

Demographic Summary Report

The Crossings

2264-2330 Lebanon Pike, Nashville, TN 37214

Building Type: **General Retail** Total Available: **5,577 SF**
 Secondary: **Freestanding** % Leased: **95.77%**
 GLA: **131,973 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1990**



Prepared for: **The Crossings - 2324 Lebanon Pike, Nashville, TN**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	5,023		34,197		148,594	
2023 Estimate	5,094		34,465		146,988	
2010 Census	5,364		35,045		133,598	
Growth 2023 - 2028	-1.39%		-0.78%		1.09%	
Growth 2010 - 2023	-5.03%		-1.66%		10.02%	
2023 Population by Hispanic Origin	363		3,205		16,336	
2023 Population	5,094		34,465		146,988	
White	4,608	90.46%	26,606	77.20%	97,404	66.27%
Black	262	5.14%	5,815	16.87%	40,790	27.75%
Am. Indian & Alaskan	24	0.47%	193	0.56%	931	0.63%
Asian	90	1.77%	960	2.79%	3,425	2.33%
Hawaiian & Pacific Island	3	0.06%	53	0.15%	229	0.16%
Other	107	2.10%	838	2.43%	4,208	2.86%
U.S. Armed Forces	0		11		85	
Households						
2028 Projection	2,235		15,343		62,839	
2023 Estimate	2,271		15,491		62,218	
2010 Census	2,418		15,911		56,845	
Growth 2023 - 2028	-1.59%		-0.96%		1.00%	
Growth 2010 - 2023	-6.08%		-2.64%		9.45%	
Owner Occupied	1,655	72.88%	9,189	59.32%	31,399	50.47%
Renter Occupied	616	27.12%	6,302	40.68%	30,819	49.53%
2023 Households by HH Income	2,270		15,491		62,219	
Income: <\$25,000	194	8.55%	2,194	14.16%	10,538	16.94%
Income: \$25,000 - \$50,000	599	26.39%	3,866	24.96%	15,309	24.61%
Income: \$50,000 - \$75,000	586	25.81%	3,549	22.91%	12,142	19.51%
Income: \$75,000 - \$100,000	289	12.73%	2,003	12.93%	7,832	12.59%
Income: \$100,000 - \$125,000	252	11.10%	1,379	8.90%	5,989	9.63%
Income: \$125,000 - \$150,000	187	8.24%	888	5.73%	3,739	6.01%
Income: \$150,000 - \$200,000	99	4.36%	923	5.96%	3,511	5.64%
Income: \$200,000+	64	2.82%	689	4.45%	3,159	5.08%
2023 Avg Household Income	\$77,873		\$79,227		\$79,409	
2023 Med Household Income	\$63,490		\$62,023		\$59,331	