esri
THE SCIENCE OF WHERE®

Executive Summary

Rings: 1, 3, 5 mile radii

7788 McGinnis Ferry Rd, Suwanee, GA
Latitude: 34.0566
Longitude: -84.1291

	1 mile	3 mile	5 mile
Population			
2010 Population	4,055	44,416	146,089
2020 Population	5,574	57,979	179,755
2025 Population	5,806	62,319	189,347
2030 Population	6,112	66,103	198,140
2010-2020 Annual Rate	3.23%	2.70%	2.10%
2020-2025 Annual Rate	0.78%	1.38%	1.00%
2025-2030 Annual Rate	1.03%	1.19%	0.91%
2020 Male Population	49.0%	48.4%	48.7%
2020 Female Population	51.0%	51.6%	51.3%
2020 Median Age	40.2	40.2	39.9
2025 Male Population	49.2%	48.8%	49.1%
2025 Female Population	50.8%	51.2%	50.9%
2025 Median Age	40.8	40.9	40.6

In the identified area, the current year population is 189,347. In 2020, the Census count in the area was 179,755. The rate of change since 2020 was 1.00% annually. The five-year projection for the population in the area is 198,140 representing a change of 0.91% 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 40.6, compared to U.S. median age of 39.6.

	1 mile	3 mile	5 mile
Race and Ethnicity			
2025 White Alone	20.0%	36.4%	39.4%
2025 Black Alone	7.1%	11.0%	11.3%
2025 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2025 Asian Alone	66.9%	43.0%	38.0%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.1%	2.3%	3.2%
2025 Two or More Races	4.8%	7.0%	7.8%
2025 Hispanic Origin (Any Race)	3.2%	6.8%	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 73.0 in the identified area, compared to 72.7 for the U.S. as a whole.

	1 mile	3 mile	5 mile
Households			
2025 Wealth Index	236	181	172
2010 Households	1,204	14,538	48,381
2020 Households	1,605	19,291	59,493
2025 Households	1,661	21,035	63,670
2030 Households	1,744	22,462	67,112
2010-2020 Annual Rate	2.92%	2.87%	2.09%
2020-2025 Annual Rate	0.66%	1.66%	1.30%
2025-2030 Annual Rate	0.98%	1.32%	1.06%
2025 Average Household Size	3.50	2.96	2.97

The household count in this area has changed from 59,493 in 2020 to 63,670 in the current year, a change of 1.30% annually. The five-year projection of households is 67,112, a change of 1.06% annually from the current year total. Average household size is currently 2.97, compared to 3.01 in the year 2020. The number of families in the current year is 50,907 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	25.4%	23.9%	24.6%
Median Household Income			
2025 Median Household Income	$184,290	$152,434	$143,449
2030 Median Household Income	$208,804	$168,317	$160,547
2025-2030 Annual Rate	2.53%	2.00%	2.28%
Average Household Income			
2025 Average Household Income	$223,572	$181,776	$178,102
2030 Average Household Income	$242,770	$198,067	$194,551
2025-2030 Annual Rate	1.66%	1.73%	1.78%
Per Capita Income			
2025 Per Capita Income	$66,013	$61,385	$60,038
2030 Per Capita Income	$71,477	$67,309	$66,054
2025-2030 Annual Rate	1.60%	1.86%	1.93%
GINI Index			
2025 Gini Index	36.0	39.3	40.5

Households by Income

Current median household income is $143,449 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $160,547 in five years, compared to $92,476 all U.S. households.

Current average household income is $178,102 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $194,551 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $60,038 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $66,054 in five years, compared to $50,744 for all U.S. households.

	1 mile	3 mile	5 mile
Housing			
2025 Housing Affordability Index	95	98	95
2010 Total Housing Units	1,257	15,424	51,092
2010 Owner Occupied Housing Units	1,104	12,019	39,351
2010 Renter Occupied Housing Units	100	2,519	9,030
2010 Vacant Housing Units	53	886	2,711
2020 Total Housing Units	1,655	20,091	62,062
2020 Owner Occupied Housing Units	1,416	14,963	44,983
2020 Renter Occupied Housing Units	189	4,328	14,510
2020 Vacant Housing Units	44	774	2,502
2025 Total Housing Units	1,692	21,985	66,252
2025 Owner Occupied Housing Units	1,491	16,572	48,485
2025 Renter Occupied Housing Units	170	4,463	15,185
2025 Vacant Housing Units	31	950	2,582
2030 Total Housing Units	1,773	23,282	69,895
2030 Owner Occupied Housing Units	1,578	17,709	51,312
2030 Renter Occupied Housing Units	166	4,753	15,801
2030 Vacant Housing Units	29	820	2,783
Socioeconomic Status Index			
2025 Socioeconomic Status Index	67.9	62.6	61.8

Currently, 73.2% of the 66,252 housing units in the area are owner occupied; 22.9%, renter occupied; and 3.9% 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 62,062 housing units in the area and 4.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.25%. Median home value in the area is $563,153, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 1.36% annually to $602,515.

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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