



Demographic and Income Profile

4920 Flat Shoals Pkwy, Decatur, Georgia, 30034 2
 4920 Flat Shoals Pkwy, Decatur, Georgia, 30034
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.68121
 Longitude: -84.22676

Summary	Census 2010	Census 2020	2023	2028
Population	8,014	8,596	8,384	8,118
Households	2,973	3,273	3,210	3,132
Families	2,159	2,238	2,260	2,202
Average Household Size	2.69	2.63	2.61	2.59
Owner Occupied Housing Units	2,336	2,312	2,772	2,727
Renter Occupied Housing Units	636	961	438	405
Median Age	39.9	41.1	42.4	43.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.64%	0.51%	0.30%
Households	-0.49%	0.65%	0.49%
Families	-0.52%	0.59%	0.44%
Owner HHs	-0.33%	0.82%	0.66%
Median Household Income	2.36%	3.01%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	179	5.6%	136	4.3%
\$15,000 - \$24,999	152	4.7%	107	3.4%
\$25,000 - \$34,999	161	5.0%	127	4.1%
\$35,000 - \$49,999	420	13.1%	332	10.6%
\$50,000 - \$74,999	708	22.1%	626	20.0%
\$75,000 - \$99,999	585	18.2%	573	18.3%
\$100,000 - \$149,999	651	20.3%	748	23.9%
\$150,000 - \$199,999	206	6.4%	284	9.1%
\$200,000+	148	4.6%	199	6.4%

Median Household Income	\$74,229	\$83,428
Average Household Income	\$91,979	\$107,853
Per Capita Income	\$34,963	\$41,302

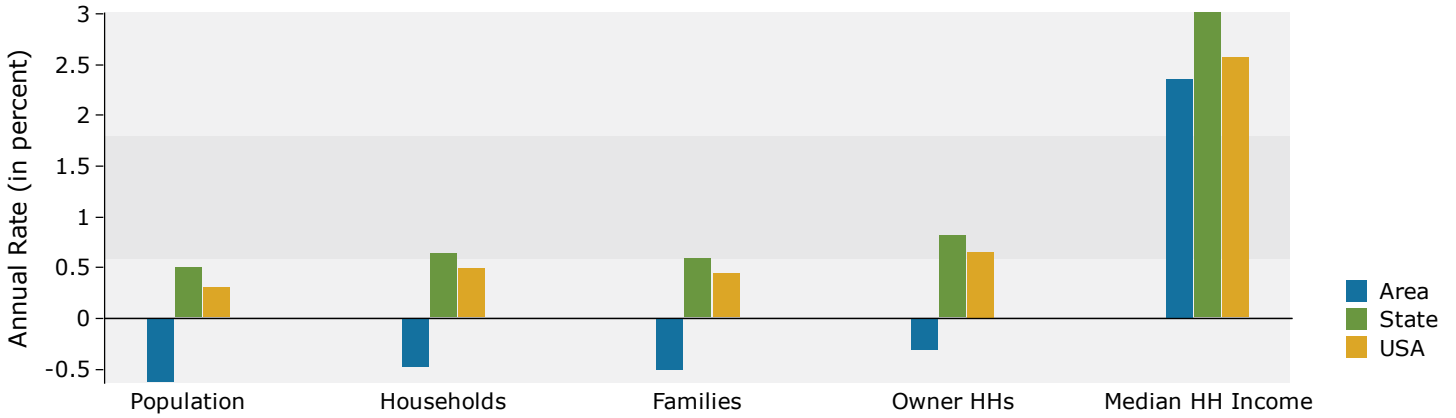
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	446	5.6%	418	4.9%	411	4.9%	401	4.9%
5 - 9	468	5.8%	398	4.6%	465	5.5%	434	5.3%
10 - 14	553	6.9%	519	6.0%	502	6.0%	496	6.1%
15 - 19	635	7.9%	524	6.1%	456	5.4%	465	5.7%
20 - 24	493	6.2%	484	5.6%	416	5.0%	369	4.5%
25 - 34	960	12.0%	1,226	14.3%	1,142	13.6%	949	11.7%
35 - 44	945	11.8%	1,097	12.8%	1,047	12.5%	1,171	14.4%
45 - 54	1,231	15.4%	1,021	11.9%	905	10.8%	897	11.0%
55 - 64	1,416	17.7%	1,168	13.6%	1,146	13.7%	947	11.7%
65 - 74	600	7.5%	1,195	13.9%	1,338	16.0%	1,163	14.3%
75 - 84	207	2.6%	452	5.3%	472	5.6%	700	8.6%
85+	59	0.7%	94	1.1%	84	1.0%	127	1.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	253	3.2%	279	3.2%	242	2.9%	205	2.5%
Black Alone	7,617	95.1%	7,858	91.4%	7,697	91.8%	7,463	91.9%
American Indian Alone	10	0.1%	11	0.1%	11	0.1%	11	0.1%
Asian Alone	13	0.2%	36	0.4%	36	0.4%	36	0.4%
Pacific Islander Alone	0	0.0%	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	40	0.5%	85	1.0%	80	1.0%	75	0.9%
Two or More Races	80	1.0%	323	3.8%	315	3.8%	326	4.0%
Hispanic Origin (Any Race)	95	1.2%	184	2.1%	186	2.2%	185	2.3%

