

Summary Report

Mendenhall Commons
S Mendehall Rd at Sanderlin Ave - Memphis, TN

WEINGARTEN REALTY
Real Estate for Everyday Retail

Longitude: -89.89468

Latitude: 35.116405

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	8,381	29,566	77,248	240,794
Average Household Income	\$119,057	\$121,941	\$99,438	\$72,390

Population				
2024 Population	8,351	29,520	77,568	241,087
2019 Population	8,381	29,566	77,248	240,794
2010 Population	8,542	29,432	75,958	240,863
2000 Population	8,739	29,461	75,278	246,987
Absolute Growth 2010 to 2019	-1.88%	0.46%	1.70%	-0.03%
Projected Growth 2019 to 2024	-0.36%	-0.16%	0.41%	0.12%

Race & Ethnicity				
% White	90.68%	86.15%	68.28%	41.29%
% Black	4.44%	7.41%	20.47%	45.26%
% Asian	1.65%	2.25%	2.42%	1.91%
% Other	1.22%	1.32%	1.68%	1.49%
% Hispanic	2.01%	2.87%	7.15%	10.04%

Income & Education				
Median Household Income	\$75,304	\$79,036	\$58,856	\$43,580
Average Household Income	\$119,057	\$121,941	\$99,438	\$72,390
% College Graduates	64.52%	63.89%	51.17%	34.89%

Age				
Median Age	45.1	42.0	38.0	35.8
% Age < 18	19.68%	21.42%	21.97%	24.16%
% Age 65 +	23.35%	19.90%	16.56%	13.67%

Households & Housing				
Households	3,992	13,334	32,858	94,344
Average Household Size	2.08	2.20	2.28	2.46
Median Housing Value	\$273,788	\$249,431	\$211,277	\$149,315
% Owner Occupied Housing	74.54%	73.11%	60.55%	47.85%
% Renter Occupied Housing	19.08%	20.37%	31.28%	39.35%
% Vacant Housing	6.37%	6.52%	8.17%	12.80%

Workplace & Workers				
Number of Businesses	1,111	1,861	3,795	7,624
Total Number of Employees (FTE)	18,340	34,170	79,741	170,144
% White Collar	83.05%	81.37%	71.71%	59.61%
% Blue Collar	16.95%	18.63%	28.29%	40.39%