



Demographic and Income Profile

Villages at Flat Shoals
 4920 Flat Shoals Pkwy, Decatur, Georgia, 30034
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.68064
 Longitude: -84.22687

Summary	Census 2010	2017	2022
Population	8,628	8,948	9,251
Households	3,207	3,359	3,483
Families	2,324	2,414	2,494
Average Household Size	2.68	2.66	2.65
Owner Occupied Housing Units	2,494	2,450	2,533
Renter Occupied Housing Units	713	909	950
Median Age	39.8	40.9	41.5
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.67%	1.03%	0.83%
Households	0.73%	1.01%	0.79%
Families	0.65%	0.92%	0.71%
Owner HHs	0.67%	0.99%	0.72%
Median Household Income	1.44%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	378	11.3%	406	11.7%
\$15,000 - \$24,999	253	7.5%	257	7.4%
\$25,000 - \$34,999	186	5.5%	170	4.9%
\$35,000 - \$49,999	497	14.8%	432	12.4%
\$50,000 - \$74,999	839	25.0%	789	22.7%
\$75,000 - \$99,999	463	13.8%	522	15.0%
\$100,000 - \$149,999	479	14.3%	581	16.7%
\$150,000 - \$199,999	180	5.4%	222	6.4%
\$200,000+	84	2.5%	103	3.0%
Median Household Income	\$58,160		\$62,478	
Average Household Income	\$71,433		\$79,592	
Per Capita Income	\$26,788		\$29,922	

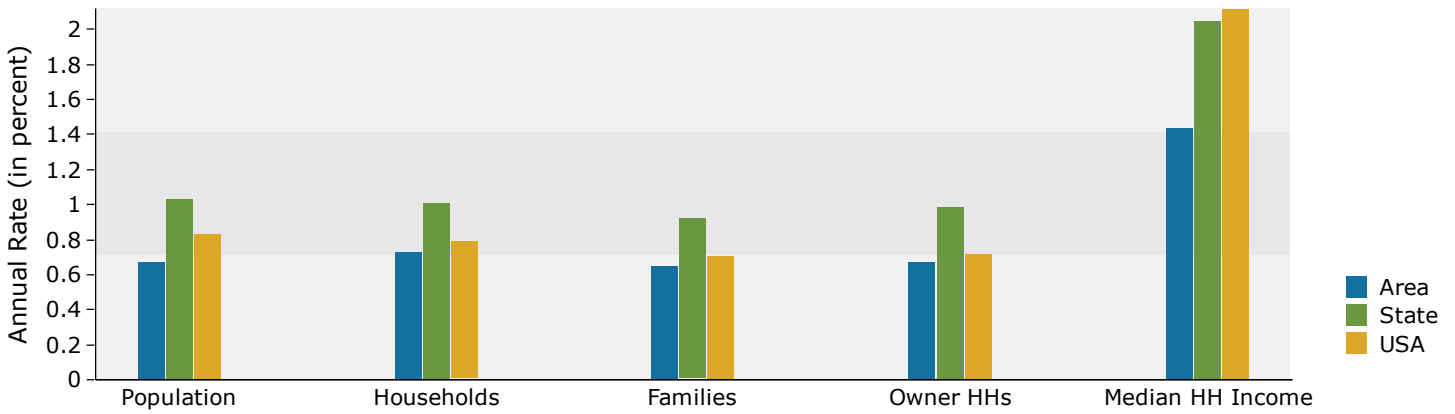
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	484	5.6%	473	5.3%	488	5.3%
5 - 9	496	5.7%	514	5.7%	513	5.5%
10 - 14	596	6.9%	533	6.0%	576	6.2%
15 - 19	689	8.0%	526	5.9%	545	5.9%
20 - 24	536	6.2%	538	6.0%	447	4.8%
25 - 34	1,039	12.0%	1,260	14.1%	1,223	13.2%
35 - 44	1,027	11.9%	1,026	11.5%	1,239	13.4%
45 - 54	1,333	15.4%	1,094	12.2%	1,042	11.3%
55 - 64	1,527	17.7%	1,412	15.8%	1,230	13.3%
65 - 74	625	7.2%	1,139	12.7%	1,298	14.0%
75 - 84	217	2.5%	351	3.9%	539	5.8%
85+	59	0.7%	82	0.9%	110	1.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	249	2.9%	252	2.8%	256	2.8%
Black Alone	8,230	95.4%	8,525	95.3%	8,801	95.1%
American Indian Alone	10	0.1%	10	0.1%	11	0.1%
Asian Alone	15	0.2%	20	0.2%	26	0.3%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	40	0.5%	38	0.4%	38	0.4%
Two or More Races	85	1.0%	102	1.1%	118	1.3%
Hispanic Origin (Any Race)	99	1.1%	98	1.1%	106	1.1%