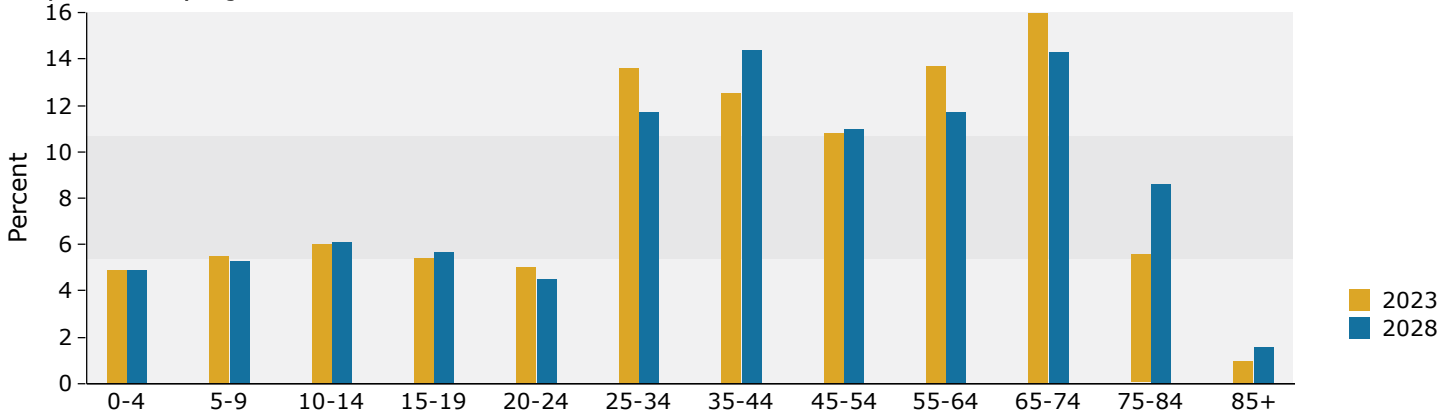
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

