



**3983 Buford Hwy NE**

**Atlanta, GA 30345**



*November 2024*

# Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Cobblestone Retail Group  
 Lat/Lon: 34.0551/-84.0675

425 Buford Hwy NE Suwanee, GA 30024	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2024)	7,181		56,306		177,651	
Projected Population (2029)	8,369		61,676		192,217	
Census Population (2020)	4,404		53,000		171,189	
Census Population (2010)	3,619		42,211		135,618	
Projected Annual Growth (2024 to 2029)	1,188	3.3%	5,370	1.9%	14,566	1.6%
Historical Annual Growth (2020 to 2024)	2,777	15.8%	3,306	1.6%	6,462	0.9%
Historical Annual Growth (2010 to 2020)	785	5.4%	10,789	6.4%	35,572	6.6%
Estimated Population Density (2024)	2,287 psm		1,992 psm		2,263 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2024)	2,670		18,980		60,948	
Projected Households (2029)	3,128		21,054		66,728	
Census Households (2020)	1,533		17,379		56,126	
Census Households (2010)	1,330		13,932		44,835	
Estimated Households with Children (2024)	983	36.8%	7,910	41.7%	24,877	40.8%
Estimated Average Household Size (2024)	2.65		2.96		2.91	
<b>Average Household Income</b>						
Estimated Average Household Income (2024)	\$130,604		\$163,146		\$159,007	
Projected Average Household Income (2029)	\$133,488		\$168,652		\$164,996	
Estimated Average Family Income (2024)	\$171,988		\$183,260		\$185,853	
<b>Median Household Income</b>						
Estimated Median Household Income (2024)	\$109,518		\$138,903		\$127,503	
Projected Median Household Income (2029)	\$110,070		\$142,237		\$130,253	
Estimated Median Family Income (2024)	\$145,180		\$157,563		\$148,539	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2024)	\$48,746		\$55,036		\$54,576	
Projected Per Capita Income (2029)	\$50,060		\$57,609		\$57,302	
Estimated Per Capita Income 5 Year Growth	\$1,314	2.7%	\$2,573	4.7%	\$2,725	5.0%
Estimated Average Household Net Worth (2024)	\$1,600,796		\$1,817,573		\$1,570,115	
<b>Daytime Demos (2024)</b>						
Total Businesses	498		4,365		12,113	
Total Employees	3,450		27,715		77,193	
Company Headquarter Businesses	19	3.8%	124	2.8%	303	2.5%
Company Headquarter Employees	417	12.1%	3,373	12.2%	8,977	11.6%
Employee Population per Business	6.9		6.4		6.4	
Residential Population per Business	14.4		12.9		14.7	