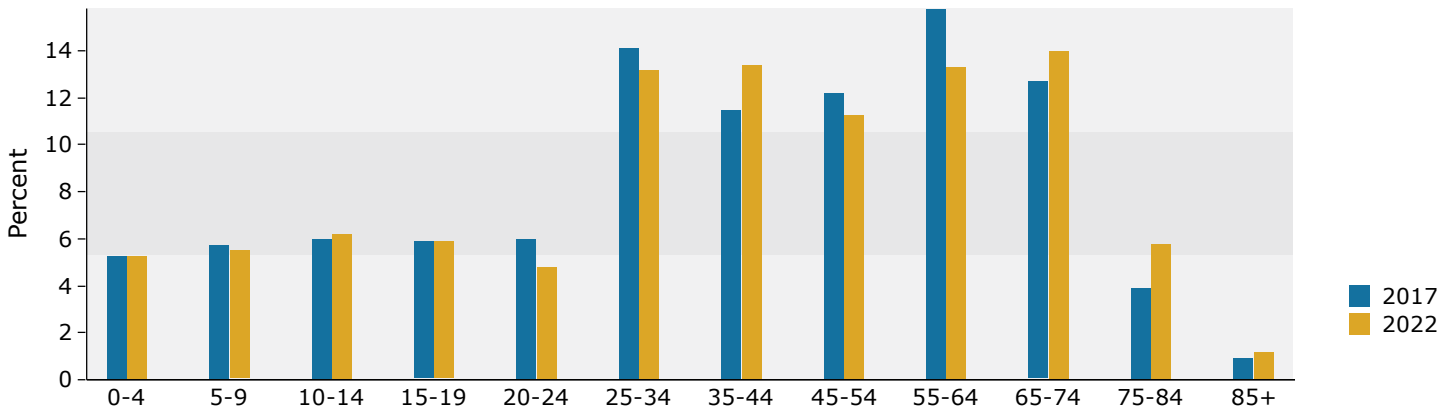
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

