

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 35.917816 Longitude: -86.836461

Williamson Square Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	10,337	58,353	106,994
	Population Est 25Q1	10,335	58,192	106,759
	Population Est 24Q4	10,344	58,205	106,745
	Population Est 24Q3	10,280	57,255	105,712
	Population Est 24Q2	10,201	56,778	104,979
	Population Est 24Q1	10,137	56,610	104,601
	Population Est 23Q4	10,084	56,413	104,300
	Population Est 23Q3	10,101	56,409	104,195
	Population Est 23Q2	10,089	56,341	104,024
	Population Fcst	10,968	62,428	113,646
	2010 Census Population	9,022	43,026	78,755
	2000 Census Population	7,828	36,339	60,508
	1990 Census Population	5,143	21,803	34,951
	Current Year Daytime Population	11,561	79,026	126,048
	Average Seasonal Population	98	758	1,473
	Historical Annual Growth, 1990 – 2000	4.29%	5.24%	5.64%
	Historical Annual Growth, 2000 – 2010	1.43%	1.70%	2.67%
	Estimated Annual Growth, 2010 – CY	0.94%	2.12%	2.14%
	Projected Annual Growth, CY to Y5	1.19%	1.36%	1.21%
	Group Qtrs Est	247	880	1,043
Transient Est Average Last 4 Qtrs	909	3,975	6,596	
<b>Households</b>	Current Year Estimated Households	4,148	23,710	41,159
	Households Est 25Q1	4,144	23,622	41,043
	Households Est 24Q4	4,148	23,626	41,034
	Households Est 24Q3	4,119	23,189	40,571
	Households Est 24Q2	4,083	22,985	40,278
	Households Est 24Q1	4,057	22,925	40,144
	Households Est 23Q4	4,035	22,841	40,023
	Households Est 23Q3	4,041	22,845	39,995
	Households Est 23Q2	4,037	22,819	39,931
	Households Fcst	4,413	25,415	43,774
	2010 Census Households	3,666	16,687	29,790
	2000 Census Households	2,971	13,745	22,528
	1990 Census Households	2,022	8,212	12,752
	Historical Annual Growth, 1990 – 2000	3.92%	5.29%	5.86%
	Historical Annual Growth, 2000 – 2010	2.12%	1.96%	2.83%
	Estimated Annual Growth, 2010 – CY	0.86%	2.45%	2.25%
	Projected Annual Growth, CY to Y5	1.25%	1.40%	1.24%
Population per Household	2.43	2.42	2.57	

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Williamson Square Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Income</b>	HH Income \$500,000 or more	4.2%	4.8%	5.8%
	HH Income \$250,000 to \$499,999	5.0%	5.8%	7.0%
	HH Income \$200,000 to \$249,999	11.7%	13.5%	16.3%
	HH Income \$175,000 to \$199,999	7.6%	6.4%	6.8%
	HH Income \$150,000 to \$174,999	9.6%	8.3%	8.2%
	HH Income \$100,000 to 149,999	22.2%	21.0%	19.8%
	HH Income \$75,000 to 99,999	11.2%	11.0%	10.3%
	HH Income \$50,000 to 74,999	13.4%	12.9%	11.8%
	HH Income \$35,000 to 49,999	5.4%	7.3%	6.4%
	HH Income \$25,000 to 34,999	5.5%	3.3%	3.0%
	HH Income \$15,000 to 24,999	2.6%	2.3%	2.0%
	HH Income \$0 to 14,999	1.6%	3.3%	2.6%
	Average Household Income	\$143,454	\$156,431	\$174,179
	Median Household Income	\$121,295	\$121,430	\$133,821
	Per Capita Income	\$58,663	\$64,224	\$67,434
	Average Disposable Income	\$116,616	\$118,952	\$127,618
	Median Disposable Income	\$107,246	\$107,010	\$115,948
	Discretionary HH Income Over \$150,000	15.3%	20.2%	26.4%
	Discretionary HH Income \$125,000 to \$149,999	10.7%	9.8%	10.3%
	Discretionary HH Income \$100,000 to \$124,999	13.5%	11.5%	11.6%
	Discretionary HH Income \$75,000 to \$99,999	16.3%	15.7%	14.5%
	Discretionary HH Income \$50,000 to \$74,999	17.2%	16.1%	14.8%
	Discretionary HH Income \$25,000 to \$49,999	17.2%	17.8%	15.3%
	Discretionary HH Income Under \$25,000	9.9%	8.8%	7.1%
	Average Discretionary HH Income	\$88,204	\$92,955	\$101,921
	Median Discretionary HH Income	\$83,251	\$86,126	\$97,040
	Householder White – Count	3,447	18,052	32,278
	Median HH Income	\$122,175	\$123,404	\$137,034
	Average HH Income	\$120,572	\$122,653	\$129,709
	Householder Black or African-American – Count	184	1,169	1,749
	Median HH Income	\$87,763	\$69,177	\$93,267
	Average HH Income	\$88,730	\$79,775	\$95,431
	Householder Hispanic – Count	145	1,560	2,296
	Median HH Income	\$116,767	\$99,227	\$98,559
Average HH Income	\$116,987	\$103,163	\$105,379	
Householder Asian or Pacific Islander – Count	188	1,703	2,654	
Median HH Income	\$156,292	\$163,830	\$171,177	
Average HH Income	\$140,484	\$147,456	\$150,417	
Householder Other or Pacific Islander – Count	184	1,225	2,183	
Median HH Income	\$124,720	\$116,534	\$124,113	
Average HH Income	\$127,461	\$121,059	\$125,392	

