

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 35.914386 Longitude: -86.832759

| Watson Glen Shopping Center Franklin, TN | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|---------------------------------------|---------------------|---------------------|---------------------|
| Population | Current Year Estimated Population | 9,605 | 54,559 | 102,519 |
| | Population Est 23Q1 | 9,536 | 54,406 | 102,170 |
| | Population Est 22Q4 | 9,472 | 54,193 | 101,865 |
| | Population Est 22Q3 | 9,498 | 54,168 | 101,714 |
| | Population Est 22Q2 | 9,491 | 54,094 | 101,554 |
| | Population Est 22Q1 | 9,483 | 53,920 | 101,195 |
| | Population Est 21Q4 | 9,485 | 53,754 | 100,908 |
| | Population Est 21Q3 | 9,482 | 53,795 | 100,786 |
| | Population Est 21Q2 | 9,459 | 53,789 | 100,691 |
| | Population Fcst | 9,951 | 57,330 | 107,847 |
| | 2010 Census Population | 8,240 | 41,030 | 76,407 |
| | 2000 Census Population | 7,296 | 34,343 | 59,007 |
| | 1990 Census Population | 4,696 | 20,004 | 34,242 |
| | Current Year Daytime Population | 15,900 | 77,432 | 124,264 |
| | Average Seasonal Population | 99 | 888 | 1,640 |
| | Historical Annual Growth, 1990 – 2000 | 4.50% | 5.55% | 5.59% |
| | Historical Annual Growth, 2000 – 2010 | 1.22% | 1.79% | 2.62% |
| | Estimated Annual Growth, 2010 – CY | 1.08% | 2.02% | 2.08% |
| | Projected Annual Growth, CY to Y5 | 0.71% | 1.00% | 1.02% |
| | Group Qtrs Est | 319 | 832 | 1,040 |
| | Transient Est Average Last 4 Qtrs | 1,709 | 4,089 | 6,780 |
| Households | Current Year Estimated Households | 3,903 | 21,821 | 39,358 |
| | Households Est 23Q1 | 3,871 | 21,767 | 39,229 |
| | Households Est 22Q4 | 3,841 | 21,674 | 39,105 |
| | Households Est 22Q3 | 3,853 | 21,669 | 39,062 |
| | Households Est 22Q2 | 3,851 | 21,644 | 39,003 |
| | Households Est 22Q1 | 3,847 | 21,573 | 38,864 |
| | Households Est 21Q4 | 3,848 | 21,504 | 38,751 |
| | Households Est 21Q3 | 3,848 | 21,529 | 38,717 |
| | Households Est 21Q2 | 3,836 | 21,523 | 38,682 |
| | Households Fcst | 4,053 | 22,941 | 41,384 |
| | 2010 Census Households | 3,465 | 15,762 | 28,973 |
| | 2000 Census Households | 2,818 | 12,816 | 22,029 |
| | 1990 Census Households | 1,879 | 7,431 | 12,529 |
| | Historical Annual Growth, 1990 – 2000 | 4.14% | 5.60% | 5.81% |
| | Historical Annual Growth, 2000 – 2010 | 2.09% | 2.09% | 2.78% |
| | Estimated Annual Growth, 2010 – CY | 0.84% | 2.31% | 2.17% |
| | Projected Annual Growth, CY to Y5 | 0.75% | 1.01% | 1.01% |
| | Population per Household | 2.38 | 2.46 | 2.58 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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| Watson Glen Shopping Center Franklin, TN | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|--|---------------------|---------------------|---------------------|
| Income | HH Income \$500,000 or more | 2.8% | 4.0% | 4.7% |
| | HH Income \$250,000 to \$499,999 | 3.4% | 4.8% | 5.6% |
