

2026

Tucker, Georgia Market Analysis



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Bull Realty, Inc.

3/9/2026

MARKET ANALYSIS METHODOLOGY

This market demand analysis using a defined methodology is being conducted to examine an opportunity to convert a 42,528 SF Assisted Living Facility into a potential 63-unit Residential Drug Treatment Facility on **2.34 acres** in Tucker, Georgia with a 20-mile radius Primary Market Area (PMA), located at **1300 Montreal Road, Tucker, GA 30084, DeKalb County**. The property is zoned Office & Institutional.

DEFINITION OF TARGET GROUPS

The demand estimates will be based upon the quantity of two potential “target groups” who are likely users of residential substance abuse treatment services. Analysis of these target groups will provide four separate indications of demand for a successful conversion to a residential substance abuse treatment facility. We will then consider each of the two demand indications in deriving our demand conclusions. The target groups are as follows:

TARGET GROUPS

The next target group consists of the “age qualified” population that has adequate insurance for Substance Abuse Treatment. Research firms are now identifying **59.6%** of the population has insurance coverage for Substance Abuse Treatment. There are two primary age groups: **18-24**, and **25-29 years of age**. The focus of the analysis will be **residential substance abuse treatment by For-Profit Facilities**.

DEMAND ASSUMPTIONS

To determine the potential need for a substance abuse treatment program in this market, we make four assumptions:

1. The probable extent of the Primary Market Area (PMA) is assumed to be a **20-mile radius** in and around the facility site covering five counties.
2. In addition to the prospects, we expect to derive from the primary market itself, we will expect the facility to fill approximately **10%** of its beds from clients outside the PMA, primarily from the **DeKalb County** and neighboring counties around **Gwinnett, Fulton, Rockdale, Clayton**, and beyond. There are 47 residential Drug Treatment Residential *for-profit* facilities in the PMA.
3. Since the facility is currently being used as a personal care home as of 2026, we will make population projections for determining whether there will be sufficient demand.
4. “Qualified Households”. We include for consideration any prospects who have insurance coverage - **59.6%** of the population according to the *Kaiser Foundation*.

Incidence of Addiction (SAMHSA)

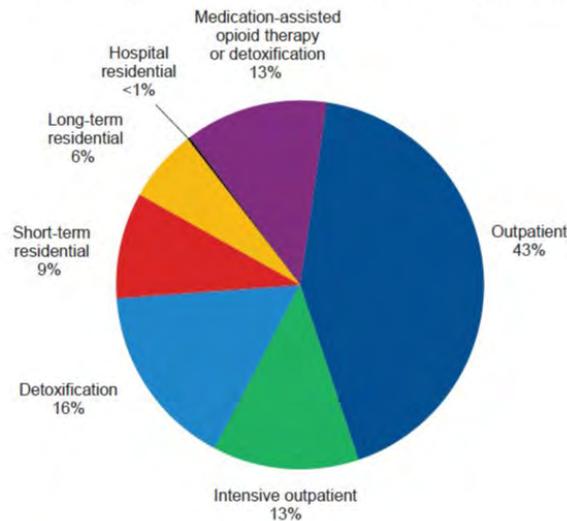
16.7% of persons aged 12 & older
39% of persons aged 18-24
34% of persons aged 25-29

Treatment (SAMHSA)

26% Receive Treatment
44% Receive Inpatient Treatment
45% are private pay

Note: According to **The National Center for Drug Abuse Statistics (NCDAS)**, rates range from \$500 to \$650 ADR. Short-term LOS which averaged **30-60 days**, and long-term which averaged a LOS of **79 days** (*TEDS Report HHS' Substance Abuse and Mental Health Services Administration.*) According to the same study, the % of all discharges, including outpatient, hospital, or residential was **6% for Long Term** and **9% for short term**.

Figure 13. Type of treatment service at discharge: 2019

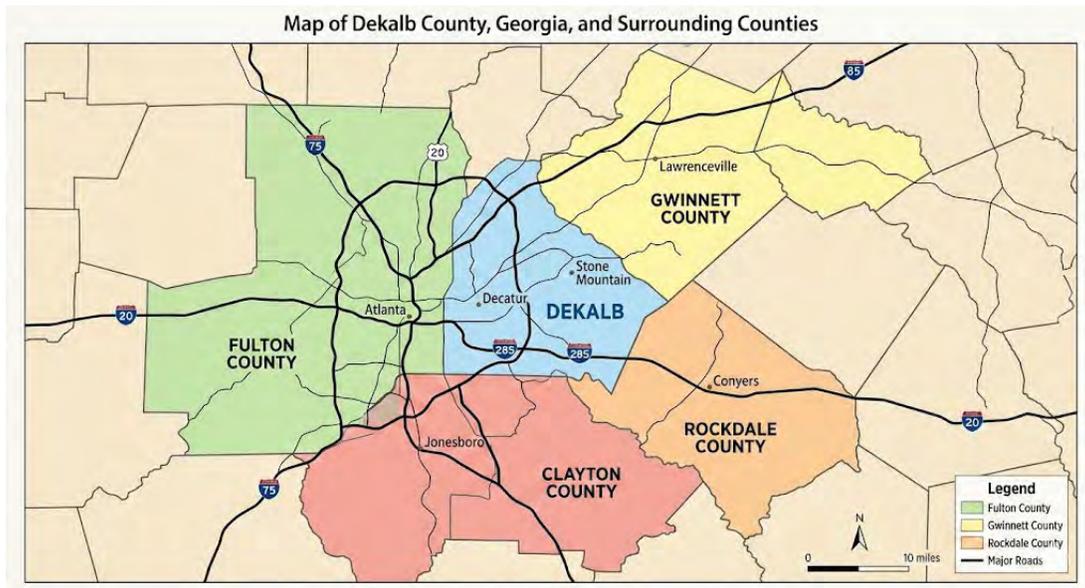


SOURCE: Center for Behavioral Health Statistics and Quality, Substance Abuse and Mental Health Services Administration, Treatment Episode Data Set (TEDS). Data received through 11.03.20.

DEMAND CALCULATION

The Model incorporates all the assumptions presented above to estimate the probable need for substance abuse treatment beds in the Atlanta 20-mile radius PMA, today and in 2030. The Model first starts by estimating the number of likely people suffering from drug addiction in the PMA.

The model then factors in the probable draw to yield the total bed need for the Tucker PMA. From the total prospect pool, an average occupancy rate of **80%** is applied, to yield the maximum number of competitive beds in the market within the PMA. After deducting the existing inventory provided by the Georgia Department of Community Health (DCH), we are left with the Unmet Demand for additional substance abuse beds.



There is a total of **47** residential for-profit substance abuse beds in the five-county DeKalb, Gwinnett, Fulton, Rockdale, and Clayton PMA (e.g., 20-mile radius) with **0** under construction.

The model shows an Unmet Demand for residential substance abuse treatment beds will total **467 beds** today.

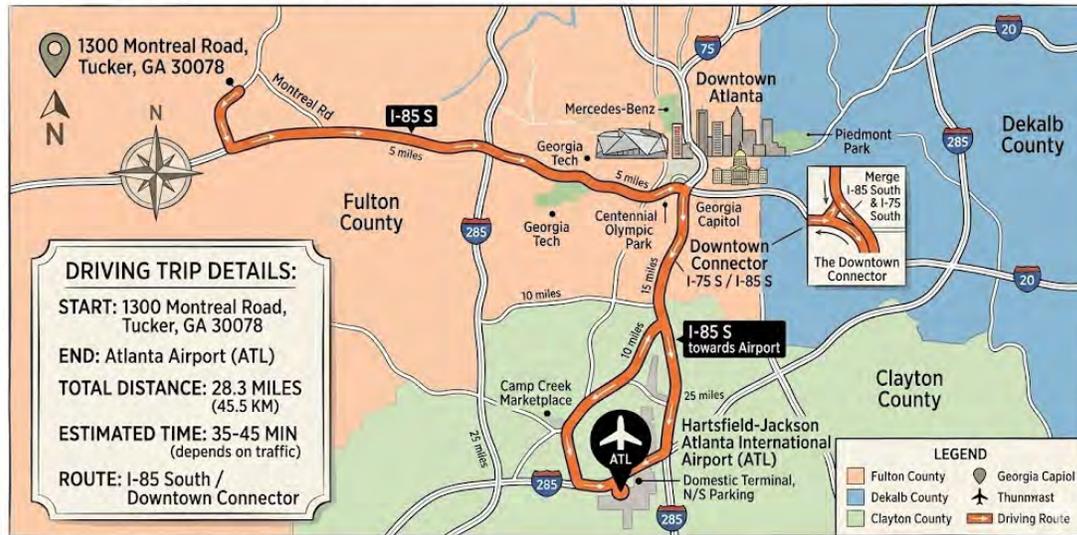
20-MILE PMA DEMOGRAPHICS

Average HHI	\$146,414
Average Net Worth	\$1,300,575

Average home values: \$514,874

Property is 28.3 miles from the Atlanta International Airport.

DRIVING ROUTE: TUCKER, GA TO ATLANTA AIRPORT

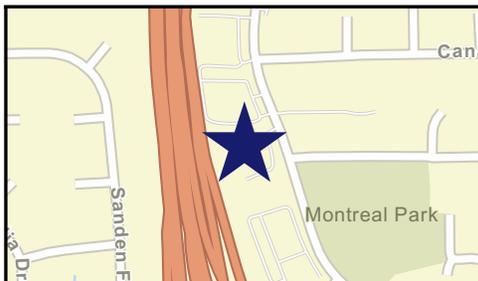
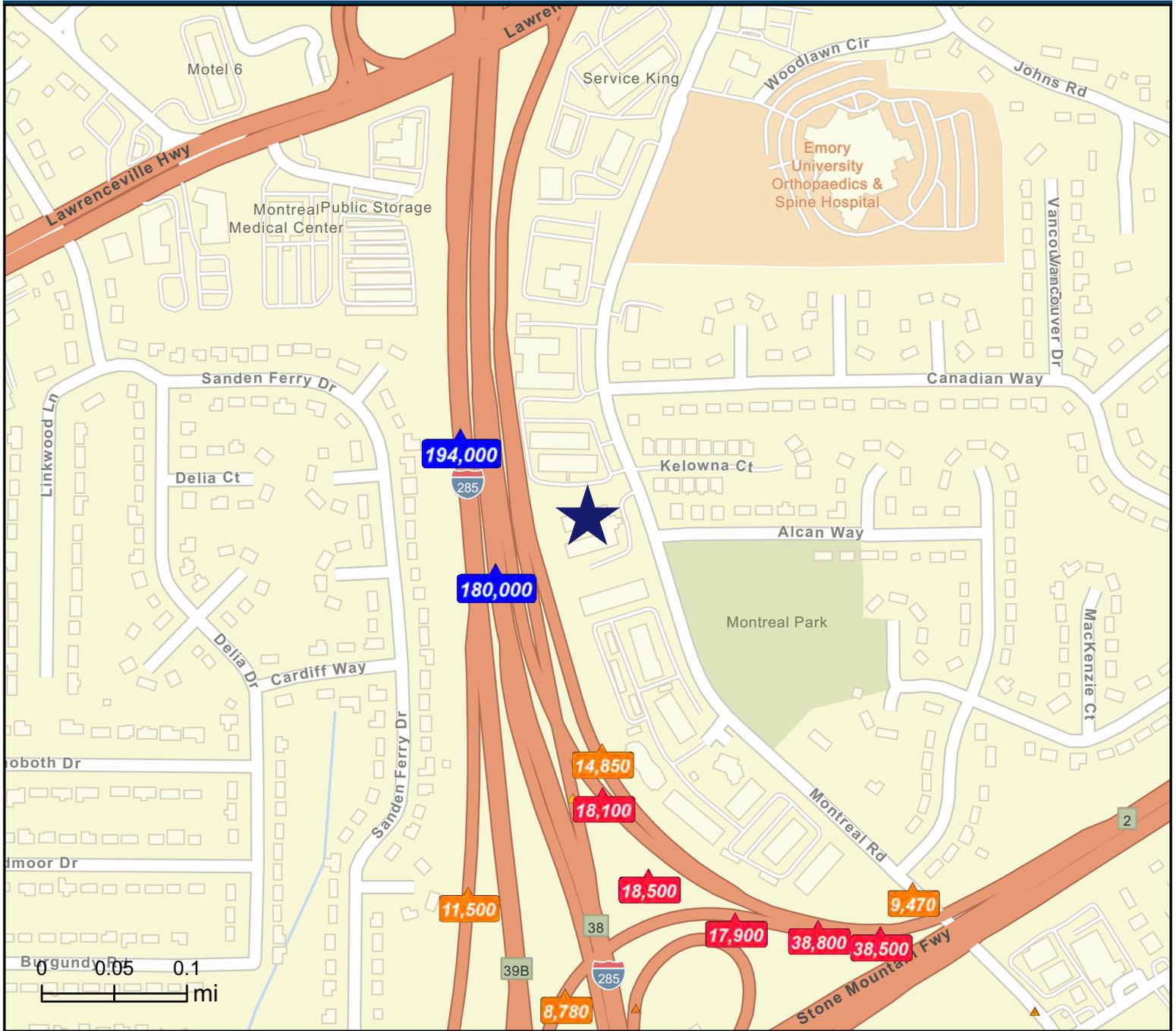


DISCLAIMER: While the information is deemed reliable, no warranty is expressed or implied. Any important information to you or another party should be independently confirmed within an applicable due diligence period.

