

Executive Summary

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

7788 McGinnis Ferry Rd, Suwanee, GA

Latitude: 34.0566

Longitude: -84.1291

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	4,710	35,240	136,266
2020 Population	6,081	46,782	170,814
2025 Population	6,384	49,819	181,935
2030 Population	6,710	52,832	192,127
2010-2020 Annual Rate	2.59%	2.87%	2.29%
2020-2025 Annual Rate	0.93%	1.21%	1.21%
2025-2030 Annual Rate	1.00%	1.18%	1.10%
2020 Male Population	49.2%	48.3%	48.6%
2020 Female Population	50.8%	51.7%	51.4%
2020 Median Age	40.5	40.3	39.7
2025 Male Population	49.4%	48.8%	49.1%
2025 Female Population	50.6%	51.2%	50.9%
2025 Median Age	41.2	40.9	40.3

In the identified area, the current year population is 181,935. In 2020, the Census count in the area was 170,814. The rate of change since 2020 was 1.21% annually. The five-year projection for the population in the area is 192,127 representing a change of 1.10% 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 40.3, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	22.3%	36.7%	38.9%
2025 Black Alone	7.1%	10.2%	10.9%
2025 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2025 Asian Alone	64.6%	43.9%	39.1%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.0%	2.1%	3.1%
2025 Two or More Races	4.9%	6.8%	7.8%
2025 Hispanic Origin (Any Race)	3.3%	6.3%	8.4%

Persons of Hispanic origin represent 8.4% 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 72.7 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	237	182	172
2010 Households	1,390	11,533	44,814
2020 Households	1,776	15,493	56,197
2025 Households	1,848	16,805	60,629
2030 Households	1,938	17,914	64,429
2010-2020 Annual Rate	2.48%	3.00%	2.29%
2020-2025 Annual Rate	0.76%	1.56%	1.46%
2025-2030 Annual Rate	0.96%	1.29%	1.22%
2025 Average Household Size	3.45	2.96	2.99

The household count in this area has changed from 56,197 in 2020 to 60,629 in the current year, a change of 1.46% annually. The five-year projection of households is 64,429, a change of 1.22% annually from the current year total. Average household size is currently 2.99, compared to 3.03 in the year 2020. The number of families in the current year is 48,906 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	24.0%	24.7%	24.6%
Median Household Income			
2025 Median Household Income	\$184,365	\$153,100	\$144,924
2030 Median Household Income	\$207,395	\$170,081	\$161,853
2025-2030 Annual Rate	2.38%	2.13%	2.23%
Average Household Income			
2025 Average Household Income	\$223,498	\$182,396	\$178,942
2030 Average Household Income	\$242,133	\$198,514	\$195,051
2025-2030 Annual Rate	1.61%	1.71%	1.74%
Per Capita Income			
2025 Per Capita Income	\$66,397	\$61,785	\$59,855
2030 Per Capita Income	\$71,809	\$67,619	\$65,651
2025-2030 Annual Rate	1.58%	1.82%	1.87%
GINI Index			
2025 Gini Index	35.6	40.0	40.3
Households by Income			

Current median household income is \$144,924 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$161,853 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$178,942 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$195,051 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$59,855 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$65,651 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	100	96	95
2010 Total Housing Units	1,441	12,339	47,371
2010 Owner Occupied Housing Units	1,284	9,439	36,573
2010 Renter Occupied Housing Units	105	2,094	8,241
2010 Vacant Housing Units	51	806	2,557
2020 Total Housing Units	1,824	16,289	58,715
2020 Owner Occupied Housing Units	1,572	11,860	42,438
2020 Renter Occupied Housing Units	204	3,633	13,759
2020 Vacant Housing Units	50	704	2,406
2025 Total Housing Units	1,879	17,581	63,267
2025 Owner Occupied Housing Units	1,663	12,984	45,880
2025 Renter Occupied Housing Units	185	3,821	14,749
2025 Vacant Housing Units	31	776	2,638
2030 Total Housing Units	1,967	18,574	67,141
2030 Owner Occupied Housing Units	1,759	13,927	48,681
2030 Renter Occupied Housing Units	180	3,987	15,749
2030 Vacant Housing Units	29	660	2,712
Socioeconomic Status Index			
2025 Socioeconomic Status Index	68.5	61.4	62.5

Currently, 72.5% of the 63,267 housing units in the area are owner occupied; 23.3%, renter occupied; and 4.2% 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 58,715 housing units in the area and 4.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.43%. Median home value in the area is \$570,686, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 1.23% annually to \$606,688.

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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