

Executive Summary

Rings: 1, 3, 5 mile radii

3870 Peachtree Industrial Blvd, Duluth, GA

Latitude: 33.9879

Longitude: -84.1691

	1 mile	3 mile	5 mile
Population			
2010 Population	8,922	69,346	181,292
2020 Population	9,591	77,631	205,691
2025 Population	9,405	81,586	217,740
2030 Population	9,294	84,403	225,481
2010-2020 Annual Rate	0.73%	1.13%	1.27%
2020-2025 Annual Rate	-0.37%	0.95%	1.09%
2025-2030 Annual Rate	-0.24%	0.68%	0.70%
2020 Male Population	47.2%	49.1%	48.8%
2020 Female Population	52.8%	50.9%	51.2%
2020 Median Age	36.2	37.9	36.9
2025 Male Population	47.8%	49.7%	49.4%
2025 Female Population	52.2%	50.3%	50.6%
2025 Median Age	37.4	38.8	37.8

In the identified area, the current year population is 217,740. In 2020, the Census count in the area was 205,691. The rate of change since 2020 was 1.09% annually. The five-year projection for the population in the area is 225,481 representing a change of 0.70% annually from 2025 to 2030. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 37.8, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	32.6%	33.1%	30.7%
2025 Black Alone	32.7%	19.2%	20.2%
2025 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2025 Asian Alone	15.9%	23.9%	24.5%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	8.5%	12.6%	13.5%
2025 Two or More Races	9.8%	10.5%	10.3%
2025 Hispanic Origin (Any Race)	17.2%	22.4%	23.6%

Persons of Hispanic origin represent 23.6% of the population in the identified area compared to 19.7% 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 85.7 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	76	112	116
2010 Households	3,901	26,071	65,120
2020 Households	4,137	29,051	75,034
2025 Households	4,104	30,989	80,485
2030 Households	4,082	32,267	84,126
2010-2020 Annual Rate	0.59%	1.09%	1.43%
2020-2025 Annual Rate	-0.15%	1.24%	1.34%
2025-2030 Annual Rate	-0.11%	0.81%	0.89%
2025 Average Household Size	2.29	2.63	2.70

The household count in this area has changed from 75,034 in 2020 to 80,485 in the current year, a change of 1.34% annually. The five-year projection of households is 84,126, a change of 0.89% annually from the current year total. Average household size is currently 2.70, compared to 2.74 in the year 2020. The number of families in the current year is 55,396 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2025 Percent of Income for Mortgage	31.7%	31.0%	34.1%
Median Household Income			
2025 Median Household Income	\$77,377	\$90,431	\$90,135
2030 Median Household Income	\$84,465	\$102,673	\$102,012
2025-2030 Annual Rate	1.77%	2.57%	2.51%
Average Household Income			
2025 Average Household Income	\$105,478	\$128,473	\$130,843
2030 Average Household Income	\$113,086	\$142,561	\$143,885
2025-2030 Annual Rate	1.40%	2.10%	1.92%
Per Capita Income			
2025 Per Capita Income	\$45,129	\$48,982	\$48,474
2030 Per Capita Income	\$48,710	\$54,701	\$53,808
2025-2030 Annual Rate	1.54%	2.23%	2.11%
GINI Index			
2025 Gini Index	41.7	44.5	46.3
Households by Income			

Current median household income is \$90,135 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$102,012 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$130,843 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$143,885 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$48,474 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$53,808 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	72	74	68
2010 Total Housing Units	4,159	28,111	70,549
2010 Owner Occupied Housing Units	1,577	15,609	37,680
2010 Renter Occupied Housing Units	2,324	10,462	27,440
2010 Vacant Housing Units	258	2,040	5,429
2020 Total Housing Units	4,300	30,812	79,183
2020 Owner Occupied Housing Units	1,673	15,947	39,953
2020 Renter Occupied Housing Units	2,464	13,104	35,081
2020 Vacant Housing Units	173	1,772	4,213
2025 Total Housing Units	4,239	32,596	84,763
2025 Owner Occupied Housing Units	1,776	17,754	43,714
2025 Renter Occupied Housing Units	2,328	13,235	36,771
2025 Vacant Housing Units	135	1,607	4,278
2030 Total Housing Units	4,276	34,097	88,591
2030 Owner Occupied Housing Units	1,823	18,762	45,988
2030 Renter Occupied Housing Units	2,259	13,506	38,138
2030 Vacant Housing Units	194	1,830	4,465
Socioeconomic Status Index			
2025 Socioeconomic Status Index	50.4	52.6	50.6

Currently, 51.6% of the 84,763 housing units in the area are owner occupied; 43.4%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 79,183 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.31%. Median home value in the area is \$490,334, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 1.99% annually to \$541,038.

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