



Executive Summary

4060 Peachtree Rd NE, Brookhaven, Georgia, 30319 2
4060 Peachtree Rd NE, Brookhaven, Georgia, 30319
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.86134
Longitude: -84.34049

	1 mile	3 miles	5 miles
Population			
2010 Population	13,820	116,489	269,404
2020 Population	17,587	136,789	312,704
2022 Population	17,873	142,130	322,410
2027 Population	18,199	146,023	329,919
2010-2020 Annual Rate	2.44%	1.62%	1.50%
2020-2022 Annual Rate	0.72%	1.72%	1.37%
2022-2027 Annual Rate	0.36%	0.54%	0.46%
2022 Male Population	48.0%	50.6%	50.3%
2022 Female Population	52.0%	49.4%	49.7%
2022 Median Age	37.8	35.8	36.4

In the identified area, the current year population is 322,410. In 2020, the Census count in the area was 312,704. The rate of change since 2020 was 1.37% annually. The five-year projection for the population in the area is 329,919 representing a change of 0.46% annually from 2022 to 2027. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 36.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	74.4%	57.6%	57.3%
2022 Black Alone	9.5%	14.4%	14.7%
2022 American Indian/Alaska Native Alone	0.2%	0.8%	0.7%
2022 Asian Alone	5.9%	7.6%	9.2%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	2.5%	10.3%	9.1%
2022 Two or More Races	7.4%	9.3%	9.0%
2022 Hispanic Origin (Any Race)	7.4%	18.4%	16.5%

Persons of Hispanic origin represent 16.5% 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 72.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	152	139	151
2010 Households	7,270	53,948	122,905
2020 Households	8,964	66,462	145,762
2022 Households	9,041	69,435	150,664
2027 Households	9,219	71,649	154,525
2010-2020 Annual Rate	2.12%	2.11%	1.72%
2020-2022 Annual Rate	0.38%	1.96%	1.48%
2022-2027 Annual Rate	0.39%	0.63%	0.51%
2022 Average Household Size	1.93	2.03	2.09

The household count in this area has changed from 145,762 in 2020 to 150,664 in the current year, a change of 1.48% annually. The five-year projection of households is 154,525, a change of 0.51% annually from the current year total. Average household size is currently 2.09, compared to 2.09 in the year 2020. The number of families in the current year is 64,244 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	26.9%	27.9%	27.1%
Median Household Income			
2022 Median Household Income	\$124,036	\$106,429	\$104,313
2027 Median Household Income	\$144,803	\$126,025	\$124,222
2022-2027 Annual Rate	3.14%	3.44%	3.56%
Average Household Income			
2022 Average Household Income	\$177,591	\$163,853	\$162,792
2027 Average Household Income	\$202,616	\$191,408	\$191,261
2022-2027 Annual Rate	2.67%	3.16%	3.28%
Per Capita Income			
2022 Per Capita Income	\$91,034	\$79,802	\$75,999
2027 Per Capita Income	\$103,953	\$93,620	\$89,481
2022-2027 Annual Rate	2.69%	3.25%	3.32%

Households by Income

Current median household income is \$104,313 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$124,222 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$162,792 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$191,261 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$75,999 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$89,481 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	88	84	86
2010 Total Housing Units	8,008	60,649	137,747
2010 Owner Occupied Housing Units	3,403	23,588	57,420
2010 Renter Occupied Housing Units	3,864	30,349	65,490
2010 Vacant Housing Units	738	6,701	14,842
2020 Total Housing Units	9,832	73,511	159,951
2020 Vacant Housing Units	868	7,049	14,189
2022 Total Housing Units	9,942	77,311	166,113
2022 Owner Occupied Housing Units	4,920	31,894	73,262
2022 Renter Occupied Housing Units	4,121	37,540	77,402
2022 Vacant Housing Units	901	7,876	15,449
2027 Total Housing Units	10,254	80,687	172,628
2027 Owner Occupied Housing Units	5,035	32,862	75,216
2027 Renter Occupied Housing Units	4,184	38,787	79,309
2027 Vacant Housing Units	1,035	9,038	18,103

Currently, 44.1% of the 166,113 housing units in the area are owner occupied; 46.6%, renter occupied; and 9.3% 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 159,951 housing units in the area and 8.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.69%. Median home value in the area is \$537,115, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.61% annually to \$581,755.

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.