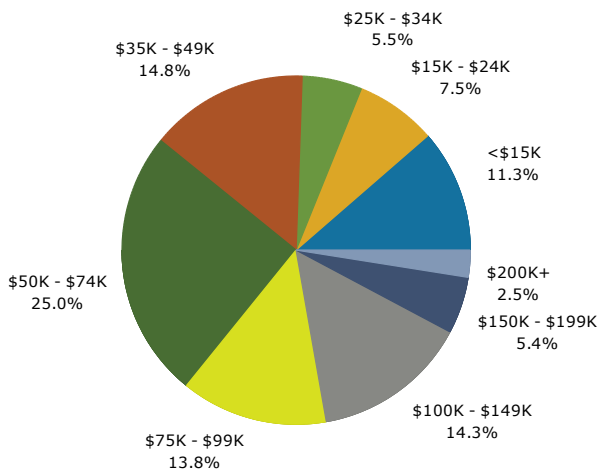
Trends 2017-2022



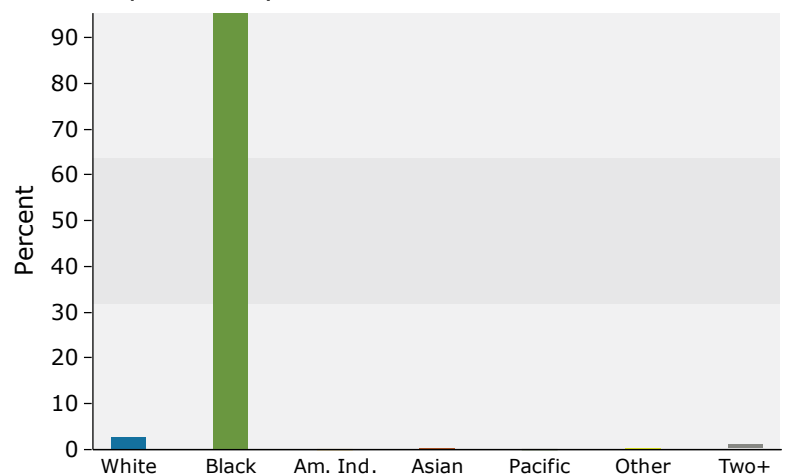
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 1.1%



Demographic and Income Profile

Villages at Flat Shoals
 4920 Flat Shoals Pkwy, Decatur, Georgia, 30034
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.68064
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Summary	Census 2010	2017	2022
Population	60,557	63,617	66,048
Households	21,884	23,165	24,091
Families	15,531	16,309	16,900
Average Household Size	2.75	2.74	2.73
Owner Occupied Housing Units	15,889	15,868	16,464
Renter Occupied Housing Units	5,995	7,296	7,626
Median Age	36.0	37.4	38.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.75%	1.03%	0.83%
Households	0.79%	1.01%	0.79%
Families	0.71%	0.92%	0.71%
Owner HHs	0.74%	0.99%	0.72%
Median Household Income	1.50%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	2,481	10.7%	2,590	10.8%
\$15,000 - \$24,999	2,095	9.0%	2,057	8.5%
\$25,000 - \$34,999	2,051	8.9%	1,876	7.8%
\$35,000 - \$49,999	3,664	15.8%	3,260	13.5%
\$50,000 - \$74,999	5,468	23.6%	5,267	21.9%
\$75,000 - \$99,999	2,889	12.5%	3,371	14.0%
\$100,000 - \$149,999	3,032	13.1%	3,774	15.7%
\$150,000 - \$199,999	967	4.2%	1,231	5.1%
\$200,000+	517	2.2%	664	2.8%
Median Household Income	\$54,029		\$58,208	
Average Household Income	\$67,507		\$76,256	
Per Capita Income	\$24,769		\$28,002	