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425 Buford Hwy NE Suwanee, GA 30024		1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>							
White (2024)	3,490	48.6%	24,433	43.4%	72,312	40.7%	
Black or African American (2024)	1,296	18.0%	10,792	19.2%	34,548	19.4%	
American Indian or Alaska Native (2024)	49	0.7%	188	0.3%	718	0.4%	
Asian (2024)	1,556	21.7%	14,865	26.4%	46,346	26.1%	
Hawaiian or Pacific Islander (2024)	2	-	29	-	84	-	
Other Race (2024)	301	4.2%	2,345	4.2%	10,342	5.8%	
Two or More Races (2024)	488	6.8%	3,654	6.5%	13,301	7.5%	
Not Hispanic or Latino Population (2024)	6,266	87.3%	49,742	88.3%	151,428	85.2%	
Hispanic or Latino Population (2024)	915	12.7%	6,564	11.7%	26,223	14.8%	
Not Hispanic or Latino Population (2029)	7,076	84.5%	52,522	85.2%	159,367	82.9%	
Hispanic or Latino Population (2029)	1,293	15.5%	9,154	14.8%	32,850	17.1%	
Not Hispanic or Latino Population (2020)	4,058	92.1%	48,043	90.6%	148,395	86.7%	
Hispanic or Latino Population (2020)	346	7.9%	4,957	9.4%	22,794	13.3%	
Not Hispanic or Latino Population (2010)	3,359	92.8%	38,676	91.6%	120,561	88.9%	
Hispanic or Latino Population (2010)	260	7.2%	3,535	8.4%	15,057	11.1%	
Projected Hispanic Annual Growth (2024 to 2029)	378	8.3%	2,589	7.9%	6,627	5.1%	
Historic Hispanic Annual Growth (2010 to 2024)	656	18.0%	3,029	6.1%	11,166	5.3%	
<b>Age Distribution (2024)</b>							
Age Under 5	395	5.5%	2,878	5.1%	9,543	5.4%	
Age 5 to 9 Years	524	7.3%	4,003	7.1%	12,108	6.8%	
Age 10 to 14 Years	485	6.7%	4,464	7.9%	13,830	7.8%	
Age 15 to 19 Years	503	7.0%	4,718	8.4%	14,330	8.1%	
Age 20 to 24 Years	395	5.5%	3,158	5.6%	10,610	6.0%	
Age 25 to 29 Years	419	5.8%	2,713	4.8%	9,564	5.4%	
Age 30 to 34 Years	433	6.0%	2,852	5.1%	10,038	5.7%	
Age 35 to 39 Years	435	6.1%	3,372	6.0%	11,421	6.4%	
Age 40 to 44 Years	532	7.4%	4,218	7.5%	13,332	7.5%	
Age 45 to 49 Years	507	7.1%	4,487	8.0%	13,803	7.8%	
Age 50 to 54 Years	533	7.4%	4,920	8.7%	14,549	8.2%	
Age 55 to 59 Years	470	6.5%	4,129	7.3%	12,561	7.1%	
Age 60 to 64 Years	446	6.2%	3,391	6.0%	10,693	6.0%	
Age 65 to 74 Years	615	8.6%	4,378	7.8%	13,367	7.5%	
Age 75 to 84 Years	354	4.9%	2,041	3.6%	6,198	3.5%	
Age 85 Years or Over	135	1.9%	585	1.0%	1,704	1.0%	
Median Age	38.9		39.1		38.0		
<b>Gender Age Distribution (2024)</b>							
Female Population	3,635	50.6%	28,867	51.3%	91,268	51.4%	
Age 0 to 19 Years	925	25.4%	7,890	27.3%	24,527	26.9%	
Age 20 to 64 Years	2,138	58.8%	17,240	59.7%	55,231	60.5%	
Age 65 Years or Over	572	15.7%	3,737	12.9%	11,510	12.6%	
Female Median Age	39.7		39.6		38.6		
Male Population	3,546	49.4%	27,439	48.7%	86,383	48.6%	
Age 0 to 19 Years	983	27.7%	8,172	29.8%	25,283	29.3%	
Age 20 to 64 Years	2,032	57.3%	16,000	58.3%	51,340	59.4%	
Age 65 Years or Over	532	15.0%	3,267	11.9%	9,759	11.3%	
Male Median Age	38.1		38.4		37.3		

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425 Buford Hwy NE Suwanee, GA 30024	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2024)</b>						
HH Income \$200,000 or More	644	24.1%	5,400	28.4%	14,571	23.9%
HH Income \$150,000 to \$199,999	201	7.5%	2,344	12.3%	7,892	12.9%
HH Income \$100,000 to \$149,999	504	18.9%	4,027	21.2%	12,893	21.2%
HH Income \$75,000 to \$99,999	367	13.7%	1,847	9.7%	6,754	11.1%
HH Income \$50,000 to \$74,999	276	10.3%	2,303	12.1%	7,501	12.3%
HH Income \$35,000 to \$49,999	177	6.6%	1,343	7.1%	4,051	6.6%
HH Income \$25,000 to \$34,999	68	2.6%	414	2.2%	1,947	3.2%
HH Income \$15,000 to \$24,999	197	7.4%	625	3.3%	1,870	3.1%
HH Income Under \$15,000	237	8.9%	678	3.6%	3,469	5.7%
HH Income \$35,000 or More	2,168	81.2%	17,264	91.0%	53,661	88.0%
HH Income \$75,000 or More	1,715	64.2%	13,618	71.7%	42,110	69.1%
<b>Housing (2024)</b>						
Total Housing Units	2,815		19,937		63,842	
Housing Units Occupied	2,670	94.8%	18,980	95.2%	60,948	95.5%
Housing Units Owner-Occupied	1,859	69.6%	14,230	75.0%	43,210	70.9%
Housing Units, Renter-Occupied	811	30.4%	4,750	25.0%	17,737	29.1%
Housing Units, Vacant	145	5.4%	956	5.0%	2,894	4.7%
<b>Marital Status (2024)</b>						
Never Married	1,936	33.5%	12,208	27.2%	40,703	28.6%
Currently Married	3,031	52.5%	26,462	58.9%	80,437	56.6%
Separated	63	1.1%	1,198	2.7%	4,397	3.1%
Widowed	197	3.4%	1,042	2.3%	4,567	3.2%
Divorced	550	9.5%	4,051	9.0%	12,065	8.5%
<b>Household Type (2024)</b>						
Population Family	4,666	65.0%	48,482	86.1%	152,141	85.6%
Population Non-Family	2,413	33.6%	7,643	13.6%	25,115	14.1%
Population Group Quarters	102	1.4%	182	0.3%	395	0.2%
Family Households	1,354	50.7%	13,748	72.4%	43,172	70.8%
Non-Family Households	1,316	49.3%	5,232	27.6%	17,776	29.2%
Married Couple with Children	741	24.5%	6,371	24.1%	19,555	24.3%
Average Family Household Size	3.4		3.5		3.5	
<b>Household Size (2024)</b>						
1 Person Households	745	27.9%	3,831	20.2%	13,263	21.8%
2 Person Households	717	26.8%	4,811	25.3%	16,038	26.3%
3 Person Households	433	16.2%	3,503	18.5%	10,629	17.4%
4 Person Households	483	18.1%	4,065	21.4%	12,103	19.9%
5 Person Households	183	6.8%	1,732	9.1%	5,341	8.8%
6 or More Person Households	110	4.1%	1,039	5.5%	3,574	5.9%
<b>Household Vehicles (2024)</b>						
Households with 0 Vehicles Available	115	4.3%	366	1.9%	1,311	2.2%
Households with 1 Vehicles Available	829	31.1%	4,434	23.4%	15,303	25.1%
Households with 2 or More Vehicles Available	1,726	64.6%	14,180	74.7%	44,334	72.7%
Total Vehicles Available	5,502		40,474		126,655	
Average Vehicles Per Household	2.1		2.1		2.1	

