



Market Profile

4680 Interstate 55 North Frontage Rd., Jackson, MS
 4680 Interstate 55 North Frontage Road Jackson MS 39211
 Rings: 1, 3, 5 mile radii

Latitude: 32.3583
 Longitude: -90.1505

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	9,697	54,032	109,171
2020 Total Population	9,799	51,569	102,569
2020 Group Quarters	235	1,053	3,528
2022 Total Population	9,613	50,908	101,774
2022 Group Quarters	235	1,053	3,528
2027 Total Population	9,284	49,575	99,717
2022-2027 Annual Rate	-0.69%	-0.53%	-0.41%
2022 Total Daytime Population	10,533	77,119	172,863
Workers	5,985	51,161	120,546
Residents	4,548	25,958	52,317
Household Summary			
2010 Households	4,232	21,905	45,484
2010 Average Household Size	2.21	2.42	2.32
2020 Total Households	4,581	22,276	45,398
2020 Average Household Size	2.09	2.27	2.18
2022 Total Households	4,534	22,225	45,375
2022 Average Household Size	2.07	2.24	2.17
2027 Total Households	4,440	21,929	44,989
2027 Average Household Size	2.04	2.21	2.14
2022-2027 Annual Rate	-0.42%	-0.27%	-0.17%
2010 Families	2,387	13,351	25,842
2010 Average Family Size	2.91	3.09	3.06
2022 Families	2,432	12,962	24,483
2022 Average Family Size	2.78	2.91	2.91
2027 Families	2,371	12,750	24,122
2027 Average Family Size	2.74	2.88	2.88
2022-2027 Annual Rate	-0.51%	-0.33%	-0.30%
Housing Unit Summary			
2000 Housing Units	5,043	24,993	51,736
Owner Occupied Housing Units	52.6%	57.6%	48.5%
Renter Occupied Housing Units	38.6%	34.3%	41.4%
Vacant Housing Units	8.8%	8.0%	10.1%
2010 Housing Units	4,965	24,423	51,233
Owner Occupied Housing Units	47.6%	52.6%	45.2%
Renter Occupied Housing Units	37.6%	37.1%	43.6%
Vacant Housing Units	14.8%	10.3%	11.2%
2020 Housing Units	5,447	25,474	52,737
Vacant Housing Units	15.9%	12.6%	13.9%
2022 Housing Units	5,425	25,788	53,368
Owner Occupied Housing Units	43.0%	44.8%	40.1%
Renter Occupied Housing Units	40.6%	41.4%	45.0%
Vacant Housing Units	16.4%	13.8%	15.0%
2027 Housing Units	5,376	25,767	53,572
Owner Occupied Housing Units	43.1%	44.5%	39.9%
Renter Occupied Housing Units	39.5%	40.6%	44.1%
Vacant Housing Units	17.4%	14.9%	16.0%
Median Household Income			
2022	\$58,484	\$52,686	\$47,584
2027	\$65,606	\$59,535	\$54,370
Median Home Value			
2022	\$207,853	\$174,695	\$162,852
2027	\$239,892	\$195,269	\$186,070
Per Capita Income			
2022	\$39,840	\$36,102	\$33,314
2027	\$48,264	\$43,135	\$39,725
Median Age			
2010	33.6	33.9	33.5
2022	36.2	37.4	36.7
2027	37.0	38.8	37.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Households by Income			
Household Income Base	4,534	22,225	45,375
<\$15,000	9.0%	10.2%	12.3%
\$15,000 - \$24,999	9.8%	13.2%	13.5%
\$25,000 - \$34,999	8.3%	8.9%	10.5%
\$35,000 - \$49,999	12.0%	14.3%	15.7%
\$50,000 - \$74,999	24.4%	20.9%	19.5%
\$75,000 - \$99,999	12.3%	9.3%	9.1%