Traffic Count Map - Close Up

1300 Montreal Rd, Tucker, Georgia, 30084
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.82247
Longitude: -84.25120



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

Residential Drug Treatment Demand

% INSURED 59.600%

2025 Income-Qualified Households

Age	% Addiction	Population	#Draw from Qualified	Total
18-24	39.00%	323,073	75095	75095
25-29	34.0%	263,835	53464	53464
Total		586,908	128,559	128,559

2030 Income-Qualified Households Requiring Memory Care

Age	% Addiction	Population	#Draw from Qualified	Total
18-25	39.00%	328,605	76381	76381
26-29	34.0%	277,109	56153	56153
Total		605,714	132,534	132,534

Demand Calculation

		2025	2030
1.	Calculated Market Potential	128,559	132,534
2.	Estimated Competitive Beds in Market Area **	47	47
3.	Maximum Occupancy in Competitive Beds	80%	80%
4.	Adjusted Competitive Beds	38	38
5.	Available Prospects in Market Area (Line 1 – Line 4)	128,521	132,497
6.	Percent of Added Prospects from Outside the Market Area	0.1	0.1
7.	Prospects from Outside the Market Area (Line 1 * Line 6)	12,852	13,250
8.	Potential Market Area (Line 5 * Line 7)	141,373	145,746

Market Demand Computation

9.	Total Adjusted Market Potential [Line 8 - Line 4]	141,336	145,709
10.	Estimated Percent of Being Treated	26%	26%
11.	Estimated Percent Inpatient	44%	44%
12.	Estimated Percent Treated by For-Profit	46%	46%
	UNMET DEMAND	7,438	7,668

References:

* ESRI Demographics Data

** Georgia Department of Community Affairs

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Name	Facility Type	Address	City	State	Zip	County	Bed Capacity
2 HELPING HANDS SERVICES	DRUG ABUSE TREATMENT CENTER	2872 WOODCOCK BLVD STE 310	CHAMBLEE	GA	30341	DEKALB	0
ADVANCE THERAPEUTIC CONCEPTS, INC	DRUG ABUSE TREATMENT CENTER	2795 MAIN STREET WEST, SUITE	SNELLVILLE	GA	30078	GWINNETT	0
AMERICAN ALTERNATIVE COURT SERVICES LLC	DRUG ABUSE TREATMENT CENTER	534 MEDLOCK ROAD, SUITE 201	DECATUR	GA	30030	DEKALB	0
ANCHOR COMMUNITY SERVICES, LLC	DRUG ABUSE TREATMENT CENTER	160 CLAIREMONT AVE SUITE 200	DECATUR	GA	30030	DEKALB	0
ASFC OUTREACH THERAPEUTIC COUNSELING SERVICES, LLC	DRUG ABUSE TREATMENT CENTER	1755 N BROWN ROAD STE 200	LAWRENCEVILLE	GA	30043	GWINNETT	0
ATLANTA RECOVERY PLACE	DRUG ABUSE TREATMENT CENTER	1742 MT VERNON RD	DUNWOODY	GA	30338	DEKALB	0
BERMAN CENTER, THE	DRUG ABUSE TREATMENT CENTER	6425 POWERS FERRY RD NW STE	SANDY SPRINGS	GA	30339	FULTON	0
BREAKTHROUGH RECOVERY OUTREACH , LLC	DRUG ABUSE TREATMENT CENTER	3648 CHAMBLEE-TUCKER ROAD, S	CHAMBLEE	GA	30341	DEKALB	0
BREAKTHRU HOUSE, INC	DRUG ABUSE TREATMENT CENTER	1866 EASTFIELD STREET	DECATUR	GA	30032	DEKALB	18
CARE AND COUNSELING CENTER OF GEORGIA IOP	DRUG ABUSE TREATMENT CENTER	1814 CLAIRMONT ROAD	DECATUR	GA	30033	DEKALB	0
CARINGWORKS TREATMENT & RECOVERY SERVICES	DRUG ABUSE TREATMENT CENTER	2785 LAWRENCEVILLE HIGHWAY,	DECATUR	GA	30033	DEKALB	0
CARON OF GEORGIA, LLC	DRUG ABUSE TREATMENT CENTER	1200 ASHFORD PARKWAY, SUITE	DUNWOODY	GA	30338	DEKALB	0
CELINE'S FAMILY SERVICES-DECATUR	DRUG ABUSE TREATMENT CENTER	4153 FLAT SHOALS PARKWAY, BU	DECATUR	GA	30058	DEKALB	0
CHILD AND ADOLESCENT SERVICES	DRUG ABUSE TREATMENT CENTER	4151 MEMORIAL DRIVE, SUITE11	DECATUR	GA	30032	DEKALB	0
COVENANT YOUTH EMPOWERMENT	DRUG ABUSE TREATMENT CENTER	3469 LAWRENCEVILLE HWY SUIT	TUCKER	GA	30084	DEKALB	0
CREATIVE COUNSELING AND CONSULTING LLC	DRUG ABUSE TREATMENT CENTER	4150 SNAPPINGERWOODS DRIVE	DECATUR	GA	30035	DEKALB	0
CROSSROADS OF LIFE	DRUG ABUSE TREATMENT CENTER	4319 COVINGTON HWY, STE 110	DECATUR	GA	30035	DEKALB	0
CRUSE MEDICAL CARE	DRUG ABUSE TREATMENT CENTER	1844 OLD NORCORSS RD	LAWRENCEVILLE	GA	30044	GWINNETT	0
DAY BY DAY FAMILY SERVICES	DRUG ABUSE TREATMENT CENTER	6755 PEACHTREE INDUSTRIAL BL	DORAVILLE	GA	30360	DE KALB	0
DEKALB CSB- DEKALB ADDICTION	DRUG ABUSE TREATMENT CENTER	455 WINN WAY	DECATUR	GA	30030	DEKALB	0
DEKALB CSB- NORTH DEKALB MHC	DRUG ABUSE TREATMENT CENTER	3807 CLAIRMONT ROAD NE, SUIT	CHAMBLEE	GA	30341	DEKALB	0
DEKALB CSB-CLIFTON SPRINGS MHC	DRUG ABUSE TREATMENT CENTER	3110 CLIFTON SPRINGS ROAD, S	DECATUR	GA	30034	DEKALB	0
DEKALB CSB-WINN WAY MHC	DRUG ABUSE TREATMENT CENTER	445 WINN WAY, 2ND FLOOR	DECATUR	GA	30030	DEKALB	0
DEKALB-CSB-TRANSITIONAL RESIDENTIAL SA PROGRAM	DRUG ABUSE TREATMENT CENTER	3100 CLIFTON SPRINGS ROAD	DECATUR	GA	30034	DEKALB	0
DUNWOODY BEHAVIORIAL HEALTH CENTER, LLC	DRUG ABUSE TREATMENT CENTER	4594 BARCLAY DRIVE	DUNWOODY	GA	30338	DEKALB	0
ESSENCE OF CARE	DRUG ABUSE TREATMENT CENTER	5405 MEMORIAL DRIVE, BUILDIN	STONE MOUNTAIN	GA	30083	DEKALB	0
FAMILY TIES	DRUG ABUSE TREATMENT CENTER	270 CARPENTER DRIVE, SUITE	40SANDY SPRINGS	GA	30328	FULTON	0
GENESIS ALLIANCE FOR MENTAL WELLNESS & REHAB	DRUG ABUSE TREATMENT CENTER	4540 MEMORIAL DRIVE BLDG C	DECATUR	GA	30032	DEKALB	5
GEORGIA FAMILIES IN TRANSITION	DRUG ABUSE TREATMENT CENTER	160 CLAIRMONT AVE SUITE 300	DECATUR	GA	30030	DEKALB	0
GEORGIA HEALTH PARTNERS, LLC	DRUG ABUSE TREATMENT CENTER	100 CRESCENT CENTRE PARKWAY	TUCKER	GA	30084	DEKALB	0
GEORGIA HEALTH PARTNERS, LLC -DECATUR	DRUG ABUSE TREATMENT CENTER	5255 SNAPPINGER PARK DRIVE	SIDECATUR	GA	30035	DEKALB	0
GRACIOUS HEALTH AND HUMAN SERVICES INC	DRUG ABUSE TREATMENT CENTER	223 SCENIC HIGHWAY, SUITE 207	LAWRENCEVILLE	GA	30046	GWINNETT	0
GRADY BEHAVIORAL HEALTH - NORTH FULTON	DRUG ABUSE TREATMENT CENTER	7741 ROSWELL ROAD, SUITE 101	SANDY SPRINGS	GA	30350	FULTON	0
GREENLEE BEHAVIORAL HEALTH SERVICES, LLC	DRUG ABUSE TREATMENT CENTER	778 RAYS ROAD, SUITE 100-104	STONE MOUNTAIN	GA	30083	DEKALB	0
HUMAN LEARNING SYSTEMS-BEHAVORIAL HEALTH SERVICES	DRUG ABUSE TREATMENT CENTER	2358 CANDLER ROAD	DECATUR	GA	30032	DEKALB	0
ICAN THINK POSITIVE COUNSELING & COACHING SERVICES	DRUG ABUSE TREATMENT CENTER	5405 MEMORIAL DRIVE BUILDINC	STONE MOUNTAIN	GA	30087	DEKALB	0
KAISER PERMANENTE CDRP- SANDY SPRINGS	DRUG ABUSE TREATMENT CENTER	1100 LAKE HEARN DRIVE SUITE	2:SANDY SPRINGS	GA	30342	FULTON	0
LOVING HELPING HANDS	DRUG ABUSE TREATMENT CENTER	5932 HUGH HOWELL ROAD	STONE MOUNTAIN	GA	30087	DEKALB	0
MARR	DRUG ABUSE TREATMENT CENTER	2801 CLEARVIEW PLACE	DORAVILLE	GA	30340	DEKALB	32
MARR	DRUG ABUSE TREATMENT CENTER	275 WEST PIKE ST	LAWRENCEVILLE	GA	30045	GWINNETT	16
MARR- RIGHT SIDE UP	DRUG ABUSE TREATMENT CENTER	2815 CLEARVIEW AVENUE SUITE	DORAVILLE	GA	30340	DEKALB	0
MARY HALL FREEDOM VILLAGE, INC	DRUG ABUSE TREATMENT CENTER	8995 ROSWELL ROAD	SANDY SPRINGS	GA	30350	FULTON	105
MEN & WOMEN FOR HUMAN EXCELLENCE OUTPATIENT	DRUG ABUSE TREATMENT CENTER	1026 HOLCOMBE ROAD, SUITE C	DECATUR	GA	30032	DEKALB	10
NATIONAL YOUTH ADVOCATE PROGRAM	DRUG ABUSE TREATMENT CENTER	100 CRESCENT CENTRE PKWY SUI	TUCKER	GA	30084	DEKALB	0
NEWPORT ACADEMY	DRUG ABUSE TREATMENT CENTER	5180 ROSWELL ROAD	SANDY SPRINGS	GA	30342	FULTON	0
NEWPORT INTEGRATED BEHAVIORAL HEALTHCARE, INC	DRUG ABUSE TREATMENT CENTER	1810 MOSERI ROAD	DECATUR	GA	30032	DEKALB	47
PARADISE FOR LIVING SERVICES, INC	DRUG ABUSE TREATMENT CENTER	2165 W PARK CT SW, SUITE ABC	STONE MOUNTAIN	GA	30087	GWINNETT	0
POSITIVE BEGINNINGS	DRUG ABUSE TREATMENT CENTER	910 NORTH HAIRSTON ROAD	STONE MOUNTAIN	GA	30083	DEKALB	0
POSITIVE GROWTH INTERVENTION & EDUCATION CENTER	DRUG ABUSE TREATMENT CENTER	945 N INDIAN CREEK DRIVE	CLARKSTON	GA	30021	DEKALB	0
POSITIVE IMPACT HEALTH CENTERS INC	DRUG ABUSE TREATMENT CENTER	523 CHURCH STREET	DECATUR	GA	30030	DEKALB	0
POSITIVE LIFE SERVICES	DRUG ABUSE TREATMENT CENTER	1926 NORTHLAKE PARKWAY SUIT	TUCKER	GA	30084	DEKALB	0
QUILT TRANSITIONAL CONSULTING & DEVELOPMENT SVCS	DRUG ABUSE TREATMENT CENTER	4319 COVINGTON HIGHWAY, SUI	DECATUR	GA	30035	DEKALB	0
RECOVERY CONSULTANTS OF ATLANTA, INC	DRUG ABUSE TREATMENT CENTER	3423 COVINGTON DRIVE ST B	DECATUR	GA	30032	DEKALB	15
REUNITED COUNSELING & TRAINING	DRUG ABUSE TREATMENT CENTER	4151 MEMORIAL DRIVE SUITE 11	DECATUR	GA	30032	DEKALB	0
ROYAL TREATMENT HEALTH SYSTEMS	DRUG ABUSE TREATMENT CENTER	315 W PONCE DE LEON AVENUE,	DECATUR	GA	30030	DEKALB	0
SLAUGHTER PSYCHOLOGICAL ASSOCIATES	DRUG ABUSE TREATMENT CENTER	2330 SCENIC HWY SOUTH	SNELLVILLE	GA	30078	GWINNETT	0
SOCIAL EMPOWERMENT CENTER (THE)	DRUG ABUSE TREATMENT CENTER	2775 CRUSE ROAD, SUITE 901	LAWRENCEVILLE	GA	30044	APPLING	0
SOUTHERN LIVE OAK WELLNESS	DRUG ABUSE TREATMENT CENTER	1535 MOUNT VERNON ROAD	DUNWOODY	GA	30338	DEKALB	0
SOUTHERN SKY OUTPATIENT DETOX	DRUG ABUSE TREATMENT CENTER	1156 MCKENDREE CHURCH RD	LAWRENCEVILLE	GA	30043	GWINNETT	0
STAND, INC	DRUG ABUSE TREATMENT CENTER	4086 COVINGTON HIGHWAY SUIT	DECATUR	GA	30032	DEKALB	0
TALBOTT AT DUNWOODY	DRUG ABUSE TREATMENT CENTER	4480 NORTH SHALLOWFORD RO.	DUNWOODY	GA	30338	FULTON	0
TEAM MANAGEMENT 2000 INC	DRUG ABUSE TREATMENT CENTER	4296 MEMORIAL DRIVE UNIT A	DECATUR	GA	30032	DEKALB	0
VALOR BEHAVIORAL HEALTH	DRUG ABUSE TREATMENT CENTER	1190 W DRUID HILLS SUITE 150	BROOKHAVEN	GA	30329	DEKALB	0
VIEW POINT HEALTH LAWRENCEVILLE CENTER	DRUG ABUSE TREATMENT CENTER	175 GWINNETT DRIVE	LAWRENCEVILLE	GA	30045	GWINNETT	0
VIEWPOINT HEALTH SSUD CREWS	DRUG ABUSE TREATMENT CENTER	1020 LAKES PARKWAY	LAWRENCEVILLE	GA	30043	GWINNETT	0
VISIONS OF NEW HOPE, LLC	DRUG ABUSE TREATMENT CENTER	5300 MEMORIAL DRIVE SUITE 12	STONE MOUNTAIN	GA	30083	DEKALB	0
WELLROOT FAMILY SERVICES	DRUG ABUSE TREATMENT CENTER	1967 LAKESIDE PARKWAY, SUITE	-TUCKER	GA	30084	DEKALB	0
WHOLENESS WITHIN, LLC	DRUG ABUSE TREATMENT CENTER	4292 MEMORIAL DR SUITE C	DECATUR	GA	30032	DEKALB	0