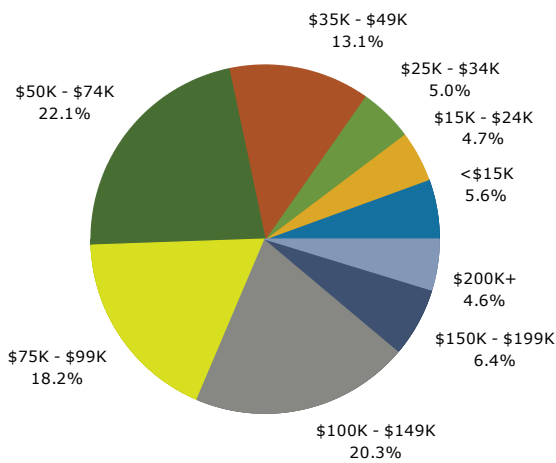
Trends 2023-2028



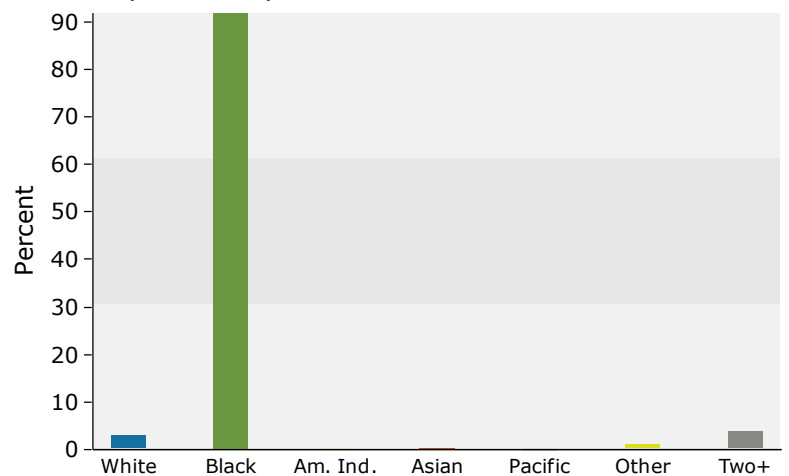
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 2.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

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 Ring: 3 mile radius

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Summary	Census 2010	Census 2020	2023	2028
Population	61,689	66,323	66,155	65,303
Households	22,349	24,135	24,168	24,022
Families	15,896	16,647	16,650	16,520
Average Household Size	2.75	2.74	2.73	2.71
Owner Occupied Housing Units	16,184	15,455	17,373	17,497
Renter Occupied Housing Units	6,166	8,680	6,795	6,525
Median Age	35.9	38.7	38.2	38.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.26%	0.51%	0.30%
Households	-0.12%	0.65%	0.49%
Families	-0.16%	0.59%	0.44%
Owner HHs	0.14%	0.82%	0.66%
Median Household Income	3.35%	3.01%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,138	8.8%	1,759	7.3%
\$15,000 - \$24,999	1,133	4.7%	882	3.7%
\$25,000 - \$34,999	2,095	8.7%	1,845	7.7%
\$35,000 - \$49,999	3,300	13.7%	2,810	11.7%
\$50,000 - \$74,999	5,055	20.9%	4,484	18.7%
\$75,000 - \$99,999	3,733	15.4%	3,725	15.5%
\$100,000 - \$149,999	4,193	17.3%	5,009	20.9%
\$150,000 - \$199,999	1,376	5.7%	1,962	8.2%
\$200,000+	1,146	4.7%	1,544	6.4%

Median Household Income	\$64,585	\$76,136
Average Household Income	\$86,089	\$101,333
Per Capita Income	\$31,457	\$37,287

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,945	6.4%	3,521	5.3%	3,708	5.6%	3,702	5.7%
5 - 9	4,320	7.0%	3,936	5.9%	4,080	6.2%	3,872	5.9%
10 - 14	4,898	7.9%	4,365	6.6%	4,290	6.5%	4,188	6.4%
15 - 19	5,087	8.2%	4,350	6.6%	4,194	6.3%	3,904	6.0%
20 - 24	3,899	6.3%	4,248	6.4%	4,193	6.3%	3,709	5.7%
25 - 34	7,958	12.9%	9,489	14.3%	9,827	14.9%	9,522	14.6%
35 - 44	8,563	13.9%	8,450	12.7%	8,679	13.1%	9,232	14.1%
45 - 54	9,674	15.7%	8,312	12.5%	7,972	12.1%	7,803	11.9%
55 - 64	8,249	13.4%	9,281	14.0%	8,955	13.5%	7,820	12.0%
65 - 74	3,419	5.5%	7,170	10.8%	7,151	10.8%	7,182	11.0%
75 - 84	1,311	2.1%	2,547	3.8%	2,555	3.9%	3,616	5.5%
85+	367	0.6%	656	1.0%	551	0.8%	752	1.2%