\$100,000 - \$149,999	12.8%	12.0%	10.2%
\$150,000 - \$199,999	4.3%	5.0%	4.5%
\$200,000+	7.2%	6.2%	4.9%
Average Household Income	\$88,237	\$82,373	\$73,916
2027 Households by Income			
Household Income Base	4,440	21,929	44,989
<\$15,000	6.3%	7.5%	9.5%
\$15,000 - \$24,999	7.8%	10.7%	11.7%
\$25,000 - \$34,999	7.1%	8.2%	9.7%
\$35,000 - \$49,999	10.8%	12.8%	14.2%
\$50,000 - \$74,999	24.9%	22.1%	20.4%
\$75,000 - \$99,999	11.8%	9.6%	9.0%
\$100,000 - \$149,999	15.0%	14.3%	12.8%
\$150,000 - \$199,999	6.9%	7.3%	6.9%
\$200,000+	9.2%	7.5%	5.8%
Average Household Income	\$105,510	\$97,151	\$87,269
2022 Owner Occupied Housing Units by Value			
Total	2,331	11,558	21,385
<\$50,000	5.1%	9.5%	14.2%
\$50,000 - \$99,999	12.7%	15.5%	15.9%
\$100,000 - \$149,999	12.2%	16.2%	15.5%
\$150,000 - \$199,999	17.9%	17.7%	17.3%
\$200,000 - \$249,999	13.4%	10.6%	9.4%
\$250,000 - \$299,999	10.2%	6.0%	6.3%
\$300,000 - \$399,999	10.4%	9.1%	7.9%
\$400,000 - \$499,999	1.4%	1.4%	1.6%
\$500,000 - \$749,999	14.8%	11.5%	9.6%
\$750,000 - \$999,999	1.9%	2.1%	1.8%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.3%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$267,833	\$238,543	\$223,359
2027 Owner Occupied Housing Units by Value			
Total	2,316	11,460	21,349
<\$50,000	3.8%	7.7%	11.6%
\$50,000 - \$99,999	9.0%	11.1%	11.7%
\$100,000 - \$149,999	9.8%	14.6%	13.4%
\$150,000 - \$199,999	16.2%	18.4%	18.3%
\$200,000 - \$249,999	14.0%	11.1%	10.2%
\$250,000 - \$299,999	11.7%	6.8%	7.4%
\$300,000 - \$399,999	11.6%	10.7%	9.3%
\$400,000 - \$499,999	1.6%	1.8%	1.8%
\$500,000 - \$749,999	18.8%	14.0%	11.9%
\$750,000 - \$999,999	3.5%	3.6%	3.1%
\$1,000,000 - \$1,499,999	0.0%	0.2%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.6%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$307,948	\$272,153	\$263,498

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Age			
Total	9,699	54,031	109,169
0 - 4	7.5%	7.1%	7.0%
5 - 9	6.2%	6.7%	6.3%
10 - 14	6.7%	6.7%	6.2%
15 - 24	14.1%	14.6%	15.8%
25 - 34	17.6%	16.4%	16.9%
35 - 44	12.2%	11.9%	11.9%
45 - 54	12.3%	12.7%	12.9%
55 - 64	10.2%	11.4%	11.0%
65 - 74	5.4%	6.4%	6.1%
75 - 84	4.8%	4.1%	3.9%
85 +	3.0%	1.9%	1.9%
18 +	75.7%	75.3%	76.5%
2022 Population by Age			
Total	9,611	50,906	101,773
0 - 4	6.5%	6.1%	6.1%
5 - 9	6.4%	6.4%	6.1%
10 - 14	6.7%	6.5%	6.1%
15 - 24	12.9%	12.9%	13.7%
25 - 34	15.6%	14.5%	15.4%
35 - 44	14.2%	14.2%	14.1%
45 - 54	10.6%	10.7%	10.7%
55 - 64	10.5%	11.3%	11.2%
65 - 74	8.5%	9.9%	9.4%
75 - 84	4.9%	5.2%	4.8%
85 +	3.1%	2.3%	2.3%
18 +	77.0%	77.4%	78.2%
2027 Population by Age			
Total	9,282	49,573	99,716
0 - 4	6.6%	6.1%	6.1%
5 - 9	6.2%	6.1%	5.9%
10 - 14	6.6%	6.3%	5.9%
15 - 24	13.1%	12.8%	14.0%
25 - 34	14.6%	13.3%	14.5%
35 - 44	14.8%	14.4%	14.2%
45 - 54	11.0%	11.8%	11.4%
55 - 64	9.2%	10.1%	10.1%
