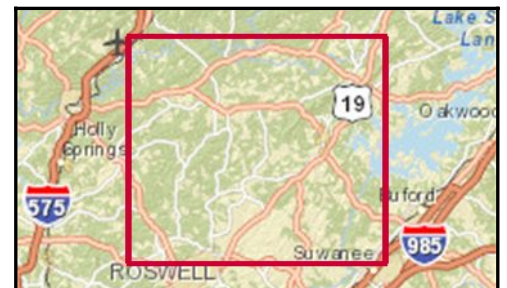
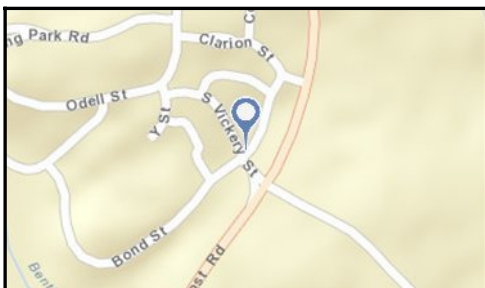
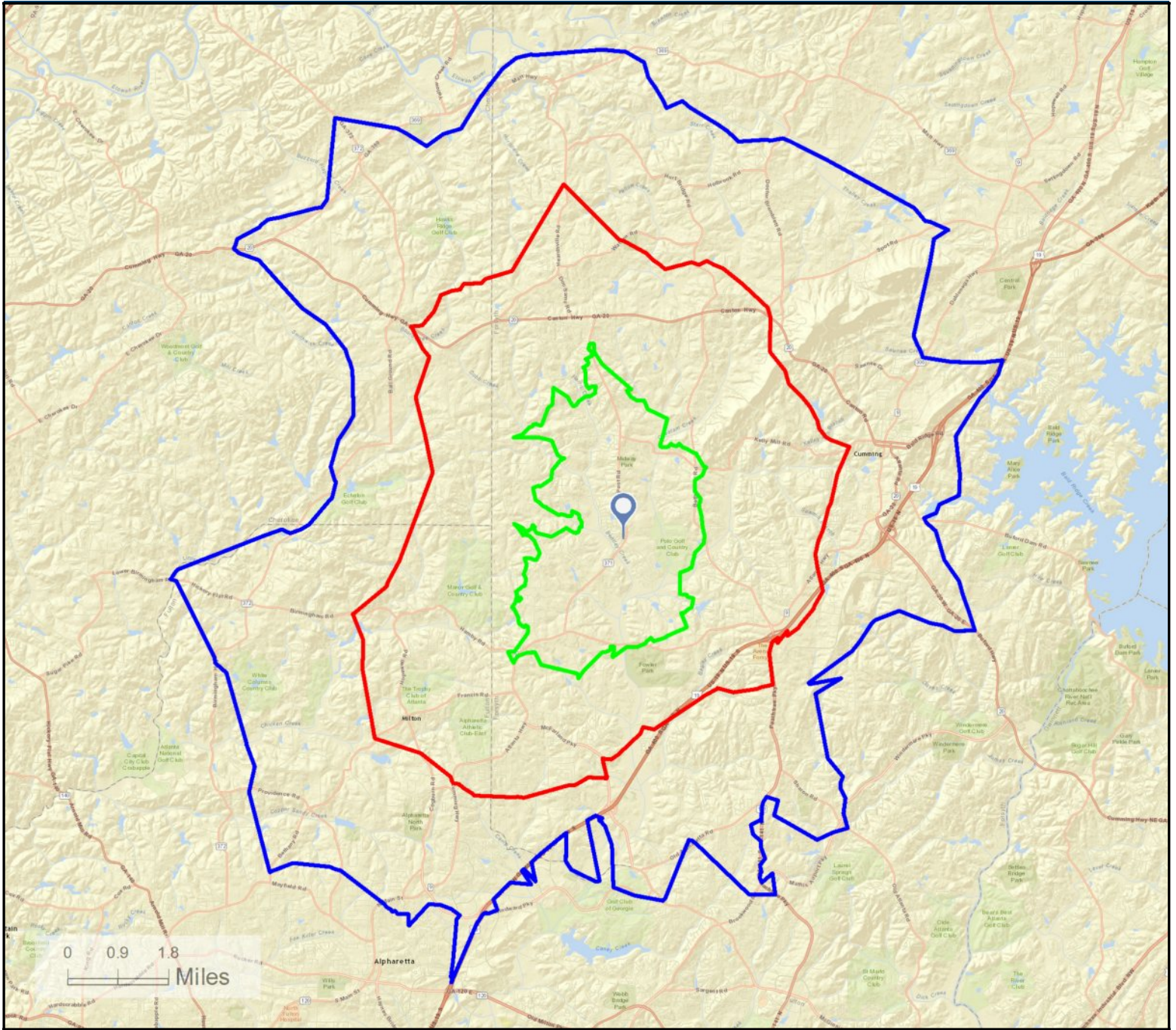




