

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 35.913416 Longitude: -86.832162

Watson Glen Shopping Center Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	9,821	55,558	102,802
	Population Est 25Q1	9,814	55,383	102,557
	Population Est 24Q4	9,822	55,395	102,545
	Population Est 24Q3	9,739	54,403	101,492
	Population Est 24Q2	9,664	53,906	100,757
	Population Est 24Q1	9,595	53,737	100,394
	Population Est 23Q4	9,545	53,546	100,100
	Population Est 23Q3	9,560	53,527	100,007
	Population Est 23Q2	9,550	53,450	99,843
	Population Fcst	10,420	59,621	109,465
	2010 Census Population	8,162	40,179	75,420
	2000 Census Population	7,330	33,586	58,233
	1990 Census Population	4,653	19,398	33,854
	Current Year Daytime Population	16,006	76,826	123,573
	Average Seasonal Population	76	716	1,316
	Historical Annual Growth, 1990 – 2000	4.65%	5.64%	5.57%
	Historical Annual Growth, 2000 – 2010	1.08%	1.81%	2.62%
	Estimated Annual Growth, 2010 – CY	1.28%	2.26%	2.16%
	Projected Annual Growth, CY to Y5	1.19%	1.42%	1.26%
	Group Qtrs Est	325	823	1,038
Transient Est Average Last 4 Qtrs	1,821	3,945	6,569	
Households	Current Year Estimated Households	4,006	22,186	39,614
	Households Est 25Q1	4,000	22,094	39,495
	Households Est 24Q4	4,004	22,099	39,488
	Households Est 24Q3	3,965	21,650	39,017
	Households Est 24Q2	3,931	21,440	38,723
	Households Est 24Q1	3,904	21,382	38,595
	Households Est 23Q4	3,881	21,301	38,477
	Households Est 23Q3	3,887	21,298	38,453
	Households Est 23Q2	3,884	21,270	38,392
	Households Fcst	4,263	23,854	42,229
	2010 Census Households	3,450	15,355	28,628
	2000 Census Households	2,834	12,456	21,769
	1990 Census Households	1,863	7,151	12,406
	Historical Annual Growth, 1990 – 2000	4.28%	5.71%	5.78%
	Historical Annual Growth, 2000 – 2010	1.99%	2.11%	2.78%
	Estimated Annual Growth, 2010 – CY	1.04%	2.57%	2.27%
	Projected Annual Growth, CY to Y5	1.25%	1.46%	1.29%
	Population per Household	2.37	2.47	2.57

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Watson Glen Shopping Center Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	3.7%	5.2%	5.8%
	HH Income \$250,000 to \$499,999	4.5%	6.2%	6.9%
	HH Income \$200,000 to \$249,999	10.4%	14.5%	16.1%
	HH Income \$175,000 to \$199,999	6.9%	6.7%	6.6%
	HH Income \$150,000 to \$174,999	8.4%	8.4%	8.2%
	HH Income \$100,000 to 149,999	24.3%	21.1%	19.9%
	HH Income \$75,000 to 99,999	11.5%	10.6%	10.3%
	HH Income \$50,000 to 74,999	13.8%	12.2%	11.8%
	HH Income \$35,000 to 49,999	6.2%	6.5%	6.5%
	HH Income \$25,000 to 34,999	5.3%	3.2%	3.1%
	HH Income \$15,000 to 24,999	3.0%	2.3%	2.1%
	HH Income \$0 to 14,999	2.0%	3.1%	2.7%
	Average Household Income	\$139,485	\$162,408	\$172,516
	Median Household Income	\$114,884	\$126,739	\$132,750
	Per Capita Income	\$58,440	\$65,508	\$66,924
	Average Disposable Income	\$111,743	\$122,655	\$126,946
	Median Disposable Income	\$102,332	\$111,181	\$115,176
	Discretionary HH Income Over \$150,000	12.3%	22.3%	26.2%
	Discretionary HH Income \$125,000 to \$149,999	9.6%	10.3%	10.2%
	Discretionary HH Income \$100,000 to \$124,999	13.0%	11.9%	11.5%
	Discretionary HH Income \$75,000 to \$99,999	17.8%	15.7%	14.5%
	Discretionary HH Income \$50,000 to \$74,999	18.5%	15.4%	14.8%
	Discretionary HH Income \$25,000 to \$49,999	18.3%	16.2%	15.5%
	Discretionary HH Income Under \$25,000	10.4%	8.3%	7.3%
	Average Discretionary HH Income	\$83,684	\$96,503	\$101,480
	Median Discretionary HH Income	\$78,569	\$90,912	\$96,311
	Householder White – Count	3,410	16,926	30,911
	Median HH Income	\$113,482	\$128,750	\$135,815
	Average HH Income	\$114,681	\$125,435	\$129,076
	Householder Black or African-American – Count	147	1,021	1,700
	Median HH Income	\$91,253	\$70,688	\$90,608
	Average HH Income	\$92,006	\$82,223	\$93,770
	Householder Hispanic – Count	105	1,464	2,259
Median HH Income	\$112,126	\$104,332	\$98,377	
Average HH Income	\$110,779	\$106,707	\$104,934	
Householder Asian or Pacific Islander – Count	183	1,586	2,631	
Median HH Income	\$168,937	\$172,888	\$171,906	
Average HH Income	\$152,197	\$153,134	\$151,153	
Householder Other or Pacific Islander – Count	161	1,189	2,113	
Median HH Income	\$118,831	\$123,355	\$122,702	
Average HH Income	\$125,279	\$125,730	\$124,625	