65 - 74	9.0%	10.1%	9.7%
75 - 84	5.8%	6.4%	5.9%
85 +	3.1%	2.5%	2.4%
18 +	77.0%	77.8%	78.7%
2010 Population by Sex			
Males	4,506	25,159	50,719
Females	5,191	28,874	58,452
2022 Population by Sex			
Males	4,598	24,003	48,131
Females	5,015	26,905	53,643
2027 Population by Sex			
Males	4,446	23,453	47,209
Females	4,839	26,122	52,508

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Race/Ethnicity			
Total	9,697	54,033	109,171
White Alone	43.4%	34.4%	34.0%
Black Alone	54.2%	62.9%	62.4%
American Indian Alone	0.1%	0.1%	0.1%
Asian Alone	0.7%	0.6%	1.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.8%	1.1%	1.2%
Two or More Races	0.8%	0.9%	0.9%
Hispanic Origin	1.8%	2.1%	2.4%
Diversity Index	53.5	50.7	51.8
2020 Population by Race/Ethnicity			
Total	9,799	51,569	102,569
White Alone	39.4%	30.9%	30.0%
Black Alone	54.7%	64.3%	63.4%
American Indian Alone	0.1%	0.1%	0.2%
Asian Alone	1.1%	0.9%	1.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.7%	1.2%	1.9%
Two or More Races	3.0%	2.6%	3.0%
Hispanic Origin	2.9%	2.1%	3.1%
Diversity Index	56.9	51.2	53.7
2022 Population by Race/Ethnicity			
Total	9,614	50,909	101,774
White Alone	39.1%	30.5%	29.8%
Black Alone	54.9%	64.5%	63.2%
American Indian Alone	0.1%	0.1%	0.2%
Asian Alone	1.1%	0.9%	1.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.7%	1.2%	1.9%
Two or More Races	3.2%	2.8%	3.1%
Hispanic Origin	2.9%	2.1%	3.1%
Diversity Index	57.0	51.1	53.9
2027 Population by Race/Ethnicity			
Total	9,284	49,576	99,717
White Alone	38.1%	29.9%	29.3%
Black Alone	55.3%	64.5%	63.1%
American Indian Alone	0.1%	0.1%	0.2%
Asian Alone	1.1%	0.9%	1.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.8%	1.3%	2.1%
Two or More Races	3.7%	3.2%	3.5%
Hispanic Origin	2.9%	2.2%	3.2%
Diversity Index	57.4	51.4	54.5
2010 Population by Relationship and Household Type			
Total	9,698	54,033	109,170
In Households	96.6%	98.3%	96.7%
In Family Households	74.0%	78.8%	75.0%
Householder	23.8%	24.8%	23.7%
Spouse	13.6%	13.9%	12.6%
Child	29.9%	33.1%	31.6%
Other relative	4.2%	4.7%	4.6%
Nonrelative	2.5%	2.5%	2.5%
In Nonfamily Households	22.5%	19.4%	21.7%
In Group Quarters	3.4%	1.7%	3.3%
Institutionalized Population	3.4%	0.8%	1.1%
Noninstitutionalized Population	0.0%	0.9%	2.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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2022 Population 25+ by Educational Attainment			
Total	6,490	34,668	69,148
Less than 9th Grade	1.6%	2.0%	2.6%
9th - 12th Grade, No Diploma	2.9%	5.1%	6.6%
High School Graduate	14.3%	15.5%	17.3%
GED/Alternative Credential	1.7%	3.4%	3.6%
Some College, No Degree	19.9%	22.9%	21.7%
Associate Degree	8.0%	8.4%	8.3%
Bachelor's Degree	29.9%	23.9%	23.0%
Graduate/Professional Degree	21.8%	19.0%	16.9%
2022 Population 15+ by Marital Status			
Total	7,728	41,228	83,141
