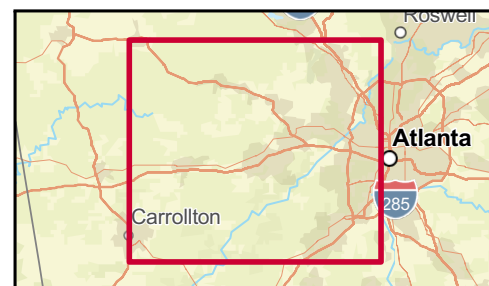
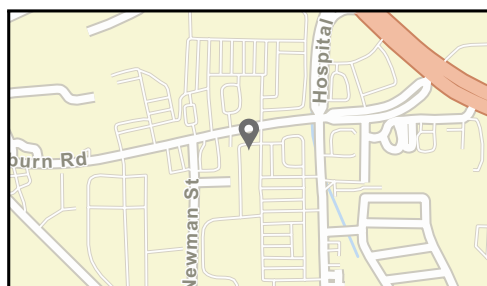
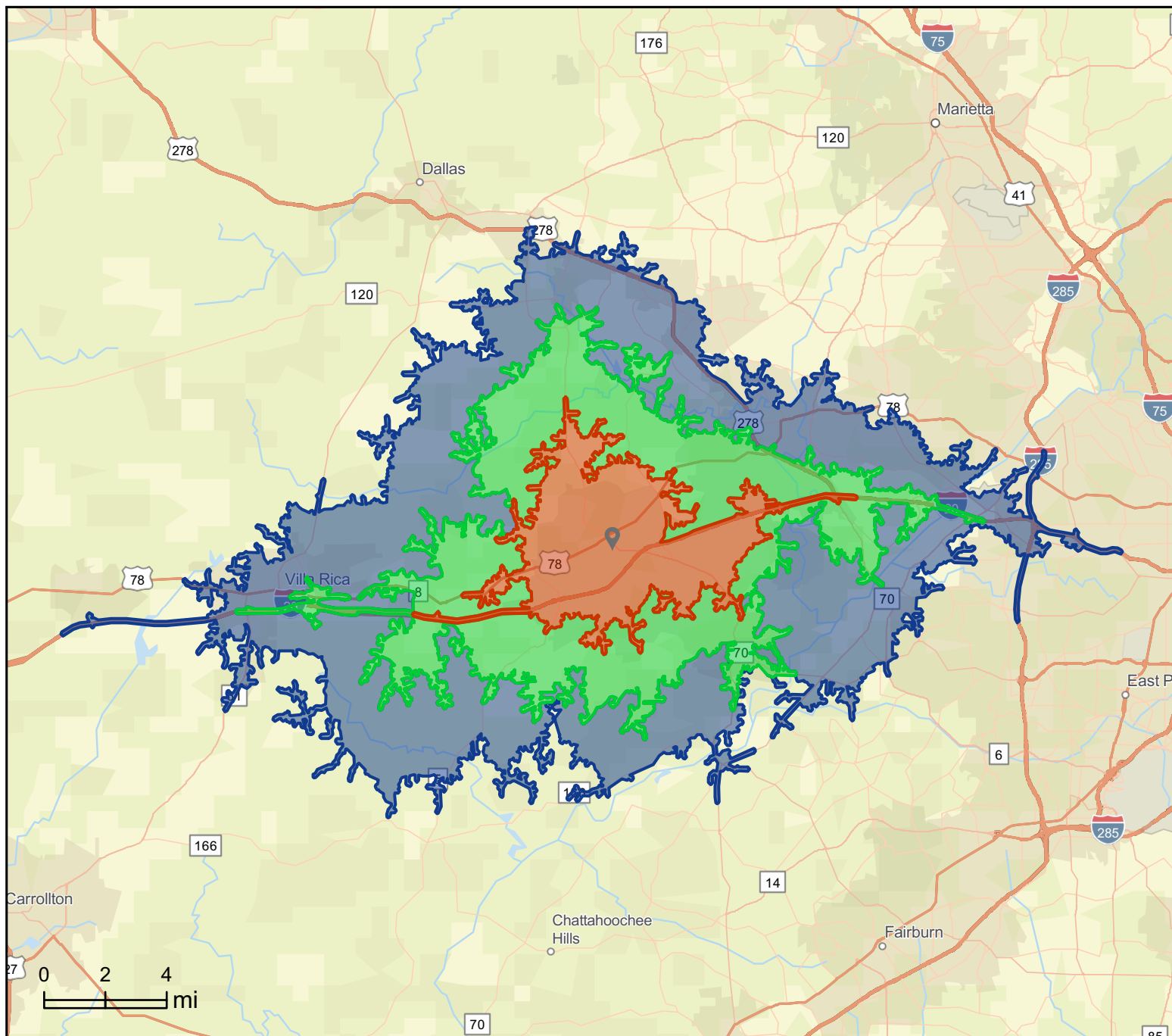