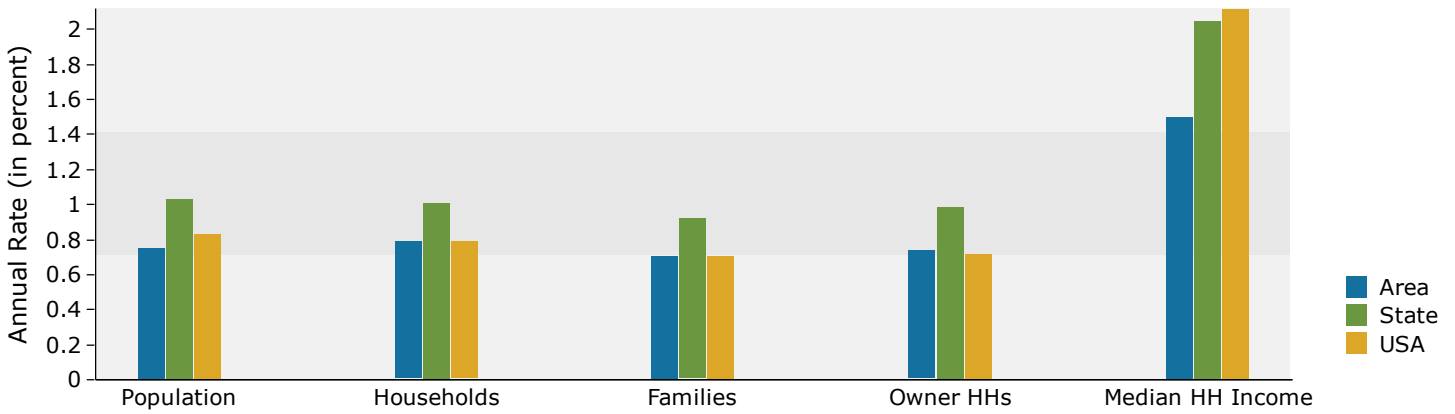
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,863	6.4%	3,783	5.9%	3,923	5.9%
5 - 9	4,217	7.0%	3,984	6.3%	3,969	6.0%
10 - 14	4,788	7.9%	4,229	6.6%	4,218	6.4%
15 - 19	5,003	8.3%	4,288	6.7%	4,114	6.2%
20 - 24	3,842	6.3%	4,537	7.1%	3,955	6.0%
25 - 34	7,746	12.8%	9,009	14.2%	9,961	15.1%
35 - 44	8,395	13.9%	8,052	12.7%	8,745	13.2%
45 - 54	9,542	15.8%	8,561	13.5%	8,006	12.1%
55 - 64	8,138	13.4%	9,051	14.2%	8,757	13.3%
65 - 74	3,378	5.6%	5,759	9.1%	7,007	10.6%
75 - 84	1,287	2.1%	1,876	2.9%	2,776	4.2%
85+	359	0.6%	489	0.8%	618	0.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,420	2.3%	1,431	2.2%	1,446	2.2%
Black Alone	57,651	95.2%	60,436	95.0%	62,614	94.8%
American Indian Alone	94	0.2%	98	0.2%	106	0.2%
Asian Alone	187	0.3%	253	0.4%	312	0.5%
Pacific Islander Alone	8	0.0%	8	0.0%	8	0.0%
Some Other Race Alone	360	0.6%	350	0.6%	359	0.5%
Two or More Races	837	1.4%	1,041	1.6%	1,203	1.8%
Hispanic Origin (Any Race)	987	1.6%	1,009	1.6%	1,087	1.6%

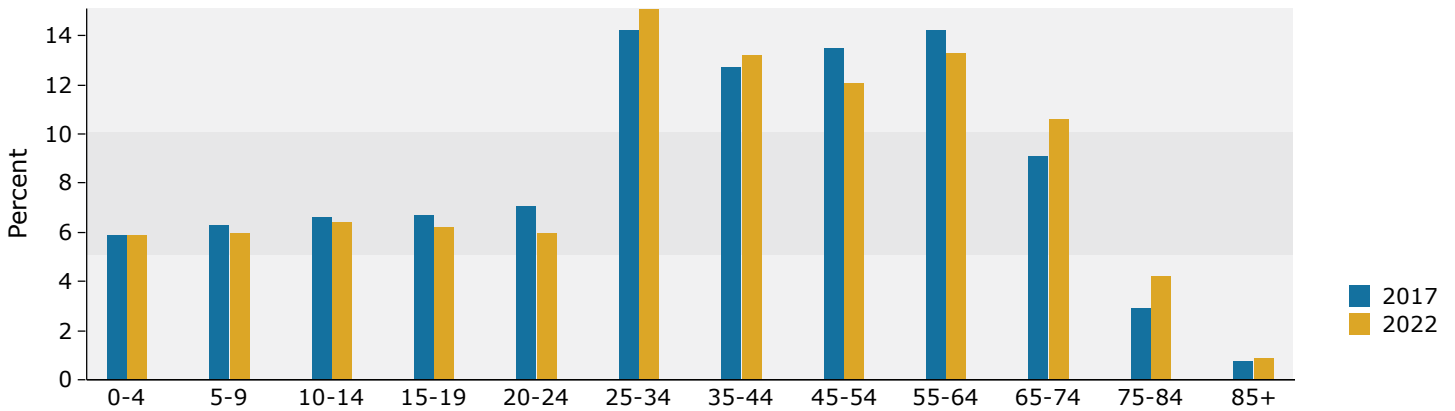
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

