



## Community Profile

Rings: 1, 3, 5 mile radii

520 N Belair Rd, Evans, GA 30809, USA

Latitude: 33.5360

Longitude: -82.13172

	1 mile	3 mile	5 mile
<b>Population Summary</b>			
2000 Total Population	4,177	41,116	77,442
2010 Total Population	4,325	47,896	102,264
2021 Total Population	4,878	53,200	120,007
2021 Group Quarters	261	291	821
2026 Total Population	5,219	57,334	131,062
2021-2026 Annual Rate	1.36%	1.51%	1.78%
2021 Total Daytime Population	8,365	48,377	116,613
Workers	5,686	20,541	53,764
Residents	2,679	27,836	62,849
<b>Household Summary</b>			
2000 Households	1,639	14,382	28,016
2000 Average Household Size	2.36	2.83	2.73
2010 Households	1,910	17,999	38,928
2010 Average Household Size	2.14	2.65	2.61
2021 Households	2,211	20,361	46,260
2021 Average Household Size	2.09	2.60	2.58
2026 Households	2,389	22,065	50,576
2026 Average Household Size	2.08	2.59	2.58
2021-2026 Annual Rate	1.56%	1.62%	1.80%
2010 Families	1,236	13,567	28,536
2010 Average Family Size	2.69	3.07	3.07
2021 Families	1,377	15,029	33,311
2021 Average Family Size	2.67	3.05	3.06
2026 Families	1,470	16,189	36,362
2026 Average Family Size	2.67	3.04	3.06
2021-2026 Annual Rate	1.32%	1.50%	1.77%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,780	15,065	29,646
Owner Occupied Housing Units	74.4%	78.9%	74.6%
Renter Occupied Housing Units	17.7%	16.5%	19.9%
Vacant Housing Units	7.9%	4.5%	5.5%
2010 Housing Units	2,141	19,231	41,627
Owner Occupied Housing Units	54.6%	71.2%	69.4%
Renter Occupied Housing Units	34.7%	22.4%	24.1%
Vacant Housing Units	10.8%	6.4%	6.5%
2021 Housing Units	2,560	22,420	50,689
Owner Occupied Housing Units	58.4%	72.2%	69.2%
Renter Occupied Housing Units	27.9%	18.6%	22.1%
Vacant Housing Units	13.6%	9.2%	8.7%
2026 Housing Units	2,755	24,176	55,134
Owner Occupied Housing Units	58.4%	72.6%	69.9%
Renter Occupied Housing Units	28.3%	18.6%	21.8%
Vacant Housing Units	13.3%	8.7%	8.3%
<b>Median Household Income</b>			
2021	\$104,900	\$90,075	\$85,038
2026	\$111,429	\$99,036	\$92,938
<b>Median Home Value</b>			
2021	\$242,376	\$223,197	\$239,544
2026	\$270,390	\$245,105	\$266,157
<b>Per Capita Income</b>			
2021	\$51,751	\$43,243	\$43,609
2026	\$57,382	\$47,812	\$48,280
<b>Median Age</b>			
2010	45.4	38.1	37.4
2021	48.2	40.4	39.3
2026	47.5	41.2	40.0