## Site Map

Douglas Commons  
8471 Hospital Dr, Douglasville, Georgia, 30134  
Drive time bands: 0-10, 10-15, 15-20 minute radii

Prepared by Esri  
Latitude: 33.75067  
Longitude: -84.73214



## Market Profile

Douglas Commons  
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	0 - 10 minute	10 - 15 minute	15 - 20 minute
<b>Population Summary</b>			
2010 Total Population	40,572	77,570	113,666
2020 Total Population	44,176	82,241	127,761
2020 Group Quarters	534	191	258
2025 Total Population	45,639	84,323	136,886
2025 Group Quarters	482	173	249
2030 Total Population	46,336	85,531	142,883
2025-2030 Annual Rate	0.30%	0.28%	0.86%
2025 Total Daytime Population	52,951	66,084	129,809
Workers	29,492	23,407	60,251
Residents	23,459	42,677	69,558
<b>Household Summary</b>			
2010 Households	14,526	27,279	39,273
2010 Average Household Size	2.73	2.83	2.88
2020 Total Households	16,009	29,261	44,900
2020 Average Household Size	2.73	2.80	2.84
2025 Households	16,721	30,319	48,437
2025 Average Household Size	2.70	2.78	2.82
2030 Households	17,075	30,918	50,795
2030 Average Household Size	2.69	2.76	2.81
2025-2030 Annual Rate	0.42%	0.39%	0.96%
2010 Families	10,284	19,972	29,179
2010 Average Family Size	3.23	3.31	3.34
2025 Families	11,323	20,976	33,948
2025 Average Family Size	3.24	3.35	3.40
2030 Families	11,454	21,215	35,369
2030 Average Family Size	3.24	3.35	3.40
2025-2030 Annual Rate	0.23%	0.23%	0.82%
<b>Housing Unit Summary</b>			
2000 Housing Units	11,672	22,573	29,029
Owner Occupied Housing Units	67.0%	68.7%	68.2%
Renter Occupied Housing Units	27.1%	25.6%	25.5%
Vacant Housing Units	5.9%	5.7%	6.2%
2010 Housing Units	16,289	30,450	44,840
Owner Occupied Housing Units	55.1%	60.9%	62.4%
Renter Occupied Housing Units	34.1%	28.7%	25.2%
Vacant Housing Units	10.8%	10.4%	12.4%
2020 Housing Units	17,003	31,047	47,842
Owner Occupied Housing Units	55.0%	59.3%	62.0%
Renter Occupied Housing Units	39.1%	35.0%	31.9%
Vacant Housing Units	5.7%	5.7%	6.0%
2025 Housing Units	17,730	32,061	51,606
Owner Occupied Housing Units	57.4%	60.9%	63.8%
Renter Occupied Housing Units	36.9%	33.7%	30.0%
Vacant Housing Units	5.7%	5.4%	6.1%
2030 Housing Units	18,047	32,912	54,057
Owner Occupied Housing Units	58.8%	61.6%	65.2%
Renter Occupied Housing Units	35.8%	32.3%	28.8%
Vacant Housing Units	5.4%	6.1%	6.0%