Red = Non Profit



Detailed Age Profile

1300 Montreal Rd, Tucker, Georgia, 30084 2
 1300 Montreal Rd, Tucker, Georgia, 30084
 Ring: 20 mile radius

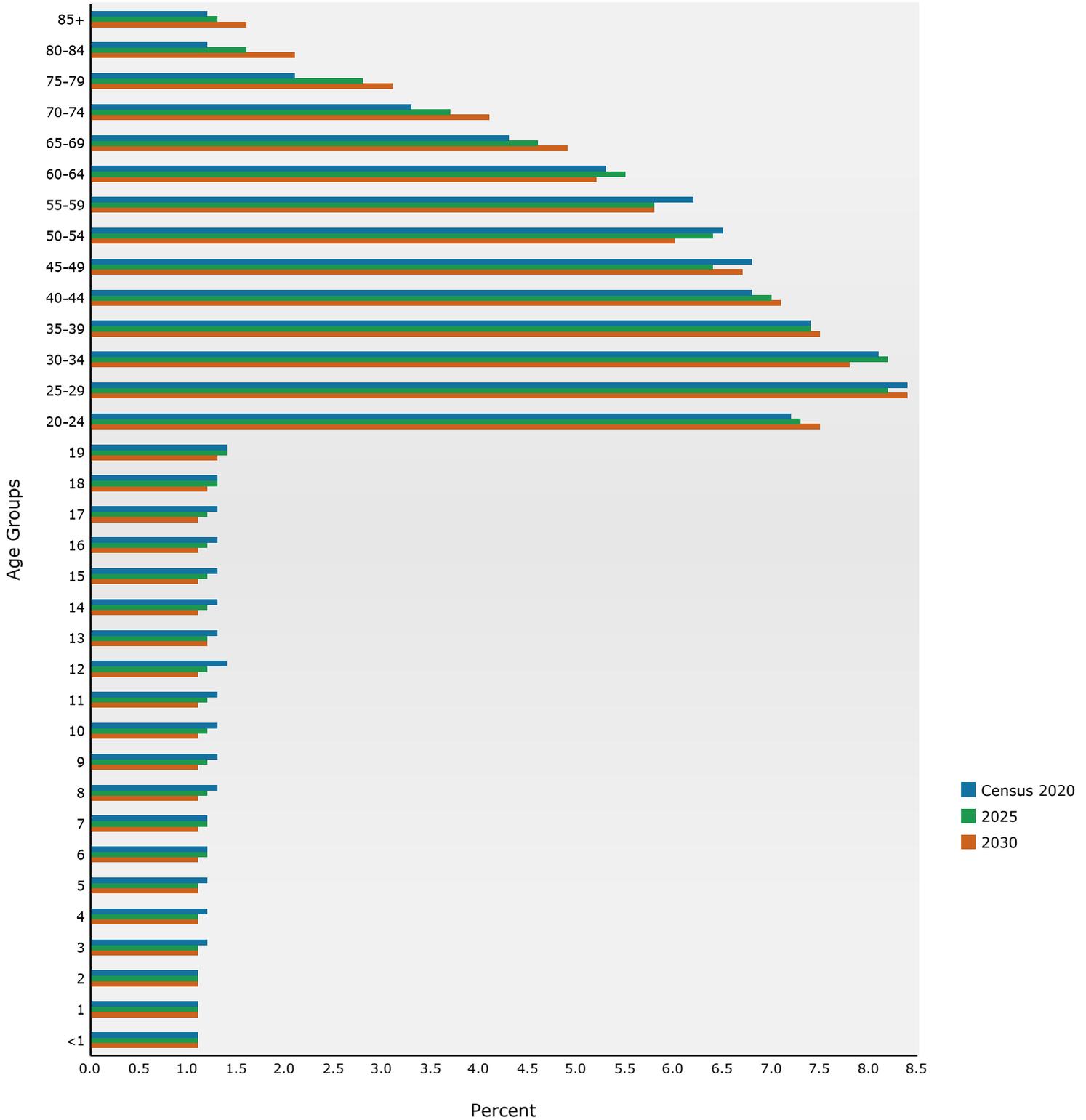
Prepared by Esri
 Latitude: 33.82247
 Longitude: -84.25120

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	3,099,075	3,213,330	3,284,590	71,260	0.44%
Households	1,208,015	1,271,041	1,311,638	40,597	0.63%
Average Household Size	2.52	2.48	2.46	-0.02	-0.16%

Total Population by Detailed Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	3,099,075	100.0%	3,213,329	100.0%	3,284,593	100.0%
<1	34,295	1.1%	34,039	1.1%	35,628	1.1%
1	34,236	1.1%	34,513	1.1%	35,061	1.1%
2	35,585	1.1%	35,274	1.1%	35,065	1.1%
3	36,210	1.2%	35,812	1.1%	35,142	1.1%
4	37,752	1.2%	36,406	1.1%	35,580	1.1%
5	38,565	1.2%	36,759	1.1%	34,941	1.1%
6	37,764	1.2%	36,958	1.2%	34,615	1.1%
7	38,303	1.2%	37,451	1.2%	34,891	1.1%
8	39,218	1.3%	37,754	1.2%	35,128	1.1%
9	38,898	1.3%	37,747	1.2%	35,385	1.1%
10	40,884	1.3%	38,118	1.2%	36,675	1.1%
11	40,706	1.3%	38,417	1.2%	37,348	1.1%
12	42,221	1.4%	38,841	1.2%	37,771	1.1%
13	41,681	1.3%	38,797	1.2%	37,786	1.2%
14	41,100	1.3%	38,562	1.2%	37,194	1.1%
15	40,764	1.3%	39,759	1.2%	37,027	1.1%
16	40,822	1.3%	39,992	1.2%	36,701	1.1%
17	39,957	1.3%	39,720	1.2%	36,591	1.1%
18	40,284	1.3%	41,708	1.3%	39,273	1.2%
19	42,094	1.4%	45,504	1.4%	44,233	1.3%
20 - 24	222,982	7.2%	235,861	7.3%	245,099	7.5%
25 - 29	259,712	8.4%	263,835	8.2%	277,109	8.4%
30 - 34	251,515	8.1%	262,482	8.2%	255,343	7.8%
35 - 39	230,020	7.4%	238,670	7.4%	245,304	7.5%
40 - 44	211,029	6.8%	226,218	7.0%	231,894	7.1%
45 - 49	210,144	6.8%	206,055	6.4%	219,793	6.7%
50 - 54	200,016	6.5%	206,639	6.4%	198,285	6.0%
55 - 59	191,653	6.2%	187,136	5.8%	190,472	5.8%
60 - 64	164,389	5.3%	175,395	5.5%	171,371	5.2%
65 - 69	133,106	4.3%	149,344	4.6%	159,727	4.9%
70 - 74	103,794	3.3%	118,836	3.7%	133,115	4.1%
75 - 79	64,438	2.1%	88,593	2.8%	102,249	3.1%
80 - 84	38,679	1.2%	51,383	1.6%	70,209	2.1%
85+	36,258	1.2%	40,751	1.3%	52,588	1.6%
<18	698,961	22.6%	674,920	21.0%	648,529	19.7%
18+	2,400,114	77.4%	2,538,411	79.0%	2,636,062	80.3%
21+	2,274,878	73.4%	2,405,495	74.9%	2,505,925	76.3%
Median Age	35.7		36.7		37.7	

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Total Population by Detailed Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

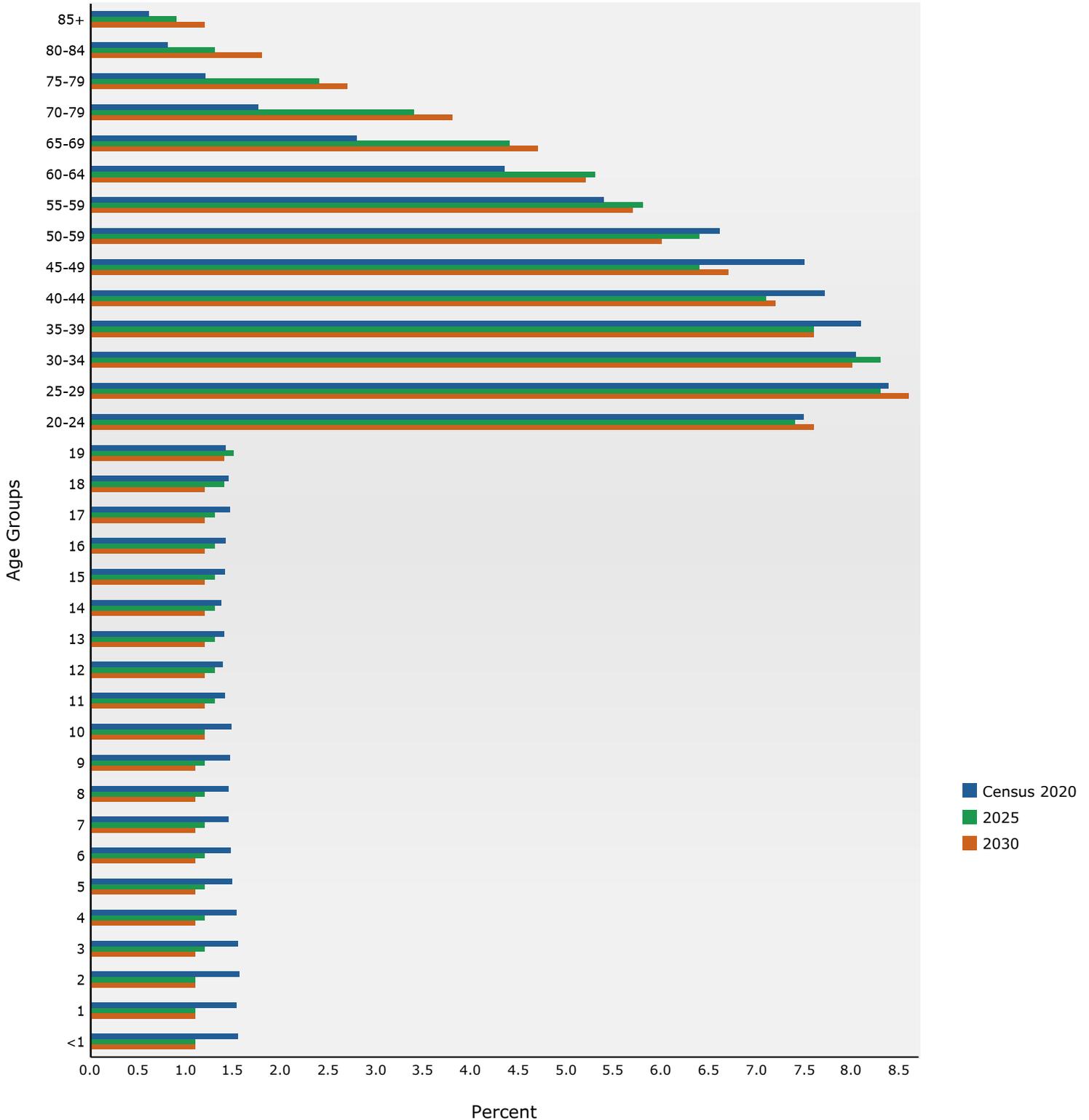
Detailed Age Profile

1300 Montreal Rd, Tucker, Georgia, 30084 2
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Ring: 20 mile radius

Prepared by Esri
Latitude: 33.82247
Longitude: -84.25120

Male Population by Detailed Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	1,493,079	100.0%	1,568,288	100.0%	1,598,209	100.0%
<1	17,419	1.2%	17,363	1.1%	18,119	1.1%
1	17,431	1.2%	17,601	1.1%	17,824	1.1%
2	18,059	1.2%	17,996	1.1%	17,842	1.1%
3	18,254	1.2%	18,206	1.2%	17,816	1.1%
4	19,251	1.3%	18,680	1.2%	18,210	1.1%
5	19,245	1.3%	18,667	1.2%	17,674	1.1%
6	19,057	1.3%	18,757	1.2%	17,477	1.1%
7	19,317	1.3%	19,011	1.2%	17,644	1.1%
8	20,033	1.3%	19,287	1.2%	17,866	1.1%
9	19,872	1.3%	19,286	1.2%	18,039	1.1%
10	21,029	1.4%	19,520	1.2%	18,708	1.2%
11	20,935	1.4%	19,650	1.3%	19,132	1.2%
12	21,354	1.4%	19,724	1.3%	19,163	1.2%
13	21,061	1.4%	19,740	1.3%	19,163	1.2%
14	21,008	1.4%	19,743	1.3%	18,909	1.2%
15	20,906	1.4%	20,477	1.3%	18,934	1.2%
16	20,799	1.4%	20,607	1.3%	18,770	1.2%
17	20,377	1.4%	20,586	1.3%	18,840	1.2%
18	20,353	1.4%	21,211	1.4%	19,837	1.2%
19	21,052	1.4%	22,947	1.5%	22,201	1.4%
20 - 24	109,876	7.4%	116,689	7.4%	121,021	7.6%
25 - 29	125,665	8.4%	130,681	8.3%	137,041	8.6%
30 - 34	122,425	8.2%	130,927	8.3%	128,219	8.0%
35 - 39	110,521	7.4%	118,600	7.6%	121,965	7.6%
40 - 44	100,641	6.7%	110,971	7.1%	114,644	7.2%
45 - 49	100,881	6.8%	99,998	6.4%	107,408	6.7%
50 - 54	96,880	6.5%	100,492	6.4%	95,447	6.0%
55 - 59	91,470	6.1%	91,416	5.8%	91,670	5.7%
60 - 64	76,903	5.2%	83,884	5.3%	82,364	5.2%
65 - 69	60,005	4.0%	69,422	4.4%	74,498	4.7%
70 - 74	45,705	3.1%	52,595	3.4%	60,026	3.8%
75 - 79	27,785	1.9%	38,288	2.4%	43,924	2.7%
80 - 84	15,407	1.0%	21,112	1.3%	28,751	1.8%
85+	12,106	0.8%	14,154	0.9%	19,063	1.2%
<18	355,405	23.8%	344,903	22.0%	330,129	20.7%
18+	1,137,674	76.2%	1,223,386	78.0%	1,268,080	79.3%
21+	1,074,475	72.0%	1,156,008	73.7%	1,202,591	75.2%
Median Age	34.7		35.7		36.7	

Male Population by Detailed Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Detailed Age Profile

1300 Montreal Rd, Tucker, Georgia, 30084 2
 1300 Montreal Rd, Tucker, Georgia, 30084
 Ring: 20 mile radius

Prepared by Esri
 Latitude: 33.82247
 Longitude: -84.25120

Female Population by Detailed Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	1,605,996	100.0%	1,645,043	100.0%	1,686,381	100.0%
<1	16,876	1.1%	16,676	1.0%	17,508	1.0%
1	16,805	1.0%	16,912	1.0%	17,238	1.0%
2	17,526	1.1%	17,277	1.1%	17,223	1.0%
3	17,957	1.1%	17,605	1.1%	17,326	1.0%
4	18,501	1.2%	17,726	1.1%	17,370	1.0%
5	19,321	1.2%	18,092	1.1%	17,267	1.0%
6	18,708	1.2%	18,201	1.1%	17,138	1.0%
7	18,987	1.2%	18,440	1.1%	17,248	1.0%
8	19,185	1.2%	18,467	1.1%	17,263	1.0%
9	19,026	1.2%	18,461	1.1%	17,346	1.0%
10	19,855	1.2%	18,598	1.1%	17,967	1.1%
11	19,771	1.2%	18,767	1.1%	18,216	1.1%
12	20,867	1.3%	19,117	1.2%	18,608	1.1%
13	20,620	1.3%	19,058	1.2%	18,624	1.1%
14	20,092	1.3%	18,819	1.1%	18,285	1.1%
15	19,858	1.2%	19,282	1.2%	18,092	1.1%
16	20,024	1.2%	19,385	1.2%	17,931	1.1%
17	19,580	1.2%	19,134	1.2%	17,750	1.1%
18	19,931	1.2%	20,497	1.2%	19,436	1.2%
19	21,043	1.3%	22,557	1.4%	22,032	1.3%
20 - 24	113,106	7.0%	119,172	7.2%	124,078	7.4%
25 - 29	134,047	8.3%	133,154	8.1%	140,067	8.3%
30 - 34	129,090	8.0%	131,555	8.0%	127,123	7.5%
35 - 39	119,499	7.4%	120,069	7.3%	123,339	7.3%
40 - 44	110,387	6.9%	115,248	7.0%	117,250	7.0%
45 - 49	109,263	6.8%	106,058	6.4%	112,385	6.7%
50 - 54	103,137	6.4%	106,148	6.5%	102,838	6.1%
55 - 59	100,184	6.2%	95,721	5.8%	98,802	5.9%
60 - 64	87,486	5.4%	91,511	5.6%	89,008	5.3%
65 - 69	73,101	4.6%	79,922	4.9%	85,228	5.1%
70 - 74	58,089	3.6%	66,241	4.0%	73,088	4.3%
75 - 79	36,653	2.3%	50,305	3.1%	58,325	3.5%
80 - 84	23,271	1.4%	30,271	1.8%	41,457	2.5%
85+	24,152	1.5%	26,597	1.6%	33,525	2.0%
<18	343,557	21.4%	330,016	20.1%	318,398	18.9%
18+	1,262,439	78.6%	1,315,025	79.9%	1,367,982	81.1%
21+	1,200,403	74.7%	1,249,490	76.0%	1,303,330	77.3%
Median Age	36.8		37.7		38.7	