Never Married	45.7%	43.0%	45.0%
Married	39.6%	38.4%	36.1%
Widowed	5.2%	6.8%	6.4%
Divorced	9.5%	11.9%	12.5%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,331	26,576	52,547
Population 16+ Employed	96.7%	95.5%	95.1%
Population 16+ Unemployment rate	3.3%	4.5%	4.9%
Population 16-24 Employed	11.8%	11.0%	12.8%
Population 16-24 Unemployment rate	9.4%	11.5%	10.8%
Population 25-54 Employed	66.4%	66.9%	66.5%
Population 25-54 Unemployment rate	2.6%	3.7%	4.0%
Population 55-64 Employed	14.3%	13.9%	13.5%
Population 55-64 Unemployment rate	2.5%	3.9%	4.3%
Population 65+ Employed	7.5%	8.2%	7.2%
Population 65+ Unemployment rate	1.0%	2.4%	2.5%
2022 Employed Population 16+ by Industry			
Total	5,155	25,372	49,973
Agriculture/Mining	0.4%	0.3%	0.3%
Construction	5.2%	3.4%	4.3%
Manufacturing	6.1%	7.5%	7.7%
Wholesale Trade	0.7%	1.0%	1.7%
Retail Trade	8.6%	8.7%	9.6%
Transportation/Utilities	4.8%	4.6%	4.4%
Information	0.8%	1.6%	1.9%
Finance/Insurance/Real Estate	13.5%	9.0%	7.8%
Services	55.8%	58.0%	55.8%
Public Administration	4.1%	5.9%	6.5%
2022 Employed Population 16+ by Occupation			
Total	5,156	25,373	49,974
White Collar	67.7%	64.7%	63.6%
Management/Business/Financial	16.6%	16.1%	15.2%
Professional	31.7%	29.1%	27.8%
Sales	8.8%	8.8%	9.3%
Administrative Support	10.6%	10.7%	11.3%
Services	16.2%	18.8%	18.5%
Blue Collar	16.2%	16.5%	17.9%
Farming/Forestry/Fishing	0.3%	0.1%	0.1%
Construction/Extraction	3.9%	2.5%	3.2%
Installation/Maintenance/Repair	1.4%	2.0%	2.0%
Production	5.4%	5.2%	5.7%
Transportation/Material Moving	5.2%	6.7%	6.8%

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2010 Households by Type			
Total	4,232	21,905	45,482
Households with 1 Person	35.8%	32.1%	36.1%
Households with 2+ People	64.2%	67.9%	63.9%
Family Households	56.4%	60.9%	56.8%
Husband-wife Families	32.6%	34.1%	30.2%
With Related Children	13.7%	14.5%	12.8%
Other Family (No Spouse Present)	23.8%	26.9%	26.6%
Other Family with Male Householder	4.7%	5.1%	5.0%
With Related Children	2.3%	2.5%	2.5%
Other Family with Female Householder	19.1%	21.8%	21.6%
With Related Children	13.6%	14.8%	14.5%
Nonfamily Households	7.8%	6.9%	7.1%
All Households with Children	29.8%	32.1%	30.1%
Multigenerational Households	4.0%	5.2%	5.0%
Unmarried Partner Households	6.3%	6.2%	6.2%
Male-female	5.6%	5.4%	5.6%
Same-sex	0.8%	0.8%	0.7%
2010 Households by Size			
Total	4,232	21,903	45,483
1 Person Household	35.8%	32.1%	36.1%
2 Person Household	31.1%	31.1%	29.8%
3 Person Household	14.5%	16.0%	15.2%
4 Person Household	10.4%	11.2%	10.2%
5 Person Household	5.2%	5.9%	5.2%
6 Person Household	2.0%	2.3%	2.0%
7 + Person Household	1.0%	1.5%	1.5%
2010 Households by Tenure and Mortgage Status			
Total	4,232	21,904	45,482
Owner Occupied	55.9%	58.6%	50.9%
Owned with a Mortgage/Loan	39.8%	41.5%	34.7%
