



Executive Summary

Rings: 1, 3, 5 mile radii

3265 Peachtree Pkwy, Suwanee, GA 30024,

Latitude: 34.0833

Longitude: -84.1607

	1 mile	3 mile	5 mile
Population			
2010 Population	4,077	54,065	141,940
2020 Population	6,044	67,428	181,470
2023 Population	6,361	69,308	187,621
2028 Population	6,960	71,693	192,604
2010-2020 Annual Rate	4.02%	2.23%	2.49%
2020-2023 Annual Rate	1.59%	0.85%	1.03%
2023-2028 Annual Rate	1.82%	0.68%	0.53%
2020 Male Population	48.2%	49.0%	48.7%
2020 Female Population	51.8%	51.0%	51.3%
2020 Median Age	43.6	40.4	39.6
2023 Male Population	49.8%	49.4%	49.1%
2023 Female Population	50.2%	50.6%	50.9%
2023 Median Age	41.6	38.3	38.6

In the identified area, the current year population is 187,621. In 2020, the Census count in the area was 181,470. The rate of change since 2020 was 1.03% annually. The five-year projection for the population in the area is 192,604 representing a change of 0.53% 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 38.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	55.9%	47.0%	46.7%
2023 Black Alone	4.0%	7.0%	8.7%
2023 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2023 Asian Alone	32.2%	37.3%	34.3%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.5%	1.7%	2.4%
2023 Two or More Races	6.1%	6.9%	7.6%
2023 Hispanic Origin (Any Race)	4.6%	5.9%	7.2%

Persons of Hispanic origin represent 7.2% 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 69.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	210	216	199
2010 Households	1,316	16,846	46,763
2020 Households	1,945	21,240	59,356
2023 Households	2,053	22,001	61,656
2028 Households	2,246	22,741	63,282
2010-2020 Annual Rate	3.98%	2.34%	2.41%
2020-2023 Annual Rate	1.68%	1.09%	1.18%
2023-2028 Annual Rate	1.81%	0.66%	0.52%
2023 Average Household Size	3.02	3.14	3.03

The household count in this area has changed from 59,356 in 2020 to 61,656 in the current year, a change of 1.18% annually. The five-year projection of households is 63,282, a change of 0.52% annually from the current year total. Average household size is currently 3.03, compared to 3.05 in the year 2020. The number of families in the current year is 50,394 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	24.3%	19.7%	19.6%
Median Household Income			
2023 Median Household Income	\$146,664	\$159,069	\$146,441
2028 Median Household Income	\$156,858	\$170,963	\$160,162
2023-2028 Annual Rate	1.35%	1.45%	1.81%
Average Household Income			
2023 Average Household Income	\$190,930	\$201,483	\$186,628
2028 Average Household Income	\$207,999	\$223,370	\$208,382
2023-2028 Annual Rate	1.73%	2.08%	2.23%
Per Capita Income			
2023 Per Capita Income	\$61,323	\$64,034	\$61,508
2028 Per Capita Income	\$66,793	\$70,929	\$68,675
2023-2028 Annual Rate	1.72%	2.07%	2.23%
GINI Index			
2023 Gini Index	29.3	27.0	29.4

Households by Income

Current median household income is \$146,441 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$160,162 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$186,628 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$208,382 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$61,508 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$68,675 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	101	123	122
2010 Total Housing Units	1,514	17,719	49,210
2010 Owner Occupied Housing Units	1,170	14,729	38,523
2010 Renter Occupied Housing Units	146	2,120	8,240
2010 Vacant Housing Units	198	873	2,447
2020 Total Housing Units	2,007	22,159	62,008
2020 Owner Occupied Housing Units	1,616	17,333	45,984
2020 Renter Occupied Housing Units	329	3,907	13,372
2020 Vacant Housing Units	63	959	2,636
2023 Total Housing Units	2,096	22,831	64,115
2023 Owner Occupied Housing Units	1,613	18,953	50,169
2023 Renter Occupied Housing Units	440	3,048	11,487
2023 Vacant Housing Units	43	830	2,459
2028 Total Housing Units	2,280	23,659	65,919
2028 Owner Occupied Housing Units	1,770	19,737	51,887
2028 Renter Occupied Housing Units	476	3,003	11,394
2028 Vacant Housing Units	34	918	2,637
Socioeconomic Status Index			
2023 Socioeconomic Status Index	73.2	65.4	65.3

Currently, 78.2% of the 64,115 housing units in the area are owner occupied; 17.9%, renter occupied; and 3.8% 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 62,008 housing units in the area and 4.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.03%. Median home value in the area is \$478,659, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.67% annually to \$494,925.

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