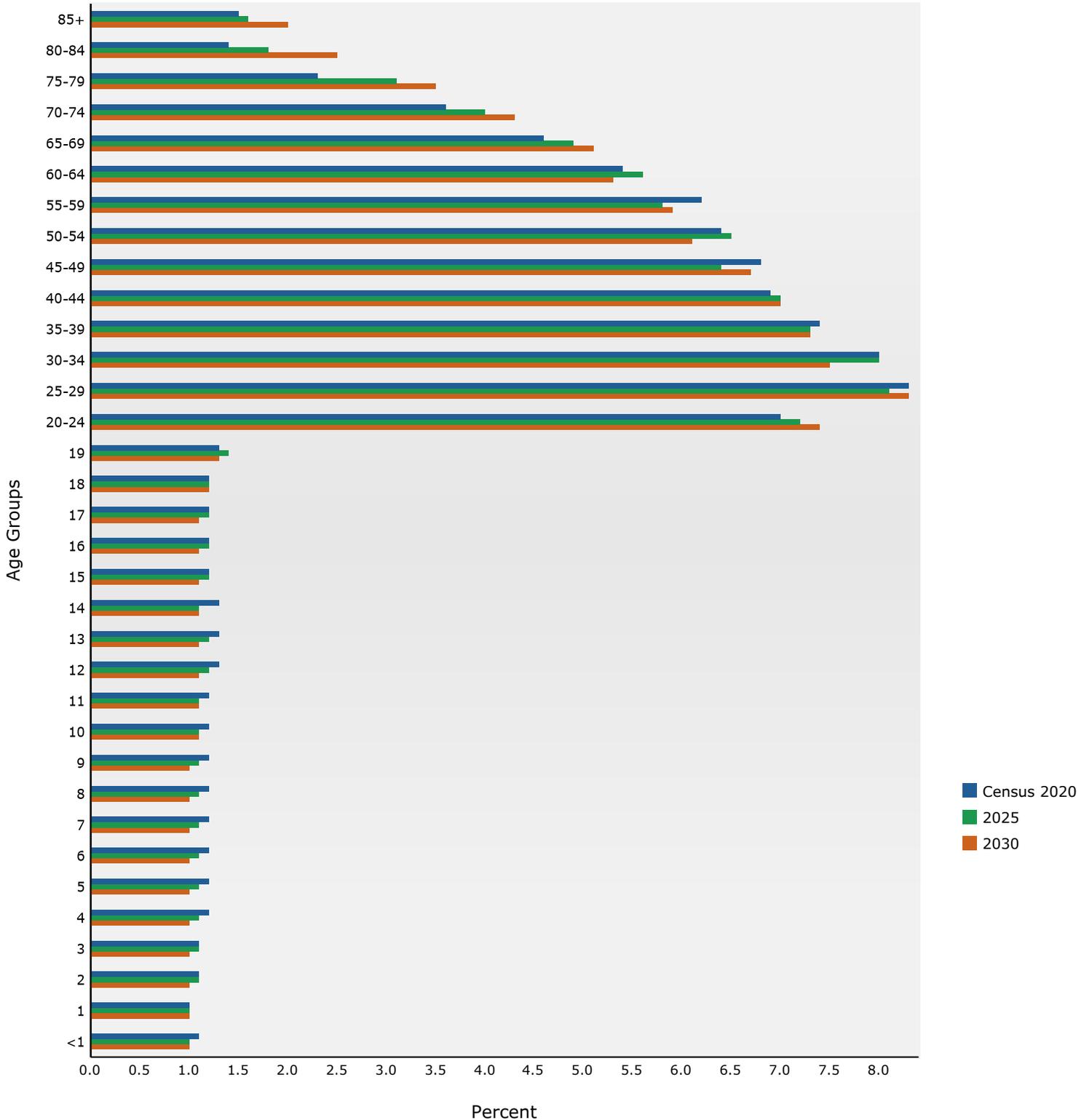
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Detailed Age Profile

1300 Montreal Rd, Tucker, Georgia, 30084 2
 1300 Montreal Rd, Tucker, Georgia, 30084
 Ring: 20 mile radius

Prepared by Esri
 Latitude: 33.82247
 Longitude: -84.25120

Female Population by Detailed Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



Community Profile

1300 Montreal Rd, Tucker, Georgia, 30084 2
 1300 Montreal Rd, Tucker, Georgia, 30084
 Rings: 20 mile radii

Prepared by Esri
 Latitude: 33.82247
 Longitude: -84.25120

20 miles

Population Summary	
2010 Total Population	2,745,287
2020 Total Population	3,099,075
2020 Group Quarters	55,518
2025 Total Population	3,213,330
2025 Group Quarters	57,371
2030 Total Population	3,284,590
2025-2030 Annual Rate	0.44%
2025 Total Daytime Population	3,641,631
Workers	2,114,438
Residents	1,527,193
Household Summary	
2010 Households	1,054,204
2010 Average Household Size	2.55
2020 Total Households	1,208,015
2020 Average Household Size	2.52
2025 Households	1,271,041
2025 Average Household Size	2.48
2030 Households	1,311,638
2030 Average Household Size	2.46
2025-2030 Annual Rate	0.63%
2010 Families	652,278
2010 Average Family Size	3.22
2025 Families	749,292
2025 Average Family Size	3.26
2030 Families	764,214
2030 Average Family Size	3.25
2025-2030 Annual Rate	0.40%
Housing Unit Summary	
2000 Housing Units	993,361
Owner Occupied Housing Units	55.0%
Renter Occupied Housing Units	39.5%
Vacant Housing Units	5.5%
2010 Housing Units	1,191,673
Owner Occupied Housing Units	51.0%
Renter Occupied Housing Units	37.5%
Vacant Housing Units	11.5%
2020 Housing Units	1,303,381
Owner Occupied Housing Units	49.5%
Renter Occupied Housing Units	43.2%
Vacant Housing Units	7.3%
2025 Housing Units	1,369,662
Owner Occupied Housing Units	51.1%
Renter Occupied Housing Units	41.7%
Vacant Housing Units	7.2%
2030 Housing Units	1,415,021
Owner Occupied Housing Units	51.6%
Renter Occupied Housing Units	41.1%
Vacant Housing Units	7.3%

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 16, 2025



Community Profile

1300 Montreal Rd, Tucker, Georgia, 30084 2
 1300 Montreal Rd, Tucker, Georgia, 30084
 Rings: 20 mile radii

Prepared by Esri
 Latitude: 33.82247
 Longitude: -84.25120

20 miles

2025 Households by Income

Household Income Base	1,271,021
<\$15,000	8.0%
\$15,000 - \$24,999	5.1%
\$25,000 - \$34,999	5.5%
\$35,000 - \$49,999	8.9%
\$50,000 - \$74,999	15.1%
\$75,000 - \$99,999	12.1%
\$100,000 - \$149,999	17.6%
\$150,000 - \$199,999	10.2%
\$200,000+	17.5%
Average Household Income	\$131,968

2030 Households by Income

Household Income Base	1,311,618
<\$15,000	7.1%
\$15,000 - \$24,999	4.1%
\$25,000 - \$34,999	4.4%
\$35,000 - \$49,999	7.7%
\$50,000 - \$74,999	13.7%
\$75,000 - \$99,999	11.6%
\$100,000 - \$149,999	18.5%
\$150,000 - \$199,999	11.6%
\$200,000+	21.2%
Average Household Income	\$146,414

2025 Owner Occupied Housing Units by Value

Total	699,453
<\$50,000	1.9%
\$50,000 - \$99,999	1.4%
\$100,000 - \$149,999	2.1%
\$150,000 - \$199,999	3.9%
\$200,000 - \$249,999	5.9%
\$250,000 - \$299,999	8.7%
\$300,000 - \$399,999	21.7%
\$400,000 - \$499,999	16.9%
\$500,000 - \$749,999	22.1%
\$750,000 - \$999,999	9.0%
\$1,000,000 - \$1,499,999	3.9%
\$1,500,000 - \$1,999,999	1.1%
\$2,000,000 +	1.3%
Average Home Value	\$514,874

2030 Owner Occupied Housing Units by Value

Total	729,859
<\$50,000	1.1%
\$50,000 - \$99,999	0.5%
\$100,000 - \$149,999	0.8%
\$150,000 - \$199,999	1.6%
\$200,000 - \$249,999	3.2%
\$250,000 - \$299,999	6.4%
\$300,000 - \$399,999	20.0%
\$400,000 - \$499,999	18.8%
\$500,000 - \$749,999	27.9%
\$750,000 - \$999,999	12.0%
\$1,000,000 - \$1,499,999	5.3%
\$1,500,000 - \$1,999,999	1.3%
\$2,000,000 +	1.2%
Average Home Value	\$578,522

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 16, 2025



Community Profile

1300 Montreal Rd, Tucker, Georgia, 30084 2
 1300 Montreal Rd, Tucker, Georgia, 30084
 Rings: 20 mile radii

Prepared by Esri
 Latitude: 33.82247
 Longitude: -84.25120

20 miles

Median Household Income	
2025	\$88,738
2030	\$102,642
Median Home Value	
2025	\$425,579
2030	\$487,430
Per Capita Income	
2025	\$52,247
2030	\$58,510
Median Age	
2010	34.1
2020	35.7
2025	36.7
2030	37.7
2020 Population by Age	
Total	3,099,075
0 - 4	5.7%
5 - 9	6.2%
10 - 14	6.7%
15 - 24	13.8%
25 - 34	16.5%
35 - 44	14.2%
45 - 54	13.2%
55 - 64	11.5%
65 - 74	7.6%
75 - 84	3.3%
85 +	1.2%
18 +	77.4%
2025 Population by Age	
Total	3,213,330
0 - 4	5.5%
5 - 9	5.8%
10 - 14	6.0%
15 - 24	13.8%
25 - 34	16.4%
35 - 44	14.5%
45 - 54	12.8%
55 - 64	11.3%
65 - 74	8.3%
75 - 84	4.4%
85 +	1.3%
18 +	79.0%
2030 Population by Age	
Total	3,284,592
0 - 4	5.4%
5 - 9	5.3%
10 - 14	5.7%
15 - 24	13.4%
25 - 34	16.2%
35 - 44	14.5%
45 - 54	12.7%
55 - 64	11.0%
65 - 74	8.9%
75 - 84	5.3%
85 +	1.6%
18 +	80.3%

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

August 16, 2025

Community Profile

1300 Montreal Rd, Tucker, Georgia, 30084 2
 1300 Montreal Rd, Tucker, Georgia, 30084
 Rings: 20 mile radii

Prepared by Esri
 Latitude: 33.82247
 Longitude: -84.25120

20 miles	
2020 Population by Sex	
Males	1,493,079
Females	1,605,996
2025 Population by Sex	
Males	1,568,289
Females	1,645,041
2030 Population by Sex	
Males	1,598,210
Females	1,686,380
2010 Population by Race/Ethnicity	
Total	2,745,288
White Alone	44.5%
Black Alone	39.5%
American Indian Alone	0.4%
Asian Alone	7.0%
Pacific Islander Alone	0.1%
Some Other Race Alone	5.9%
Two or More Races	2.6%
Hispanic Origin	13.2%
Diversity Index	72.0
2020 Population by Race/Ethnicity	
Total	3,099,075
White Alone	35.4%
Black Alone	39.1%
American Indian Alone	0.6%
Asian Alone	9.1%
Pacific Islander Alone	0.0%
Some Other Race Alone	7.7%
Two or More Races	8.1%
Hispanic Origin	14.5%
Diversity Index	77.5
2025 Population by Race/Ethnicity	
Total	3,213,330
White Alone	33.4%
Black Alone	39.7%
American Indian Alone	0.6%
Asian Alone	9.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	8.0%
Two or More Races	8.4%
Hispanic Origin	15.0%
Diversity Index	78.2
2030 Population by Race/Ethnicity	
Total	3,284,590
White Alone	31.7%
Black Alone	39.9%
American Indian Alone	0.6%
Asian Alone	10.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	8.3%
Two or More Races	8.8%
Hispanic Origin	15.6%
Diversity Index	79.0

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.

20 miles

2020 Population by Relationship and Household Type

Total	3,099,075
In Households	98.2%
Householder	39.0%
Opposite-Sex Spouse	14.9%
Same-Sex Spouse	0.3%
Opposite-Sex Unmarried Partner	2.3%
Same-Sex Unmarried Partner	0.3%
Biological Child	27.5%
Adopted Child	0.5%
Stepchild	0.9%
Grandchild	2.4%
Brother or Sister	1.7%
Parent	1.6%
Parent-in-law	0.3%
Son-in-law or Daughter-in-law	0.4%
Other Relatives	2.0%
Foster Child	0.1%
Other Nonrelatives	4.2%
In Group Quarters	1.8%
Institutionalized	0.7%
Noninstitutionalized	1.1%

2025 Population 25+ by Educational Attainment

Total	2,215,338
Less than 9th Grade	4.0%
9th - 12th Grade, No Diploma	4.3%
High School Graduate	16.6%
GED/Alternative Credential	2.5%
Some College, No Degree	14.2%
Associate Degree	7.8%
Bachelor's Degree	30.1%
Graduate/Professional Degree	20.5%

2025 Population 15+ by Marital Status

Total	2,657,881
Never Married	41.3%
Married	44.8%
Widowed	4.0%
Divorced	10.0%

2025 Civilian Population 16+ in Labor Force

Civilian Population 16+	1,775,827
Population 16+ Employed	95.8%
Population 16+ Unemployment rate	4.2%
Population 16-24 Employed	11.9%
Population 16-24 Unemployment rate	10.0%
Population 25-54 Employed	67.6%
Population 25-54 Unemployment rate	3.1%
Population 55-64 Employed	14.5%
Population 55-64 Unemployment rate	4.2%
Population 65+ Employed	6.1%
Population 65+ Unemployment rate	4.3%



Community Profile

1300 Montreal Rd, Tucker, Georgia, 30084 2
 1300 Montreal Rd, Tucker, Georgia, 30084
 Rings: 20 mile radii

Prepared by Esri
 Latitude: 33.82247
 Longitude: -84.25120

20 miles

2025 Employed Population 16+ by Industry

Total	1,701,007
Agriculture/Mining	0.2%
Construction	6.1%
Manufacturing	6.1%
Wholesale Trade	2.4%
Retail Trade	9.8%
Transportation/Utilities	7.0%
Information	3.2%
Finance/Insurance/Real Estate	7.9%
Services	53.1%
Public Administration	4.2%

2025 Employed Population 16+ by Occupation

Total	1,701,008
White Collar	69.4%
Management/Business/Financial	23.1%
Professional	27.6%
Sales	9.0%
Administrative Support	9.7%
Services	14.0%
Blue Collar	16.6%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	4.1%
Installation/Maintenance/Repair	1.9%
Production	3.1%
Transportation/Material Moving	7.5%