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Watson Glen Shopping Center Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	4,691	26,790	49,553
	Female Population	5,131	28,768	53,249
Total Population by Age	Count of Pop 0 to 4 years	601	3,189	5,538
	Count of Pop 0 to 7 years	867	4,736	8,306
	Count of Pop 5 - 13	1,061	6,238	11,672
	Count of Pop 14 - 18	451	2,895	5,949
	Count of Pop 19 - 22	437	2,794	5,760
	Count of Pop 22 - 25	318	2,037	4,117
	Count of Pop 25 - 29	592	3,059	5,381
	Count of Pop 30 - 34	771	3,530	5,618
	Count of Pop 35 - 39	693	3,701	6,148
	Count of Pop 40 - 44	722	4,176	7,480
	Count of Pop 45 - 59	1,785	10,956	21,219
	Count of Pop 60 - 74	1,583	9,207	17,000
	Count of Pop 75 - 84	529	2,905	5,409
	Count of Pop 85+	279	871	1,512
	% of Pop 0 to 4 years	6.1%	5.7%	5.4%
	% of Pop 0 to 7 years	8.8%	8.5%	8.1%
	% of Pop 5 - 13	10.8%	11.2%	11.4%
	% of Pop 14 - 18	4.6%	5.2%	5.8%
	% of Pop 19 - 22	4.4%	5.0%	5.6%
	% of Pop 22 - 25	3.2%	3.7%	4.0%
	% of Pop 25 - 29	6.0%	5.5%	5.2%
	% of Pop 30 - 34	7.8%	6.4%	5.5%
	% of Pop 35 - 39	7.1%	6.7%	6.0%
	% of Pop 40 - 44	7.4%	7.5%	7.3%
	% of Pop 45 - 59	18.2%	19.7%	20.6%
	% of Pop 60 - 74	16.1%	16.6%	16.5%
	% of Pop 75 - 84	5.4%	5.2%	5.3%
	% of Pop 85+	2.8%	1.6%	1.5%
Median Age	39.9	40.4	40.8	
Average Age	40.6	40.1	40.1	
Male Population by Age	% of Pop 0 to 4 years	6.5%	6.1%	5.7%
	% of Pop 5 - 13	12.1%	12.0%	12.1%
	% of Pop 14 - 18	5.0%	5.6%	6.2%
	% of Pop 19 - 22	4.8%	5.3%	5.9%
	% of Pop 22 - 25	3.6%	3.8%	4.1%
	% of Pop 25 - 29	6.4%	5.8%	5.6%
	% of Pop 30 - 34	8.1%	6.4%	5.5%
	% of Pop 35 - 39	7.2%	6.6%	5.9%
	% of Pop 40 - 44	7.8%	7.4%	7.2%
	% of Pop 45 - 59	18.2%	19.8%	20.6%
	% of Pop 75 - 84	4.0%	4.5%	4.6%
	% of Pop 60 - 74	14.7%	15.7%	15.7%
	% of Pop 85+	1.5%	0.9%	0.9%
	Median Age	37.4	38.7	39.2
Average Age	38.2	38.7	38.8	

