WTIA Community Profile (Esri 2026)

COMMUNITY PROFILE: RUTHERFORD TOWN, TN

Rutherford Town, TN (FIPS: 4765760) | Geography: Place | Benchmark: Gibson County, TN (FIPS: 47053)

Published by WTIA
Intellisite / Esri Business Analyst (2026) & U.S. Census
Page 1: Executive Community Summary & Core Indicators

1,157	-0.09%	2.33	40.2	42.0	$55,446
Population Total	**Pop Growth (Ann.)**	**Average HH Size**	**Diversity Index**	**Median Age**	**Median HH Income**
Gibson Co: 51,389	2020-26 | '26-31: -0.09%	497 Households (2026)	Gibson Co: 44.1	Gibson Co: 41.8	Gibson Co: $63,561

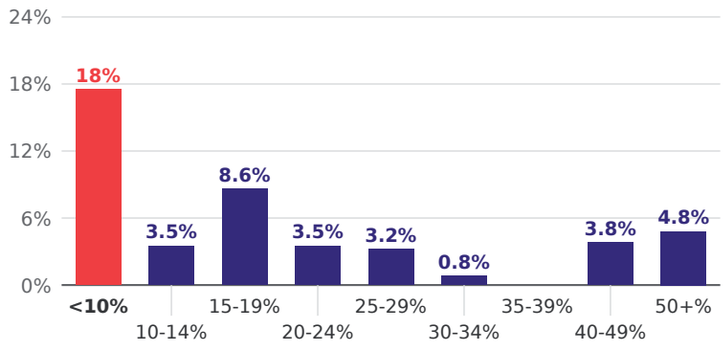
$102,885	$173,205	20.5%	56.1%	23.4%
Median Home Value	**Median Net Worth**	**Age <18 (Youth)**	**Age 18-64 (Workforce)**	**Age 65+ (Senior)**
2031 Forecast: $173,125	Average: $737,766	237 Residents (<18)	649 Residents (18-64)	271 Residents (65+)

EMPLOYED WORKFORCE (590)

15.4%	28.0%	56.6%
Services	**Blue Collar**	**White Collar**
91 workers	165 workers	334 workers
County: 14.0%	**County: 32.1%**	**County: 54.0%**

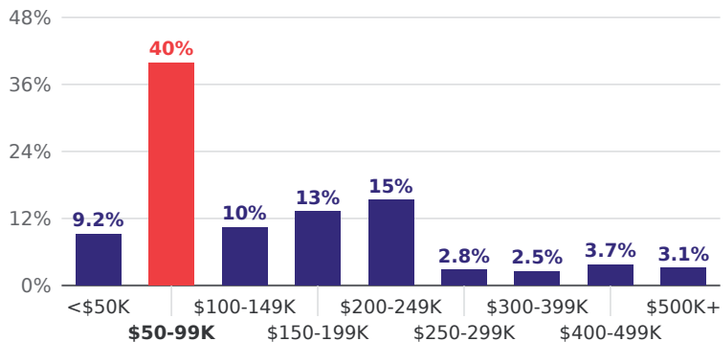
Mortgage as Percent of Salary

ACS Owner HUs



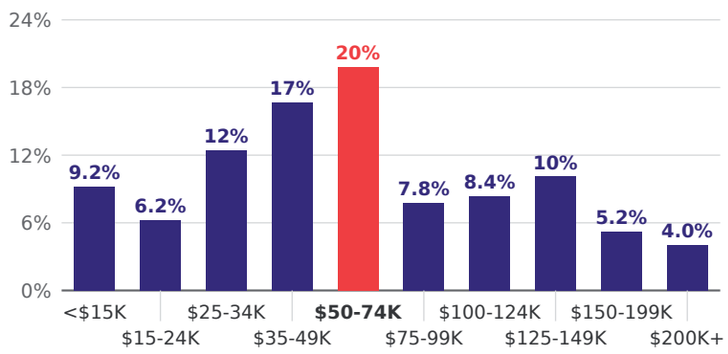
Home Value (2026 Esri)

