



Executive Summary

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

4421 Hugh Howell Rd, Tucker, GA 30084,

Latitude: 33.8505

Longitude: -84.2073

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	12,187	126,808	353,887
2020 Population	13,032	142,170	391,142
2022 Population	13,206	143,676	397,181
2027 Population	13,179	144,964	402,694
2010-2020 Annual Rate	0.67%	1.15%	1.01%
2020-2022 Annual Rate	0.59%	0.47%	0.68%
2022-2027 Annual Rate	-0.04%	0.18%	0.28%
2022 Male Population	49.1%	49.5%	50.0%
2022 Female Population	50.9%	50.5%	50.0%
2022 Median Age	42.7	35.6	35.3

In the identified area, the current year population is 397,181. In 2020, the Census count in the area was 391,142. The rate of change since 2020 was 0.68% annually. The five-year projection for the population in the area is 402,694 representing a change of 0.28% annually from 2022 to 2027. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	42.9%	27.9%	29.8%
2022 Black Alone	27.4%	36.5%	33.3%
2022 American Indian/Alaska Native Alone	0.7%	1.1%	1.2%
2022 Asian Alone	8.4%	12.3%	12.0%
2022 Pacific Islander Alone	0.1%	0.0%	0.0%
2022 Other Race	12.2%	13.2%	14.4%
2022 Two or More Races	8.4%	9.0%	9.3%
2022 Hispanic Origin (Any Race)	18.8%	21.8%	23.9%

Persons of Hispanic origin represent 23.9% of the population in the identified area compared to 19.0% 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 84.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	139	92	89
2010 Households	4,721	47,941	131,953
2020 Households	5,046	53,253	146,152
2022 Households	5,073	53,786	148,722
2027 Households	5,053	54,128	150,703
2010-2020 Annual Rate	0.67%	1.06%	1.03%
2020-2022 Annual Rate	0.24%	0.44%	0.78%
2022-2027 Annual Rate	-0.08%	0.13%	0.26%
2022 Average Household Size	2.55	2.66	2.65

The household count in this area has changed from 146,152 in 2020 to 148,722 in the current year, a change of 0.78% annually. The five-year projection of households is 150,703, a change of 0.26% annually from the current year total. Average household size is currently 2.65, compared to 2.65 in the year 2020. The number of families in the current year is 88,739 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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	18.1%	24.2%	24.0%
Median Household Income			
2022 Median Household Income	\$83,674	\$61,691	\$62,358
2027 Median Household Income	\$101,873	\$76,653	\$76,990
2022-2027 Annual Rate	4.01%	4.44%	4.31%
Average Household Income			
2022 Average Household Income	\$117,400	\$94,156	\$97,012
2027 Average Household Income	\$140,411	\$112,580	\$115,817
2022-2027 Annual Rate	3.64%	3.64%	3.61%
Per Capita Income			
2022 Per Capita Income	\$46,061	\$35,352	\$36,221
2027 Per Capita Income	\$54,957	\$42,166	\$43,206
2022-2027 Annual Rate	3.59%	3.59%	3.59%

Households by Income

Current median household income is \$62,358 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$76,990 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$97,012 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$115,817 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,221 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$43,206 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	128	97	97
2010 Total Housing Units	5,124	53,640	148,306
2010 Owner Occupied Housing Units	3,197	25,354	68,837
2010 Renter Occupied Housing Units	1,523	22,583	63,103
2010 Vacant Housing Units	403	5,699	16,353
2020 Total Housing Units	5,380	57,260	157,188
2020 Vacant Housing Units	334	4,007	11,036
2022 Total Housing Units	5,474	58,076	160,748
2022 Owner Occupied Housing Units	3,581	29,039	78,302
2022 Renter Occupied Housing Units	1,492	24,747	70,420
2022 Vacant Housing Units	401	4,290	12,026
2027 Total Housing Units	5,551	59,239	164,921
2027 Owner Occupied Housing Units	3,571	29,566	80,241
2027 Renter Occupied Housing Units	1,482	24,561	70,462
2027 Vacant Housing Units	498	5,111	14,218

Currently, 48.7% of the 160,748 housing units in the area are owner occupied; 43.8%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 157,188 housing units in the area and 7.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.00%. Median home value in the area is \$283,557, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.26% annually to \$332,904.

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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.