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	% of Pop 0 to 4 years	5.8%	5.4%	5.1%
	% of Pop 5 - 13	9.6%	10.5%	10.7%
	% of Pop 14 - 18	4.2%	4.8%	5.4%
	% of Pop 19 - 22	4.1%	4.8%	5.3%
	% of Pop 22 - 25	2.9%	3.5%	3.9%
	% of Pop 25 - 29	5.7%	5.2%	4.9%
	% of Pop 30 - 34	7.6%	6.3%	5.4%
	% of Pop 35 - 39	6.9%	6.7%	6.1%
	% of Pop 40 - 44	7.0%	7.6%	7.3%
	% of Pop 45 - 59	18.2%	19.6%	20.7%
	% of Pop 60 - 74	17.4%	17.4%	17.3%
	% of Pop 75 - 84	6.6%	5.9%	5.9%
	% of Pop 85+	4.1%	2.2%	2.0%
	Median Age	42.3	41.8	42.1
Average Age	42.8	41.5	41.3	
Race	Count of White	7,683	42,438	79,577
	Count of Black or African-American	419	3,105	5,192
	Count of Asian or Pacific Islander	662	4,242	7,683
	Count of Other races	1,058	5,774	10,349
	White	78.2%	76.4%	77.4%
	Black or African American	4.3%	5.6%	5.1%
	Asian	6.7%	7.6%	7.5%
	Other Races	10.8%	10.4%	10.1%
Language Spoken	Speak English at Home	91.5%	86.8%	87.8%
	Speak Spanish at Home	2.1%	5.6%	5.1%
	Speak French or French Creole at Home	0.4%	0.4%	0.3%
	Speak German at Home	0.3%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	2.7%	2.6%	2.3%
	Speak Russian and Other Slavic Languages at Home	0.4%	0.2%	0.3%
	Speak Chinese at Home	0.2%	0.6%	0.6%
	Speak Korean at Home	0.1%	0.2%	0.3%
	Speak Vietnamese at Home	0.0%	0.1%	0.2%
	Speak Other Asian Languages at Home	0.8%	2.7%	2.4%
	Speak Tagalog and Other Pacific Languages at Home	0.7%	0.2%	0.2%
	Speak Other Language at Home	0.8%	0.3%	0.3%
Hispanic	Hispanic Population	676	4,360	7,633
	Hispanic Population Percent	6.9%	7.8%	7.4%
	Mexican	71.7%	62.6%	58.5%
	Puerto Rican	9.3%	8.4%	8.3%
	Cuban	1.2%	4.3%	6.2%
	Dominican	0.3%	2.1%	3.9%
	Central American	1.9%	11.4%	13.6%
	South American	10.4%	7.7%	6.3%
	Other Hispanic	5.1%	3.6%	3.2%
	2000 Hispanic Population Percent	10%	5%	4%
	1990 Hispanic Population Percent	1%	1%	1%

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Ancestry	American (percent of total population)	8.3%	6.0%	6.0%
	American	8.0%	5.8%	5.8%
	Native American (ie. Indian/Eskimo)	0.3%	0.1%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	5.1%	6.9%	6.7%
	Chinese	0.7%	1.0%	1.1%
	Japanese	0.1%	0.2%	0.3%
	Korean	0.6%	0.6%	0.6%
	South Central Asian (ie. Indian)	3.5%	4.9%	4.4%
	South East Asian (ie. Vietnamese)	0.1%	0.0%	0.1%
	Other Asian	0.1%	0.2%	0.2%
	European (percent of total population)	39.5%	36.3%	38.0%
	British	12.0%	10.6%	11.8%
	Dutch	0.6%	0.5%	0.5%
	French	1.6%	1.3%	1.3%
	German	6.9%	6.7%	7.1%
	Italian	2.6%	2.0%	2.0%
	Polish	0.9%	1.2%	1.0%
	Scandinavian	1.3%	1.2%	1.4%
	Scotch/Irish	10.2%	9.3%	9.3%
Other European (ie. Greek/Russian)	3.4%	3.4%	3.4%	
Middle Eastern	0.4%	0.5%	0.5%	
Other Ancestry	11.7%	14.3%	14.0%	
Unclassified Ancestry	21.8%	21.3%	20.8%	
Education (Age 25+)	Adult Population (25 Years or Older)	6,954	38,404	69,767
	Elementary (0 to 8)	1.8%	2.4%	2.3%
	Some High School (9 to 11)	0.8%	2.0%	1.9%
	High School Graduate (12)	14.9%	12.5%	12.2%
	Some College (13 to 16)	19.3%	14.7%	14.6%
	Associates Degree Only	4.8%	5.4%	5.8%
	Bachelors Degree Only	35.4%	39.0%	39.0%
	Graduate Degree	22.9%	24.0%	24.2%
	% College (4+)	58.3%	63.0%	63.2%
Household Type	Total Households – count	4,006	22,186	39,614
	One Person HHs – count	1,224	6,090	9,742
	Family HHs – count	2,367	14,604	27,691
	Married Couple – count	2,036	12,519	23,568
	w/own children – count	862	5,632	10,585
	w/out own children – count	1,174	6,887	12,983
	Male Householder – count	104	539	990
	Female Householder – count	227	1,546	3,133
	Non-Family Households – count	415	1,492	2,182
	1 Person Household	30.6%	27.4%	24.6%
	2 Person Household	35.0%	34.0%	33.7%
	3 Person Household	14.2%	15.7%	15.9%
	4 Person Household	13.0%	14.8%	16.6%
	5 Person Household	4.9%	5.6%	6.4%
6 Person Household	1.8%	1.8%	2.0%	
7+ Person Household	0.6%	0.7%	0.8%	
% Households With Children	24.9%	30.1%	31.6%	