Med: $102,885



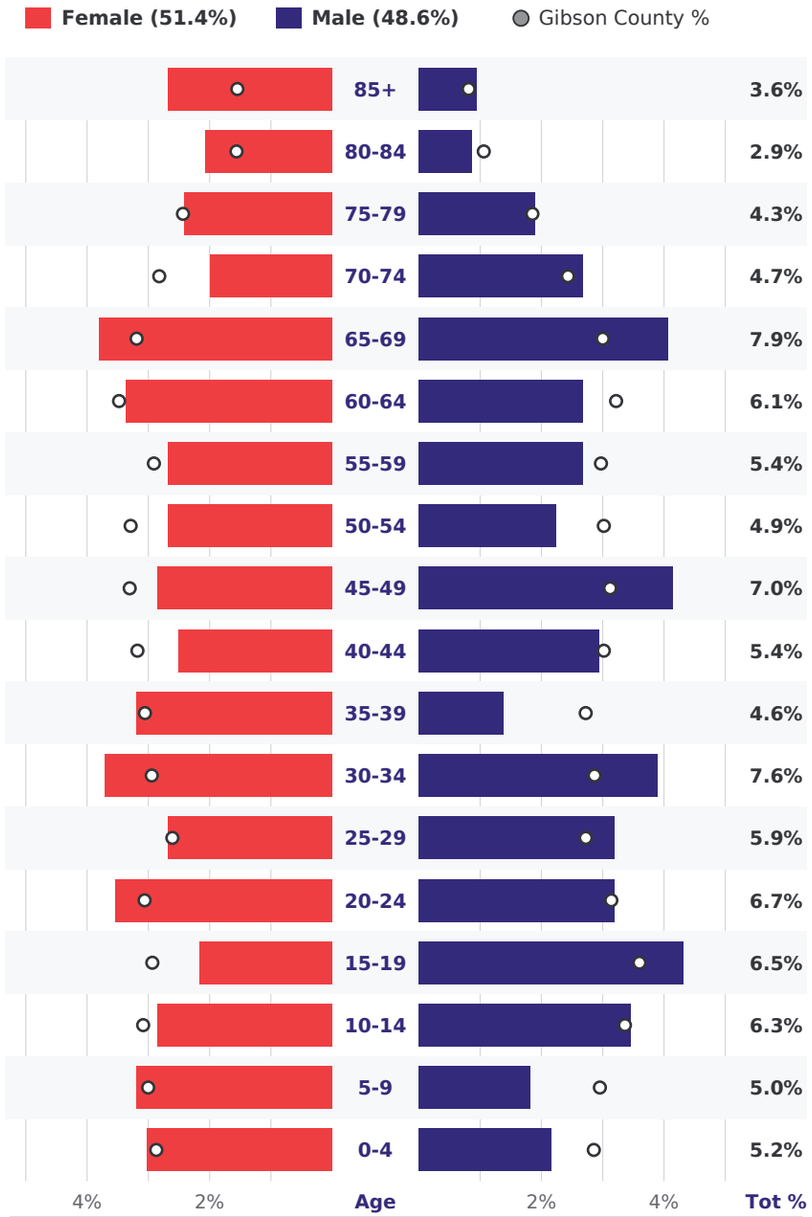
Household Income (2026 Esri)

Med: $55,446



Age Profile: 5 Year Increments (2026)

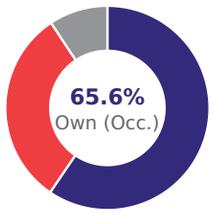
Median Age: 42.0



Largest: Males 15-19 (4.3% of Pop) | Med Age M: 41.5 | F: 42.7

Home Ownership (2026)

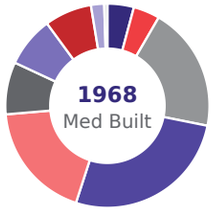
548 Total Units



Owner Occupied	59.5%
Renter Occupied	31.2%
Vacant Housing	9.3%

Housing: Year Built

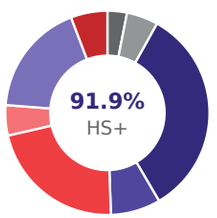
Med Year: 1968



<1939: 4.2%	1980-89: 8.3%
1940-49: 4.2%	1990-99: 8.0%
1950-59: 19.8%	2000-09: 7.5%
1960-69: 26.9%	2010-19: 2.1%
1970-79: 18.7%	2020+: 0.5%

Educational Attainment

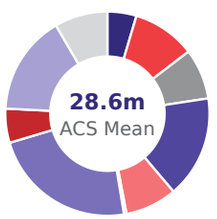
Pop 25+: 813



<9th Grade: 3.1%	Some College: 22.0%
No Diploma: 5.0%	Assoc Degree: 4.8%
HS Diploma: 33.5%	Bach Degree: 18.0%
GED: 7.9%	Grad Degree: 5.8%