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2021 Households by Income</b>			
Household Income Base	2,211	20,361	46,260
<\$15,000	2.3%	2.5%	3.1%
\$15,000 - \$24,999	4.6%	3.9%	4.7%
\$25,000 - \$34,999	7.9%	8.3%	8.0%
\$35,000 - \$49,999	6.0%	7.2%	8.3%
\$50,000 - \$74,999	13.6%	17.5%	18.4%
\$75,000 - \$99,999	11.6%	15.9%	15.7%
\$100,000 - \$149,999	25.8%	23.1%	21.1%
\$150,000 - \$199,999	15.1%	10.5%	8.9%
\$200,000+	13.1%	11.3%	11.8%
Average Household Income	\$123,525	\$113,738	\$113,214
<b>2026 Households by Income</b>			
Household Income Base	2,389	22,065	50,576
<\$15,000	1.8%	2.0%	2.5%
\$15,000 - \$24,999	3.6%	3.2%	3.8%
\$25,000 - \$34,999	6.3%	7.1%	6.9%
\$35,000 - \$49,999	4.9%	6.1%	7.1%
\$50,000 - \$74,999	12.4%	16.6%	17.7%
\$75,000 - \$99,999	11.6%	15.6%	15.5%
\$100,000 - \$149,999	28.1%	25.1%	23.0%
\$150,000 - \$199,999	17.4%	12.1%	10.3%
\$200,000+	13.9%	12.3%	13.2%
Average Household Income	\$135,537	\$125,150	\$125,238
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	1,496	16,186	35,071
<\$50,000	0.8%	1.8%	1.4%
\$50,000 - \$99,999	0.8%	2.7%	3.2%
\$100,000 - \$149,999	4.6%	13.8%	12.0%
\$150,000 - \$199,999	23.2%	22.2%	18.4%
\$200,000 - \$249,999	24.3%	20.4%	18.8%
\$250,000 - \$299,999	16.1%	13.2%	14.9%
\$300,000 - \$399,999	25.7%	16.0%	18.3%
\$400,000 - \$499,999	2.9%	4.7%	6.0%
\$500,000 - \$749,999	1.2%	3.9%	5.0%
\$750,000 - \$999,999	0.0%	0.9%	1.1%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.4%	0.1%	0.4%
Average Home Value	\$265,581	\$256,082	\$278,179
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	1,610	17,563	38,539
<\$50,000	0.4%	1.0%	0.8%
\$50,000 - \$99,999	0.4%	1.4%	1.4%
\$100,000 - \$149,999	1.9%	8.1%	7.0%
\$150,000 - \$199,999	16.5%	19.0%	15.6%
\$200,000 - \$249,999	23.7%	22.7%	19.7%
\$250,000 - \$299,999	17.5%	14.9%	17.0%
\$300,000 - \$399,999	33.9%	19.7%	22.2%
\$400,000 - \$499,999	3.8%	6.2%	7.3%
\$500,000 - \$749,999	1.6%	5.3%	6.6%
\$750,000 - \$999,999	0.0%	1.1%	1.5%
\$1,000,000 - \$1,499,999	0.0%	0.4%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.4%	0.1%	0.4%
Average Home Value	\$288,152	\$284,460	\$308,154

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Population by Age</b>			
Total	4,326	47,895	102,259
0 - 4	4.4%	5.9%	6.3%
5 - 9	5.0%	7.1%	7.1%
10 - 14	6.6%	7.9%	7.7%
15 - 24	12.3%	13.4%	13.2%
25 - 34	9.4%	11.5%	12.4%
35 - 44	11.9%	13.8%	13.9%
45 - 54	14.2%	15.7%	15.5%
55 - 64	12.7%	13.1%	12.5%
65 - 74	7.4%	6.6%	6.5%
75 - 84	8.1%	3.4%	3.4%
85 +	8.0%	1.7%	1.5%
18 +	79.7%	74.2%	74.2%
<b>2021 Population by Age</b>			
Total	4,879	53,200	120,008
0 - 4	4.0%	5.3%	5.6%
5 - 9	4.3%	5.7%	6.2%
10 - 14	4.6%	6.2%	6.7%
15 - 24	9.6%	11.5%	11.9%
25 - 34	13.5%	14.2%	13.7%
35 - 44	10.6%	12.7%	13.5%
45 - 54	10.9%	12.4%	12.6%
55 - 64	13.1%	14.2%	13.3%
65 - 74	11.7%	11.0%	10.2%
75 - 84	8.8%	4.8%	4.6%
85 +	8.9%	2.0%	1.8%
18 +	84.2%	78.9%	77.6%
<b>2026 Population by Age</b>			
Total	5,219	57,333	131,063
0 - 4	4.2%	5.3%	5.6%
5 - 9	4.3%	5.6%	6.1%
10 - 14	4.5%	6.2%	6.6%
15 - 24	8.2%	10.2%	11.1%
25 - 34	13.4%	13.2%	12.9%
35 - 44	13.1%	14.6%	14.8%
45 - 54	9.9%	11.9%	12.3%
55 - 64	11.4%	12.9%	12.1%
65 - 74	13.0%	11.6%	10.7%
75 - 84	9.2%	6.3%	5.8%
85 +	8.9%	2.2%	2.0%
18 +	84.4%	79.4%	77.9%
<b>2010 Population by Sex</b>			
Males	1,955	22,977	48,932
Females	2,370	24,919	53,332
<b>2021 Population by Sex</b>			
Males	2,219	25,381	57,373
Females	2,659	27,819	62,634
<b>2026 Population by Sex</b>			
Males	2,378	27,364	62,750
Females	2,841	29,971	68,313