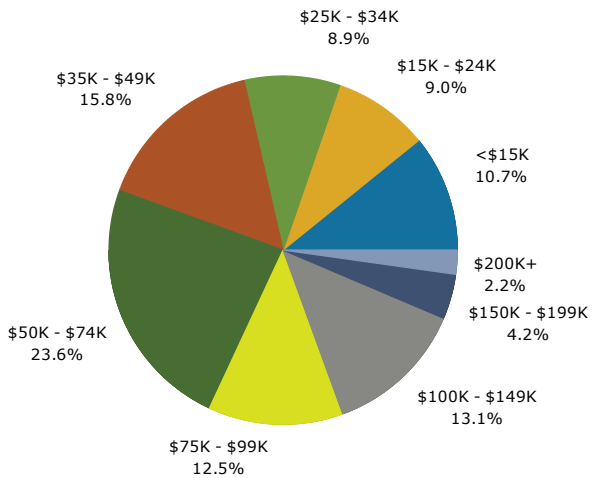
Trends 2017-2022



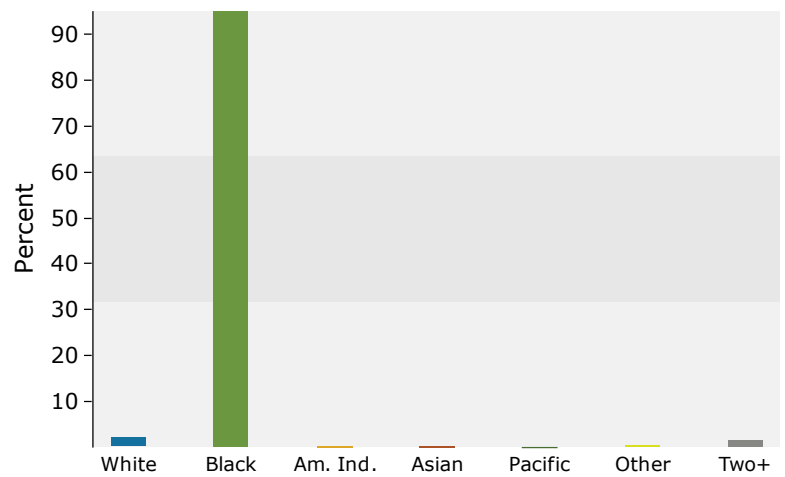
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

Villages at Flat Shoals
 4920 Flat Shoals Pkwy, Decatur, Georgia, 30034
 Ring: 5 mile radius

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Summary	Census 2010	2017	2022
Population	157,199	164,671	171,181
Households	57,240	60,377	62,866
Families	39,683	41,484	43,008
Average Household Size	2.73	2.71	2.71
Owner Occupied Housing Units	38,887	38,205	39,674
Renter Occupied Housing Units	18,353	22,172	23,192
Median Age	35.7	37.1	37.8
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.78%	1.03%	0.83%
Households	0.81%	1.01%	0.79%
Families	0.72%	0.92%	0.71%
Owner HHs	0.76%	0.99%	0.72%
Median Household Income	1.16%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	7,609	12.6%	8,063	12.8%
\$15,000 - \$24,999	6,250	10.4%	6,234	9.9%
\$25,000 - \$34,999	6,038	10.0%	5,596	8.9%
\$35,000 - \$49,999	9,650	16.0%	8,662	13.8%
\$50,000 - \$74,999	13,757	22.8%	13,335	21.2%
\$75,000 - \$99,999	7,106	11.8%	8,377	13.3%
\$100,000 - \$149,999	6,913	11.4%	8,653	13.8%
\$150,000 - \$199,999	2,052	3.4%	2,646	4.2%
\$200,000+	1,003	1.7%	1,301	2.1%
Median Household Income	\$50,727		\$53,744	
Average Household Income	\$62,171		\$69,919	
Per Capita Income	\$22,947		\$25,822	

