



Executive Summary

Rings: 1, 3, 5 mile radii

2178 Northlake Pkwy, Tucker, GA 30084,

Latitude: 33.8484

Longitude: -84.245

	1 mile	3 mile	5 mile
Population			
2010 Population	5,806	80,449	261,782
2020 Population	7,122	89,823	288,173
2023 Population	7,571	90,168	290,992
2028 Population	7,551	89,602	293,219
2010-2020 Annual Rate	2.06%	1.11%	0.97%
2020-2023 Annual Rate	1.90%	0.12%	0.30%
2023-2028 Annual Rate	-0.05%	-0.13%	0.15%
2023 Male Population	47.1%	49.4%	50.7%
2023 Female Population	52.9%	50.6%	49.3%
2023 Median Age	44.6	39.1	34.8

In the identified area, the current year population is 290,992. In 2020, the Census count in the area was 288,173. The rate of change since 2020 was 0.30% annually. The five-year projection for the population in the area is 293,219 representing a change of 0.15% annually from 2023 to 2028. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	43.6%	40.2%	31.1%
2023 Black Alone	29.6%	29.3%	30.4%
2023 American Indian/Alaska Native Alone	0.3%	0.7%	1.2%
2023 Asian Alone	11.1%	11.8%	12.4%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	6.6%	9.3%	15.3%
2023 Two or More Races	8.8%	8.7%	9.6%
2023 Hispanic Origin (Any Race)	12.5%	16.3%	25.1%

Persons of Hispanic origin represent 25.1% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	115	118	87
2010 Households	2,602	32,639	101,171
2020 Households	3,257	35,671	112,616
2023 Households	3,458	35,967	114,548
2028 Households	3,469	35,888	116,370
2010-2020 Annual Rate	2.27%	0.89%	1.08%
2020-2023 Annual Rate	1.86%	0.25%	0.52%
2023-2028 Annual Rate	0.06%	-0.04%	0.32%
2023 Average Household Size	2.18	2.49	2.52

The household count in this area has changed from 112,616 in 2020 to 114,548 in the current year, a change of 0.52% annually. The five-year projection of households is 116,370, a change of 0.32% annually from the current year total. Average household size is currently 2.52, compared to 2.54 in the year 2020. The number of families in the current year is 62,643 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2023 Percent of Income for Mortgage	25.7%	26.2%	31.2%
Median Household Income			
2023 Median Household Income	\$80,154	\$80,917	\$66,483
2028 Median Household Income	\$94,408	\$95,119	\$78,909
2023-2028 Annual Rate	3.33%	3.29%	3.49%
Average Household Income			
2023 Average Household Income	\$115,612	\$121,282	\$105,652
2028 Average Household Income	\$135,876	\$140,361	\$122,536
2023-2028 Annual Rate	3.28%	2.97%	3.01%
Per Capita Income			
2023 Per Capita Income	\$53,406	\$48,364	\$41,602
2028 Per Capita Income	\$63,057	\$56,193	\$48,637
2023-2028 Annual Rate	3.38%	3.05%	3.17%
GINI Index			
2023 Gini Index	36.3	39.6	42.3
Households by Income			
Current median household income is \$66,483 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$78,909 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$105,652 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$122,536 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$41,602 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$48,637 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	93	91	76
2010 Total Housing Units	2,900	35,859	113,657
2010 Owner Occupied Housing Units	1,630	19,407	47,087
2010 Renter Occupied Housing Units	972	13,234	54,085
2010 Vacant Housing Units	298	3,220	12,486
2020 Total Housing Units	3,510	38,007	121,230
2020 Vacant Housing Units	253	2,336	8,614
2023 Total Housing Units	3,728	38,372	123,345
2023 Owner Occupied Housing Units	2,138	22,099	55,535
2023 Renter Occupied Housing Units	1,320	13,868	59,013
2023 Vacant Housing Units	270	2,405	8,797
2028 Total Housing Units	3,748	38,658	125,584
2028 Owner Occupied Housing Units	2,183	22,380	56,758
2028 Renter Occupied Housing Units	1,287	13,508	59,613
2028 Vacant Housing Units	279	2,770	9,214
Socioeconomic Status Index			
2023 Socioeconomic Status Index	60.1	51.0	46.2

Currently, 45.0% of the 123,345 housing units in the area are owner occupied; 47.8%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 121,230 housing units in the area and 7.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.53%. Median home value in the area is \$345,375, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.18% annually to \$366,231.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.