Site Map

Vickery Village
5820 S Vickery St, Cumming, Georgia, 30040
Drive Times: 5, 10, 15 minute radii

Latitude: 34.182310
Longitude: -84.21861



February 20, 2015



Executive Summary

Vickery Village
 5820 S Vickery St, Cumming, Georgia, 30040
 Drive Times: 5, 10, 15 minute radii

Latitude: 34.18231
 Longitude: -84.21861

	5 minute	10 minute	15 minute
Population			
2000 Population	5,593	29,293	62,339
2010 Population	9,693	53,798	111,641
2014 Population	11,685	61,508	124,421
2019 Population	14,260	72,353	142,788
2000-2010 Annual Rate	5.65%	6.27%	6.00%
2010-2014 Annual Rate	4.50%	3.20%	2.58%
2014-2019 Annual Rate	4.06%	3.30%	2.79%
2014 Male Population	49.7%	49.7%	49.5%
2014 Female Population	50.3%	50.3%	50.5%
2014 Median Age	39.2	36.7	37.2

In the identified area, the current year population is 124,421. In 2010, the Census count in the area was 111,641. The rate of change since 2010 was 2.58% annually. The five-year projection for the population in the area is 142,788 representing a change of 2.79% annually from 2014 to 2019. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 39.2, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	88.0%	79.7%	78.7%
2014 Black Alone	2.3%	4.8%	5.5%
2014 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2014 Asian Alone	5.1%	7.9%	8.3%
2014 Pacific Islander Alone	0.1%	0.1%	0.1%
2014 Other Race	2.5%	5.1%	5.0%
2014 Two or More Races	1.7%	2.2%	2.2%
2014 Hispanic Origin (Any Race)	8.1%	12.4%	12.0%

Persons of Hispanic origin represent 12.0% of the population in the identified area compared to 17.5% 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 50.4 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

2000 Households	1,902	10,136	22,110
2010 Households	3,203	18,122	38,848
2014 Total Households	3,814	20,551	42,904
2019 Total Households	4,631	24,110	49,014
2000-2010 Annual Rate	5.35%	5.98%	5.80%
2010-2014 Annual Rate	4.19%	3.00%	2.36%
2014-2019 Annual Rate	3.96%	3.25%	2.70%
2014 Average Household Size	3.06	2.99	2.89

The household count in this area has changed from 38,848 in 2010 to 42,904 in the current year, a change of 2.36% annually. The five-year projection of households is 49,014, a change of 2.70% annually from the current year total. Average household size is currently 2.89, compared to 2.86 in the year 2010. The number of families in the current year is 33,176 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Vickery Village
5820 S Vickery St, Cumming, Georgia, 30040
Drive Times: 5, 10, 15 minute radii

Latitude: 34.18231
Longitude: -84.21861

	5 minute	10 minute	15 minute
Median Household Income			
2014 Median Household Income	\$120,382	\$102,846	\$97,511
2019 Median Household Income	\$152,310	\$115,242	\$110,712
2014-2019 Annual Rate	4.82%	2.30%	2.57%
Average Household Income			
2014 Average Household Income	\$146,932	\$125,169	\$120,148
2019 Average Household Income	\$175,614	\$146,475	\$141,530
2014-2019 Annual Rate	3.63%	3.19%	3.33%
Per Capita Income			
2014 Per Capita Income	\$48,371	\$41,918	\$41,424
2019 Per Capita Income	\$57,509	\$48,894	\$48,563
2014-2019 Annual Rate	3.52%	3.13%	3.23%

Households by Income

Current median household income is \$97,511 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$110,712 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$120,148 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$141,530 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$41,424 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$48,563 in five years, compared to \$32,168 for all U.S. households

Housing			
2000 Total Housing Units	1,962	10,498	23,169
2000 Owner Occupied Housing Units	1,782	8,950	18,791
2000 Renter Occupied Housing Units	120	1,186	3,320
2000 Vacant Housing Units	60	362	1,058
2010 Total Housing Units	3,364	19,130	41,161
2010 Owner Occupied Housing Units	2,948	15,870	32,140
2010 Renter Occupied Housing Units	255	2,252	6,708
2010 Vacant Housing Units	161	1,008	2,313
2014 Total Housing Units	4,015	21,619	45,067
2014 Owner Occupied Housing Units	3,445	17,598	34,721
2014 Renter Occupied Housing Units	369	2,953	8,183
2014 Vacant Housing Units	201	1,068	2,163
2019 Total Housing Units	4,837	25,149	50,950
2019 Owner Occupied Housing Units	4,159	20,545	39,670
2019 Renter Occupied Housing Units	471	3,565	9,344
2019 Vacant Housing Units	206	1,039	1,936