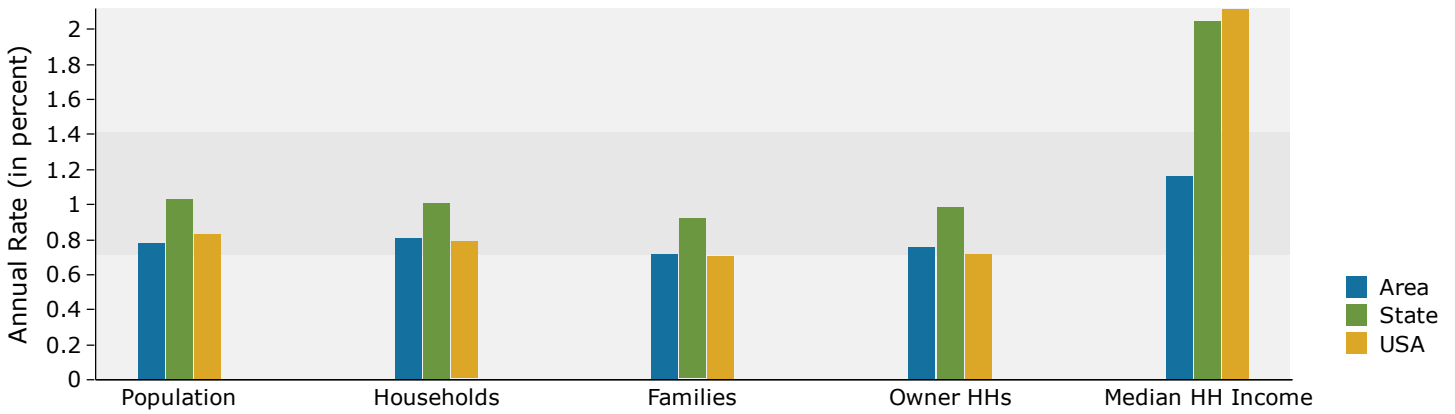
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,537	6.7%	10,198	6.2%	10,564	6.2%
5 - 9	11,008	7.0%	10,668	6.5%	10,556	6.2%
10 - 14	12,233	7.8%	11,228	6.8%	11,395	6.7%
15 - 19	12,651	8.0%	11,040	6.7%	10,988	6.4%
20 - 24	10,187	6.5%	11,372	6.9%	10,228	6.0%
25 - 34	20,489	13.0%	23,354	14.2%	25,290	14.8%
35 - 44	22,292	14.2%	21,110	12.8%	22,790	13.3%
45 - 54	24,444	15.5%	22,428	13.6%	21,183	12.4%
55 - 64	20,304	12.9%	22,518	13.7%	22,101	12.9%
65 - 74	8,782	5.6%	14,636	8.9%	17,419	10.2%
75 - 84	3,296	2.1%	4,847	2.9%	7,091	4.1%
85+	975	0.6%	1,272	0.8%	1,576	0.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,534	4.8%	7,155	4.3%	7,031	4.1%
Black Alone	144,936	92.2%	152,040	92.3%	157,963	92.3%
American Indian Alone	312	0.2%	315	0.2%	333	0.2%
Asian Alone	764	0.5%	1,003	0.6%	1,227	0.7%
Pacific Islander Alone	23	0.0%	23	0.0%	23	0.0%
Some Other Race Alone	1,345	0.9%	1,342	0.8%	1,400	0.8%
Two or More Races	2,286	1.5%	2,794	1.7%	3,205	1.9%
Hispanic Origin (Any Race)	3,306	2.1%	3,361	2.0%	3,588	2.1%

