

Executive Summary

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

3245 Peachtree Pkwy A, Suwanee, GA

Latitude: 34.084

Longitude: -84.1596

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	4,195	51,674	124,863
2020 Population	6,688	67,023	161,862
2025 Population	6,993	69,453	169,307
2030 Population	7,486	72,882	175,994
2010-2020 Annual Rate	4.77%	2.63%	2.63%
2020-2025 Annual Rate	0.85%	0.68%	0.86%
2025-2030 Annual Rate	1.37%	0.97%	0.78%
2020 Male Population	48.2%	49.0%	48.6%
2020 Female Population	51.8%	51.0%	51.4%
2020 Median Age	42.2	40.4	39.5
2025 Male Population	48.9%	49.4%	49.1%
2025 Female Population	51.1%	50.6%	50.9%
2025 Median Age	43.1	41.1	40.4

In the identified area, the current year population is 169,307. In 2020, the Census count in the area was 161,862. The rate of change since 2020 was 0.86% annually. The five-year projection for the population in the area is 175,994 representing a change of 0.78% annually from 2025 to 2030. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	43.8%	40.1%	41.7%
2025 Black Alone	3.8%	6.1%	8.3%
2025 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2025 Asian Alone	45.3%	46.0%	40.3%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.4%	1.4%	2.4%
2025 Two or More Races	5.5%	6.2%	7.1%
2025 Hispanic Origin (Any Race)	4.0%	4.9%	6.8%

Persons of Hispanic origin represent 6.8% 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 69.6 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	184	211	192
2010 Households	1,406	16,194	41,393
2020 Households	2,274	21,086	53,408
2025 Households	2,371	22,002	56,256
2030 Households	2,534	23,087	58,553
2010-2020 Annual Rate	4.93%	2.67%	2.58%
2020-2025 Annual Rate	0.80%	0.81%	0.99%
2025-2030 Annual Rate	1.34%	0.97%	0.80%
2025 Average Household Size	2.89	3.14	3.00

The household count in this area has changed from 53,408 in 2020 to 56,256 in the current year, a change of 0.99% annually. The five-year projection of households is 58,553, a change of 0.80% annually from the current year total. Average household size is currently 3.00, compared to 3.02 in the year 2020. The number of families in the current year is 45,412 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.

October 15, 2025

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Mortgage Income			
2025 Percent of Income for Mortgage	26.7%	23.0%	23.6%
Median Household Income			
2025 Median Household Income	\$159,532	\$175,076	\$163,235
2030 Median Household Income	\$180,808	\$198,089	\$183,252
2025-2030 Annual Rate	2.54%	2.50%	2.34%
Average Household Income			
2025 Average Household Income	\$189,814	\$207,889	\$196,654
2030 Average Household Income	\$206,839	\$226,025	\$214,790
2025-2030 Annual Rate	1.73%	1.69%	1.78%
Per Capita Income			
2025 Per Capita Income	\$62,987	\$65,901	\$65,596
2030 Per Capita Income	\$68,441	\$71,624	\$71,716
2025-2030 Annual Rate	1.67%	1.68%	1.80%
GINI Index			
2025 Gini Index	38.5	36.2	38.3
Households by Income			

Current median household income is \$163,235 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$183,252 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$196,654 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$214,790 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$65,596 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$71,716 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	90	104	101
2010 Total Housing Units	1,559	17,077	43,739
2010 Owner Occupied Housing Units	1,259	14,387	33,393
2010 Renter Occupied Housing Units	147	1,807	8,000
2010 Vacant Housing Units	153	883	2,346
2020 Total Housing Units	2,404	21,993	56,045
2020 Owner Occupied Housing Units	1,810	17,554	40,205
2020 Renter Occupied Housing Units	464	3,532	13,203
2020 Vacant Housing Units	134	883	2,589
2025 Total Housing Units	2,489	22,737	58,484
2025 Owner Occupied Housing Units	1,917	18,664	43,021
2025 Renter Occupied Housing Units	454	3,338	13,235
2025 Vacant Housing Units	118	735	2,228
2030 Total Housing Units	2,660	23,873	61,196
2030 Owner Occupied Housing Units	2,101	19,841	45,489
2030 Renter Occupied Housing Units	434	3,247	13,064
2030 Vacant Housing Units	126	786	2,643
Socioeconomic Status Index			
2025 Socioeconomic Status Index	69.3	66.0	65.1

Currently, 73.6% of the 58,484 housing units in the area are owner occupied; 22.6%, renter occupied; and 3.8% 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 56,045 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.81%. Median home value in the area is \$614,441, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 0.95% annually to \$644,302.

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