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Williamson Square Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Gender</b>	Male Population	4,945	28,099	51,526
	Female Population	5,393	30,254	55,469
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	616	3,420	5,699
	Count of Pop 0 to 7 years	923	4,967	8,547
	Count of Pop 5 - 13	1,151	6,365	12,103
	Count of Pop 14 - 18	494	2,973	6,252
	Count of Pop 19 - 22	473	2,897	6,054
	Count of Pop 22 - 25	343	2,126	4,315
	Count of Pop 25 - 29	590	3,324	5,566
	Count of Pop 30 - 34	733	3,886	5,719
	Count of Pop 35 - 39	713	3,967	6,279
	Count of Pop 40 - 44	766	4,336	7,694
	Count of Pop 45 - 59	1,974	11,338	22,179
	Count of Pop 60 - 74	1,708	9,623	17,840
	Count of Pop 75 - 84	526	3,125	5,716
	Count of Pop 85+	249	972	1,577
	% of Pop 0 to 4 years	6.0%	5.9%	5.3%
	% of Pop 0 to 7 years	8.9%	8.5%	8.0%
	% of Pop 5 - 13	11.1%	10.9%	11.3%
	% of Pop 14 - 18	4.8%	5.1%	5.8%
	% of Pop 19 - 22	4.6%	5.0%	5.7%
	% of Pop 22 - 25	3.3%	3.6%	4.0%
	% of Pop 25 - 29	5.7%	5.7%	5.2%
	% of Pop 30 - 34	7.1%	6.7%	5.3%
	% of Pop 35 - 39	6.9%	6.8%	5.9%
	% of Pop 40 - 44	7.4%	7.4%	7.2%
	% of Pop 45 - 59	19.1%	19.4%	20.7%
	% of Pop 60 - 74	16.5%	16.5%	16.7%
	% of Pop 75 - 84	5.1%	5.4%	5.3%
	% of Pop 85+	2.4%	1.7%	1.5%
Median Age	40.4	40.3	41.0	
Average Age	40.5	40.2	40.2	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	6.3%	6.2%	5.6%
	% of Pop 5 - 13	12.4%	11.6%	12.0%
	% of Pop 14 - 18	5.2%	5.5%	6.2%
	% of Pop 19 - 22	4.9%	5.3%	5.9%
	% of Pop 22 - 25	3.5%	3.8%	4.2%
	% of Pop 25 - 29	5.9%	6.0%	5.5%
	% of Pop 30 - 34	7.2%	6.8%	5.4%
	% of Pop 35 - 39	7.0%	6.8%	5.8%
	% of Pop 40 - 44	7.8%	7.4%	7.2%
	% of Pop 45 - 59	19.1%	19.5%	20.7%
	% of Pop 75 - 84	4.0%	4.6%	4.7%
	% of Pop 60 - 74	15.3%	15.6%	15.9%
	% of Pop 85+	1.3%	1.0%	0.9%
	Median Age	38.2	38.5	39.4
Average Age	38.4	38.7	38.9	