Currently, 77.0% of the 45,067 housing units in the area are owner occupied; 18.2%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 41,161 housing units in the area - 78.1% owner occupied, 16.3% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 4.11%. Median home value in the area is \$286,118, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 1.69% annually to \$311,063.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



Demographic and Income Profile

Vickery Village
 5820 S Vickery St, Cumming, Georgia, 30040
 Drive Time: 5 minute radius

Latitude: 34.18231
 Longitude: -84.21861

Summary	Census 2010	2014	2019
Population	9,693	11,685	14,260
Households	3,203	3,814	4,631
Families	2,740	3,248	3,926
Average Household Size	3.03	3.06	3.08
Owner Occupied Housing Units	2,948	3,445	4,159
Renter Occupied Housing Units	255	369	471
Median Age	38.6	39.2	38.9
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	4.06%	0.90%	0.73%
Households	3.96%	0.93%	0.75%
Families	3.86%	0.84%	0.66%
Owner HHs	3.84%	0.89%	0.69%
Median Household Income	4.82%	3.11%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	120	3.1%	108	2.3%
\$15,000 - \$24,999	100	2.6%	71	1.5%
\$25,000 - \$34,999	151	4.0%	111	2.4%
\$35,000 - \$49,999	232	6.1%	199	4.3%
\$50,000 - \$74,999	518	13.6%	450	9.7%
\$75,000 - \$99,999	451	11.8%	573	12.4%
\$100,000 - \$149,999	668	17.5%	722	15.6%
\$150,000 - \$199,999	818	21.4%	1,147	24.8%
\$200,000+	756	19.8%	1,250	27.0%
Median Household Income	\$120,382		\$152,310	
Average Household Income	\$146,932		\$175,614	
Per Capita Income	\$48,371		\$57,509	

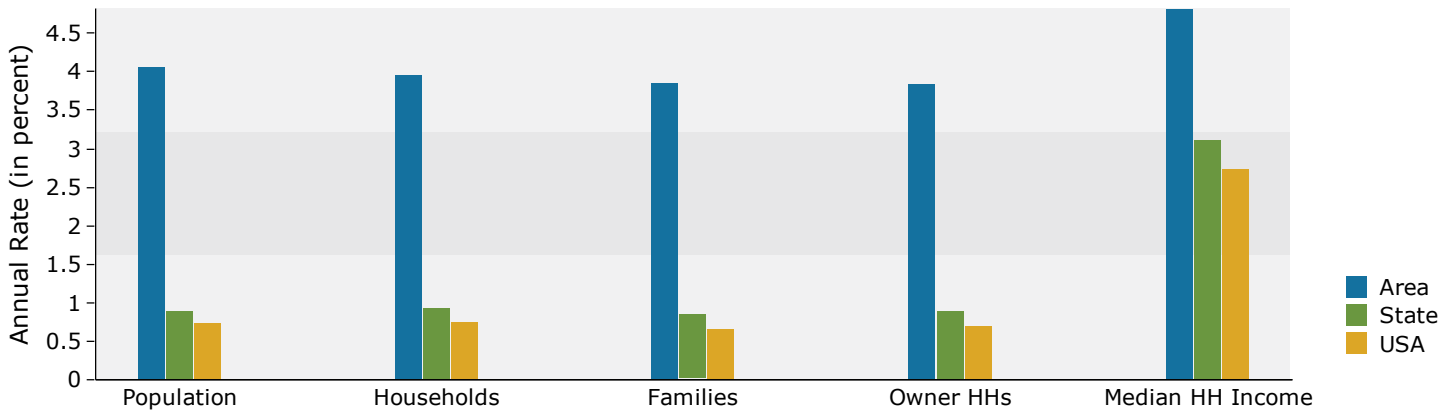
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	679	7.0%	787	6.7%	969	6.8%
5 - 9	957	9.9%	1,048	9.0%	1,254	8.8%
10 - 14	963	9.9%	1,162	9.9%	1,389	9.7%
15 - 19	647	6.7%	869	7.4%	1,067	7.5%
20 - 24	255	2.6%	419	3.6%	530	3.7%
25 - 34	763	7.9%	912	7.8%	1,183	8.3%
35 - 44	1,864	19.2%	1,867	16.0%	2,079	14.6%
45 - 54	1,589	16.4%	2,050	17.5%	2,388	16.7%
55 - 64	1,057	10.9%	1,377	11.8%	1,817	12.7%
65 - 74	606	6.3%	821	7.0%	1,068	7.5%
75 - 84	258	2.7%	297	2.5%	414	2.9%
85+	57	0.6%	77	0.7%	103	0.7%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,826	91.1%	10,285	88.0%	11,939	83.7%
Black Alone	169	1.7%	269	2.3%	454	3.2%
American Indian Alone	22	0.2%	29	0.2%	39	0.3%
Asian Alone	347	3.6%	595	5.1%	1,072	7.5%
Pacific Islander Alone	9	0.1%	15	0.1%	24	0.2%
Some Other Race Alone	188	1.9%	297	2.5%	437	3.1%
Two or More Races	132	1.4%	195	1.7%	295	2.1%
Hispanic Origin (Any Race)	612	6.3%	950	8.1%	1,393	9.8%