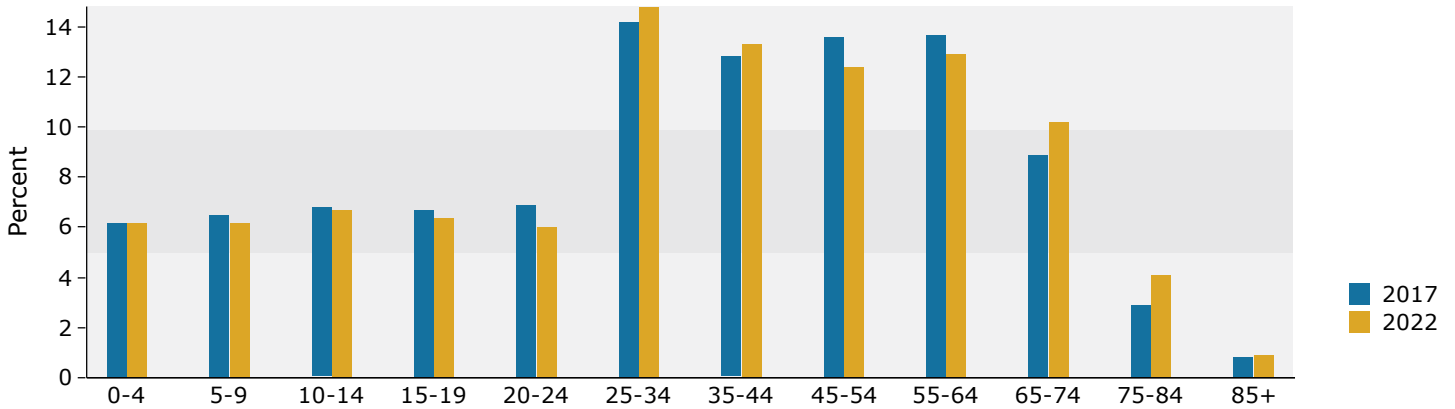
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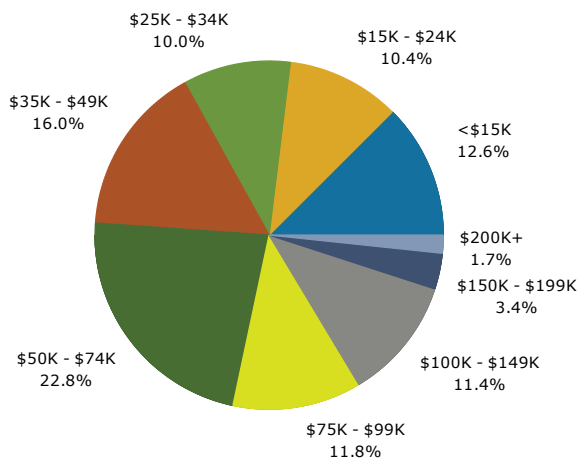
Trends 2017-2022



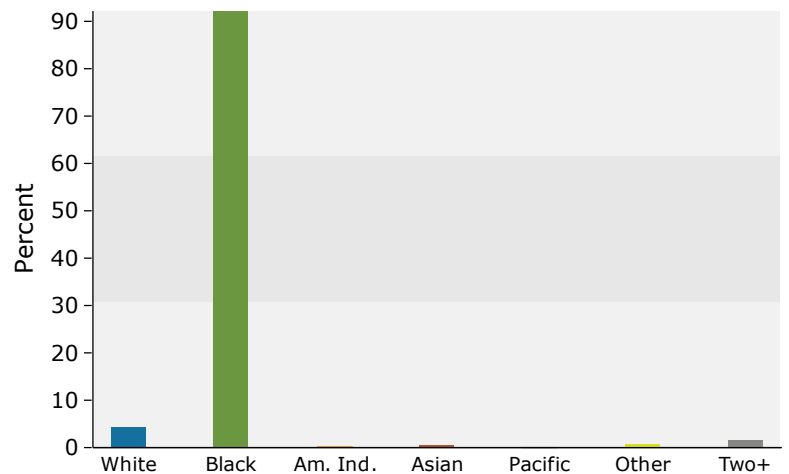
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 2.0%