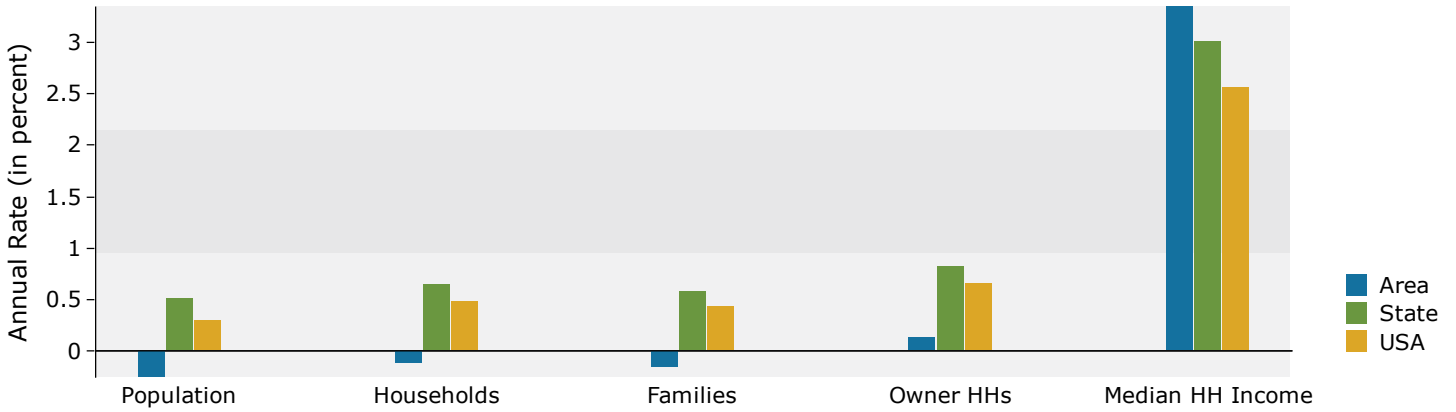
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,483	2.4%	1,743	2.6%	1,571	2.4%	1,355	2.1%
Black Alone	58,679	95.1%	60,858	91.8%	60,831	92.0%	60,060	92.0%
American Indian Alone	97	0.2%	133	0.2%	134	0.2%	134	0.2%
Asian Alone	187	0.3%	378	0.6%	384	0.6%	394	0.6%
Pacific Islander Alone	8	0.0%	12	0.0%	12	0.0%	12	0.0%
Some Other Race Alone	361	0.6%	796	1.2%	819	1.2%	822	1.3%
Two or More Races	875	1.4%	2,402	3.6%	2,403	3.6%	2,525	3.9%

Hispanic Origin (Any Race)	1,003	1.6%	1,723	2.6%	1,808	2.7%	1,861	2.8%
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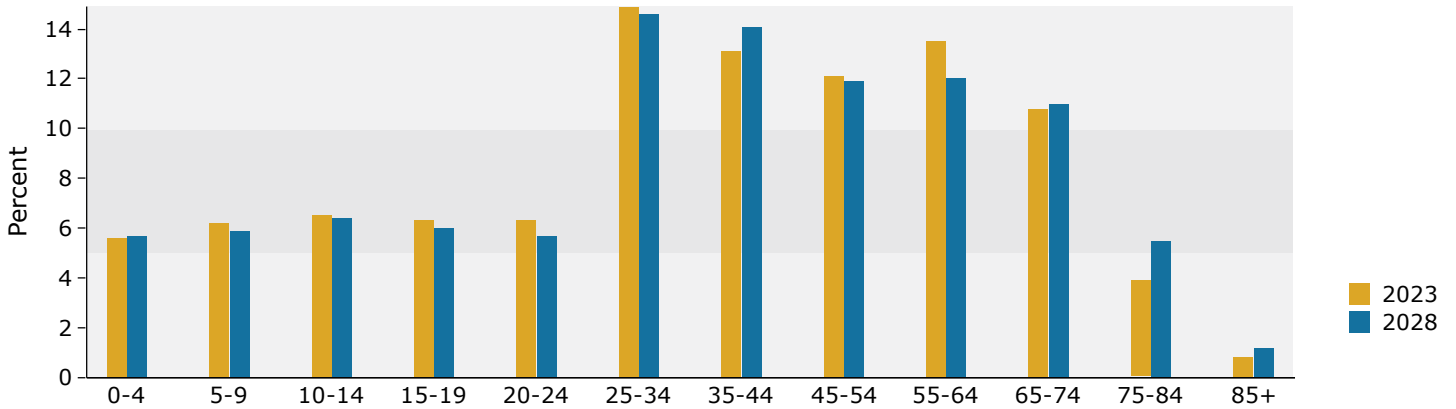
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

