

Demographic Report

Kingsport Town Center



Custom Trade Area

POPULATION	2009 Estimated Population	182,761
	2014 Projected Population	186,959
	2000 Census Population	177,337
	1990 Census Population	159,735
	Growth 2000-2009	3.06%
	Growth 2009-2014	2.30%
	2009 Estimated Median Age	42.10
2009 Estimated Average Age	41.38	
HOUSEHOLDS	2009 Estimated Households	78,114
	2014 Projected Households	80,789
	2000 Census Households	73,499
	1990 Census Households	62,717
	Growth 2000-2009	6.28%
	Growth 2009-2014	3.42%
	2009 Est. Average Household Size	2.30
INCOME	2009 Est. Median Household Income	\$39,373
	2014 Prj. Median Household Income	\$42,196
	2000 Cen. Median Household Income	\$33,763
	1990 Cen. Median Household Income	\$24,849
	2009 Est. Average Household Income	\$51,942
2009 Estimated Per Capita Income	\$22,482	
HOUSING	2009 Estimated Housing Units	86,119
	2009 Estimated Occupied Units	78,114 (90.7%)
	2009 Estimated Vacant Units	8,005 (9.3%)
	2009 Est. Owner Occupied Units	59,703 (69.3%)
	2009 Est. Renter Occupied Units	18,411 (21.4%)
	2009 Est. Median Housing Value	\$109,326
	2009 Est. Average Housing Value	\$131,840



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INCOME	2009 Estimated Households	78,114
	- Income Less than \$15,000	14,191 (18.2%)
	- Income \$15,000 to \$24,999	10,527 (13.5%)
	- Income \$25,000 to \$34,999	10,109 (12.9%)
	- Income \$35,000 to \$49,999	13,584 (17.4%)
	- Income \$50,000 to \$74,999	14,215 (18.2%)
	- Income \$75,000 to \$99,999	7,350 (9.4%)
	- Income \$100,000 to \$149,999	5,467 (7.0%)
	- Income \$150,000 to \$249,999	1,892 (2.4%)
	- Income \$250,000 to \$499,999	548 (.7%)
	- Income \$500,000 and over	231 (.3%)
2009 Est. Average Household Income	\$51,942	
2014 Prj. Average Household Income	\$56,167	
2000 Cen. Avg. Household Income	\$44,596	
1990 Cen. Avg. Household Income	\$31,368	
HOUSEHOLD SIZE	2009 Estimated Households by Household Size	78,114
	- 1 Person Household	21,475 (27.5%)
	- 2 Person Household	29,416 (37.7%)
	- 3 Person Household	14,316 (18.3%)
	- 4 Person Household	9,165 (11.7%)
	- 5 Person Household	2,792 (3.6%)
	- 6 Person Household	755 (1.0%)
	- 7 or More Person Household	195 (.2%)
2009 Est. Average Household Size	2.30	
VEHICLES	2009 Estimated Households by Number of Vehicles	78,114
	- Households with No Vehicles	5,844 (7.5%)
	- Households with 1 Vehicle	21,917 (28.1%)
	- Households with 2 Vehicles	32,299 (41.3%)
	- Households with 3 Vehicles	13,115 (16.8%)
	- Households with 4 Vehicles	3,820 (4.9%)
	- Households with 5+ Vehicles	1,119 (1.4%)
2009 Est. Average Number of Vehicles	1.89	