2020 Households by Type

Total	1,208,015
Married Couple Households	39.1%
With Own Children <18	16.8%
Without Own Children <18	22.4%
Cohabiting Couple Households	6.6%
With Own Children <18	2.0%
Without Own Children <18	4.6%
Male Householder, No Spouse/Partner	21.0%
Living Alone	13.8%
65 Years and over	2.5%
With Own Children <18	1.7%
Without Own Children <18, With Relatives	3.0%
No Relatives Present	2.5%
Female Householder, No Spouse/Partner	33.3%
Living Alone	16.8%
65 Years and over	5.4%
With Own Children <18	6.9%
Without Own Children <18, With Relatives	7.8%
No Relatives Present	1.9%

2020 Households by Size

Total	1,208,015
1 Person Household	30.5%
2 Person Household	30.0%
3 Person Household	15.7%
4 Person Household	13.1%
5 Person Household	6.2%
6 Person Household	2.7%
7 + Person Household	1.8%

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

August 16, 2025



Community Profile

1300 Montreal Rd, Tucker, Georgia, 30084 2
 1300 Montreal Rd, Tucker, Georgia, 30084
 Rings: 20 mile radii

Prepared by Esri
 Latitude: 33.82247
 Longitude: -84.25120

20 miles

2020 Households by Tenure and Mortgage Status

Total	1,208,015
Owner Occupied	53.4%
Owned with a Mortgage/Loan	41.2%
Owned Free and Clear	12.2%
Renter Occupied	46.6%

2025 Affordability, Mortgage and Wealth

Housing Affordability Index	77
Percent of Income for Mortgage	30.0%
Wealth Index	108

2020 Housing Units By Urban/ Rural Status

Total	1,303,381
Urban Housing Units	99.4%
Rural Housing Units	0.6%

2020 Population By Urban/ Rural Status

Total	3,099,075
Urban Population	99.3%
Rural Population	0.7%

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 16, 2025



Community Profile

1300 Montreal Rd, Tucker, Georgia, 30084 2
 1300 Montreal Rd, Tucker, Georgia, 30084
 Rings: 20 mile radii

Prepared by Esri
 Latitude: 33.82247
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20 miles

Top 3 Tapestry Segments

1. Metro Renters (D4)
2. Modern Minds (D3)
3. Family Foundations (C4)

2025 Consumer Spending

Apparel & Services: Total \$	\$3,685,219,922
Average Spent	\$2,899.37
Spending Potential Index	118
Education: Total \$	\$2,613,530,541
Average Spent	\$2,056.21
Spending Potential Index	115
Entertainment/Recreation: Total \$	\$5,797,800,033
Average Spent	\$4,561.46
Spending Potential Index	111
Food at Home: Total \$	\$10,832,753,797
Average Spent	\$8,522.74
Spending Potential Index	114
Food Away from Home: Total \$	\$6,146,176,488
Average Spent	\$4,835.55
Spending Potential Index	117
Health Care: Total \$	\$10,643,098,129
Average Spent	\$8,373.53
Spending Potential Index	108
HH Furnishings & Equipment: Total \$	\$4,173,416,999
Average Spent	\$3,283.46
Spending Potential Index	113
Personal Care Products & Services: Total \$	\$1,560,867,395
Average Spent	\$1,228.02
Spending Potential Index	117
Shelter: Total \$	\$39,193,394,732
Average Spent	\$30,835.67
Spending Potential Index	116
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,503,218,554
Average Spent	\$3,542.94
Spending Potential Index	107
Travel: Total \$	\$5,060,793,439
Average Spent	\$3,981.61
Spending Potential Index	110
Vehicle Maintenance & Repairs: Total \$	\$1,950,971,963
Average Spent	\$1,534.94
Spending Potential Index	114

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.

August 16, 2025

Net Worth Profile

1300 Montreal Rd, Tucker, Georgia, 30084



Ring: 20 mile radius

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	3,099,075	3,213,330	3,284,590	71,260	0.44%
Median Age	35.7	36.7	37.7	1.0	0.54%
Households	1,208,015	1,271,041	1,311,638	40,597	0.63%
Average Household Size	2.52	2.48	2.46	-0.02	-0.16%

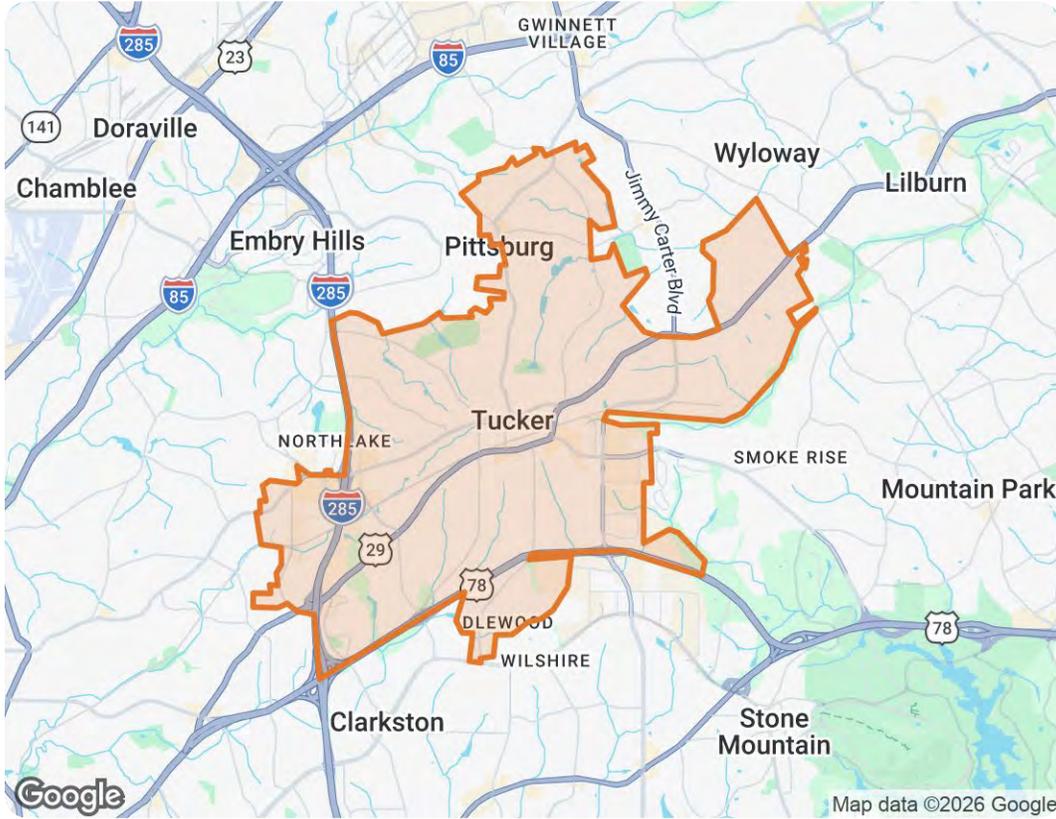
2024 Households by Net Worth	Number	Percent
Total	1,271,021	100.0%
<\$15,000	277,201	21.8%
\$15,000-\$34,999	98,445	7.8%
\$35,000-\$49,999	36,983	2.9%
\$50,000-\$74,999	59,906	4.7%
\$75,000-\$99,999	49,722	3.9%
\$100,000-\$149,999	74,016	5.8%
\$150,000-\$249,999	104,396	8.2%
\$250,000-\$499,999	160,494	12.6%
\$500,000-\$999,999	136,685	10.8%
\$1,000,000-\$1,499,999	74,143	5.8%
\$1,500,000-\$1,999,999	33,080	2.6%
\$2,000,000+	165,951	13.1%
Median Net Worth	\$179,956	
Average Net Worth	\$1,300,575	
Wealth Index	108	

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.

2024 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	53,791	240,096	255,490	237,786	210,829	164,038	108,991
<\$15,000	29,824	84,972	64,070	35,698	29,612	20,356	12,669
\$15,000-\$34,999	9,058	27,885	27,221	16,032	9,092	6,054	3,103
\$35,000-\$49,999	1,293	12,491	9,392	6,852	3,018	3,026	912
\$50,000-\$74,999	931	18,734	13,517	11,577	5,551	5,710	3,886
\$75,000-\$99,999	1,016	11,184	11,784	9,096	7,068	5,188	4,386
\$100,000-\$149,999	1,472	16,227	14,786	14,157	12,307	8,690	6,376
\$150,000-\$249,999	4,267	20,053	19,985	22,463	14,058	12,912	10,658
\$250,000-\$499,999	5,299	26,977	29,401	31,947	27,651	21,649	17,569
\$500,000-\$999,999	406	15,658	27,538	30,633	22,336	23,742	16,371
\$1000000+	224	5,914	37,797	59,332	80,136	56,710	33,062
Median Net Worth	\$13,527	\$42,783	\$104,687	\$264,714	\$460,570	\$472,726	\$400,356
Average Net Worth	\$76,976	\$160,277	\$767,272	\$1,325,170	\$2,115,682	\$2,487,422	\$2,249,910

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.

Tucker, GA 30084



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✉️ eanaya@bullrealty.com

🌐 <https://www.bullrealty.com>



Placekey: zzz@090-x/c-x3z

USPS Delivery Point V

Validation:

Delivery Point Validation Codes:

Delivery Point Validation Codes: YNNNN

Delivery Point Validation Codes:

Delivery Point Validation Codes:

Delivery Point Validation Codes: AABB

Notes:

Delivery Point Match Type: S

Match Type:

CASS Error Codes: A1

Residential Delivery Indicator: Y

USPS Vacancy Indicator: N

USPS Vacancy Indicator:

USPS Vacancy Indicator Date: 2025-12-01

Land Use Code: 2000.0

Activity:

Land Use Code: Shopping, business, or trade

Description:

Activity:

Land Use Code: 2000.0

Function:

Land Use Code: General sales or services

Description:

Function:

Land Use Code: 2000.0

Structure:

Land Use Code: Commercial buildings and other specialized structures

Description:

Structure:

Land Use Code: 6000.0

Code: Site:

Land Use Code: Developed site with buildings

Description:

Site:

Land Use Code: 1500.0

Ownership:

Land Use Code: Businesses and commercial entities

Description:

Ownership:

Housing Affordability Index: 100.0

Population Density: 2612.6

Population Growth (CAGR) past 5 years: 1.72

Population Growth (CAGR) next 5 years: 1.04

Housing Units: 1.6

Zip Code:

Latitude: 33.822251

Longitude: -84.251066

Census 2020 Tract: 13089022001

Census 2020 Block: 130890220011010

Census 2020 Blockgroup: 130890220011

Census Zip Code: 30084

Tabulation Area:

CVT Tax Code: 90

CVT Tax Description: TUCKER

Classdscrp: C3

Creation Date: 1527538477000

Dimensions: 196 X 131 X 315 X 262 X 105 X 165 X 116

Frontage: 196.0

Last Updated By: TWLUCKY

Reason Code: AF

Status: 7

State: GA

Parcel Key: 391621

Postal City: MCKINNEY, TX 75070

State Zip: a6af70ff-b7b4-4cb1-aa69-7562efba46d9

Regrid UUID: 2.39385

Calculated Acres: 42456

Building Area: TOTAL AREA

Area Building Definition:

Last Ownership Transfer Date: 2005-06-08

Calculated Parcel Sq Ft: 104278

Federal Qualified Opportunity Zone: No

Population Growth (CAGR) past 5 years: 1.72

Population Growth (CAGR) next 5 years: 1.04

Housing Units: 1.6

Population Growth (CAGR) past 5 years: 1.72

Population Growth (CAGR) next 5 years: 1.04

Housing Units: 1.6

**Growth
(CAGR) past 5
years:
Housing Units** 0.35
**Growth
(CAGR) next 5
years:
Median
Household
Income
Growth
(CAGR) next 5
years:
Median
Household
Income
(current
year):
Distance to
Transmission
line:** 3.19
88966.0
0.0

Tucker, GA 30084

Trade Area Summary

Attribute Summary for Tucker, GA 30084

Median Household Income

\$87,115

Source: 2024/2029 Income (Esri)

Median Age

39.0

Source: 2024/2029 Age: 5 Year Increments (Esri)

Total Population

42,479

Source: 2024 Age: 1 Year Increments (Esri)

1st Dominant Segment

Parks and Rec

Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area?

**GenXurban**

Gen X in middle age; families with fewer kids and a mortgage

URBANIZATION - Where do people like this usually live?

**Suburban Periphery**

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Parks and Rec	Exurbanites	Bright Young Professionals	Metro Fusion	In Style
% of Households	2,463 (15.4%)	2,459 (15.3%)	1,935 (12.1%)	1,874 (11.7%)	1,377 (8.6%)
Lifestyle Group	GenXurban	Affluent Estates	Middle Ground	Midtown Singles	GenXurban
Urbanization Group	Suburban Periphery	Suburban Periphery	Urban Periphery	Urban Periphery	Metro Cities
Residence Type	Single Family	Single Family	Single Family; Multi-Units	Multi-Unit Rentals; Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Singles	Married Couples w/No Kids
Average Household Size	2.46	2.49	2.37	2.51	2.32
Median Age	40.9	49.5	34.7	32.4	41.7
Diversity Index	64.1	48.8	76	86.9	51.5
Median Household Income	\$82,500	\$133,800	\$74,200	\$52,200	\$97,100
Median Net Worth	\$267,000	\$982,600	\$102,300	\$21,500	\$354,300
Median Home Value	\$327,400	\$609,700	\$337,700	\$259,800	\$390,100
Homeownership	71.4%	85.9%	45.9%	26.7%	69.8%
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services	Professional or Mgmt/Bus/Financial
Education	High School Diploma	Bachelor's Degree	Some College No Degree	High School Diploma	Bachelor's Degree
Preferred Activities	Take advantage of local parks and recreational activities. Choose to vacation within the US.	Gardening and home improvement are priorities. Active in their communities.	Go to bars/clubs; attend concerts. Eat at fast food, family restaurants.	Football and weight lifting are popular activities. Look to impress with fashion and electronics.	Support arts, concerts, theaters, museums. Prefer organic foods, grow their own vegetables.
Financial	Financially shrewd	Rely on financial planners and extensive reading	Own retirement savings and student loans	Spend on what's hot unless saving for something specific	Variety of investments often managed by a financial planner
Media	Watch Animal Planet, Discovery, History Channel	Well-connected and use the internet to stay current	Get most of their information from the Internet	Listen to R&B, rap, Latin, reggae music	Connected and knowledgeable via smartphones



Tucker, GA 30084

Consumer Segmentation

Top Tapestry Segments	Parks and Rec	Exurbanites	Bright Young Professionals	Metro Fusion	In Style
Vehicle	Buy SUVs or trucks	Choose late-model luxury cars, SUVs	Own newer cars	Owns used vehicles	Partial to late model SUVs and compact SUVs

Consumer Segment Details

About this segment

Parks and Rec

Ranked

1st

dominant segment for this area

In this area

15.4%

of households fall into this segment

In the United States

2.0%

of households fall into this segment

Who Are They?

These suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

Neighborhood

- Homes are primarily owner occupied, single-family residences built prior to 1970; town homes and duplexes are scattered through the neighborhoods.
- Both median home value and average rent are close to the national level.
- Households by type mirror the US distribution; married couples, more without children, dominate. Average household size is slightly lower at 2.51, but this market is also a bit older.

Socioeconomic Traits

- More than half of the population is college educated.
- Older residents draw Social Security and retirement income.
- The work force is diverse: professionals in health care, retail trade, and education, or skilled workers in manufacturing and construction.
- This is a financially shrewd market; consumers are careful to research their big-ticket purchases.
- When planning trips, they search for discounted airline fares and hotels and choose to vacation within the US.
- These residents tend to use their cell phones for calls and texting only.