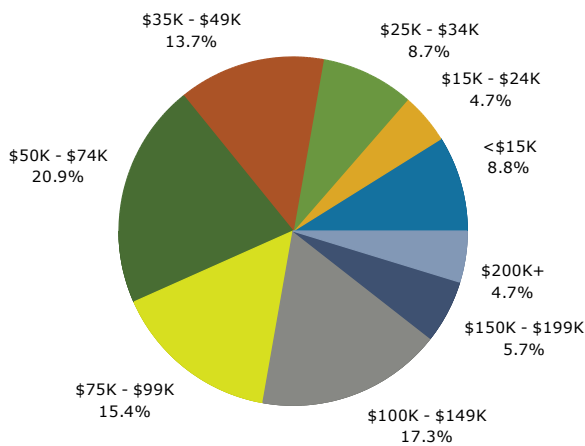
Trends 2023-2028



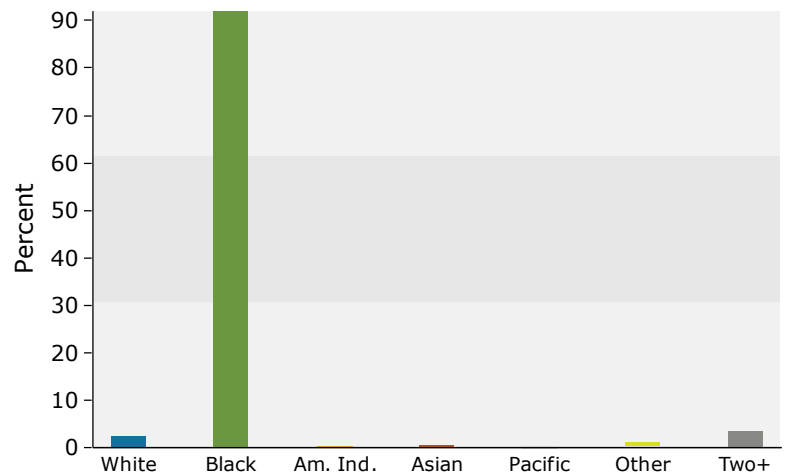
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 2.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

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Summary	Census 2010	Census 2020	2023	2028
Population	156,504	168,985	169,079	168,015
Households	57,037	62,801	63,215	63,205
Families	39,510	41,780	42,204	42,140
Average Household Size	2.73	2.68	2.67	2.65
Owner Occupied Housing Units	38,659	37,307	41,057	41,952
Renter Occupied Housing Units	18,369	25,494	22,158	21,253
Median Age	35.7	38.1	37.9	38.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.13%	0.51%	0.30%
Households	0.00%	0.65%	0.49%
Families	-0.03%	0.59%	0.44%
Owner HHs	0.43%	0.82%	0.66%
Median Household Income	3.41%	3.01%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	5,962	9.4%	4,987	7.9%
\$15,000 - \$24,999	4,265	6.7%	3,398	5.4%
\$25,000 - \$34,999	6,333	10.0%	5,589	8.8%
\$35,000 - \$49,999	8,658	13.7%	7,461	11.8%
\$50,000 - \$74,999	12,661	20.0%	11,479	18.2%
\$75,000 - \$99,999	9,700	15.3%	10,021	15.9%
\$100,000 - \$149,999	9,679	15.3%	11,876	18.8%
\$150,000 - \$199,999	3,243	5.1%	4,723	7.5%
\$200,000+	2,712	4.3%	3,670	5.8%
Median Household Income	\$60,111		\$71,093	
Average Household Income	\$81,491		\$96,320	
Per Capita Income	\$30,460		\$36,226	

