HH Wealth	\$213,645	\$212,119	\$234,897
<b>Economic Viability</b>	Economic Viability Local	284	290	291
	Economic Viability Indexed	103	105	105
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	17,498	76,339	325,014
	Managerial/Executive	13.7%	14.6%	20.4%
	Professional Specialty	16.7%	16.9%	26.2%
	Healthcare Support	2.7%	2.3%	2.1%
	Sales	10.6%	7.6%	8.9%
	Office & Administrative Support	12.2%	11.9%	9.9%
	Protective Service	1.2%	1.3%	1.4%
	Food Preparation	5.7%	6.2%	5.4%
	Building Maintenance & Cleaning	3.9%	5.0%	2.9%
	Personal Care	1.7%	1.9%	2.2%
	Farming, Fishing, & Forestry	0.1%	0.2%	0.1%
	Construction	13.2%	13.0%	7.7%
	Production & Transportation	18.3%	19.1%	12.6%
	Percent White Collar Workers	55.9%	53.3%	67.6%
	Percent Blue Collar Workers	44.1%	46.7%	32.4%

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 36.088402 Longitude: -86.648199

Nashboro Village Nashville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	12.3%	12.4%	7.6%
	Manufacturing	9.3%	8.9%	7.9%
	Transportation	9.3%	8.7%	6.0%
	Information	1.3%	2.1%	3.1%
	Wholesale/Retail	12.5%	12.7%	12.1%
	Finance, Insurance, Real Estate	9.1%	7.0%	7.4%
	Professional Services	6.9%	6.2%	9.4%
	Management Services	0.5%	0.4%	0.5%
	Administrative/Waste Services	4.3%	5.8%	4.4%
	Educational Services	16.6%	16.5%	22.0%
	Entertainment Services	10.5%	11.4%	11.1%
	Other Professional Services	3.8%	4.4%	4.9%
	Public Administration	3.7%	3.4%	3.5%
<b>Vehicles per HH</b>	No Vehicles	4.8%	4.7%	6.1%
	1 Vehicle	40.7%	40.4%	40.3%
	2 Vehicles	35.2%	35.2%	36.7%
	3 or more vehicles	19.4%	19.7%	16.9%
	Average Number of Vehicles	1.79	1.78	1.71
<b>Change</b>	Births (last 12 months)	434	1,890	7,716
	Deaths (last 12 months)	195	876	4,147
	Migration (last 12 months)	327	1,354	6,339
<b>Work place</b>	Workplace Establishments	565	3,096	25,379
	Workplace Employees (FTE)	9,797	48,512	385,658