Market Profile

- Cost and practicality come first when purchasing a vehicle; Parks and Rec residents are more likely to buy SUVs or trucks over compact or subcompact vehicles.
- Budget-conscious consumers stock up on staples at warehouse clubs.
- Pass time at home watching documentaries on Animal Planet, Discovery, or History channels. For an outing, they choose to dine out at family-style restaurants and attend movies.
- Convenience is important in the kitchen; they regularly use frozen or packaged main course meals. Ground coffee is preferred over coffee beans.
- Residents here take advantage of local parks and recreational activities. Their exercise routine is a balance of home-based exercise; a session at their local community gym; or a quick jog, swim, or run.

Tucker, GA 30084

Consumer Segment Details

About this segment

Exurbanites

Ranked

2nd

dominant segment
for this area

In this area

15.3%

of households fall
into this segment

In the United States

1.9%

of households fall
into this segment

Who Are They?

Exurbanites residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.

Neighborhood

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- A larger market of empty nesters, married couples with no children; average household size is 2.50.
- Primarily single-family homes with a high median value of \$423,400, most still carrying mortgages.
- Higher vacancy rate at 9%.

Socioeconomic Traits

- Residents are college educated; more than half have a bachelor's degree or higher; nearly 81% have some college education.
- This labor force is beginning to retire. 1 in 3 households currently receive Social Security or retirement income. Labor force participation has declined to less than 60%.
- More of the residents prefer self-employment or working from home.
- Consumers are more interested in quality than cost. They take pride in their homes and foster a sense of personal style.
- Exurbanites residents are well connected, using the Internet for everything from shopping to managing their finances.
- Sociable and hardworking, they still find time to stay physically fit.

Market Profile

- Exurbanites residents' preferred vehicles are late model luxury cars or SUVs.
- Active supporters of the arts and public television/radio.
- Attentive to ingredients, they prefer natural or organic products.
- Gardening and home improvement are priorities, but they also use a number of services, from home care and maintenance to personal care.
- Financially active with wide-ranging investments, these investors rely on financial planners, extensive reading, and the Internet to handle their money.

Tucker, GA 30084

Consumer Segment Details

About this segment

Bright Young Professionals

Ranked

3rd

dominant segment for this area

In this area

12.1%

of households fall into this segment

In the United States

2.3%

of households fall into this segment

Who Are They?

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

Neighborhood

- Approximately 57% of the households rent; 43% own their homes.
- Household type is primarily couples, married (or unmarried), with above average concentrations of both single-parent and single-person households.
- Multiunit buildings or row housing make up 56% of the housing stock (row housing, buildings with 5 –19 units); 43% built 1980–99.
- Average rent mirrors the US.
- Lower vacancy rate is at 8.2%.

Socioeconomic Traits

- Education completed: 35% with some college or an associate's degree, 33% with a bachelor's degree or higher.
- Labor force participation rate of 72% is higher than the US rate.
- These consumers are up on the latest technology.
- They get most of their information from the Internet.
- Concern about the environment impacts their purchasing decisions.

Market Profile

- Own retirement savings and student loans.
- Own newer computers (desktop, laptop, or both), iPods, and 2+ TVs.
- Go online and use mobile devices for banking, access YouTube or Facebook, visit blogs, download movies, and play games.
- Use cell phones to text, redeem mobile coupons, listen to music, and check for news and financial information.
- Find leisure going to bars/clubs, attending concerts, going to the beach.
- Enjoy a variety of sports, including backpacking, rock climbing, football, Pilates, running, and yoga.
- Eat out often at fast-food and family restaurants.

Tucker, GA 30084

Consumer Segment Details

About this segment

Metro Fusion

Ranked

4th

dominant segment
for this area

In this area

11.7%

of households fall
into this segment

In the United States

1.4%

of households fall
into this segment

Who Are They?

Metro Fusion is a young market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. Most residents live in midsize apartment buildings. Metro Fusion is a hardworking market with residents that are dedicated to climbing the ladders of their professional and social lives.

Neighborhood

- Over 60% of the homes are multiunit structures located in the urban periphery.
- Three-quarters of residents are renters, and rents are about thirteen percent less than the US average.
- Most housing units were built before 1990.
- Single-parent and single-person households make up over half of all households.

Socioeconomic Traits

- Younger residents are highly connected, while older residents do not have much use for the latest and greatest technology.
- They work hard to advance in their professions, including working weekends.
- They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.
- They spend money readily on what's hot unless saving for something specific.
- Social status is very important; they look to impress with fashion and electronics.

Market Profile

- Enjoy watching MTV, Spanish TV networks, and Tru TV.
- Listen to R&B, rap, Latin, and urban music.
- Football and weight lifting are popular activities.
- Shop at discount grocery stores, Family Dollar, and Walmart.
- Often eat frozen dinners, but when dining out prefer McDonald's, Taco Bell, Burger King, and Pizza Hut.

Tucker, GA 30084

Consumer Segment Details

About this segment

In Style

Ranked

5th

dominant segment
for this area

In this area

8.6%

of households fall
into this segment

In the United States

2.2%

of households fall
into this segment

Who Are They?

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

Neighborhood

- City dwellers of large metropolitan areas.
- Married couples, primarily with no children or single households; average household size at 2.35.
- Home ownership average at 68%; nearly half, 47%, mortgaged.
- Primarily single-family homes, in older neighborhoods (built before 1980) with a mix of town homes and smaller (5 –19 units) apartment buildings.
- Median home value at \$243,900.
- Vacant housing units at 8.6%.

Socioeconomic Traits

- College educated: 48% are graduates; 77% with some college education.
- Higher labor force participation rate is at 67% with proportionately more 2-worker households.
- Median household income of \$73,000 reveals an affluent market with income supplemented by investments and a substantial net worth.
- Connected and knowledgeable, they carry smartphones and use many of the features.
- Attentive to price, they use coupons, especially mobile coupons.

Market Profile

- Partial to late model SUVs: compact SUVs are gaining popularity.
- Homes integral part of their style; invest in home remodeling/maintenance, DIY or contractors; housekeeping hired.
- Prefer organic foods, including growing their own vegetables.
- Financially active, own a variety of investments often managed by a financial planner.
- Meticulous planners, both well insured and well invested in retirement savings.
- Generous with support of various charities and causes.
- Actively support the arts, theater, concerts, and museums.

Tucker, GA 30084

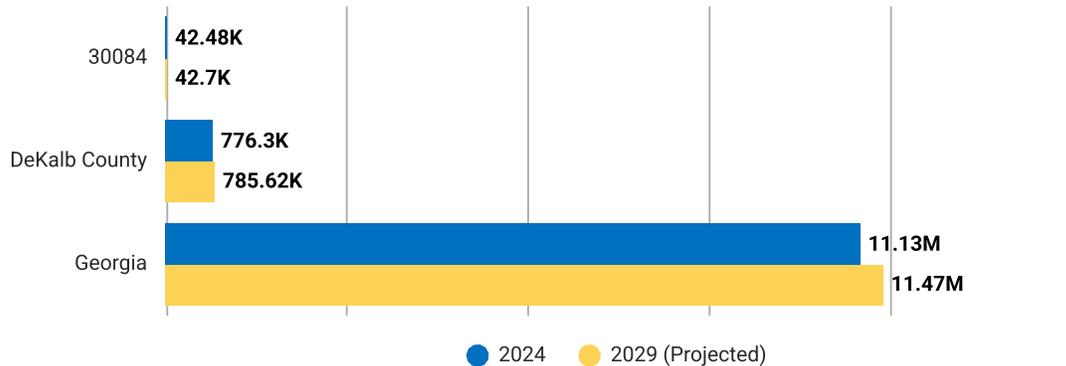
Population

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

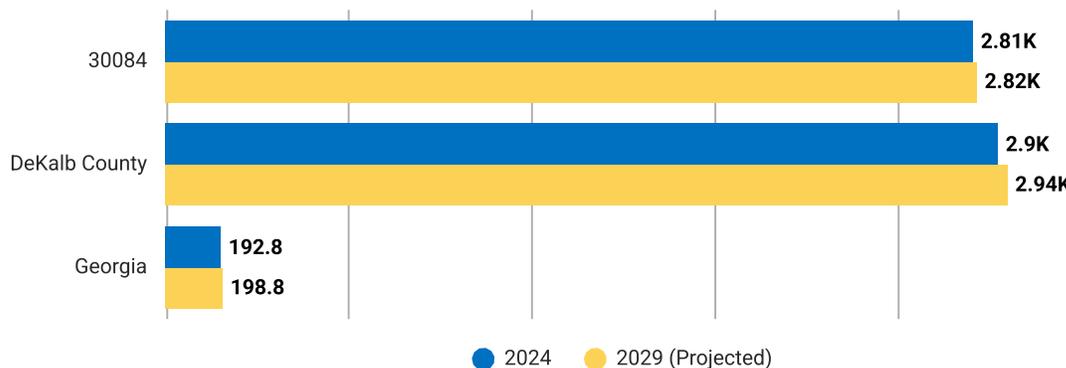
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



Tucker, GA 30084

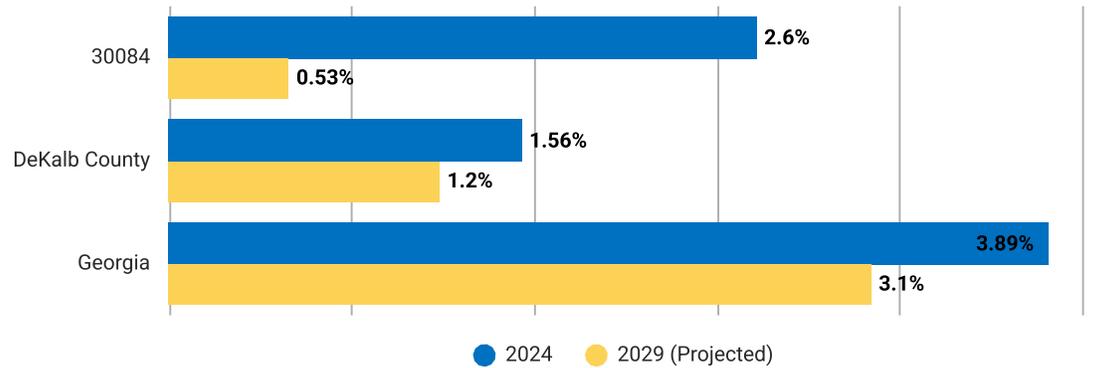
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



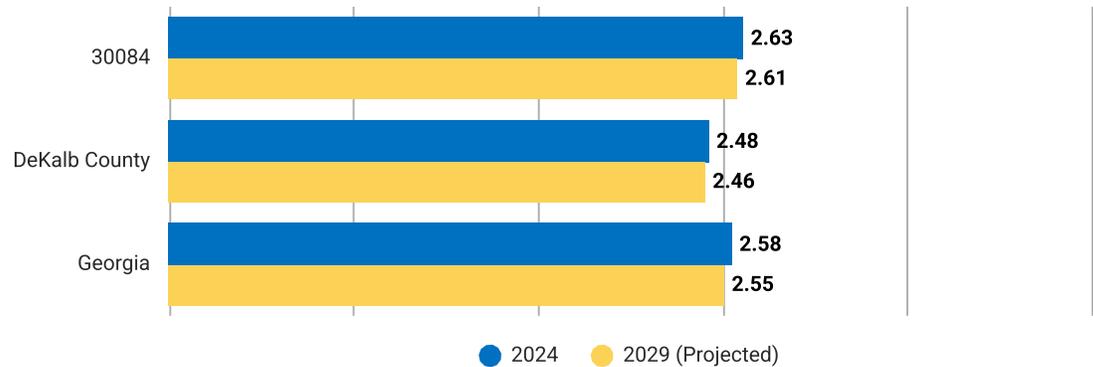
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2024, compared with other geographies.



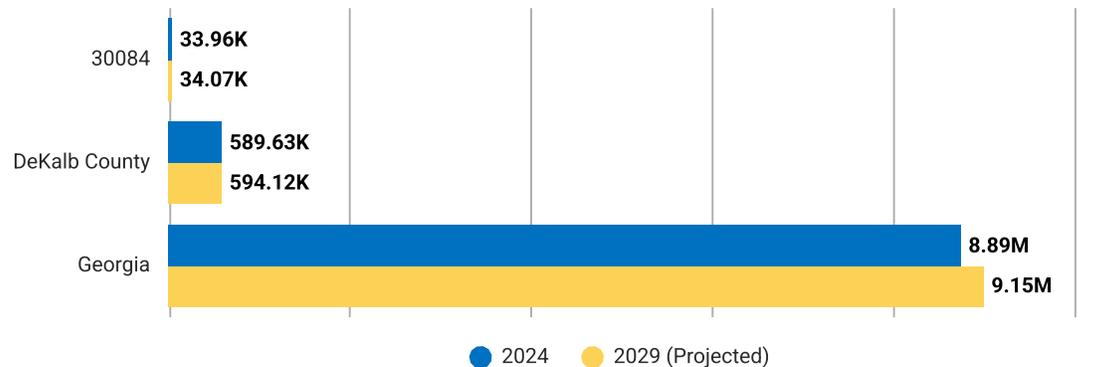
Average Household Size

This chart shows the average household size in an area, compared with other geographies.



Population Living in Family Households

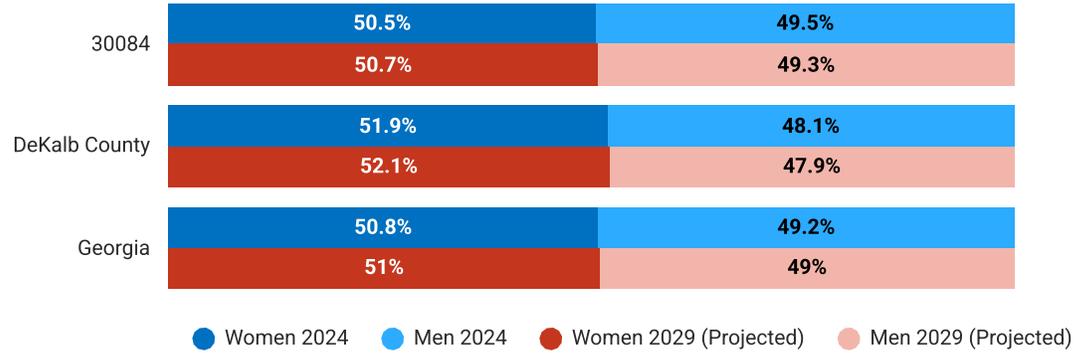
This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Tucker, GA 30084

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.