**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:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 30, 2025

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<b>2025 Households by Income</b>			
Household Income Base	16,721	30,319	48,437
<\$15,000	7.2%	7.1%	7.8%
\$15,000 - \$24,999	5.5%	5.4%	4.4%
\$25,000 - \$34,999	4.7%	5.0%	4.6%
\$35,000 - \$49,999	11.5%	11.2%	9.4%
\$50,000 - \$74,999	19.9%	17.0%	16.4%
\$75,000 - \$99,999	16.1%	14.8%	13.7%
\$100,000 - \$149,999	19.9%	21.0%	22.4%
\$150,000 - \$199,999	6.8%	10.0%	10.7%
\$200,000+	8.3%	8.4%	10.7%
Average Household Income	\$94,195	\$100,165	\$108,740
<b>2030 Households by Income</b>			
Household Income Base	17,075	30,918	50,795
<\$15,000	6.4%	6.3%	6.9%
\$15,000 - \$24,999	4.4%	4.3%	3.4%
\$25,000 - \$34,999	4.0%	4.1%	3.6%
\$35,000 - \$49,999	10.3%	9.5%	7.9%
\$50,000 - \$74,999	18.6%	16.0%	14.7%
\$75,000 - \$99,999	16.0%	14.6%	13.3%
\$100,000 - \$149,999	22.1%	22.8%	24.1%
\$150,000 - \$199,999	8.1%	11.8%	12.5%
\$200,000+	10.1%	10.6%	13.6%
Average Household Income	\$102,808	\$110,494	\$121,445
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	10,178	19,505	32,931
<\$50,000	2.8%	3.9%	3.9%
\$50,000 - \$99,999	2.9%	2.4%	1.6%
\$100,000 - \$149,999	4.9%	4.3%	2.7%
\$150,000 - \$199,999	7.2%	8.5%	9.2%
\$200,000 - \$249,999	15.1%	11.9%	10.8%
\$250,000 - \$299,999	15.2%	13.9%	16.8%
\$300,000 - \$399,999	29.5%	31.3%	29.1%
\$400,000 - \$499,999	13.1%	12.4%	13.3%
\$500,000 - \$749,999	8.3%	8.2%	9.0%
\$750,000 - \$999,999	1.0%	2.6%	2.0%
\$1,000,000 - \$1,499,999	0.1%	0.4%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.3%
\$2,000,000 +	0.0%	0.1%	1.0%
Average Home Value	\$321,153	\$335,626	\$358,023
<b>2030 Owner Occupied Housing Units by Value</b>			
Total	10,608	20,265	35,218
<\$50,000	1.6%	2.3%	2.4%
\$50,000 - \$99,999	0.8%	0.8%	0.5%
\$100,000 - \$149,999	2.3%	0.9%	0.7%
\$150,000 - \$199,999	2.8%	2.7%	3.2%
\$200,000 - \$249,999	7.8%	7.7%	6.2%
\$250,000 - \$299,999	11.6%	12.6%	14.1%
\$300,000 - \$399,999	38.4%	36.8%	32.9%
\$400,000 - \$499,999	19.3%	18.0%	18.5%
\$500,000 - \$749,999	13.3%	13.1%	15.0%
\$750,000 - \$999,999	2.1%	4.2%	3.9%
\$1,000,000 - \$1,499,999	0.1%	0.8%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.5%
\$2,000,000 +	0.0%	0.2%	1.4%
Average Home Value	\$382,812	\$401,933	\$435,369

**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:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 30, 2025

## Market Profile

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Prepared by Esri  
 Latitude: 33.75067  
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	0 - 10 minute	10 - 15 minute	15 - 20 minute
<b>Median Household Income</b>			
2025	\$76,295	\$80,788	\$86,838
2030	\$83,128	\$90,144	\$100,216
<b>Median Home Value</b>			
2025	\$306,748	\$316,290	\$317,077
2030	\$360,543	\$362,787	\$369,658
<b>Per Capita Income</b>			
2025	\$34,169	\$36,253	\$38,538
2030	\$37,517	\$40,167	\$43,244
<b>Median Age</b>			
2010	33.5	34.5	33.5
2020	35.9	37.0	36.3
2025	36.7	37.6	37.0
2030	37.6	38.2	37.8
<b>2020 Population by Age</b>			
Total	44,176	82,241	127,761
0 - 4	6.1%	5.6%	6.1%
5 - 9	6.9%	6.6%	7.0%
10 - 14	7.8%	7.5%	7.9%
15 - 24	14.1%	14.4%	14.3%
25 - 34	13.8%	13.3%	13.1%
35 - 44	13.7%	13.1%	13.7%
45 - 54	13.9%	14.9%	14.3%
55 - 64	12.0%	12.7%	12.3%
65 - 74	7.4%	7.7%	7.2%
75 - 84	3.3%	3.3%	3.3%
85 +	0.9%	0.8%	0.9%
18 +	74.6%	75.6%	74.2%
<b>2025 Population by Age</b>			
Total	45,638	84,323	136,887
0 - 4	5.9%	5.5%	6.0%
5 - 9	6.1%	5.7%	6.3%
10 - 14	6.6%	6.3%	6.7%
15 - 24	14.7%	14.3%	14.1%
25 - 34	14.4%	15.0%	14.3%
35 - 44	13.2%	12.6%	13.3%
45 - 54	13.5%	13.5%	13.4%
55 - 64	12.1%	13.1%	12.6%
65 - 74	8.3%	8.8%	8.3%
75 - 84	4.1%	4.3%	4.0%
85 +	1.1%	1.0%	1.0%
18 +	77.1%	78.5%	76.7%
<b>2030 Population by Age</b>			
Total	46,335	85,530	142,882
0 - 4	5.8%	5.5%	5.9%
5 - 9	5.6%	5.4%	5.9%
10 - 14	5.9%	5.6%	6.2%
15 - 24	13.6%	12.5%	12.5%
25 - 34	15.4%	16.6%	15.6%
35 - 44	13.5%	13.1%	13.5%
45 - 54	12.6%	12.1%	12.6%
55 - 64	11.9%	12.9%	12.2%
65 - 74	9.3%	10.0%	9.6%
75 - 84	4.9%	5.1%	4.7%
85 +	1.4%	1.3%	1.3%
18 +	79.0%	80.2%	78.3%