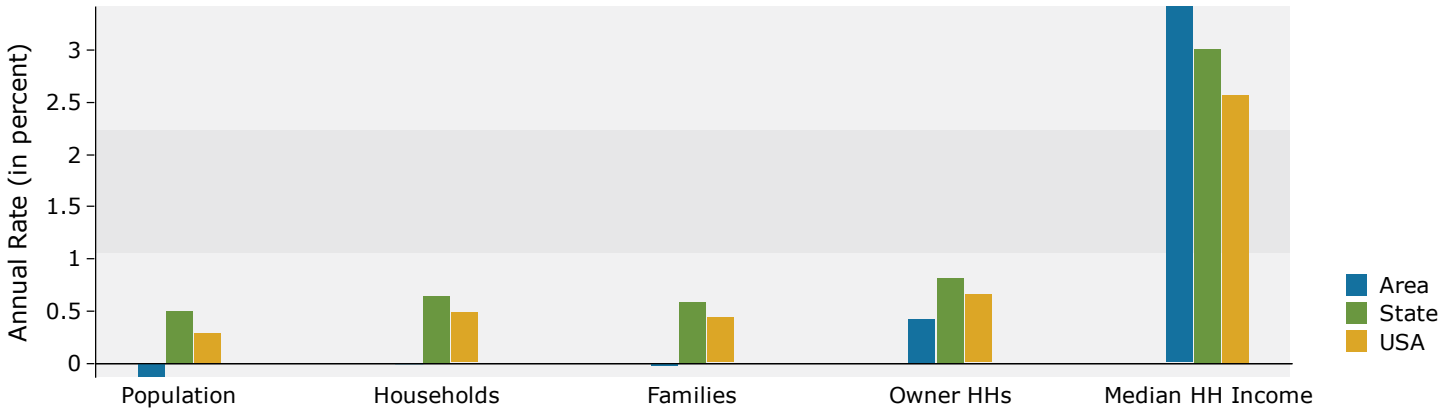
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,525	6.7%	9,319	5.5%	9,864	5.8%	9,948	5.9%
5 - 9	10,973	7.0%	10,014	5.9%	10,602	6.3%	10,091	6.0%
10 - 14	12,116	7.7%	11,137	6.6%	11,265	6.7%	10,980	6.5%
15 - 19	12,536	8.0%	10,769	6.4%	10,876	6.4%	10,401	6.2%
20 - 24	10,137	6.5%	11,102	6.6%	10,621	6.3%	9,811	5.8%
25 - 34	20,442	13.1%	25,183	14.9%	24,897	14.7%	24,068	14.3%
35 - 44	22,189	14.2%	21,762	12.9%	22,165	13.1%	23,624	14.1%
45 - 54	24,248	15.5%	21,371	12.6%	20,707	12.2%	20,200	12.0%
55 - 64	20,276	13.0%	22,970	13.6%	22,186	13.1%	19,856	11.8%
65 - 74	8,796	5.6%	17,451	10.3%	17,997	10.6%	18,015	10.7%
75 - 84	3,298	2.1%	6,251	3.7%	6,493	3.8%	9,107	5.4%
85+	969	0.6%	1,655	1.0%	1,407	0.8%	1,914	1.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,311	4.7%	8,339	4.9%	7,647	4.5%	6,697	4.0%
Black Alone	144,539	92.4%	149,575	88.5%	150,107	88.8%	149,431	88.9%
American Indian Alone	313	0.2%	394	0.2%	403	0.2%	413	0.2%
Asian Alone	733	0.5%	1,253	0.7%	1,275	0.8%	1,325	0.8%
Pacific Islander Alone	21	0.0%	43	0.0%	43	0.0%	44	0.0%
Some Other Race Alone	1,313	0.8%	3,104	1.8%	3,268	1.9%	3,408	2.0%
Two or More Races	2,273	1.5%	6,278	3.7%	6,336	3.7%	6,698	4.0%
Hispanic Origin (Any Race)	3,285	2.1%	5,725	3.4%	6,078	3.6%	6,369	3.8%