| | HH Income \$200,000 to \$249,999 | 7.8% | 11.2% | 13.1% |
| | HH Income \$175,000 to \$199,999 | 5.9% | 6.9% | 7.0% |
| | HH Income \$150,000 to \$174,999 | 10.5% | 8.4% | 8.5% |
| | HH Income \$100,000 to 149,999 | 23.3% | 20.9% | 20.3% |
| | HH Income \$75,000 to 99,999 | 15.8% | 13.1% | 12.1% |
| | HH Income \$50,000 to 74,999 | 12.7% | 12.6% | 12.0% |
| | HH Income \$35,000 to 49,999 | 7.2% | 7.9% | 7.4% |
| | HH Income \$25,000 to 34,999 | 5.3% | 4.3% | 4.2% |
| | HH Income \$15,000 to 24,999 | 3.7% | 2.7% | 2.5% |
| | HH Income \$0 to 14,999 | 1.4% | 3.2% | 2.8% |
| | Average Household Income | \$130,805 | \$146,945 | \$157,036 |
| | Median Household Income | \$106,719 | \$113,327 | \$120,408 |
| | Per Capita Income | \$54,703 | \$59,444 | \$60,735 |
| | Average Disposable Income | \$104,847 | \$112,351 | \$117,922 |
| | Median Disposable Income | \$93,736 | \$98,726 | \$104,902 |
| | Discretionary HH Income Over \$150,000 | 10.0% | 14.3% | 17.6% |
| | Discretionary HH Income \$125,000 to \$149,999 | 5.4% | 9.4% | 9.8% |
| | Discretionary HH Income \$100,000 to \$124,999 | 14.7% | 11.8% | 12.0% |
| | Discretionary HH Income \$75,000 to \$99,999 | 16.6% | 15.6% | 15.3% |
| | Discretionary HH Income \$50,000 to \$74,999 | 24.6% | 19.2% | 17.7% |
| | Discretionary HH Income \$25,000 to \$49,999 | 18.0% | 18.4% | 17.3% |
| | Discretionary HH Income Under \$25,000 | 10.7% | 11.2% | 10.2% |
| | Average Discretionary HH Income | \$77,910 | \$83,431 | \$87,987 |
| | Median Discretionary HH Income | \$72,412 | \$76,745 | \$81,933 |
| | Householder White – Count | 3,307 | 17,132 | 31,396 |
| | Median HH Income | \$100,774 | \$113,684 | \$122,374 |
| | Average HH Income | \$107,729 | \$116,489 | \$121,677 |
| | Householder Black or African-American – Count | 103 | 1,128 | 1,936 |
| | Median HH Income | \$109,127 | \$80,540 | \$91,353 |
| | Average HH Income | \$111,408 | \$84,499 | \$92,590 |
| | Householder Hispanic – Count | 112 | 1,084 | 1,731 |
| | Median HH Income | \$100,851 | \$85,917 | \$82,737 |
| | Average HH Income | \$110,899 | \$91,600 | \$91,684 |
| | Householder Asian or Pacific Islander – Count | 215 | 1,491 | 2,492 |
| | Median HH Income | \$153,470 | \$149,442 | \$151,551 |
| | Average HH Income | \$151,532 | \$143,816 | \$142,175 |
| | Householder Other or Pacific Islander – Count | 166 | 986 | 1,803 |
| | Median HH Income | \$117,082 | \$115,246 | \$115,693 |
| | Average HH Income | \$122,324 | \$121,703 | \$122,294 |

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| Watson Glen Shopping Center Franklin, TN | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|---------------------------|---------------------|---------------------|---------------------|
| Gender | Male Population | 4,585 | 26,306 | 49,447 |
| | Female Population | 5,020 | 28,253 | 53,072 |
| Total Population by Age | Count of Pop 0 to 4 years | 583 | 3,162 | 5,600 |
