



Executive Summary

Drive Times: 5, 10, 15 drive time minute radii

2178 Northlake Pkwy, Tucker, GA 30084,

Latitude: 33.8485

Longitude: -84.245

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	12,620	155,346	453,492
2020 Population	14,868	171,541	501,889
2023 Population	15,282	173,795	508,741
2028 Population	15,183	174,915	515,255
2010-2020 Annual Rate	1.65%	1.00%	1.02%
2020-2023 Annual Rate	0.85%	0.40%	0.42%
2023-2028 Annual Rate	-0.13%	0.13%	0.25%
2023 Male Population	47.8%	50.5%	50.2%
2023 Female Population	52.2%	49.5%	49.8%
2023 Median Age	45.1	36.0	35.1

In the identified area, the current year population is 508,741. In 2020, the Census count in the area was 501,889. The rate of change since 2020 was 0.42% annually. The five-year projection for the population in the area is 515,255 representing a change of 0.25% annually from 2023 to 2028. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	48.7%	33.6%	34.4%
2023 Black Alone	24.2%	27.0%	29.8%
2023 American Indian/Alaska Native Alone	0.4%	1.3%	1.1%
2023 Asian Alone	11.3%	13.8%	11.3%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	6.4%	14.8%	13.7%
2023 Two or More Races	9.1%	9.5%	9.6%
2023 Hispanic Origin (Any Race)	12.7%	24.1%	23.2%

Persons of Hispanic origin represent 23.2% 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 84.0 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	133	96	94
2010 Households	5,599	60,430	178,221
2020 Households	6,567	66,997	200,551
2023 Households	6,797	68,564	204,634
2028 Households	6,790	69,394	208,779
2010-2020 Annual Rate	1.61%	1.04%	1.19%
2020-2023 Annual Rate	1.06%	0.71%	0.62%
2023-2028 Annual Rate	-0.02%	0.24%	0.40%
2023 Average Household Size	2.23	2.52	2.45

The household count in this area has changed from 200,551 in 2020 to 204,634 in the current year, a change of 0.62% annually. The five-year projection of households is 208,779, a change of 0.40% annually from the current year total. Average household size is currently 2.45, compared to 2.47 in the year 2020. The number of families in the current year is 109,803 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	23.3%	29.3%	31.0%
Median Household Income			
2023 Median Household Income	\$90,637	\$70,578	\$70,460
2028 Median Household Income	\$105,246	\$82,206	\$82,960
2023-2028 Annual Rate	3.03%	3.10%	3.32%
Average Household Income			
2023 Average Household Income	\$126,877	\$108,828	\$112,414
2028 Average Household Income	\$147,520	\$125,731	\$129,797
2023-2028 Annual Rate	3.06%	2.93%	2.92%
Per Capita Income			
2023 Per Capita Income	\$55,593	\$43,032	\$45,249
2028 Per Capita Income	\$64,979	\$50,007	\$52,602
2023-2028 Annual Rate	3.17%	3.05%	3.06%
GINI Index			
2023 Gini Index	36.6	41.0	42.1
Households by Income			
Current median household income is \$70,460 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$82,960 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$112,414 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$129,797 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$45,249 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$52,602 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	103	82	77
2010 Total Housing Units	6,089	67,401	200,620
2010 Owner Occupied Housing Units	3,902	30,247	85,125
2010 Renter Occupied Housing Units	1,697	30,182	93,077
2010 Vacant Housing Units	490	6,971	22,399
2020 Total Housing Units	6,993	71,514	217,098
2020 Vacant Housing Units	426	4,517	16,547
2023 Total Housing Units	7,235	73,236	221,438
2023 Owner Occupied Housing Units	4,678	34,951	100,391
2023 Renter Occupied Housing Units	2,119	33,613	104,243
2023 Vacant Housing Units	438	4,672	16,804
2028 Total Housing Units	7,265	74,323	225,928
2028 Owner Occupied Housing Units	4,720	35,663	102,552
2028 Renter Occupied Housing Units	2,070	33,730	106,226
2028 Vacant Housing Units	475	4,929	17,149
Socioeconomic Status Index			
2023 Socioeconomic Status Index	59.3	48.1	47.8

Currently, 45.3% of the 221,438 housing units in the area are owner occupied; 47.1%, renter occupied; and 7.6% 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 217,098 housing units in the area and 7.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.61%. Median home value in the area is \$363,230, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.15% annually to \$384,591.

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