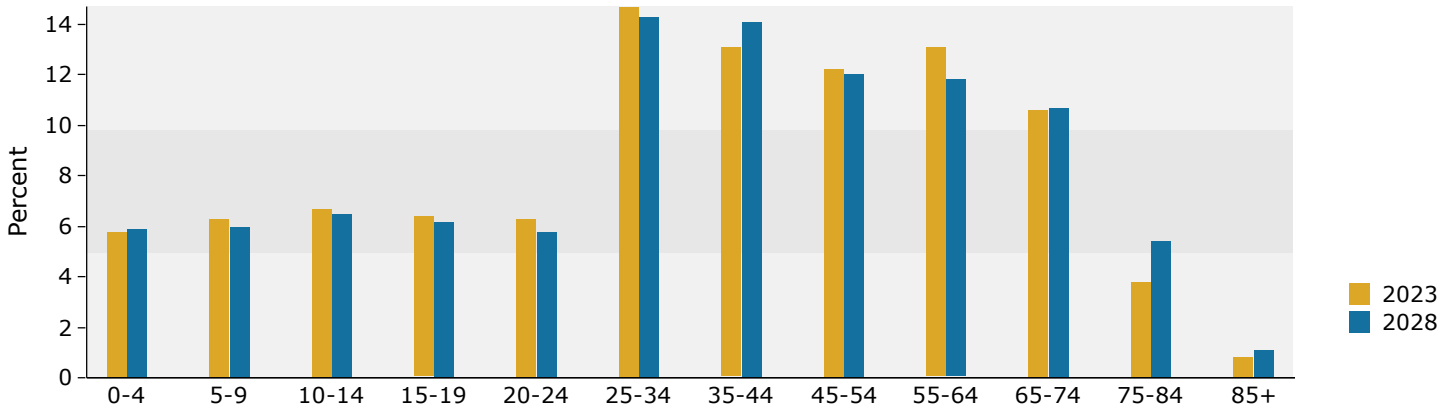
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Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

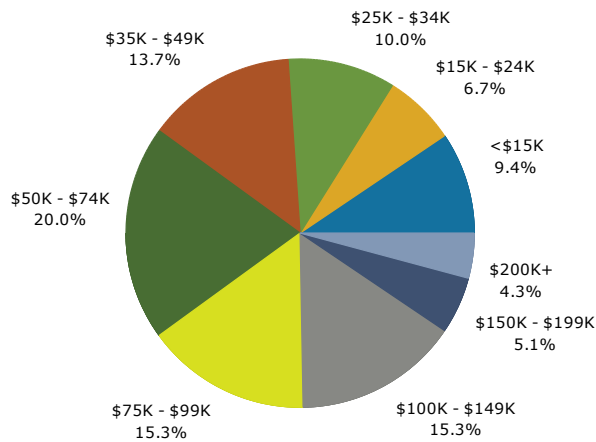
Trends 2023-2028



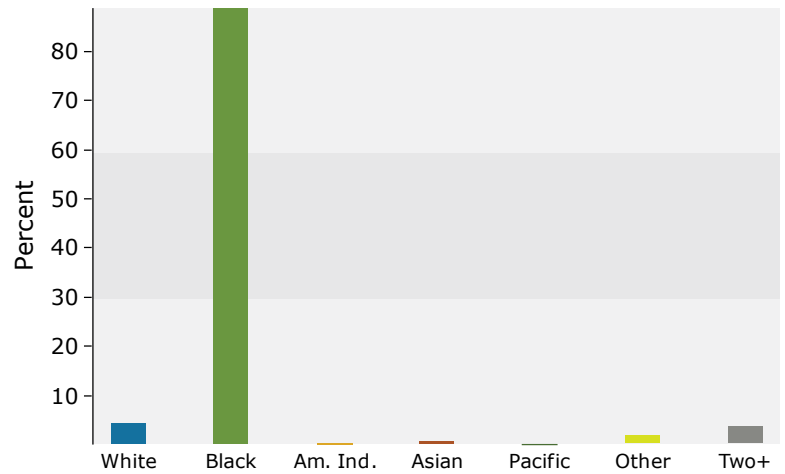
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 3.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.