Owned Free and Clear	16.1%	17.1%	16.2%
Renter Occupied	44.1%	41.4%	49.1%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	124	132	130
Percent of Income for Mortgage	18.7%	17.5%	18.0%
Wealth Index	81	73	60
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,965	24,423	51,233
Housing Units Inside Urbanized Area	100.0%	98.6%	98.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	1.4%	1.9%
2010 Population By Urban/ Rural Status			
Total Population	9,697	54,032	109,171
Population Inside Urbanized Area	100.0%	98.9%	98.1%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	1.1%	1.9%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Young and Restless (11B)	Family Foundations (12A)	Young and Restless (11B)
2.	Exurbanites (1E)	Exurbanites (1E)	Modest Income Homes (12D)
3.	Emerald City (8B)	Modest Income Homes (12D)	Family Foundations (12A)
2022 Consumer Spending			
Apparel & Services: Total \$	\$9,427,870	\$43,238,417	\$80,479,872
Average Spent	\$2,079.37	\$1,945.49	\$1,773.66
Spending Potential Index	86	81	74
Education: Total \$	\$7,600,752	\$34,481,996	\$63,013,063
Average Spent	\$1,676.39	\$1,551.50	\$1,388.72
Spending Potential Index	85	79	71
Entertainment/Recreation: Total \$	\$13,826,046	\$63,583,324	\$116,147,668
Average Spent	\$3,049.41	\$2,860.89	\$2,559.73
Spending Potential Index	83	78	70
Food at Home: Total \$	\$23,717,183	\$109,421,870	\$203,038,281
Average Spent	\$5,230.96	\$4,923.37	\$4,474.67
Spending Potential Index	84	80	72
Food Away from Home: Total \$	\$16,824,370	\$76,184,155	\$142,329,942
Average Spent	\$3,710.71	\$3,427.86	\$3,136.75
Spending Potential Index	86	79	73
Health Care: Total \$	\$26,683,634	\$124,979,337	\$227,102,294
Average Spent	\$5,885.23	\$5,623.37	\$5,005.01
Spending Potential Index	83	79	71
HH Furnishings & Equipment: Total \$	\$9,797,322	\$44,822,094	\$81,981,904
Average Spent	\$2,160.86	\$2,016.74	\$1,806.76
Spending Potential Index	84	79	71
Personal Care Products & Services: Total \$	\$3,974,229	\$18,262,316	\$33,654,494
Average Spent	\$876.54	\$821.70	\$741.70
Spending Potential Index	86	81	73
Shelter: Total \$	\$88,688,372	\$402,530,986	\$743,089,307
Average Spent	\$19,560.73	\$18,111.63	\$16,376.62
Spending Potential Index	85	79	72
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,342,735	\$46,029,469	\$83,021,004
Average Spent	\$2,281.15	\$2,071.07	\$1,829.66
Spending Potential Index	84	76	67
Travel: Total \$	\$10,861,372	\$49,103,493	\$88,460,379
Average Spent	\$2,395.54	\$2,209.38	\$1,949.54
Spending Potential Index	83	77	68
Vehicle Maintenance & Repairs: Total \$	\$4,922,180	\$22,446,352	\$41,586,145
Average Spent	\$1,085.62	\$1,009.96	\$916.50
Spending Potential Index	86	80	73

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.