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Population by Race/Ethnicity</b>			
Total	4,324	47,897	102,264
White Alone	83.1%	79.0%	75.5%
Black Alone	9.5%	11.6%	15.4%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	3.9%	4.7%	4.6%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	1.1%	1.3%	1.2%
Two or More Races	2.2%	2.9%	2.8%
Hispanic Origin	4.0%	4.3%	4.3%
Diversity Index	35.4	41.3	45.2
<b>2021 Population by Race/Ethnicity</b>			
Total	4,878	53,199	120,007
White Alone	77.3%	72.2%	68.7%
Black Alone	12.6%	15.1%	19.3%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	4.9%	6.1%	5.9%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	1.5%	1.8%	1.7%
Two or More Races	3.2%	4.2%	3.9%
Hispanic Origin	6.2%	6.6%	6.5%
Diversity Index	45.5	52.0	54.9
<b>2026 Population by Race/Ethnicity</b>			
Total	5,219	57,334	131,063
White Alone	74.6%	68.8%	65.4%
Black Alone	14.4%	17.2%	21.3%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	5.4%	6.8%	6.5%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	1.8%	2.2%	2.0%
Two or More Races	3.5%	4.6%	4.3%
Hispanic Origin	6.9%	7.4%	7.2%
Diversity Index	49.4	56.2	58.7
<b>2010 Population by Relationship and Household Type</b>			
Total	4,325	47,896	102,264
In Households	94.6%	99.5%	99.3%
In Family Households	77.9%	88.3%	87.0%
Householder	26.2%	28.1%	27.8%
Spouse	21.0%	22.0%	21.8%
Child	27.4%	34.0%	33.1%
Other relative	2.1%	2.8%	2.8%
Nonrelative	1.2%	1.5%	1.4%
In Nonfamily Households	16.7%	11.2%	12.3%
In Group Quarters	5.4%	0.5%	0.7%
Institutionalized Population	4.5%	0.4%	0.6%
Noninstitutionalized Population	0.9%	0.1%	0.1%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2021 Population 25+ by Educational Attainment</b>			
Total	3,781	37,915	83,664
Less than 9th Grade	0.9%	2.8%	2.2%
9th - 12th Grade, No Diploma	4.2%	4.5%	3.4%
High School Graduate	19.8%	18.3%	17.3%
GED/Alternative Credential	1.3%	3.6%	3.8%
Some College, No Degree	18.3%	20.1%	20.2%
Associate Degree	7.3%	9.8%	10.0%
Bachelor's Degree	34.5%	25.5%	25.4%
Graduate/Professional Degree	13.7%	15.5%	17.7%
<b>2021 Population 15+ by Marital Status</b>			
Total	4,250	44,018	97,897
Never Married	31.2%	30.5%	30.1%
Married	43.6%	51.4%	52.8%
Widowed	14.0%	6.6%	5.8%
Divorced	11.1%	11.5%	11.3%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	2,114	25,581	57,760
Population 16+ Employed	97.7%	97.3%	96.9%
Population 16+ Unemployment rate	2.4%	2.7%	3.1%
Population 16-24 Employed	8.3%	9.5%	10.6%
Population 16-24 Unemployment rate	3.9%	7.9%	5.8%
Population 25-54 Employed	59.9%	63.1%	63.8%
Population 25-54 Unemployment rate	2.1%	2.3%	2.9%
Population 55-64 Employed	22.7%	19.8%	18.4%
Population 55-64 Unemployment rate	2.9%	2.0%	3.3%
Population 65+ Employed	9.2%	7.6%	7.2%
Population 65+ Unemployment rate	0.5%	0.4%	0.9%
<b>2021 Employed Population 16+ by Industry</b>			
Total	2,065	24,897	55,960
Agriculture/Mining	0.0%	0.4%	0.4%
Construction	7.7%	7.6%	6.9%
Manufacturing	9.2%	8.4%	9.2%
Wholesale Trade	3.7%	2.1%	1.8%
Retail Trade	9.4%	11.8%	11.0%
Transportation/Utilities	9.2%	6.8%	5.5%
Information	2.8%	2.1%	1.7%
Finance/Insurance/Real Estate	8.3%	5.7%	5.8%
Services	41.0%	49.6%	51.5%
Public Administration	8.7%	5.6%	6.3%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	2,064	24,896	55,958
White Collar	71.0%	70.2%	72.1%
Management/Business/Financial	19.1%	17.5%	18.2%
Professional	28.0%	30.0%	33.7%
Sales	5.5%	9.5%	8.8%
Administrative Support	18.4%	13.2%	11.4%
Services	11.5%	14.2%	13.5%
Blue Collar	17.4%	15.7%	14.4%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.1%	4.1%	3.9%
Installation/Maintenance/Repair	0.7%	2.4%	2.1%
Production	6.2%	4.2%	4.3%
Transportation/Material Moving	7.3%	4.8%	4.1%

