

Summary Report

Ridgeway Trace Center
Poplar Ave at I-240 - Memphis, TN

WEINGARTEN REALTY
Real Estate for Everyday Retail

Longitude: -89.865212

Latitude: 35.101124

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,560	31,500	75,132	226,534
Average Household Income	\$127,151	\$113,088	\$95,589	\$75,502

Population				
2023 Population	7,631	31,767	75,447	227,251
2018 Population	7,560	31,500	75,132	226,534
2010 Population	7,304	30,554	73,418	224,666
2000 Population	8,347	31,405	74,203	224,050
Absolute Growth 2010 to 2018	3.51%	3.10%	2.33%	0.83%
Projected Growth 2018 to 2023	0.94%	0.85%	0.42%	0.32%

Race & Ethnicity				
% White	74.25%	76.30%	61.04%	44.83%
% Black	20.11%	17.26%	30.48%	42.84%
% Asian	2.36%	2.40%	2.34%	2.41%
% Other	1.04%	1.26%	1.31%	1.55%
% Hispanic	2.25%	2.78%	4.83%	8.37%

Income & Education				
Median Household Income	\$66,495	\$68,270	\$58,497	\$48,206
Average Household Income	\$127,151	\$113,088	\$95,589	\$75,502
% College Graduates	59.45%	59.22%	52.19%	39.71%

Age				
Median Age	43.9	42.2	39.3	35.9
% Age < 18	19.91%	20.39%	22.45%	23.84%
% Age 65 +	23.31%	21.30%	17.79%	13.55%

Households & Housing				
Households	3,330	14,206	32,470	89,319
Average Household Size	2.20	2.20	2.30	2.45
Median Housing Value	\$352,778	\$259,229	\$217,709	\$171,953
% Owner Occupied Housing	57.58%	63.69%	58.87%	51.15%
% Renter Occupied Housing	34.54%	29.69%	32.76%	38.78%
% Vacant Housing	7.88%	6.62%	8.37%	10.08%

Workplace & Workers				
Number of Businesses	1,218	2,600	4,000	7,831
Total Number of Employees (FTE)	28,922	56,231	85,907	170,485
% White Collar	82.34%	80.31%	72.46%	64.23%
% Blue Collar	17.66%	19.69%	27.54%	35.77%