For Lease
Be seen on the Parkway
2321 Volunteer Parkway Bristol, TN 37620
7400 Square feet—Showroom, Workshop, and Garage

Graham & Associates, REALTORS
PO Box 2044 Bristol, TN 37621
423-968-2276
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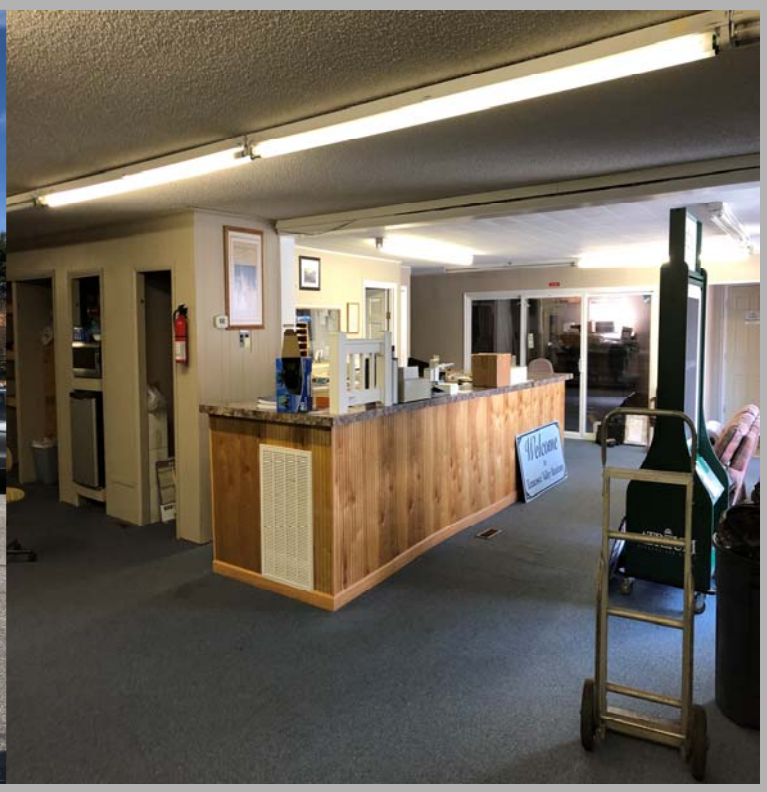
Kelly Graham, CCIM

Wesley Graham



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Executive Summary

2321 Volunteer Pkwy, Bristol, Tennessee, 37620
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM
Latitude: 36.53679
Longitude: -82.23811

	1 mile	3 miles	5 miles
Population			
2000 Population	1,438	11,956	37,799
2010 Population	1,406	11,921	38,349
2018 Population	1,394	11,811	38,835
2023 Population	1,394	11,809	39,097
2000-2010 Annual Rate	-0.22%	-0.03%	0.14%
2010-2018 Annual Rate	-0.10%	-0.11%	0.15%
2018-2023 Annual Rate	0.00%	0.00%	0.13%
2018 Male Population	48.4%	49.4%	49.1%
2018 Female Population	51.7%	50.6%	50.9%
2018 Median Age	46.1	46.8	45.8

In the identified area, the current year population is 38,835. In 2010, the Census count in the area was 38,349. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 39,097 representing a change of 0.13% annually from 2018 to 2023. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 46.1, compared to U.S. median age of 38.3.

Race and Ethnicity			
2018 White Alone	93.5%	95.6%	94.5%
2018 Black Alone	2.3%	1.5%	2.3%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2018 Asian Alone	0.6%	0.5%	0.6%
2018 Pacific Islander Alone	0.0%	0.1%	0.0%
2018 Other Race	1.6%	0.9%	0.8%
2018 Two or More Races	1.8%	1.2%	1.4%
2018 Hispanic Origin (Any Race)	2.7%	1.9%	2.0%

Persons of Hispanic origin represent 2.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 14.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households			
2000 Households	626	5,024	15,912
2010 Households	629	5,172	16,321
2018 Total Households	623	5,118	16,456
2023 Total Households	624	5,116	16,543
2000-2010 Annual Rate	0.05%	0.29%	0.25%
2010-2018 Annual Rate	-0.12%	-0.13%	0.10%
2018-2023 Annual Rate	0.03%	-0.01%	0.11%
2018 Average Household Size	2.24	2.28	2.30

The household count in this area has changed from 16,321 in 2010 to 16,456 in the current year, a change of 0.10% annually. The five-year projection of households is 16,543, a change of 0.11% annually from the current year total. Average household size is currently 2.30, compared to 2.29 in the year 2010. The number of families in the current year is 10,502 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

March 01, 2019

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Executive Summary

2321 Volunteer Pkwy, Bristol, Tennessee, 37620
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Latitude: 36.53679
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	$42,759	$43,800	$38,494
2023 Median Household Income	$49,764	$50,517	$43,430
2018-2023 Annual Rate	3.08%	2.89%	2.44%
Average Household Income			
2018 Average Household Income	$54,770	$59,321	$53,882
2023 Average Household Income	$61,705	$68,920	$62,757
2018-2023 Annual Rate	2.41%	3.05%	3.10%
Per Capita Income			
2018 Per Capita Income	$24,347	$25,623	$23,450
2023 Per Capita Income	$27,474	$29,715	$27,171
2018-2023 Annual Rate	2.45%	3.01%	2.99%
Households by Income			

Current median household income is $38,494 in the area, compared to $58,100 for all U.S. households. Median household income is projected to be $43,430 in five years, compared to $65,727 for all U.S. households

Current average household income is $53,882 in this area, compared to $83,694 for all U.S. households. Average household income is projected to be $62,757 in five years, compared to $96,109 for all U.S. households

Current per capita income is $23,450 in the area, compared to the U.S. per capita income of $31,950. The per capita income is projected to be $27,171 in five years, compared to $36,530 for all U.S. households

Housing			
2000 Total Housing Units	655	5,359	17,149
2000 Owner Occupied Housing Units	496	3,996	11,674
2000 Renter Occupied Housing Units	130	1,029	4,238
2000 Vacant Housing Units	29	334	1,237
2010 Total Housing Units	684	5,714	18,107
2010 Owner Occupied Housing Units	498	3,970	11,619
2010 Renter Occupied Housing Units	131	1,202	4,702
2010 Vacant Housing Units	55	542	1,786
2018 Total Housing Units	693	5,749	18,488
2018 Owner Occupied Housing Units	484	3,839	11,281
2018 Renter Occupied Housing Units	139	1,279	5,176
2018 Vacant Housing Units	70	631	2,032
2023 Total Housing Units	698	5,786	18,747
2023 Owner Occupied Housing Units	490	3,869	11,457
2023 Renter Occupied Housing Units	134	1,246	5,086
2023 Vacant Housing Units	74	670	2,204

Currently, 61.0% of the 18,488 housing units in the area are owner occupied; 28.0%, renter occupied; and 11.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 18,107 housing units in the area - 64.2% owner occupied, 26.0% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 0.93%. Median home value in the area is $130,302, compared to a median home value of $218,492 for the U.S. In five years, median value is projected to change by 4.47% annually to $162,132.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

March 01, 2019

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