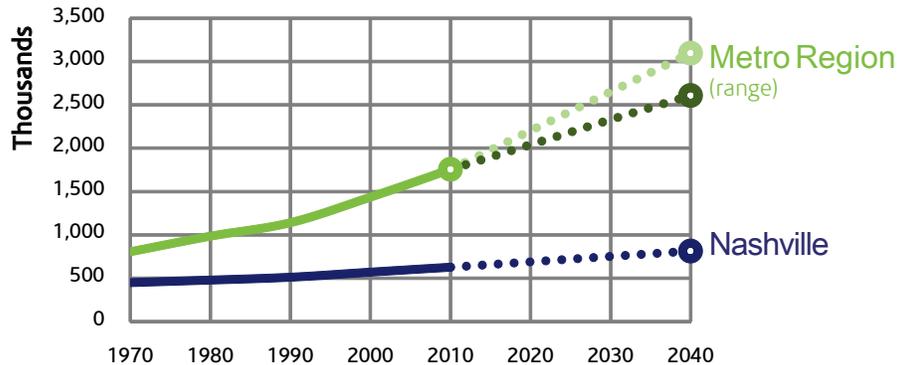


# DEMOGRAPHICS

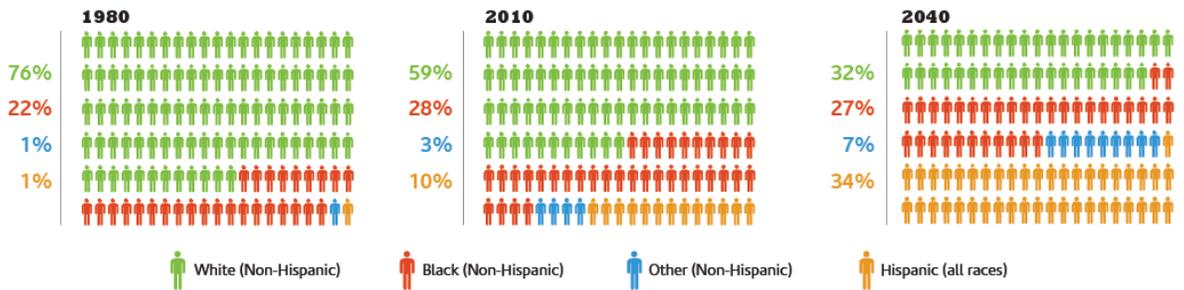


**1 million**  
more people living in the Metro Region by 2040

Population of Nashville and the Metro Region



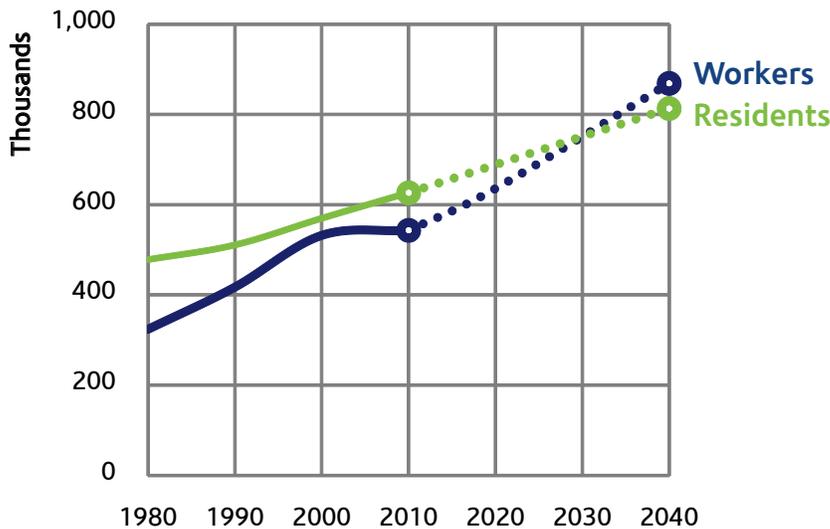
By 2040, no ethnicity will be a majority of residents.



Changing demographics also affect our economy. Within the region, Davidson County will continue to be a major employment center, with workers coming to outnumber residents.

### Residents and employees

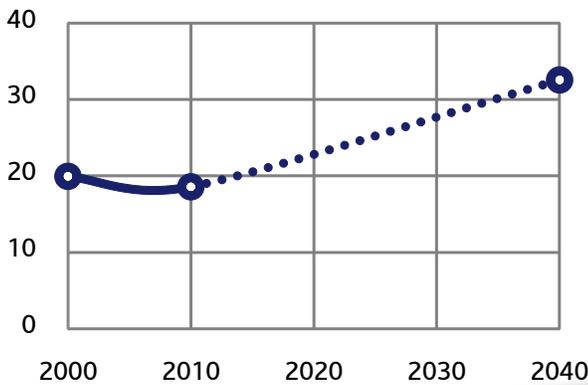
By 2040, Davidson County may have more employees than residents.



At the same time, more of Nashville's residents will be over the age of 65. For every 3 people of prime working age, another 1 person will be over 65.

### Workers and retirees

Number of retirees (age 65+) per 100 workers (ages 25 to 64)



As this ratio rises, Nashville will need to maximize the economic activity of the workers who remain.

## Housing

Nashville has 200,000 Millennials, or people born between 1980 and the early 2000s, making it a city with a vibrant future ahead – and a challenging one when it comes to housing. Add to the mix 140,000 Baby Boomers who may seek to downsize as they retire, and the demand for new and different types of housing could dramatically increase.