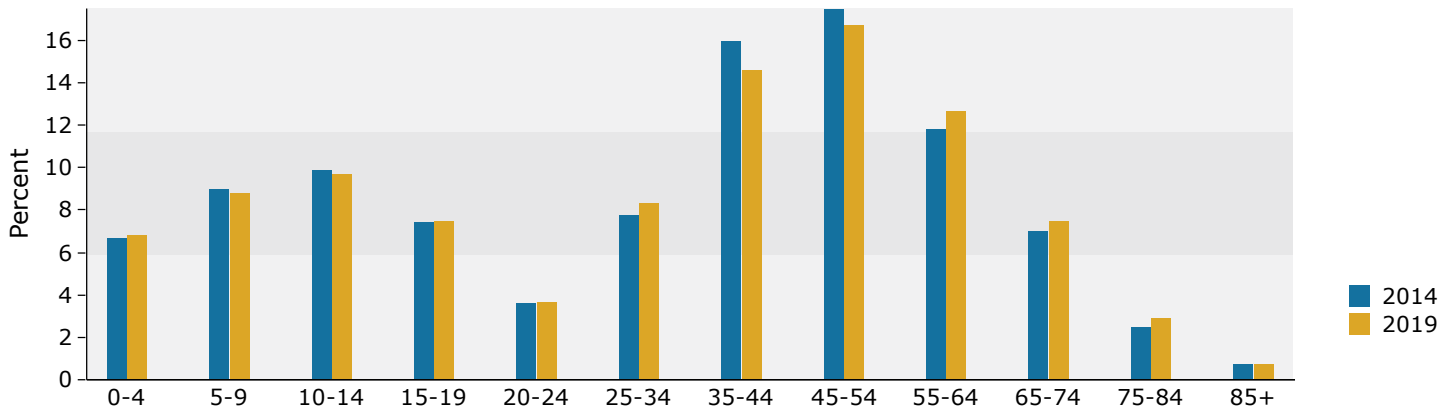
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

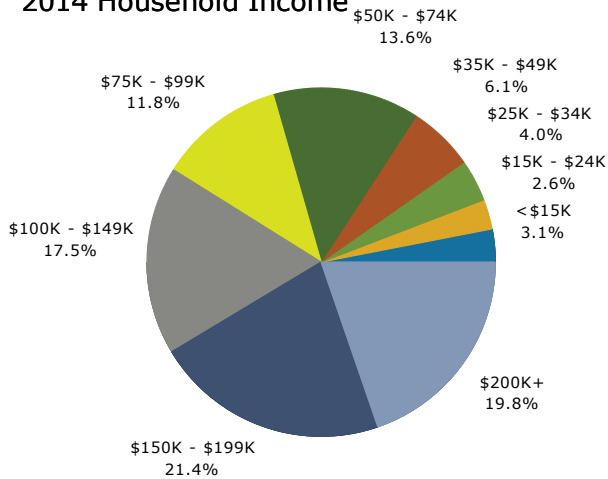
Trends 2014-2019



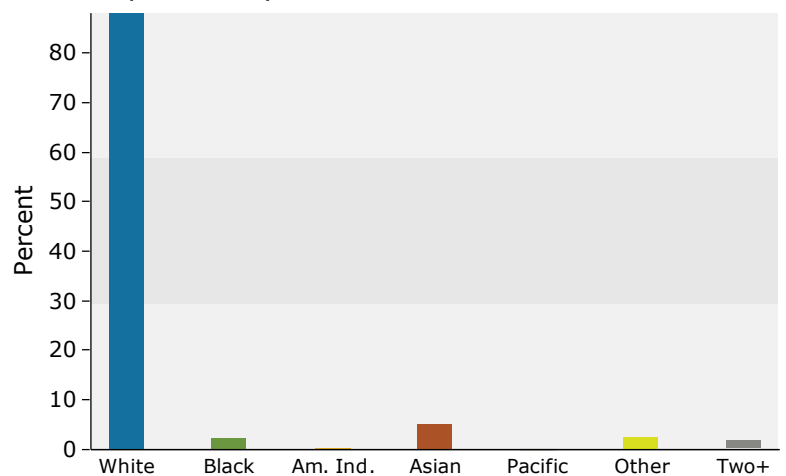
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 8.1%