Commute Time

Mean 28.6 Min | ACS 2020-2024 (B08013/B08301)



<5 min: 4.6%	25-29 min: 0.4%
5-9 min: 10.0%	30-34 min: 23.0%
10-14 min: 8.0%	35-39 min: 5.4%
15-19 min: 16.2%	40-59 min: 15.8%
20-24 min: 8.2%	60+ min: 8.4%

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Age Pyramid (2026 Esri Demographics)

Total Pop: 1,157 | Median Age: 42.0

Rutherford Males (562 | 48.6%) **Rutherford Females (595 | 51.4%)** Gibson Co. %

M#	Age Group	F# / Tot%
11	85+	31 (3.6%)
10	80-84	24 (2.9%)
22	75-79	28 (4.3%)
31	70-74	23 (4.7%)
47	65-69	44 (7.9%)
31	60-64	39 (6.1%)
31	55-59	31 (5.4%)
26	50-54	31 (4.9%)
48	45-49	33 (7.0%)
34	40-44	29 (5.4%)
16	35-39	37 (4.6%)
45	30-34	43 (7.6%)
37	25-29	31 (5.9%)
37	20-24	41 (6.7%)
50	15-19	25 (6.5%)
40	10-14	33 (6.3%)
21	5-9	37 (5.0%)
25	0-4	35 (5.2%)

5% 4% 3% 2% 1% 1% 2% 3% 4% 5%

The largest group:
2026 Males Age 15 - 19
50 residents (4.3% of Pop | 8.9% of Males)

The smallest group:
2026 Males Age 80 - 84
10 residents (0.9% of Pop | 1.8% of Males)

Net Worth (%) - 2026 Household Wealth Distribution

497 Households

$173,205	$737,766	57
Median Net Worth	**Average Net Worth**	**Esri Wealth Index**
Gibson Co: $198,075	Gibson Co: $630,583	Gibson Co: 55 (US=100)

Rutherford Town % of Households (2026) **Gibson County Benchmark (%)**

	Rutherford	Cty
$1,000,000+	10.9% (54)	10.8%
$500,000-$999,999	10.5% (52)	13.4%
$250,000-$499,999	19.5% (97)	20.9%
$150,000-$249,999	13.3% (66)	11.5%
$100,000-$149,999	8.0% (40)	6.8%
$75,000-$99,999	6.6% (33)	4.8%
$50,000-$74,999	5.8% (29)	4.0%
$35,000-$49,999	3.0% (15)	2.2%
$15,000-$34,999	6.0% (30)	5.7%
<$15,000	16.3% (81)	19.9%

0% 5% 10% 15% 20% 25%

High-Net-Worth ($500,000+): 21.3% of Rutherford HHs (106) vs. 24.2% in Gibson County
Middle & Upper-Middle ($150,000 - $499,999): 32.8% of Rutherford HHs (163) vs. 32.3% in Gibson County

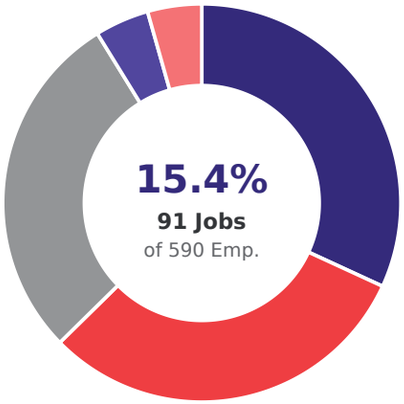
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Services Occupations (2026 Esri)