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2020 Population by Sex</b>			
Males	20,691	38,965	60,396
Females	23,485	43,276	67,365
<b>2025 Population by Sex</b>			
Males	21,701	40,515	65,619
Females	23,938	43,808	71,267
<b>2030 Population by Sex</b>			
Males	22,015	41,031	68,358
Females	24,321	44,500	74,524
<b>2020 Population by Race/Ethnicity</b>			
Total	40,571	77,569	113,667
White Alone	43.6%	51.3%	46.7%
Black Alone	48.0%	40.3%	44.2%
American Indian Alone	0.3%	0.4%	0.3%
Asian Alone	1.3%	1.3%	1.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.1%	4.2%	5.2%
Two or More Races	2.6%	2.4%	2.5%
Hispanic Origin	9.1%	8.9%	10.8%
Diversity Index	64.8	64.2	66.3
<b>2025 Population by Race/Ethnicity</b>			
Total	44,176	82,241	127,761
White Alone	27.5%	36.5%	33.3%
Black Alone	56.3%	47.8%	50.1%
American Indian Alone	0.5%	0.5%	0.6%
Asian Alone	1.4%	1.5%	1.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	6.6%	6.3%	7.0%
Two or More Races	7.5%	7.3%	7.7%
Hispanic Origin	12.0%	12.0%	13.0%
Diversity Index	68.2	70.7	71.2
<b>2025 Population by Race/Ethnicity</b>			
Total	45,639	84,323	136,885
White Alone	22.4%	31.3%	29.9%
Black Alone	60.0%	51.4%	52.3%
American Indian Alone	0.5%	0.5%	0.6%
Asian Alone	1.4%	1.5%	1.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	7.5%	7.1%	7.5%
Two or More Races	8.0%	8.1%	8.2%
Hispanic Origin	13.6%	13.7%	13.9%
Diversity Index	67.7	71.4	71.4
<b>2030 Population by Race/Ethnicity</b>			
Total	46,335	85,532	142,882
White Alone	20.5%	29.1%	28.3%
Black Alone	60.9%	52.6%	53.1%
American Indian Alone	0.6%	0.5%	0.6%
Asian Alone	1.5%	1.6%	1.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.0%	7.6%	7.8%
Two or More Races	8.4%	8.5%	8.6%
Hispanic Origin	14.7%	14.6%	14.6%
Diversity Index	68.0	71.9	71.8