Demographic and Income Profile

Vickery Village
 5820 S Vickery St, Cumming, Georgia, 30040
 Drive Time: 10 minute radius

Latitude: 34.18231
 Longitude: -84.21861

Summary	Census 2010	2014	2019
Population	53,798	61,508	72,353
Households	18,122	20,551	24,110
Families	14,631	16,491	19,237
Average Household Size	2.96	2.99	3.00
Owner Occupied Housing Units	15,870	17,598	20,545
Renter Occupied Housing Units	2,252	2,953	3,565
Median Age	36.2	36.7	36.7
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	3.30%	0.90%	0.73%
Households	3.25%	0.93%	0.75%
Families	3.13%	0.84%	0.66%
Owner HHs	3.15%	0.89%	0.69%
Median Household Income	2.30%	3.11%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	1,180	5.7%	1,052	4.4%
\$15,000 - \$24,999	826	4.0%	582	2.4%
\$25,000 - \$34,999	997	4.9%	760	3.2%
\$35,000 - \$49,999	1,441	7.0%	1,312	5.4%
\$50,000 - \$74,999	2,799	13.6%	2,577	10.7%
\$75,000 - \$99,999	2,632	12.8%	3,568	14.8%
\$100,000 - \$149,999	4,532	22.1%	5,435	22.5%
\$150,000 - \$199,999	3,273	15.9%	4,479	18.6%
\$200,000+	2,871	14.0%	4,345	18.0%
Median Household Income	\$102,846		\$115,242	
Average Household Income	\$125,169		\$146,475	
Per Capita Income	\$41,918		\$48,894	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,437	8.2%	4,764	7.7%	5,581	7.7%
5 - 9	5,026	9.3%	5,473	8.9%	6,321	8.7%
10 - 14	4,614	8.6%	5,459	8.9%	6,569	9.1%
15 - 19	3,323	6.2%	4,047	6.6%	4,909	6.8%
20 - 24	1,875	3.5%	2,609	4.2%	2,949	4.1%
25 - 34	6,445	12.0%	6,746	11.0%	7,866	10.9%
35 - 44	10,196	19.0%	10,437	17.0%	11,752	16.2%
45 - 54	8,423	15.7%	9,901	16.1%	10,943	15.1%
55 - 64	5,109	9.5%	6,499	10.6%	8,191	11.3%
65 - 74	2,770	5.1%	3,713	6.0%	4,793	6.6%
75 - 84	1,215	2.3%	1,421	2.3%	1,936	2.7%
85+	363	0.7%	438	0.7%	543	0.8%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	44,855	83.4%	48,999	79.7%	53,967	74.6%
Black Alone	2,124	3.9%	2,957	4.8%	4,378	6.1%
American Indian Alone	174	0.3%	212	0.3%	269	0.4%
Asian Alone	3,302	6.1%	4,831	7.9%	7,698	10.6%
Pacific Islander Alone	20	0.0%	31	0.1%	47	0.1%
Some Other Race Alone	2,304	4.3%	3,124	5.1%	4,127	5.7%
Two or More Races	1,018	1.9%	1,353	2.2%	1,867	2.6%
Hispanic Origin (Any Race)	5,626	10.5%	7,656	12.4%	10,173	14.1%

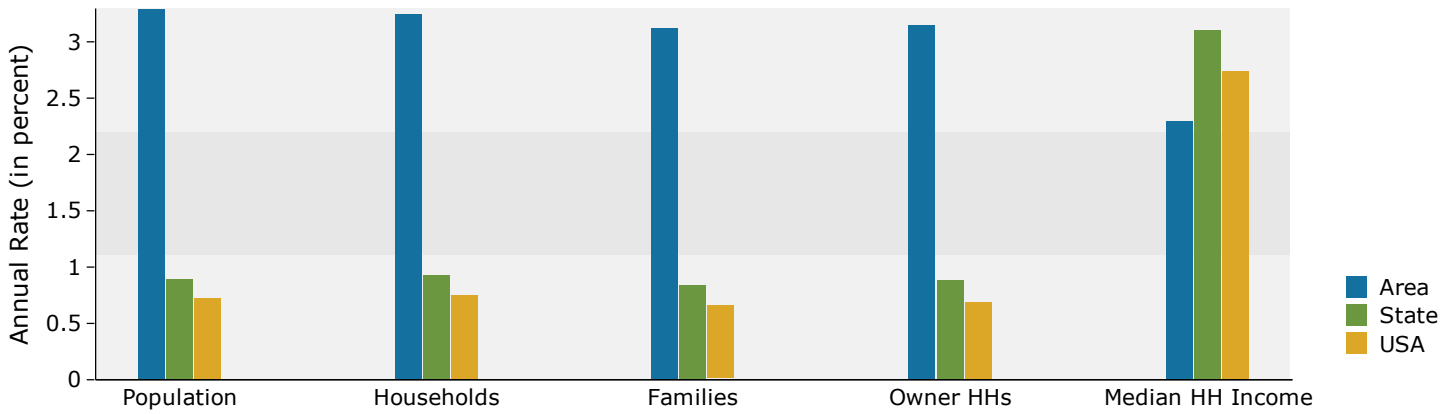
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