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<b>2010 Households by Type</b>			
Total	1,910	17,999	38,928
Households with 1 Person	31.8%	20.7%	22.3%
Households with 2+ People	68.2%	79.3%	77.7%
Family Households	64.7%	75.4%	73.3%
Husband-wife Families	51.8%	58.9%	57.3%
With Related Children	20.2%	27.5%	27.1%
Other Family (No Spouse Present)	12.9%	16.5%	16.0%
Other Family with Male Householder	3.3%	4.3%	3.9%
With Related Children	1.9%	2.5%	2.3%
Other Family with Female Householder	9.6%	12.2%	12.1%
With Related Children	6.3%	8.3%	8.1%
Nonfamily Households	3.5%	3.9%	4.4%
All Households with Children	28.8%	38.7%	38.0%
Multigenerational Households	2.9%	3.7%	3.5%
Unmarried Partner Households	3.0%	3.8%	4.0%
Male-female	2.4%	3.2%	3.4%
Same-sex	0.6%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	1,911	17,997	38,929
1 Person Household	31.8%	20.7%	22.3%
2 Person Household	33.8%	33.6%	33.7%
3 Person Household	15.3%	19.3%	18.7%
4 Person Household	11.4%	16.3%	15.8%
5 Person Household	5.5%	6.8%	6.5%
6 Person Household	1.6%	2.1%	2.1%
7 + Person Household	0.7%	1.1%	1.0%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	1,910	17,999	38,928
Owner Occupied	61.2%	76.1%	74.2%
Owned with a Mortgage/Loan	44.0%	60.3%	58.9%
Owned Free and Clear	17.1%	15.8%	15.3%
Renter Occupied	38.8%	23.9%	25.8%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	232	217	190
Percent of Income for Mortgage	9.7%	10.4%	11.8%
Wealth Index	164	146	142
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	2,141	19,231	41,627
Housing Units Inside Urbanized Area	100.0%	99.3%	97.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.7%	2.9%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	4,325	47,896	102,264
Population Inside Urbanized Area	100.0%	99.4%	97.1%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.6%	2.9%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
1.	Retirement Communities (9E)	Middleburg (4C)	Middleburg (4C)
2.	Middleburg (4C)	Home Improvement (4B)	Young and Restless (11B)
3.	Green Acres (6A)	Workday Drive (4A)	Boomburbs (1C)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$6,234,273	\$52,105,179	\$119,667,997
Average Spent	\$2,819.66	\$2,559.07	\$2,586.86
Spending Potential Index	133	121	122
Education: Total \$	\$5,016,005	\$41,811,022	\$96,566,827
Average Spent	\$2,268.66	\$2,053.49	\$2,087.48
Spending Potential Index	131	119	121
Entertainment/Recreation: Total \$	\$9,498,956	\$80,722,304	\$181,448,981
Average Spent	\$4,296.23	\$3,964.55	\$3,922.37
Spending Potential Index	133	123	121
Food at Home: Total \$	\$15,892,322	\$131,591,653	\$300,083,661
Average Spent	\$7,187.84	\$6,462.93	\$6,486.89
Spending Potential Index	132	119	119
Food Away from Home: Total \$	\$11,124,693	\$92,787,038	\$213,444,671
Average Spent	\$5,031.52	\$4,557.10	\$4,614.02
Spending Potential Index	133	120	122
Health Care: Total \$	\$18,593,881	\$157,466,049	\$349,605,464
Average Spent	\$8,409.72	\$7,733.71	\$7,557.40
Spending Potential Index	135	124	121
HH Furnishings & Equipment: Total \$	\$6,665,084	\$57,538,637	\$129,694,676
Average Spent	\$3,014.51	\$2,825.92	\$2,803.60
Spending Potential Index	134	125	124
Personal Care Products & Services: Total \$	\$2,690,917	\$22,460,177	\$50,935,148
Average Spent	\$1,217.06	\$1,103.10	\$1,101.06
Spending Potential Index	136	123	123
Shelter: Total \$	\$59,434,856	\$491,830,451	\$1,122,282,531
Average Spent	\$26,881.44	\$24,155.52	\$24,260.32
Spending Potential Index	133	120	120
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,009,519	\$62,363,620	\$139,672,037
Average Spent	\$3,170.29	\$3,062.90	\$3,019.28
Spending Potential Index	133	128	126
Travel: Total \$	\$7,589,015	\$65,524,405	\$146,183,281
Average Spent	\$3,432.39	\$3,218.13	\$3,160.04
Spending Potential Index	136	127	125
Vehicle Maintenance & Repairs: Total \$	\$3,226,824	\$27,568,856	\$62,740,831
Average Spent	\$1,459.44	\$1,354.00	\$1,356.27
Spending Potential Index	132	122	122

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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