15.4% (91 Jobs) | Gibson Co: 14.0%

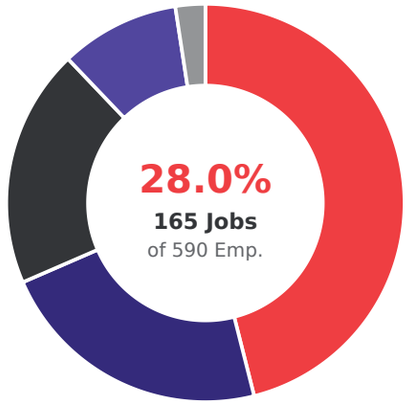


- **Building & Grounds Maint.**
  4.9% of Total Emp (31.9% of Sector) | 29 jobs
- **Protective Service**
  4.7% of Total Emp (30.8% of Sector) | 28 jobs
- **Food Preparation & Serving**
  4.4% of Total Emp (28.6% of Sector) | 26 jobs
- **Personal Care & Service**
  0.7% of Total Emp (4.4% of Sector) | 4 jobs
- **Healthcare Support**
  0.7% of Total Emp (4.4% of Sector) | 4 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Building & Grounds Maint.	29	31.9%	4.9%	2.9%
Protective Service	28	30.8%	4.7%	1.3%
Food Preparation & Serving	26	28.6%	4.4%	6.1%
Personal Care & Service	4	4.4%	0.7%	0.8%
Healthcare Support	4	4.4%	0.7%	2.8%

Blue Collar Occupations (2026 Esri)

28.0% (165 Jobs) | Gibson Co: 32.1%



- **Production**
  12.9% of Total Emp (46.1% of Sector) | 76 jobs
- **Transportation & Moving**
  6.3% of Total Emp (22.4% of Sector) | 37 jobs
- **Construction & Extraction**
  5.4% of Total Emp (19.4% of Sector) | 32 jobs
- **Installation/Maint/Repair**
  2.7% of Total Emp (9.7% of Sector) | 16 jobs
- **Farming, Fishing & Forestry**
  0.7% of Total Emp (2.4% of Sector) | 4 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Production	76	46.1%	12.9%	10.7%
Transportation & Moving	37	22.4%	6.3%	10.9%
Construction & Extraction	32	19.4%	5.4%	5.2%
Installation/Maint/Repair	16	9.7%	2.7%	4.4%
Farming, Fishing & Forestry	4	2.4%	0.7%	0.9%

2026 Employed Population 16+ by Industry (NAICS) & Daytime Workforce

Civilian Labor Force: 610 | Employed: 590 (96.7%) | Unemployment (Esri 2026 est.): 3.3% (County: 5.1%)

- **Services (Health, Ed, Prof, Food, Other)** — 35.4% (209) | Cty 41.5%
- **Manufacturing** — 21.7% (128) | Cty 18.2%
- **Finance/Insurance/Real Estate** — 10.0% (59) | Cty 5.0%
- **Public Administration** — 9.8% (58) | Cty 2.6%
- **Retail Trade** — 7.0% (41) | Cty 11.4%
- **Transportation/Warehousing/Utilities** — 6.1% (36) | Cty 7.0%
- **Construction** — 5.6% (33) | Cty 7.4%
- **Agriculture/Forestry/Fishing/Mining** — 2.7% (16) | Cty 2.2%
- **Wholesale Trade** — 1.4% (8) | Cty 2.8%
- **Information** — 0.0% (0) | Cty 2.0%

DAYTIME POPULATION & COMMUTE

Total Daytime Pop (2026):	846	Cty: 45,173
Daytime Workers:	266 (31.4%)	Net Outflow
Daytime Residents:	580 (68.6%)	Cty: 63.6%
Daytime / Resident Ratio:	0.73x	Commuter Town
Worked at Home (ACS):	34 (6.4%)	Cty: 1,163 (5.3%)
Drove Alone to Work:	430 (80.5%)	Cty: 18,131 (83.2%)
Carpooled to Work:	37 (6.9%)	Cty: 2,063 (9.5%)
Mean Travel Time (Min):	28.6 min	Cty: 26.1 min

Travel time source: ACS 2020-2024 (B08013/B08301)