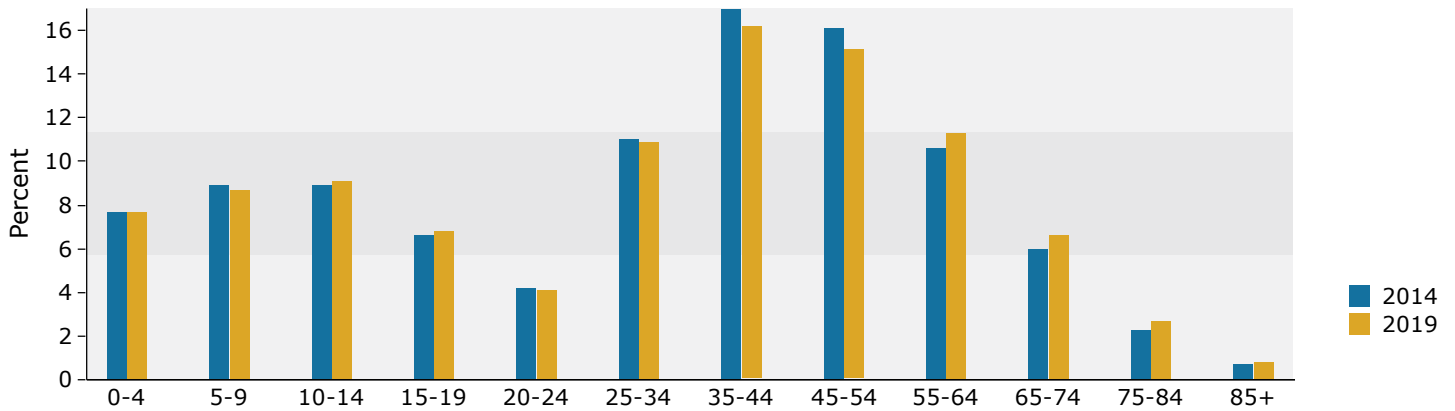
Vickery Village
 5820 S Vickery St, Cumming, Georgia, 30040
 Drive Time: 10 minute radius

Latitude: 34.18231
 Longitude: -84.21861

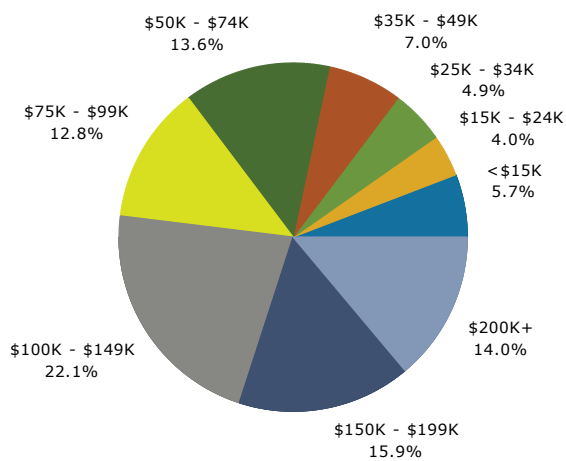
Trends 2014-2019



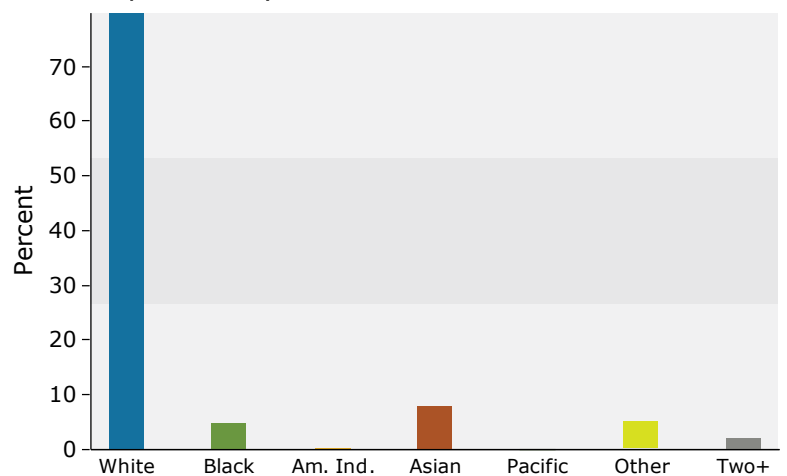
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 12.4%