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Watson Glen Shopping Center Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	4,175	23,392	41,550
	Owner Occupied Percent	55.5%	62.7%	68.1%
	Renter Occupied Percent	40.5%	32.2%	27.3%
	Vacant Housing Percent	4.1%	5.2%	4.7%
	Total Housing Units (Census 2000)	3,006	13,171	23,097
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	8.4%	22.2%	25.2%
	Property Value \$750,000 to \$999,999	27.4%	27.1%	25.6%
	Property Value \$500,000 to \$749,999	42.5%	30.3%	27.0%
	Property Value \$400,000 to \$499,999	9.7%	6.4%	6.4%
	Property Value \$300,000, to \$399,999	5.3%	4.1%	4.1%
	Property Value \$200,000 to \$299,999	3.4%	3.1%	3.0%
	Property Value \$150,000 to \$199,999	0.2%	0.5%	0.4%
	Property Value \$100,000 to \$149,999	0.0%	0.2%	0.4%
	Property Value \$60,000 to \$99,999	0.3%	0.4%	0.3%
	Property Value \$40,000 to \$59,999	1.2%	0.3%	0.3%
	Property Value \$0 to \$39,999	0.5%	0.4%	1.0%
	Median Home Value	\$673,104	\$790,597	\$818,802
Wealth per Household	\$0 and under - percent	16.5%	16.0%	15.6%
	\$1 to \$4999 - percent	7.6%	7.1%	6.8%
	\$5k to \$9999 - percent	4.3%	4.1%	3.9%
	\$10k to \$24999 - percent	6.2%	6.0%	5.9%
	\$25k to \$49999 - percent	6.7%	6.7%	6.7%
	\$50k to \$99999 - percent	9.9%	10.0%	10.1%
	\$100k to \$249999 - percent	18.2%	18.4%	18.7%
	\$250k to \$499999 - percent	14.0%	14.3%	14.6%
	\$500k+ - percent	16.7%	17.4%	17.8%
	Median HH Wealth	\$94,154	\$101,022	\$108,450
	Avg HH Wealth	\$262,890	\$271,529	\$276,886
Economic Viability	Economic Viability Local	310	302	303
	Economic Viability Indexed	112	109	109
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	5,651	30,705	54,977
	Managerial/Executive	21.6%	26.6%	27.2%
	Professional Specialty	36.1%	31.4%	30.8%
	Healthcare Support	0.9%	1.4%	1.2%
	Sales	12.3%	12.1%	12.1%
	Office & Administrative Support	9.7%	9.4%	9.9%
	Protective Service	0.2%	0.8%	1.0%
	Food Preparation	3.9%	4.5%	4.3%
	Building Maintenance & Cleaning	1.9%	2.6%	2.1%
	Personal Care	3.1%	3.2%	2.9%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	5.6%	3.5%	3.4%
	Production & Transportation	4.5%	4.4%	5.1%
	Percent White Collar Workers	80.7%	81.0%	81.2%
	Percent Blue Collar Workers	19.3%	19.0%	18.8%

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	Agriculture/Mining/Construction	5.2%	4.1%	4.2%
	Manufacturing	4.4%	7.3%	7.6%
	Transportation	4.1%	3.1%	3.4%
	Information	4.0%	2.6%	2.8%
	Wholesale/Retail	17.8%	14.8%	15.0%
	Finance, Insurance, Real Estate	6.8%	10.0%	10.1%
	Professional Services	11.6%	12.9%	13.1%
	Management Services	0.7%	0.9%	0.8%
	Administrative/Waste Services	1.3%	2.2%	2.4%
	Educational Services	27.9%	24.0%	24.1%
	Entertainment Services	7.4%	10.6%	9.1%
	Other Professional Services	7.6%	5.3%	5.0%
	Public Administration	1.3%	2.2%	2.5%
Vehicles per HH	No Vehicles	7.2%	4.1%	3.3%
	1 Vehicle	30.8%	29.4%	26.8%
	2 Vehicles	43.8%	46.0%	47.3%
	3 or more vehicles	18.2%	20.5%	22.6%
	Average Number of Vehicles	1.76	1.89	1.97
Change	Births (last 12 months)	109	622	1,150
	Deaths (last 12 months)	94	524	998
	Migration (last 12 months)	145	1,561	1,910
Work place	Workplace Establishments	1,116	4,522	6,361
	Workplace Employees (FTE)	10,460	42,588	60,158