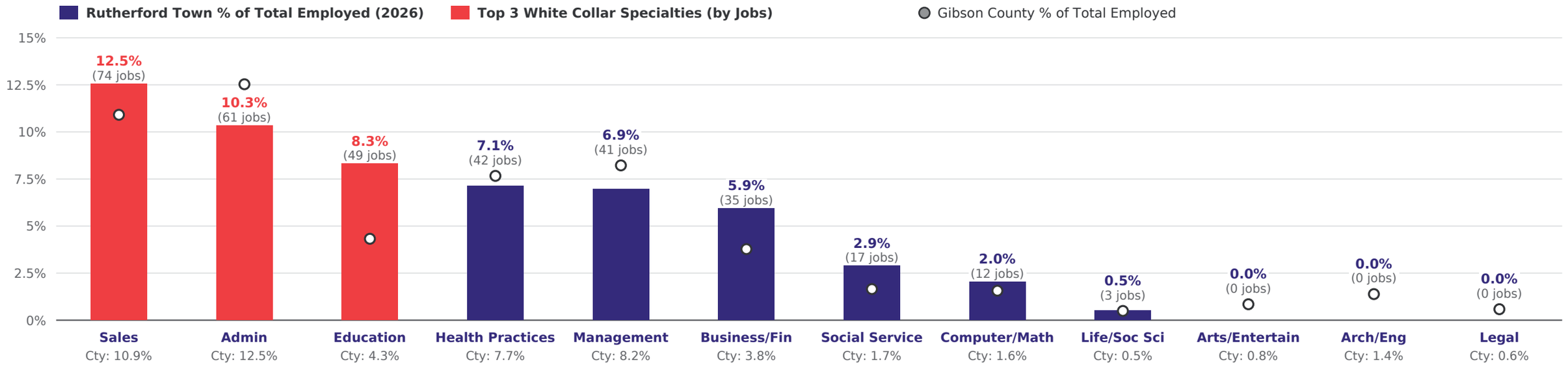
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White Collar Occupations (2026 Esri) - 56.6% of Employed Workforce (334 of 590 Jobs)

Gibson County White Collar Benchmark: 54.0% (12,304 of 22,804 Jobs)



Comprehensive Community Profile Table (2010, 2020, 2026 & 2031 Forecast)

Rutherford Town (4765760) vs. Gibson County (47053) | Esri 2026 & U.S. Census / ACS 2020-2024

Demographic & Economic Metric	2010	2020	2026 Est.	2031 Proj.	County '26
Total Population	1,151	1,163	**1,157**	**1,152**	**51,389**
Household Population	-	1,163	**1,157**	-	50,538
Group Quarters Population	-	0	**0**	-	851
Median Age (Years)	43.3	42.3	**42.0**	**42.0**	**41.8**
Total Households	500	490	**497**	**500**	**20,871**
Average Household Size	2.30	2.37	**2.33**	2.30	2.42
Families	-	-	**297**	291	13,482
Average Family Size	-	-	**3.15**	3.17	3.04
Total Housing Units	569	538	**548**	**552**	**23,175**
Owner Occupied Housing Units	364	339	**326**	333	14,358
Renter Occupied Housing Units	136	151	**171**	167	6,513
Vacant Housing Units	69	48	**51**	52	2,304
Median Household Income	-	-	**$55,446**	**$68,346**	**$63,561**
Average Household Income	-	-	**$74,471**	-	$79,290
Per Capita Income	-	-	**$31,990**	$38,501	$32,340
Median Disposable Income	-	-	**$48,354**	-	$53,390
Median Home Value	-	-	**$102,885**	**$173,125**	**$204,911**
Average Home Value	-	-	**$157,063**	-	$237,650

2026 Race, Indices & ACS	Rutherford 2026	Rutherford 2031	Gibson '26
White Alone (% of Population)	**77.4% (896)**	76.6%	**75.3% (38,674)**
Black / African American Alone	**14.0% (162)**	14.8%	17.4% (8,957)
American Indian / Alaska Native	**0.3% (4)**	0.3%	0.3% (140)
Asian & Pacific Islander Alone	**0.2% (2)**	0.2%	0.6% (331)
Some Other Race Alone	**1.6% (19)**	1.4%	1.9% (964)
Two or More Races	**6.4% (74)**	6.8%	4.5% (2,323)
Hispanic Origin (Any Race)	**2.1% (24)**	1.8%	**3.5% (1,797)**
Esri Diversity Index (0-100)	**40.2**	-	**44.1**
Housing Affordability Index (US=100)	**198**	-	**119**
Percent of Income for Mortgage	**10.9%**	-	19.0%
Esri Wealth Index (US=100)	**57**	-	55
Bachelor's Degree or Higher (Pop 25+)	**23.7% (193)**	-	**22.3% (7,909)**
High School Graduate / GED or Higher	**91.9% (747)**	-	90.4% (32,118)
Median Gross Rent (ACS 2020-2024)	**$691 / mo**	-	**$819 / mo**
Owner HUs with a Mortgage (ACS)	**45.7% (170)**	-	54.6% (7,645)
Households w/ Broadband Internet (ACS)	**73.4% (364)**	-	71.1% (14,479)
Households Below Poverty Level (ACS)	**17.5% (87)**	-	15.3% (3,121)
Land Area (2024 Gazetteer)	**2.30 sq mi**	-	603 sq mi