Demographic and Income Profile

Vickery Village
 5820 S Vickery St, Cumming, Georgia, 30040
 Drive Time: 15 minute radius

Latitude: 34.18231
 Longitude: -84.21861

Summary	Census 2010	2014	2019
Population	111,641	124,421	142,788
Households	38,848	42,904	49,014
Families	30,111	33,176	37,817
Average Household Size	2.86	2.89	2.90
Owner Occupied Housing Units	32,140	34,721	39,670
Renter Occupied Housing Units	6,708	8,183	9,344
Median Age	36.4	37.2	37.4
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	2.79%	0.90%	0.73%
Households	2.70%	0.93%	0.75%
Families	2.65%	0.84%	0.66%
Owner HHs	2.70%	0.89%	0.69%
Median Household Income	2.57%	3.11%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	2,619	6.1%	2,310	4.7%
\$15,000 - \$24,999	2,095	4.9%	1,448	3.0%
\$25,000 - \$34,999	2,328	5.4%	1,754	3.6%
\$35,000 - \$49,999	3,424	8.0%	3,091	6.3%
\$50,000 - \$74,999	5,943	13.9%	5,454	11.1%
\$75,000 - \$99,999	5,473	12.8%	7,297	14.9%
\$100,000 - \$149,999	8,979	20.9%	10,581	21.6%
\$150,000 - \$199,999	6,380	14.9%	8,615	17.6%
\$200,000+	5,662	13.2%	8,463	17.3%
Median Household Income	\$97,511		\$110,712	
Average Household Income	\$120,148		\$141,530	
Per Capita Income	\$41,424		\$48,563	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,718	7.8%	9,040	7.3%	10,339	7.2%
5 - 9	10,136	9.1%	10,550	8.5%	11,834	8.3%
10 - 14	9,448	8.5%	10,996	8.8%	12,745	8.9%
15 - 19	6,985	6.3%	8,353	6.7%	9,900	6.9%
20 - 24	4,213	3.8%	5,612	4.5%	6,152	4.3%
25 - 34	13,522	12.1%	13,577	10.9%	15,250	10.7%
35 - 44	20,704	18.5%	20,559	16.5%	22,374	15.7%
45 - 54	17,674	15.8%	20,280	16.3%	22,150	15.5%
55 - 64	10,644	9.5%	13,398	10.8%	16,812	11.8%
65 - 74	5,896	5.3%	7,756	6.2%	9,791	6.9%
75 - 84	2,759	2.5%	3,192	2.6%	4,118	2.9%
85+	942	0.8%	1,107	0.9%	1,321	0.9%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	91,341	81.8%	97,858	78.7%	105,963	74.2%
Black Alone	5,461	4.9%	6,805	5.5%	8,991	6.3%
American Indian Alone	353	0.3%	418	0.3%	517	0.4%
Asian Alone	7,532	6.7%	10,389	8.3%	15,701	11.0%
Pacific Islander Alone	47	0.0%	70	0.1%	104	0.1%
Some Other Race Alone	4,803	4.3%	6,196	5.0%	7,936	5.6%
Two or More Races	2,103	1.9%	2,685	2.2%	3,577	2.5%
Hispanic Origin (Any Race)	11,588	10.4%	14,969	12.0%	19,219	13.5%

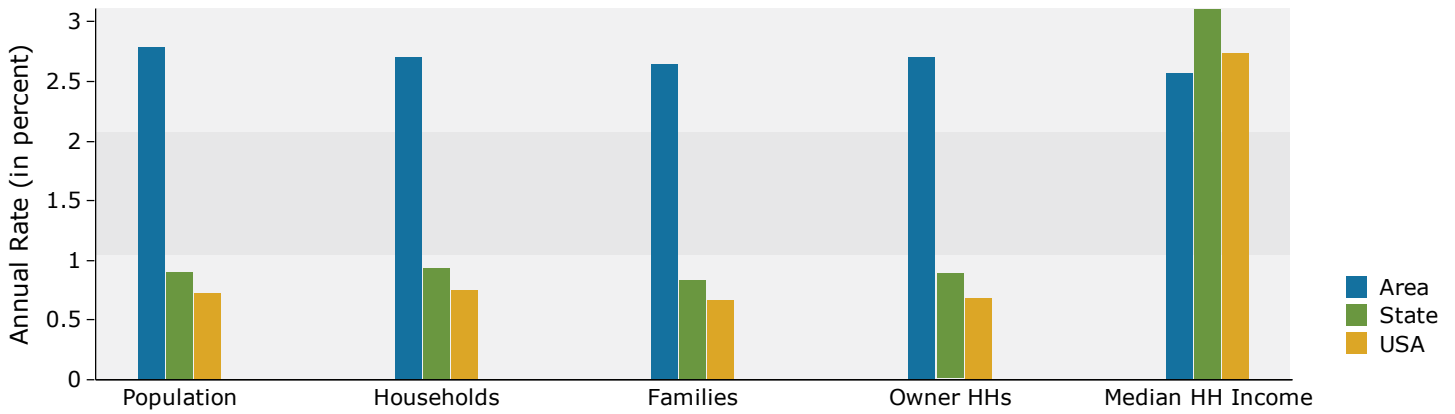
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