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	% of Pop 0 to 4 years	5.6%	5.6%	5.0%
	% of Pop 5 - 13	10.0%	10.2%	10.6%
	% of Pop 14 - 18	4.4%	4.7%	5.5%
	% of Pop 19 - 22	4.3%	4.7%	5.4%
	% of Pop 22 - 25	3.1%	3.5%	3.9%
	% of Pop 25 - 29	5.6%	5.4%	4.9%
	% of Pop 30 - 34	7.0%	6.5%	5.3%
	% of Pop 35 - 39	6.8%	6.8%	5.9%
	% of Pop 40 - 44	7.1%	7.5%	7.2%
	% of Pop 45 - 59	19.1%	19.4%	20.8%
	% of Pop 60 - 74	17.6%	17.3%	17.4%
	% of Pop 75 - 84	6.1%	6.1%	6.0%
	% of Pop 85+	3.4%	2.3%	2.0%
	Median Age	42.3	41.7	42.3
Average Age	42.4	41.6	41.4	
Race	Count of White	8,171	44,168	83,352
	Count of Black or African-American	403	3,396	5,300
	Count of Asian or Pacific Islander	600	4,612	7,728
	Count of Other races	1,164	6,177	10,614
	White	79.0%	75.7%	77.9%
	Black or African American	3.9%	5.8%	5.0%
	Asian	5.8%	7.9%	7.2%
	Other Races	11.3%	10.6%	9.9%
Language Spoken	Speak English at Home	89.2%	86.3%	88.0%
	Speak Spanish at Home	4.8%	5.9%	5.1%
	Speak French or French Creole at Home	0.3%	0.4%	0.3%
	Speak German at Home	0.4%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	2.8%	2.6%	2.3%
	Speak Russian and Other Slavic Languages at Home	0.4%	0.2%	0.3%
	Speak Chinese at Home	0.0%	0.6%	0.6%
	Speak Korean at Home	0.1%	0.2%	0.3%
	Speak Vietnamese at Home	0.0%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.4%	2.8%	2.4%
	Speak Tagalog and Other Pacific Languages at Home	0.5%	0.2%	0.2%
	Speak Other Language at Home	0.9%	0.3%	0.3%
Hispanic	Hispanic Population	765	4,803	7,765
	Hispanic Population Percent	7.4%	8.2%	7.3%
	Mexican	75.8%	61.4%	57.8%
	Puerto Rican	6.1%	7.4%	8.5%
	Cuban	1.4%	5.2%	6.7%
	Dominican	0.4%	2.8%	3.9%
	Central American	3.5%	12.3%	13.8%
	South American	8.7%	7.6%	6.1%
	Other Hispanic	4.1%	3.3%	3.2%
	2000 Hispanic Population Percent	10%	5%	4%
	1990 Hispanic Population Percent	1%	1%	1%

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Williamson Square Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Ancestry</b>	American (percent of total population)	7.8%	5.9%	6.0%
	American	7.5%	5.7%	5.8%
	Native American (ie. Indian/Eskimo)	0.2%	0.1%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	4.3%	7.0%	6.4%
	Chinese	0.5%	0.9%	1.0%
	Japanese	0.1%	0.3%	0.3%
	Korean	0.7%	0.6%	0.6%
	South Central Asian (ie. Indian)	2.9%	5.0%	4.2%
	South East Asian (ie. Vietnamese)	0.1%	0.0%	0.0%
	Other Asian	0.0%	0.2%	0.2%
	European (percent of total population)	38.3%	36.2%	38.5%
	British	11.1%	10.6%	12.1%
	Dutch	0.6%	0.5%	0.5%
	French	1.6%	1.3%	1.3%
	German	6.8%	6.7%	7.2%
	Italian	2.6%	2.0%	2.0%
	Polish	0.8%	1.2%	1.0%
	Scandinavian	1.5%	1.3%	1.5%
	Scotch/Irish	10.1%	9.3%	9.4%
Other European (ie. Greek/Russian)	3.2%	3.4%	3.4%	
Middle Eastern	0.4%	0.5%	0.5%	
Other Ancestry	13.7%	14.4%	14.0%	
Unclassified Ancestry	22.5%	20.6%	20.9%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	7,260	40,571	72,571
	Elementary (0 to 8)	1.8%	2.5%	2.3%
	Some High School (9 to 11)	1.1%	2.0%	1.9%
	High School Graduate (12)	12.8%	12.8%	11.9%
	Some College (13 to 16)	17.9%	14.9%	14.4%
	Associates Degree Only	4.7%	5.6%	5.7%
	Bachelors Degree Only	37.7%	38.8%	39.4%
	Graduate Degree	24.0%	23.4%	24.4%
	% College (4+)	61.7%	62.2%	63.8%
<b>Household Type</b>	Total Households – count	4,148	23,710	41,159
	One Person HHs – count	1,197	6,811	10,040
	Family HHs – count	2,590	15,210	28,918
	Married Couple – count	2,248	12,894	24,610
	w/own children – count	1,028	5,697	11,100
	w/out own children – count	1,220	7,196	13,510
	Male Householder – count	99	583	1,021
	Female Householder – count	243	1,734	3,287
	Non-Family Households – count	360	1,688	2,200
	1 Person Household	28.9%	28.7%	24.4%
	2 Person Household	34.5%	34.1%	33.8%
	3 Person Household	15.0%	15.4%	16.0%
	4 Person Household	13.7%	14.1%	16.6%
	5 Person Household	5.3%	5.3%	6.4%
6 Person Household	1.9%	1.7%	2.0%	
7+ Person Household	0.6%	0.7%	0.8%	
% Households With Children	28.2%	29.1%	32.0%	