| | Count of Pop 0 to 7 years | 847 | 4,708 | 8,489 |
| | Count of Pop 5 - 13 | 1,035 | 6,175 | 11,991 |
| | Count of Pop 14 - 18 | 440 | 2,816 | 5,916 |
| | Count of Pop 19 - 22 | 428 | 2,701 | 5,601 |
| | Count of Pop 22 - 25 | 319 | 1,961 | 3,935 |
| | Count of Pop 25 - 29 | 604 | 3,111 | 5,372 |
| | Count of Pop 30 - 34 | 728 | 3,507 | 5,633 |
| | Count of Pop 35 - 39 | 681 | 3,746 | 6,382 |
| | Count of Pop 40 - 44 | 694 | 4,033 | 7,445 |
| | Count of Pop 45 - 59 | 1,763 | 10,774 | 21,245 |
| | Count of Pop 60 - 74 | 1,528 | 8,868 | 16,629 |
| | Count of Pop 75 - 84 | 507 | 2,772 | 5,198 |
| | Count of Pop 85+ | 295 | 932 | 1,572 |
| | % of Pop 0 to 4 years | 6.1% | 5.8% | 5.5% |
| | % of Pop 0 to 7 years | 8.8% | 8.6% | 8.3% |
| | % of Pop 5 - 13 | 10.8% | 11.3% | 11.7% |
| | % of Pop 14 - 18 | 4.6% | 5.2% | 5.8% |
| | % of Pop 19 - 22 | 4.5% | 5.0% | 5.5% |
| | % of Pop 22 - 25 | 3.3% | 3.6% | 3.8% |
| | % of Pop 25 - 29 | 6.3% | 5.7% | 5.2% |
| | % of Pop 30 - 34 | 7.6% | 6.4% | 5.5% |
| | % of Pop 35 - 39 | 7.1% | 6.9% | 6.2% |
| | % of Pop 40 - 44 | 7.2% | 7.4% | 7.3% |
| | % of Pop 45 - 59 | 18.4% | 19.7% | 20.7% |
| | % of Pop 60 - 74 | 15.9% | 16.3% | 16.2% |
| | % of Pop 75 - 84 | 5.3% | 5.1% | 5.1% |
| | % of Pop 85+ | 3.1% | 1.7% | 1.5% |
| | Median Age | 39.9 | 40.1 | 40.6 |
| | Average Age | 40.7 | 40.0 | 39.9 |
| Male Population by Age | % of Pop 0 to 4 years | 6.5% | 6.1% | 5.8% |
| | % of Pop 5 - 13 | 12.1% | 12.1% | 12.4% |
| | % of Pop 14 - 18 | 5.0% | 5.5% | 6.1% |
| | % of Pop 19 - 22 | 4.8% | 5.2% | 5.7% |
| | % of Pop 22 - 25 | 3.6% | 3.7% | 4.0% |
| | % of Pop 25 - 29 | 6.6% | 6.0% | 5.5% |
| | % of Pop 30 - 34 | 7.8% | 6.5% | 5.5% |
| | % of Pop 35 - 39 | 7.4% | 6.8% | 6.2% |
| | % of Pop 40 - 44 | 7.7% | 7.4% | 7.3% |
| | % of Pop 45 - 59 | 18.1% | 19.7% | 20.6% |
| | % of Pop 75 - 84 | 4.0% | 4.4% | 4.4% |
| | % of Pop 60 - 74 | 14.7% | 15.4% | 15.5% |
| | % of Pop 85+ | 1.7% | 1.0% | 1.0% |
| | Median Age | 37.4 | 38.5 | 39.0 |
| | Average Age | 38.3 | 38.6 | 38.6 |

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| Watson Glen Shopping Center Franklin, TN | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|---|---------------------|---------------------|---------------------|
| | % of Pop 0 to 4 years | 5.7% | 5.5% | 5.2% |
| | % of Pop 5 - 13 | 9.6% | 10.6% | 11.0% |
| | % of Pop 14 - 18 | 4.2% | 4.8% | 5.5% |
| | % of Pop 19 - 22 | 4.1% | 4.7% | 5.2% |
| | % of Pop 22 - 25 | 3.0% | 3.5% | 3.7% |
| | % of Pop 25 - 29 | 6.0% | 5.5% | 5.0% |
| | % of Pop 30 - 34 | 7.3% | 6.3% | 5.5% |
| | % of Pop 35 - 39 | 6.8% | 6.9% | 6.3% |
| | % of Pop 40 - 44 | 6.8% | 7.4% | 7.3% |
| | % of Pop 45 - 59 | 18.5% | 19.8% | 20.8% |
| | % of Pop 60 - 74 | 17.0% | 17.0% | 16.9% |
| | % of Pop 75 - 84 | 6.5% | 5.7% | 5.7% |
| | % of Pop 85+ | 4.3% | 2.3% | 2.0% |
| | Median Age | 42.3 | 41.5 | 41.9 |
