



Executive Summary

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

3265 Peachtree Pkwy, Suwanee, GA 30024,

Latitude: 34.0833

Longitude: -84.1607

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	7,858	86,556	214,186
2020 Population	11,293	111,922	273,868
2023 Population	11,701	115,188	285,346
2028 Population	12,661	119,293	294,766
2010-2020 Annual Rate	3.69%	2.60%	2.49%
2020-2023 Annual Rate	1.10%	0.89%	1.27%
2023-2028 Annual Rate	1.59%	0.70%	0.65%
2020 Male Population	48.4%	48.8%	48.7%
2020 Female Population	51.6%	51.2%	51.3%
2020 Median Age	41.6	40.2	38.6
2023 Male Population	49.8%	49.2%	49.1%
2023 Female Population	50.2%	50.8%	50.9%
2023 Median Age	38.7	38.7	38.2

In the identified area, the current year population is 285,346. In 2020, the Census count in the area was 273,868. The rate of change since 2020 was 1.27% annually. The five-year projection for the population in the area is 294,766 representing a change of 0.65% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	55.3%	46.5%	46.7%
2023 Black Alone	3.9%	6.8%	9.8%
2023 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2023 Asian Alone	32.6%	37.7%	31.3%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.6%	1.9%	3.7%
2023 Two or More Races	6.4%	6.9%	8.2%
2023 Hispanic Origin (Any Race)	5.4%	6.1%	9.3%

Persons of Hispanic origin represent 9.3% 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 72.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	193	214	176
2010 Households	2,456	27,629	73,994
2020 Households	3,587	35,548	93,236
2023 Households	3,767	36,721	97,593
2028 Households	4,077	37,985	100,794
2010-2020 Annual Rate	3.86%	2.55%	2.34%
2020-2023 Annual Rate	1.52%	1.00%	1.42%
2023-2028 Annual Rate	1.59%	0.68%	0.65%
2023 Average Household Size	3.06	3.13	2.91

The household count in this area has changed from 93,236 in 2020 to 97,593 in the current year, a change of 1.42% annually. The five-year projection of households is 100,794, a change of 0.65% annually from the current year total. Average household size is currently 2.91, compared to 2.93 in the year 2020. The number of families in the current year is 75,169 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 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	22.3%	19.8%	22.0%
Median Household Income			
2023 Median Household Income	\$146,427	\$155,537	\$126,773
2028 Median Household Income	\$157,828	\$167,308	\$145,403
2023-2028 Annual Rate	1.51%	1.47%	2.78%
Average Household Income			
2023 Average Household Income	\$186,862	\$196,372	\$170,159
2028 Average Household Income	\$205,398	\$217,940	\$190,849
2023-2028 Annual Rate	1.91%	2.11%	2.32%
Per Capita Income			
2023 Per Capita Income	\$60,291	\$62,973	\$58,205
2028 Per Capita Income	\$66,340	\$69,807	\$65,243
2023-2028 Annual Rate	1.93%	2.08%	2.31%
GINI Index			
2023 Gini Index	29.3	27.6	32.2

Households by Income

Current median household income is \$126,773 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$145,403 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$170,159 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$190,849 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$58,205 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$65,243 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	109	122	109
2010 Total Housing Units	2,695	29,087	78,121
2010 Owner Occupied Housing Units	2,237	23,625	55,995
2010 Renter Occupied Housing Units	219	4,005	18,000
2010 Vacant Housing Units	239	1,458	4,127
2020 Total Housing Units	3,760	37,009	97,482
2020 Owner Occupied Housing Units	2,969	28,784	66,840
2020 Renter Occupied Housing Units	618	6,764	26,396
2020 Vacant Housing Units	174	1,511	4,274
2023 Total Housing Units	3,907	38,004	101,565
2023 Owner Occupied Housing Units	3,094	31,406	74,177
2023 Renter Occupied Housing Units	673	5,315	23,416
2023 Vacant Housing Units	140	1,283	3,972
2028 Total Housing Units	4,200	39,395	105,020
2028 Owner Occupied Housing Units	3,358	32,643	77,158
2028 Renter Occupied Housing Units	718	5,343	23,636
2028 Vacant Housing Units	123	1,410	4,226

Socioeconomic Status Index

2023 Socioeconomic Status Index	70.1	66.2	61.4
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Currently, 73.0% of the 101,565 housing units in the area are owner occupied; 23.1%, renter occupied; and 3.9% 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 97,482 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.27%. Median home value in the area is \$465,125, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.70% annually to \$481,743.

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