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Williamson Square Franklin, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Housing</b>	Total Housing Units	4,304	25,039	43,170
	Owner Occupied Percent	60.3%	60.6%	68.5%
	Renter Occupied Percent	36.0%	34.1%	26.8%
	Vacant Housing Percent	3.6%	5.3%	4.7%
	Total Housing Units (Census 2000)	3,146	14,552	23,878
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	7.2%	21.1%	25.3%
	Property Value \$750,000 to \$999,999	27.6%	26.2%	25.3%
	Property Value \$500,000 to \$749,999	42.5%	30.6%	26.7%
	Property Value \$400,000 to \$499,999	8.5%	7.0%	6.4%
	Property Value \$300,000, to \$399,999	5.2%	4.7%	4.0%
	Property Value \$200,000 to \$299,999	3.1%	3.6%	2.9%
	Property Value \$150,000 to \$199,999	0.0%	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	0.9%	0.3%	0.3%
	Property Value \$0 to \$39,999	0.1%	0.5%	1.0%
	Median Home Value	\$686,766	\$771,450	\$826,125
<b>Wealth per Household</b>	\$0 and under - percent	16.1%	16.2%	15.5%
	\$1 to \$4999 - percent	7.2%	7.3%	6.7%
	\$5k to \$9999 - percent	4.2%	4.1%	3.9%
	\$10k to \$24999 - percent	6.0%	6.0%	5.9%
	\$25k to \$49999 - percent	6.7%	6.7%	6.7%
	\$50k to \$99999 - percent	10.0%	10.0%	10.1%
	\$100k to \$249999 - percent	18.3%	18.3%	18.7%
	\$250k to \$499999 - percent	14.2%	14.2%	14.6%
	\$500k+ - percent	17.2%	17.2%	17.9%
	Median HH Wealth	\$98,803	\$98,254	\$109,720
	Avg HH Wealth	\$268,995	\$268,368	\$277,938
<b>Economic Viability</b>	Economic Viability Local	303	303	304
	Economic Viability Indexed	109	109	110
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	6,068	32,167	57,040
	Managerial/Executive	25.4%	26.1%	27.5%
	Professional Specialty	34.1%	31.3%	30.8%
	Healthcare Support	1.5%	1.4%	1.2%
	Sales	12.5%	11.9%	12.1%
	Office & Administrative Support	8.3%	9.9%	9.9%
	Protective Service	0.3%	0.9%	1.0%
	Food Preparation	4.8%	4.5%	4.3%
	Building Maintenance & Cleaning	2.2%	2.6%	2.1%
	Personal Care	2.4%	3.3%	2.9%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	4.5%	3.5%	3.3%
	Production & Transportation	4.0%	4.5%	4.9%
	Percent White Collar Workers	81.9%	80.6%	81.5%
	Percent Blue Collar Workers	18.1%	19.4%	18.5%

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	Agriculture/Mining/Construction	3.8%	4.1%	4.1%
	Manufacturing	4.3%	7.2%	7.5%
	Transportation	2.8%	3.1%	3.4%
	Information	4.4%	2.6%	2.8%
	Wholesale/Retail	16.6%	14.9%	14.9%
	Finance, Insurance, Real Estate	7.1%	9.7%	10.2%
	Professional Services	11.3%	13.0%	13.2%
	Management Services	0.7%	0.8%	0.7%
	Administrative/Waste Services	1.7%	2.3%	2.5%
	Educational Services	29.4%	23.8%	24.1%
	Entertainment Services	9.4%	10.6%	9.1%
	Other Professional Services	7.1%	5.6%	5.0%
	Public Administration	1.4%	2.4%	2.5%
<b>Vehicles per HH</b>	No Vehicles	6.1%	4.3%	3.2%
	1 Vehicle	28.4%	31.1%	26.5%
	2 Vehicles	43.7%	45.1%	47.5%
	3 or more vehicles	21.8%	19.5%	22.7%
	Average Number of Vehicles	1.84	1.86	1.97
<b>Change</b>	Births (last 12 months)	115	661	1,195
	Deaths (last 12 months)	98	562	1,050
	Migration (last 12 months)	123	1,484	1,887
<b>Work place</b>	Workplace Establishments	782	4,703	6,429
	Workplace Employees (FTE)	6,604	44,381	60,531