| | Average Age | 42.8 | 41.3 | 41.1 |
| Race | Count of White | 7,539 | 42,117 | 80,563 |
| | Count of Black or African-American | 322 | 3,316 | 5,423 |
| | Count of Asian or Pacific Islander | 745 | 4,183 | 7,494 |
| | Count of Other races | 999 | 4,944 | 9,040 |
| | White | 78.5% | 77.2% | 78.6% |
| | Black or African American | 3.4% | 6.1% | 5.3% |
| | Asian | 7.8% | 7.7% | 7.3% |
| | Other Races | 10.4% | 9.1% | 8.8% |
| Language Spoken | Speak English at Home | 91.3% | 87.7% | 88.8% |
| | Speak Spanish at Home | 2.5% | 4.8% | 4.4% |
| | Speak French or French Creole at Home | 0.0% | 0.4% | 0.4% |
| | Speak German at Home | 0.3% | 0.3% | 0.2% |
| | Speak Other Indo-European Languages at Home | 2.9% | 2.6% | 2.2% |
| | Speak Russian and Other Slavic Languages at Home | 0.3% | 0.2% | 0.2% |
| | Speak Chinese at Home | 0.1% | 0.6% | 0.6% |
| | Speak Korean at Home | 0.3% | 0.4% | 0.4% |
| | Speak Vietnamese at Home | 0.0% | 0.1% | 0.2% |
| | Speak Other Asian Languages at Home | 1.6% | 2.6% | 2.3% |
| | Speak Tagalog and Other Pacific Languages at Home | 0.7% | 0.3% | 0.3% |
| | Speak Other Language at Home | 0.0% | 0.0% | 0.1% |
| | | | | |
| Hispanic | Hispanic Population | 658 | 3,914 | 6,901 |
| | Hispanic Population Percent | 6.9% | 7.2% | 6.7% |
| | Mexican | 71.6% | 65.1% | 57.9% |
| | Puerto Rican | 10.5% | 6.5% | 6.3% |
| | Cuban | 2.0% | 3.6% | 4.0% |
| | Dominican | 0.0% | 0.8% | 1.4% |
| | Central American | 4.3% | 6.7% | 8.5% |
| | South American | 1.8% | 8.4% | 13.2% |
| | Other Hispanic | 9.8% | 8.9% | 8.6% |
| | 2000 Hispanic Population Percent | 10% | 5% | 4% |
| | 1990 Hispanic Population Percent | 1% | 1% | 1% |

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| Watson Glen Shopping Center Franklin, TN | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|--|---------------------|---------------------|---------------------|
| Ancestry | American (percent of total population) | 7.7% | 6.1% | 6.2% |
| | American | 7.2% | 5.9% | 6.0% |
| | Native American (ie. Indian/Eskimo) | 0.3% | 0.1% | 0.2% |
| | Hawaiian/Pacific Islander | 0.1% | 0.1% | 0.1% |
| | Asian (percent of total population) | 7.7% | 7.6% | 7.3% |
| | Chinese | 0.6% | 0.9% | 0.9% |
| | Japanese | 0.1% | 0.3% | 0.3% |
| | Korean | 0.8% | 0.4% | 0.4% |
| | South Central Asian (ie. Indian) | 2.7% | 4.7% | 4.2% |
| | South East Asian (ie. Vietnamese) | 3.1% | 1.1% | 1.0% |
| | Other Asian | 0.5% | 0.3% | 0.4% |
| | European (percent of total population) | 40.4% | 39.0% | 40.9% |
| | British | 11.1% | 10.3% | 11.7% |
| | Dutch | 0.7% | 0.6% | 0.7% |
| | French | 1.4% | 1.3% | 1.3% |
| | German | 7.6% | 7.5% | 7.8% |
| | Italian | 2.8% | 2.4% | 2.4% |
| | Polish | 1.1% | 1.3% | 1.2% |
| | Scandinavian | 1.7% | 1.4% | 1.6% |
| | Scotch/Irish | 10.2% | 9.7% | 9.8% |
| | Other European (ie. Greek/Russian) | 3.7% | 4.5% | 4.4% |
| | Middle Eastern | 0.7% | 0.8% | 0.8% |