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RACE & ETHNICITY	
2009 Estimated Population by Race and Origin	182,761
- White Population	175,438 (96.0%)
- Black Population	3,778 (2.1%)
- Asian Population	997 (.5%)
- Pacific Islander Population	27 (.0%)
- American Indian and Alaska Native	446 (.2%)
- Other Race Population	588 (.3%)
- Two or More Races Population	1,488 (.8%)
- Hispanic Population	2,084 (1.1%)
- White Non-Hispanic Population	175,341 (95.9%)
AGE	
2009 Estimated Population by Age	182,761
- Aged 0 to 4 Years	10,040 (5.5%)
- Aged 5 to 9 Years	10,397 (5.7%)
- Aged 10 to 14 Years	10,880 (6.0%)
- Aged 15 to 17 Years	6,768 (3.7%)
- Aged 18 to 20 Years	5,652 (3.1%)
- Aged 21 to 24 Years	7,776 (4.3%)
- Aged 25 to 34 Years	22,110 (12.1%)
- Aged 35 to 44 Years	25,395 (13.9%)
- Aged 45 to 49 Years	13,533 (7.4%)
- Aged 50 to 54 Years	13,338 (7.3%)
- Aged 55 to 59 Years	13,054 (7.1%)
- Aged 60 to 64 Years	12,160 (6.7%)
- Aged 65 to 74 Years	17,334 (9.5%)
- Aged 75 to 84 Years	10,216 (5.6%)
- Aged 85 Years and Older	4,108 (2.2%)
2009 Estimated Median Age	42.10
2009 Estimated Average Age	41.38
EDUCATION	
2009 Estimated Population Over 25 by Educational Attainment	131,247
- Less Than 9th Grade	15,410 (11.7%)
- High School - No Diploma	16,964 (12.9%)
- High School Diploma	45,674 (34.8%)
- Some College	23,969 (18.3%)
- Associate Degree	7,058 (5.4%)
- Bachelors Degree	14,814 (11.3%)
- Masters Degree	4,813 (3.7%)
- Professional Degree	1,654 (1.3%)
- Doctoral Degree	891 (.7%)

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HOUSING VALUE	
2009 Estimated Owner Occupied Units by Housing Value	59,703
- Valued Less than \$20,000	2,848 (4.8%)
- Valued \$20,000-\$39,999	3,807 (6.4%)
- Valued \$40,000-\$59,999	5,119 (8.6%)
- Valued \$60,000-\$79,999	6,712 (11.2%)
- Valued \$80,000-\$99,999	7,721 (12.9%)
- Valued \$100,000-\$149,999	17,431 (29.2%)
- Valued \$150,000-\$199,999	7,433 (12.4%)
- Valued \$200,000-\$299,999	5,465 (9.2%)
- Valued \$300,000-\$399,999	1,830 (3.1%)
- Valued \$400,000-\$499,999	638 (1.1%)
- Valued \$500,000-\$749,999	455 (.8%)
- Valued \$750,000-\$999,999	149 (.2%)
- Valued More than \$1,000,000	96 (.2%)
2009 Est. Median Housing Value	\$109,326
2009 Est. Average Housing Value	\$131,840
HOUSING TYPE	
2009 Estimated Housing Units by Housing Type	86,119
- 1 Unit Detached	60,241 (70.0%)
- 1 Unit Attached	1,730 (2.0%)
- 2 Units	1,371 (1.6%)
- 3-19 Units	7,689 (8.9%)
- 20-49 Units	865 (1.0%)
- 50+ Units	1,066 (1.2%)
- Mobile Home	13,093 (15.2%)
- Boat, RV, Van or Other	65 (.1%)
UNIT BUILT	
2009 Estimated Housing Units by Year Structure Built	86,119
- Structure Built After 1999	9,708 (11.3%)
- Structure Built 1995 to 1998	7,160 (8.3%)
- Structure Built 1990 to 1994	6,883 (8.0%)
- Structure Built 1980 to 1989	12,633 (14.7%)
- Structure Built 1970 to 1979	14,673 (17.0%)
- Structure Built 1960 to 1969	11,478 (13.3%)
- Structure Built 1950 to 1959	9,939 (11.5%)
- Structure Built 1940 to 1949	6,948 (8.1%)
- Structure Built Before 1939	6,696 (7.8%)
2009 Est. Median Year Structure Built	1975



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Location	Longitude	Latitude
1. Custom Trade Area	N/A	N/A