**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:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 30, 2025

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<b>2020 Population by Relationship and Household Type</b>			
Total	44,176	82,241	127,761
In Households	98.8%	99.8%	99.8%
Householder	36.0%	35.8%	35.1%
Opposite-Sex Spouse	14.0%	15.9%	15.2%
Same-Sex Spouse	0.2%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.3%	2.1%	2.1%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	29.8%	29.6%	30.8%
Adopted Child	0.6%	0.6%	0.6%
Stepchild	1.7%	1.6%	1.6%
Grandchild	4.0%	3.9%	3.8%
Brother or Sister	1.7%	1.7%	1.8%
Parent	1.9%	1.7%	1.8%
Parent-in-law	0.3%	0.4%	0.4%
Son-in-law or Daughter-in-law	0.6%	0.6%	0.5%
Other Relatives	2.3%	2.3%	2.5%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	3.2%	3.1%	3.1%
In Group Quarters	1.2%	0.2%	0.2%
Institutionalized	1.1%	0.2%	0.1%
Noninstitutionalized	0.1%	0.0%	0.1%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	30,438	57,499	91,676
Less than 9th Grade	2.5%	3.0%	4.2%
9th - 12th Grade, No Diploma	7.1%	4.7%	5.8%
High School Graduate	28.4%	24.7%	24.3%
GED/Alternative Credential	4.3%	4.2%	4.0%
Some College, No Degree	18.9%	21.2%	19.3%
Associate Degree	7.2%	9.9%	9.4%
Bachelor's Degree	20.2%	20.4%	19.5%
Graduate/Professional Degree	11.4%	12.0%	13.4%
<b>2025 Population 15+ by Marital Status</b>			
Total	37,156	69,547	110,922
Never Married	38.9%	36.2%	37.6%
Married	46.1%	49.6%	46.8%
Widowed	3.5%	4.1%	4.1%
Divorced	11.4%	10.2%	11.6%
<b>2025 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	23,364	44,514	72,535
Population 16+ Employed	95.2%	95.0%	94.3%
Population 16+ Unemployment rate	4.8%	5.0%	5.7%
Population 16-24 Employed	11.9%	12.6%	13.0%
Population 16-24 Unemployment rate	17.4%	14.2%	12.7%
Population 25-54 Employed	65.9%	64.4%	65.8%
Population 25-54 Unemployment rate	2.5%	2.8%	4.2%
Population 55-64 Employed	16.1%	17.6%	15.7%
Population 55-64 Unemployment rate	1.8%	4.8%	4.7%
Population 65+ Employed	6.1%	5.4%	5.5%
Population 65+ Unemployment rate	7.5%	7.0%	8.4%

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<b>2025 Employed Population 16+ by Industry</b>			
Total	22,253	42,292	68,400
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	7.8%	7.3%	7.9%
Manufacturing	9.5%	8.0%	8.7%
Wholesale Trade	2.9%	2.1%	2.3%
Retail Trade	12.6%	11.2%	10.1%
Transportation/Utilities	7.5%	11.5%	9.9%
Information	2.0%	2.4%	2.2%
Finance/Insurance/Real Estate	5.5%	4.8%	6.2%
Services	46.4%	48.0%	47.9%
Public Administration	5.8%	4.6%	4.7%
<b>2025 Employed Population 16+ by Occupation</b>			
Total	22,250	42,293	68,400
White Collar	57.9%	61.6%	60.7%
Management/Business/Financial	16.2%	16.4%	17.4%
Professional	19.8%	23.1%	21.6%
Sales	10.0%	8.7%	8.4%
Administrative Support	11.8%	13.4%	13.3%
Services	15.9%	13.4%	15.2%
Blue Collar	26.2%	25.0%	24.1%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	6.1%	5.4%	4.8%
Installation/Maintenance/Repair	3.0%	2.9%	3.2%
Production	5.2%	5.2%	6.0%
Transportation/Material Moving	11.9%	11.5%	10.1%
<b>2020 Households by Type</b>			
Total	16,009	29,261	44,900
Married Couple Households	39.4%	45.0%	43.7%
With Own Children <18	15.5%	17.6%	18.4%
Without Own Children <18	23.9%	27.5%	25.4%
Cohabiting Couple Households	6.7%	6.4%	6.4%
With Own Children <18	3.0%	2.5%	2.8%
Without Own Children <18	3.7%	3.9%	3.6%
Male Householder, No Spouse/Partner	17.0%	17.3%	17.1%
Living Alone	10.4%	10.7%	10.1%
65 Years and over	2.4%	2.2%	2.3%
With Own Children <18	1.8%	1.9%	2.0%
Without Own Children <18, With Relatives	3.5%	3.4%	3.6%
No Relatives Present	1.3%	1.4%	1.4%
Female Householder, No Spouse/Partner	36.9%	31.3%	32.8%
Living Alone	14.6%	12.8%	12.8%
65 Years and over	5.4%	4.5%	4.8%
With Own Children <18	10.5%	8.1%	8.7%
Without Own Children <18, With Relatives	10.8%	9.5%	10.1%
No Relatives Present	1.1%	1.0%	1.2%
<b>2020 Households by Size</b>			
Total	16,009	29,261	44,900
1 Person Household	25.0%	23.4%	22.8%
2 Person Household	29.4%	30.0%	28.5%
3 Person Household	17.4%	18.0%	18.7%
4 Person Household	14.2%	14.7%	15.3%
5 Person Household	7.9%	7.9%	8.3%
6 Person Household	3.5%	3.6%	3.8%
7 + Person Household	2.6%	2.5%	2.6%