| | Other Ancestry | 14.6% | 17.4% | 16.8% |
| | Unclassified Ancestry | 22.1% | 22.0% | 21.4% |
| Education (Age 25+) | Adult Population (25 Years or Older) | 6,800 | 37,744 | 69,476 |
| | Elementary (0 to 8) | 2.0% | 1.9% | 1.9% |
| | Some High School (9 to 11) | 0.9% | 2.8% | 2.4% |
| | High School Graduate (12) | 14.4% | 12.9% | 12.5% |
| | Some College (13 to 16) | 15.9% | 14.7% | 14.6% |
| | Associates Degree Only | 6.5% | 6.2% | 6.4% |
| | Bachelors Degree Only | 36.6% | 39.1% | 39.6% |
| | Graduate Degree | 23.6% | 22.4% | 22.7% |
| | % College (4+) | 60.2% | 61.5% | 62.3% |
| Household Type | Total Households – count | 3,903 | 21,821 | 39,358 |
| | One Person HHs – count | 1,184 | 6,029 | 9,578 |
| | Family HHs – count | 2,384 | 14,610 | 27,930 |
| | Married Couple – count | 2,011 | 12,321 | 23,753 |
| | w/own children – count | 886 | 5,607 | 10,748 |
| | w/out own children – count | 1,125 | 6,713 | 13,005 |
| | Male Householder – count | 137 | 530 | 907 |
| | Female Householder – count | 236 | 1,760 | 3,271 |
| | Non-Family Households – count | 335 | 1,182 | 1,849 |
| | 1 Person Household | 30.3% | 27.6% | 24.3% |
| | 2 Person Household | 34.9% | 34.0% | 33.7% |
| | 3 Person Household | 14.3% | 15.6% | 16.0% |
| | 4 Person Household | 13.2% | 14.7% | 16.7% |
| | 5 Person Household | 4.9% | 5.6% | 6.4% |
| | 6 Person Household | 1.8% | 1.8% | 2.0% |
| | 7+ Person Household | 0.6% | 0.7% | 0.8% |
| | % Households With Children | 26.9% | 31.2% | 32.5% |

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| Watson Glen Shopping Center Franklin, TN | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|---|---------------------|---------------------|---------------------|
| Housing | Total Housing Units | 4,064 | 23,010 | 41,271 |
| | Owner Occupied Percent | 55.8% | 61.9% | 68.1% |
| | Renter Occupied Percent | 40.2% | 32.9% | 27.2% |
| | Vacant Housing Percent | 4.0% | 5.2% | 4.6% |
| | Total Housing Units (Census 2000) | 2,990 | 13,557 | 23,364 |
| Home Value (Owner Occupied) | Property Value \$1,000,000 or more | 9.3% | 18.9% | 22.2% |
| | Property Value \$750,000 to \$999,999 | 23.0% | 25.6% | 24.7% |
| | Property Value \$500,000 to \$749,999 | 44.6% | 32.2% | 29.2% |
| | Property Value \$400,000 to \$499,999 | 12.0% | 8.5% | 8.3% |
| | Property Value \$300,000, to \$399,999 | 4.9% | 5.2% | 4.8% |
| | Property Value \$200,000 to \$299,999 | 2.7% | 2.9% | 2.7% |
| | Property Value \$150,000 to \$199,999 | 0.1% | 0.5% | 0.5% |
| | Property Value \$100,000 to \$149,999 | 0.0% | 0.4% | 0.3% |
| | Property Value \$60,000 to \$99,999 | 0.5% | 0.3% | 0.3% |
| | Property Value \$40,000 to \$59,999 | 0.4% | 0.1% | 0.2% |
| | Property Value \$0 to \$39,999 | 0.5% | 0.4% | 0.8% |
| | Median Home Value | \$656,539 | \$726,688 | \$748,970 |
| | | | | |
| Wealth per Household | \$0 and under - percent | 16.5% | 16.2% | 15.7% |
| | \$1 to \$4999 - percent | 7.5% | 7.3% | 6.9% |