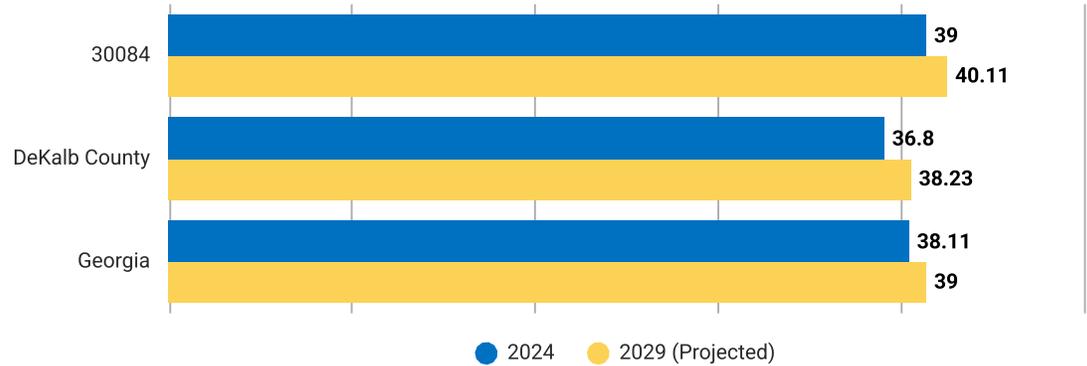
Age

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Median Age

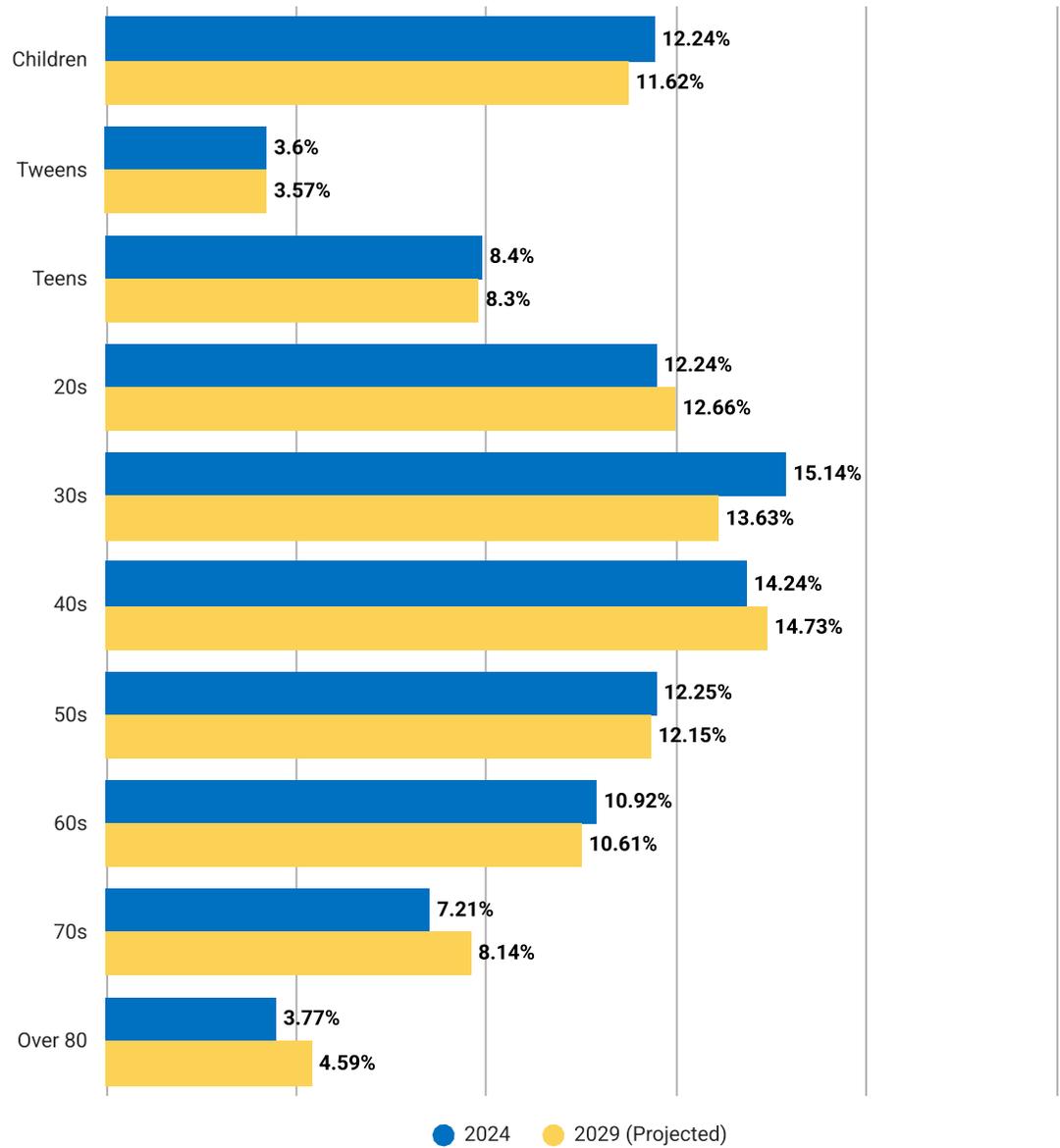
This chart shows the median age in an area, compared with other geographies.



Tucker, GA 30084

Population by Age

This chart breaks down the population of an area by age group.



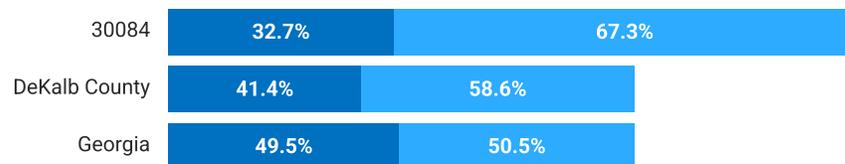
Married

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



Tucker, GA 30084

Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



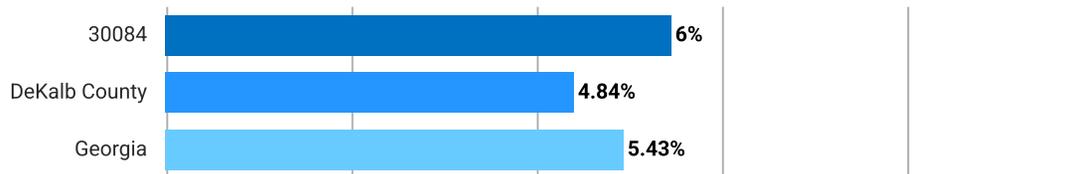
Married

This chart shows the number of people in an area who are married, compared with other geographies.



Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.



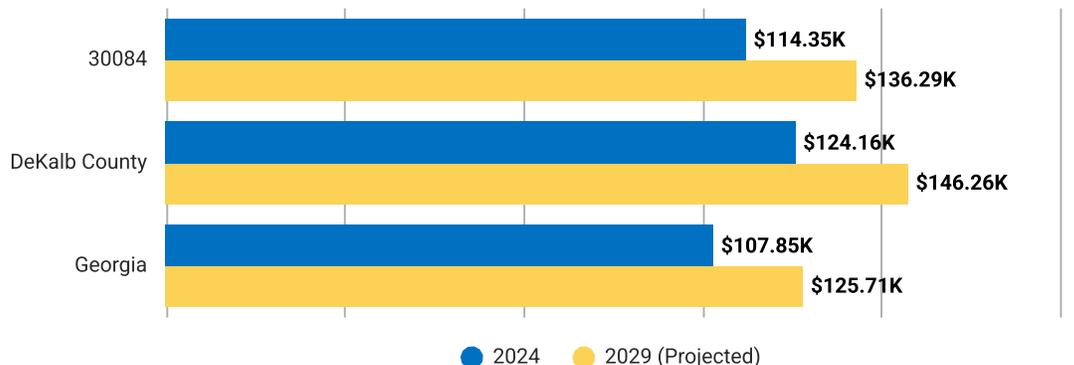
Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Average Household Income

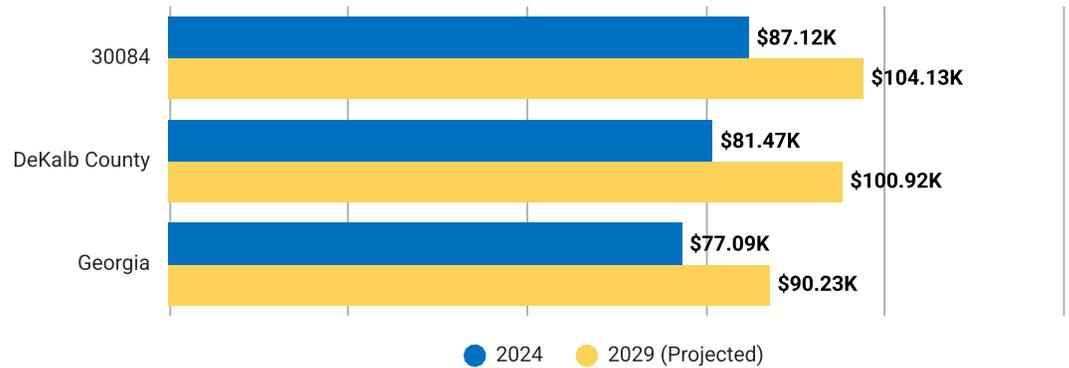
This chart shows the average household income in an area, compared with other geographies.



Tucker, GA 30084

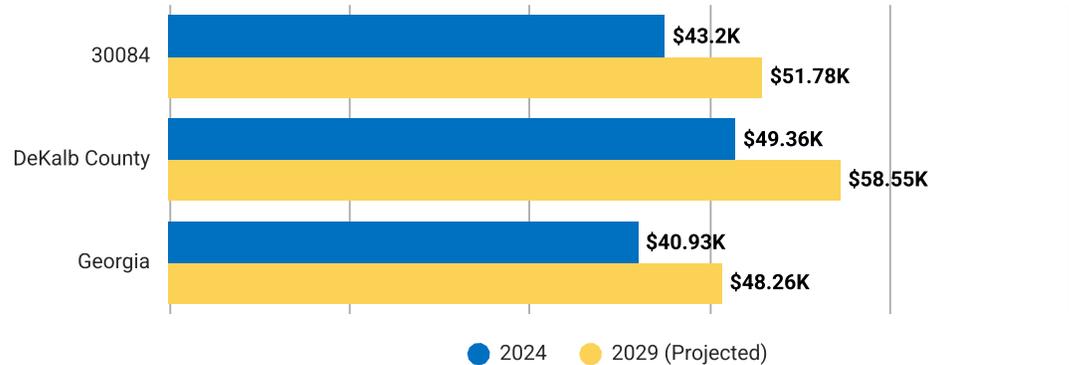
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



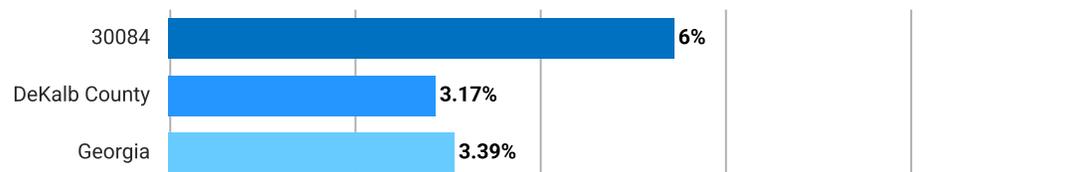
Education

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Less than 9th Grade

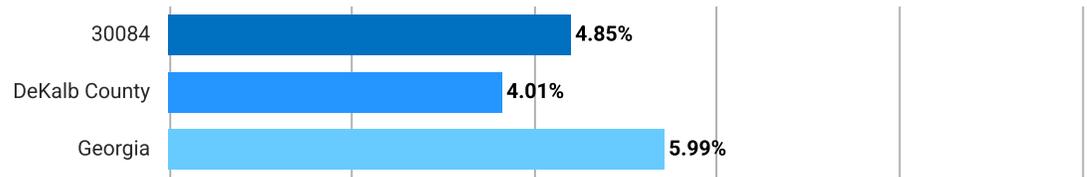
This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Tucker, GA 30084

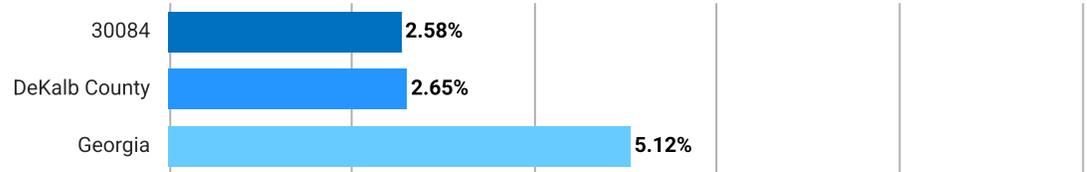
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Tucker, GA 30084