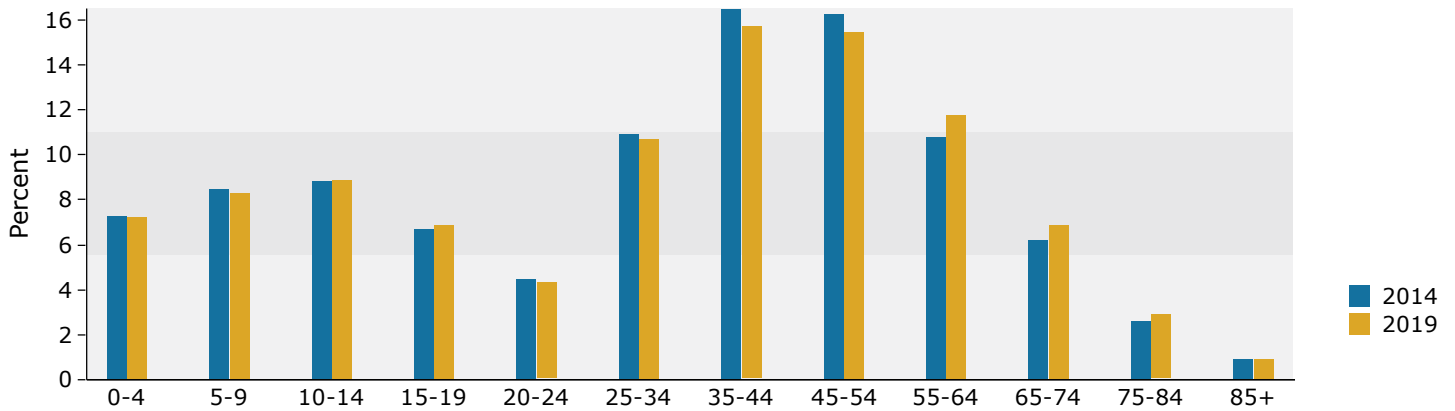
Vickery Village
 5820 S Vickery St, Cumming, Georgia, 30040
 Drive Time: 15 minute radius

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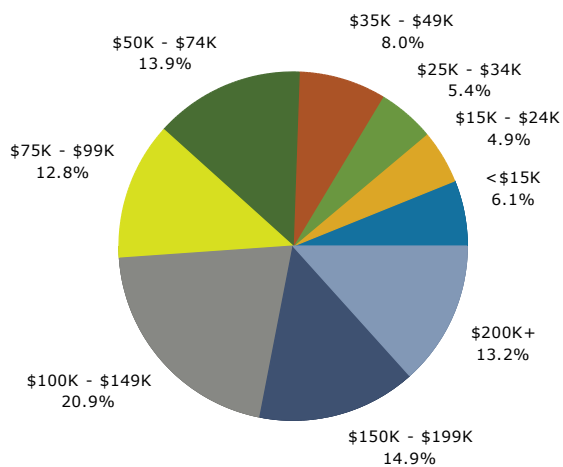
Trends 2014-2019



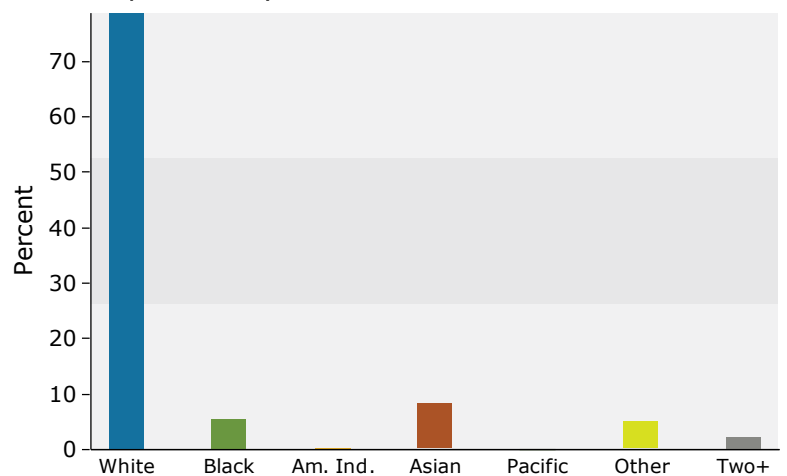
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 12.0%