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	0 - 10 minute	10 - 15 minute	15 - 20 minute
<b>2020 Households by Tenure and Mortgage Status</b>			
Total	16,009	29,261	44,900
Owner Occupied	58.4%	62.9%	66.1%
Owned with a Mortgage/Loan	46.2%	49.5%	53.4%
Owned Free and Clear	12.2%	13.4%	12.6%
Renter Occupied	41.6%	37.1%	33.9%
<b>2025 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	91	95	101
Percent of Income for Mortgage	25.2%	24.5%	22.9%
Wealth Index	72	79	87
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	17,003	31,047	47,842
Urban Housing Units	98.8%	93.7%	92.2%
Rural Housing Units	1.2%	6.3%	7.8%
<b>2020 Population By Urban/ Rural Status</b>			
Total	44,176	82,241	127,761
Urban Population	98.5%	93.4%	91.7%
Rural Population	1.5%	6.6%	8.3%

**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.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 30, 2025



## Market Profile

Douglas Commons  
 8471 Hospital Dr, Douglasville, Georgia, 30134  
 Drive time bands: 0-10, 10-15, 15-20 minute radii

Prepared by Esri  
 Latitude: 33.75067  
 Longitude: -84.73214

	0 - 10 minute	10 - 15 minute	15 - 20 minute
<b>Top 3 Tapestry Segments</b>			
1.	Up and Coming Families (G2)	Flourishing Families (H1)	Up and Coming Families (G2)
2.	Kids and Kin (C2)	Up and Coming Families (G2)	Flourishing Families (H1)
3.	Metro Fusion (C3)	Kids and Kin (C2)	Family Bonds (E6)
<b>2025 Consumer Spending</b>			
Apparel & Services: Total \$	\$34,828,897	\$66,347,312	\$114,111,919
Average Spent	\$2,082.94	\$2,188.31	\$2,355.88
Spending Potential Index	85	89	96
Education: Total \$	\$22,970,862	\$43,198,572	\$75,326,679
Average Spent	\$1,373.77	\$1,424.80	\$1,555.15
Spending Potential Index	77	80	87
Entertainment/Recreation: Total \$	\$55,279,626	\$106,561,532	\$184,393,871
Average Spent	\$3,306.00	\$3,514.68	\$3,806.88
Spending Potential Index	80	86	93
Food at Home: Total \$	\$104,657,446	\$198,984,513	\$339,740,715
Average Spent	\$6,259.04	\$6,563.03	\$7,014.07
Spending Potential Index	84	88	94
Food Away from Home: Total \$	\$57,335,032	\$110,866,468	\$190,319,883
Average Spent	\$3,428.92	\$3,656.67	\$3,929.23
Spending Potential Index	83	89	95
Health Care: Total \$	\$107,347,294	\$205,381,994	\$355,118,379
Average Spent	\$6,419.91	\$6,774.04	\$7,331.55
Spending Potential Index	83	88	95
HH Furnishings & Equipment: Total \$	\$40,175,644	\$77,713,634	\$134,367,284
Average Spent	\$2,402.71	\$2,563.20	\$2,774.06
Spending Potential Index	83	88	95
Personal Care Products & Services: Total \$	\$14,753,889	\$28,482,179	\$48,694,521
Average Spent	\$882.36	\$939.42	\$1,005.32
Spending Potential Index	84	90	96
Shelter: Total \$	\$361,404,506	\$689,657,058	\$1,191,507,292
Average Spent	\$21,613.81	\$22,746.70	\$24,599.11
Spending Potential Index	81	85	92
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$44,949,124	\$88,730,167	\$156,422,284
Average Spent	\$2,688.18	\$2,926.55	\$3,229.40
Spending Potential Index	81	89	98
Travel: Total \$	\$46,107,149	\$89,651,311	\$157,415,536
Average Spent	\$2,757.44	\$2,956.93	\$3,249.90
Spending Potential Index	76	82	90
Vehicle Maintenance & Repairs: Total \$	\$19,158,595	\$36,899,067	\$62,836,569
Average Spent	\$1,145.78	\$1,217.03	\$1,297.28
Spending Potential Index	85	90	96

**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 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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