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

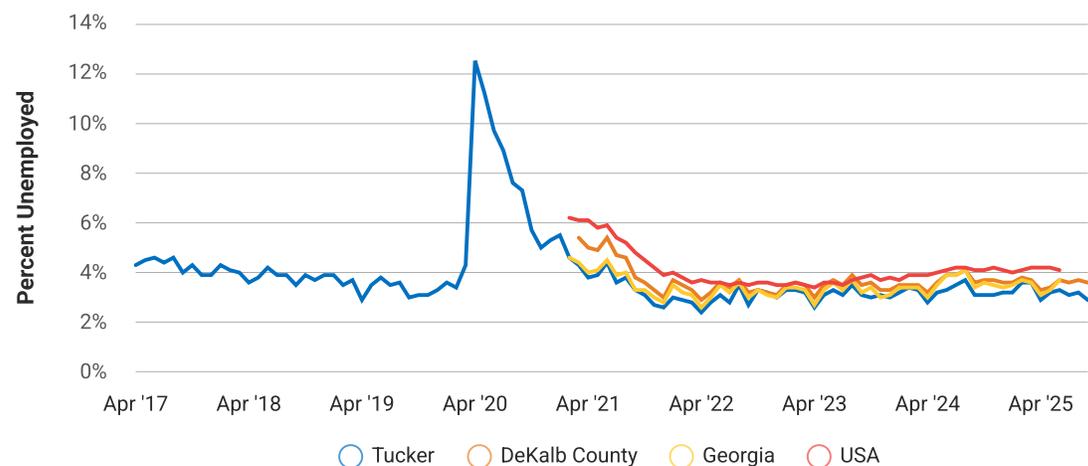


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



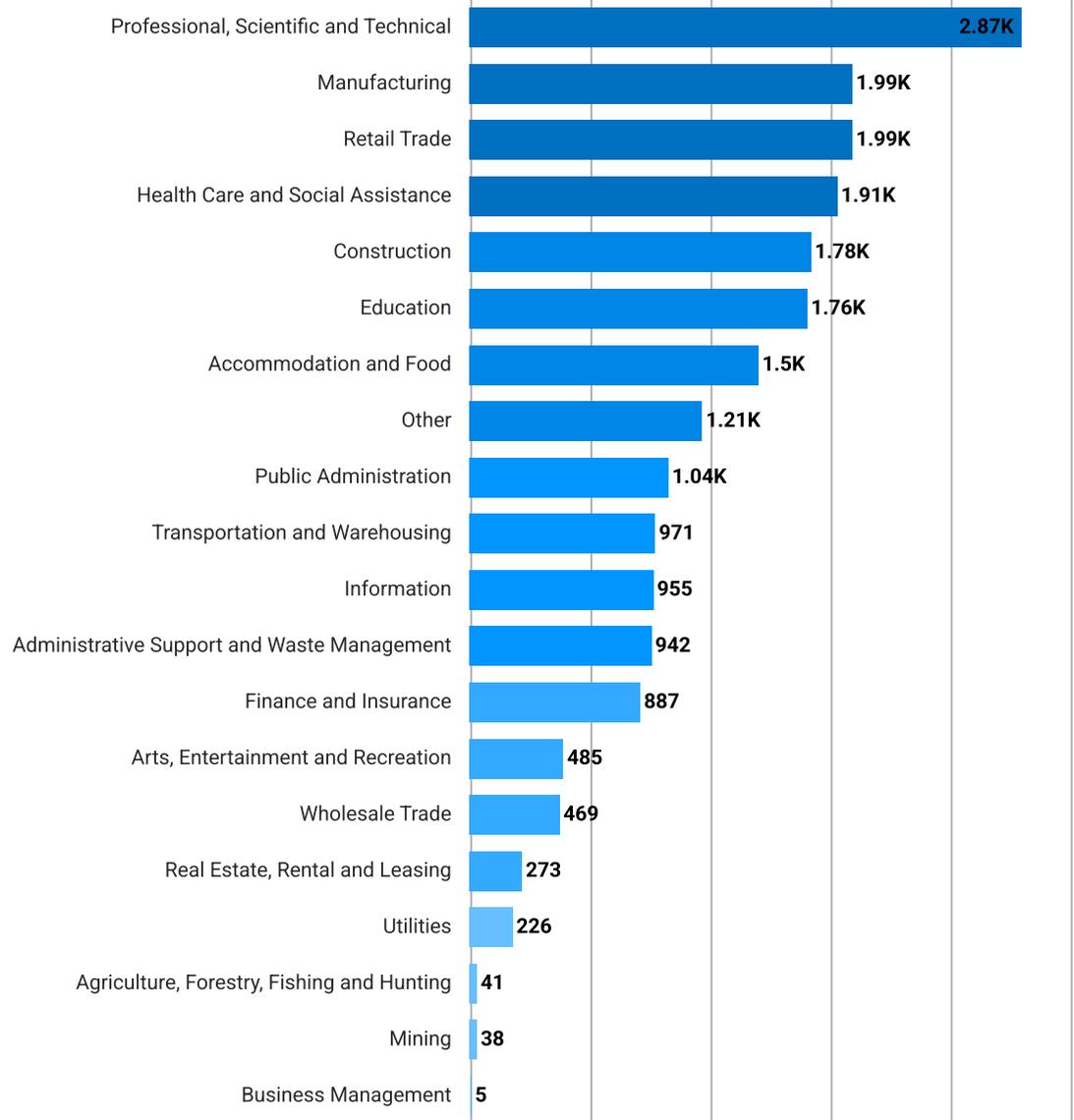
Tucker, GA 30084

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



Tucker, GA 30084

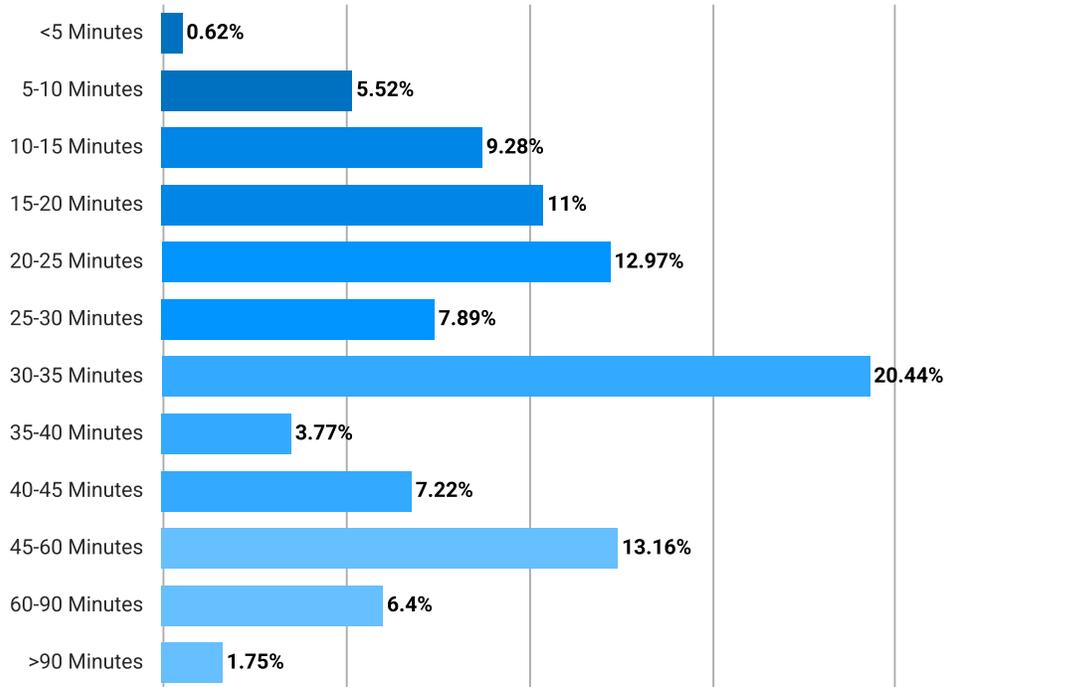
Commute to Work

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

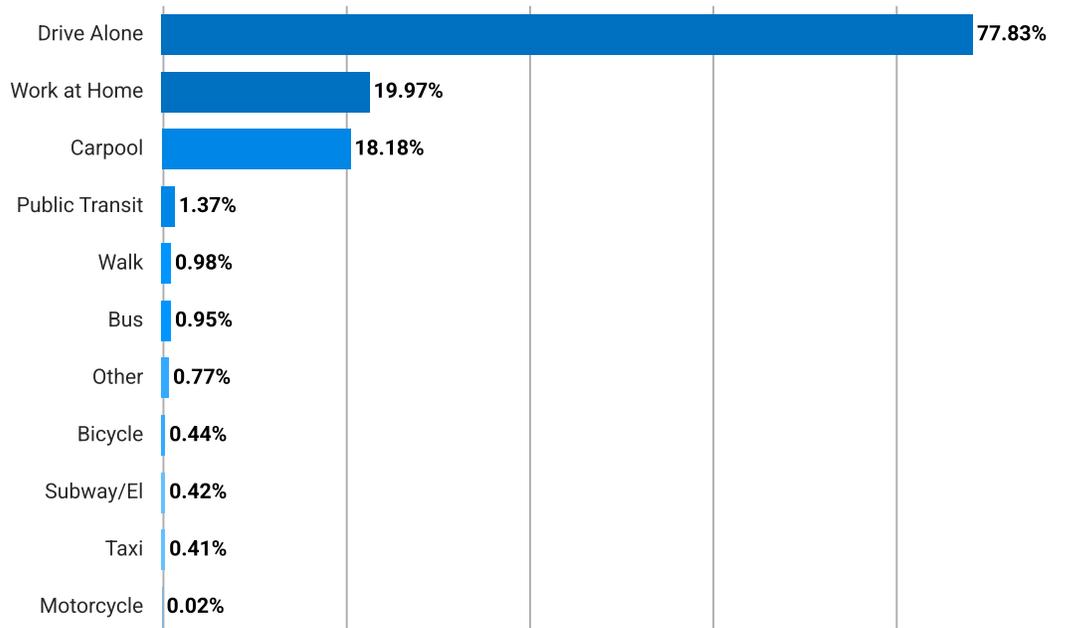


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually



Tucker, GA 30084

Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.



Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

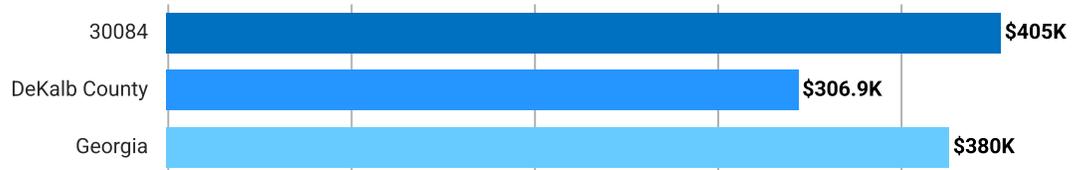


Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

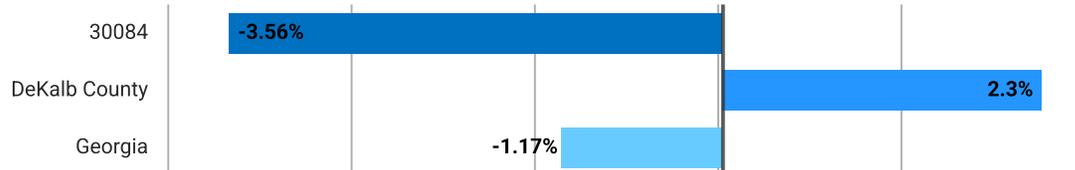


Source: Listing data

Update Frequency: Monthly

12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

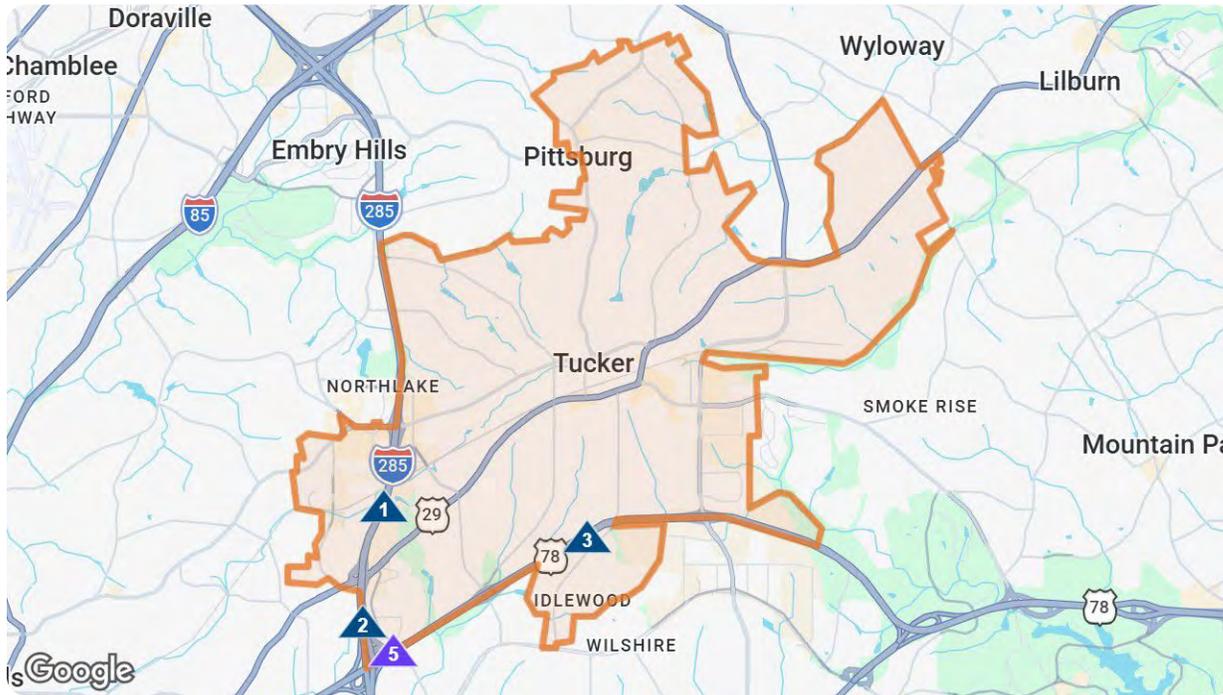


Source: Listing data

Update Frequency: Monthly

Tucker, GA 30084

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

▲ 1 206,566

Atlanta Bypass / The Perimeter

2025 Est. daily traffic counts

Cross: Lawrenceville Hwy

Cross Dir: S

Distance: 0.61 miles

Historical counts

Year	▲ Count	Type
2023	▲ 201,000	AADT
2022	▲ 195,000	AADT
2019	▲ 203,000	AADT
2018	▲ 192,000	AADT

▲ 2 198,469

I- 285

2025 Est. daily traffic counts

Cross: Lawrenceville Hwy

Cross Dir: N

Distance: 0.35 miles

Historical counts

Year	▲ Count	Type
2013	▲ 180,000	AADT
2010	▲ 187,550	AADT
2007	▲ 175,520	AADT
2005	▲ 180,450	AADT
2003	▲ 76,820	AADT

▲ 3 108,685

Stone Mountain Freeway

2025 Est. daily traffic counts

Cross: Idlewood Rd

Cross Dir: NE

Distance: 0.3 miles

Historical counts

Year	▲ Count	Type
2023	▲ 106,000	AADT
2022	▲ 105,000	AADT
2019	▲ 111,000	AADT
2018	▲ 100,000	AADT

▲ 4 39,650

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲ Count	Type
2022	▲ 38,500	AADT
2019	▲ 38,300	AADT

▲ 5 39,650

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲ Count	Type
2023	▲ 40,000	AADT
2018	▲ 38,100	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Tucker, GA 30084

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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ERNIE ANAYA, MBA

BROKER PROFILE



Ernie Anaya is President, Senior Housing & Behavioral Health at Bull Realty focusing in the Age Restricted Multifamily, Independent Living, Assisted Living/Memory Care, Skilled Nursing, Hospice, and Behavioral Health sectors. *2020, 2021, 2022, 2023, 2025, and 2026 Million Dollar Club*, Investment Properties, Atlanta Commercial Board of Realtors. **Fellow, Royal Anthropological Institute of Great Britain and Ireland** focusing on the anthropology of aging for senior housing.

Member of the National Association of Realtors, Atlanta Commercial Board of Realtors, Association of Professional Mergers & Acquisition Advisors, Assisted Living Association of Georgia, Registered Professional Member, National Association of Real Estate Appraisers, Academic Member, National Association of Appraisers, and National Investment Center for Senior Housing (NIC). Licensed in Georgia and South Carolina.

Over 20 years of experience in Sales Management and Management Consulting, with a focus on the healthcare industry. Previous Fortune 500 experience includes **Abbott Laboratories** - Diagnostics Division, **GE Medical Systems**, **Cardinal Health**, and **Xerox Corporation**. Ernie created the Senior Housing Practice at Bull Realty in 2016.

Consulting experience includes **Client Solutions Director** with **EMC Corporation** covering Department of the Army in US and Germany (**Top Secret Clearance**), and **Principal, Healthcare Sector** with **SunGard Consulting Services** covering the *US and Latin America*. Expert Speaker at several international conferences addressing Information Security, Enterprise Risk Management and Business Continuity for Healthcare institutions in Baton Rouge, Seattle, Mexico City, and Santo Domingo.

BA in **Astrophysics** from **Ole Miss** and an MBA from **Michigan State University**, including their Global Management Course in Japan & Singapore. Also attended the Center for Transportation and Logistics Executive Program at **Massachusetts Institute of Technology**. Diploma in Architecture & the Environment focusing on Senior Housing from **Universidad de Salamanca**, Spain. Graduated prep school from St. John's Military.

Past professional designations include Certified in Risk and Information Systems Control (CRISC), Certified Information Security Systems Professional (CISSP), National Security Agency InfoSec Assessment Methodology (IAM) and InfoSec Evaluation Methodology (IEM), Certified Business Continuity Professional (CBCP), ASTL Certified in Transportation & Logistics, AAFM's Master Financial Manager (MFM), and Certified Foreign Investor Specialist.

In addition, he is a former Army Officer with the 1st Cavalry Division (**Top Secret Clearance**), Honorable Order of St. Barbara (US Field Artillery), Military Order of Foreign Wars, Life Member of the 7th Cavalry Regiment Association, Order of Daedalians for Military Aviators, Life Member Royal Artillery Association (UK), and Strathmore's Who's Who Worldwide. Also a member of the Army & Navy Club in Washington, D.C.



Asset Management-Loan Analysis

Skill Badge



Bull Realty is a U.S. commercial real estate sale, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

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