| | \$5k to \$9999 - percent | 4.3% | 4.1% | 4.0% |
| | \$10k to \$24999 - percent | 6.2% | 6.0% | 5.9% |
| | \$25k to \$49999 - percent | 6.6% | 6.7% | 6.7% |
| | \$50k to \$99999 - percent | 9.9% | 10.0% | 10.1% |
| | \$100k to \$249999 - percent | 18.1% | 18.3% | 18.6% |
| | \$250k to \$499999 - percent | 14.0% | 14.2% | 14.5% |
| | \$500k+ - percent | 16.9% | 17.2% | 17.7% |
| | Median HH Wealth | \$94,966 | \$98,851 | \$107,395 |
| | Avg HH Wealth | \$264,561 | \$269,131 | \$275,996 |
| | | | | |
| Economic Viability | Economic Viability Local | 295 | 287 | 288 |
| | Economic Viability Indexed | 109 | 106 | 107 |
| Occupation (Employed Civilians Age 16+) | Employed Civilian Pop 16+ by Occupation | 5,535 | 30,325 | 55,239 |
| | Managerial/Executive | 23.8% | 26.5% | 27.4% |
| | Professional Specialty | 36.8% | 30.5% | 30.1% |
| | Healthcare Support | 1.0% | 1.4% | 1.2% |
| | Sales | 12.5% | 12.2% | 12.0% |
| | Office & Administrative Support | 9.0% | 10.4% | 10.5% |
| | Protective Service | 0.2% | 0.9% | 1.2% |
| | Food Preperation | 4.0% | 5.4% | 4.7% |
| | Building Maintenance & Cleaning | 1.2% | 1.4% | 1.4% |
| | Personal Care | 2.0% | 3.1% | 2.9% |
| | Farming, Fishing, & Forestry | 0.0% | 0.0% | 0.1% |
| | Construction | 4.6% | 3.5% | 3.4% |
| | Production & Transportation | 4.8% | 4.6% | 5.1% |
| | Percent White Collar Workers | 83.2% | 81.1% | 81.3% |
| | Percent Blue Collar Workers | 16.8% | 18.9% | 18.7% |
| | | | | |
| | | | | |

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| Watson Glen Shopping Center Franklin, TN | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|---------------------------------|---------------------|---------------------|---------------------|
| | Agriculture/Mining/Construction | 4.7% | 3.9% | 4.2% |
| | Manufacturing | 4.9% | 7.5% | 7.6% |
| | Transportation | 4.4% | 3.2% | 3.5% |
| | Information | 4.4% | 3.1% | 3.0% |
| | Wholesale/Retail | 15.4% | 13.5% | 13.7% |
| | Finance, Insurance, Real Estate | 7.2% | 10.5% | 10.4% |
| | Professional Services | 12.1% | 12.7% | 13.0% |
| | Management Services | 0.8% | 1.0% | 0.8% |
| | Administrative/Waste Services | 1.3% | 2.4% | 2.4% |
| | Educational Services | 29.8% | 23.7% | 23.9% |
| | Entertainment Services | 6.2% | 10.4% | 9.3% |
| | Other Professional Services | 7.5% | 5.9% | 5.5% |
| | Public Administration | 1.4% | 2.3% | 2.7% |
| | | | | |
| Vehicles per HH | No Vehicles | 7.5% | 3.9% | 3.1% |
| | 1 Vehicle | 30.2% | 29.8% | 25.8% |
| | 2 Vehicles | 44.8% | 46.1% | 47.7% |
| | 3 or more vehicles | 17.5% | 20.1% | 23.4% |
| | Average Number of Vehicles | 1.75 | 1.89 | 2.00 |
| Change | Births (last 12 months) | 107 | 601 | 1,111 |
| | Deaths (last 12 months) | 90 | 495 | 946 |
| | Migration (last 12 months) | 101 | 367 | 816 |
| Work place | Workplace Establishments | 1,092 | 4,557 | 6,395 |
| | Workplace Employees (FTE) | 11,074 | 46,507 | 65,285 |