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425 Buford Hwy NE Suwanee, GA 30024		1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2024)</b>							
Estimated Labor Population Age 16 Years or Over		5,660		43,902		139,132	
Estimated Civilian Employed		4,177	73.8%	31,929	72.7%	99,578	71.6%
Estimated Civilian Unemployed		305	5.4%	1,036	2.4%	3,284	2.4%
Estimated in Armed Forces		-	-	41	-	224	0.2%
Estimated Not in Labor Force		1,178	20.8%	10,896	24.8%	36,047	25.9%
Unemployment Rate		5.4%		2.4%		2.4%	
<b>Occupation (2024)</b>							
Occupation: Population Age 16 Years or Over		4,176		31,928		99,577	
Management, Business, Financial Operations		842	20.2%	9,025	28.3%	24,286	24.4%
Professional, Related Service		1,425	34.1%	9,182	28.8%	28,994	29.1%
Sales, Office		775	18.6%	3,812	11.9%	11,967	12.0%
Farming, Fishing, Forestry		653	15.6%	5,954	18.6%	19,801	19.9%
Construct, Extraction, Maintenance		1	-	8	-	14	-
Production, Transport Material Moving		93	2.2%	1,116	3.5%	4,900	4.9%
White Collar Workers		387	9.3%	2,832	8.9%	9,614	9.7%
Blue Collar Workers		2,920	69.9%	24,161	75.7%	73,082	73.4%
		1,257	30.1%	7,767	24.3%	26,495	26.6%
<b>Consumer Expenditure (2024)</b>							
Total Household Expenditure		\$332 M		\$2.67 B		\$8.11 B	
Total Non-Retail Expenditure		\$172.78 M	52.0%	\$1.4 B	52.4%	\$4.21 B	52.0%
Total Retail Expenditure		\$159.21 M	48.0%	\$1.27 B	47.6%	\$3.89 B	48.0%
Alcoholic Beverages		\$2.02 M	0.6%	\$16.3 M	0.6%	\$49.53 M	0.6%
Apparel		\$5.99 M	1.8%	\$48.37 M	1.8%	\$147.72 M	1.8%
Contributions		\$10.8 M	3.3%	\$88.17 M	3.3%	\$265.23 M	3.3%
Education		\$7.61 M	2.3%	\$61.92 M	2.3%	\$187.02 M	2.3%
Entertainment		\$18.52 M	5.6%	\$149.06 M	5.6%	\$455.83 M	5.6%
Food Away From Home		\$14.32 M	4.3%	\$115.54 M	4.3%	\$352.43 M	4.3%
Grocery		\$19.89 M	6.0%	\$157.01 M	5.9%	\$491.67 M	6.1%
Health Care		\$18.13 M	5.5%	\$130.21 M	4.9%	\$410.8 M	5.1%
Household Furnishings and Equipment		\$8.69 M	2.6%	\$70.26 M	2.6%	\$213.93 M	2.6%
Household Operations		\$6.05 M	1.8%	\$48.73 M	1.8%	\$149.1 M	1.8%
Miscellaneous Expenses		\$5.54 M	1.7%	\$44.64 M	1.7%	\$136.27 M	1.7%
Personal Care		\$3.98 M	1.2%	\$31.6 M	1.2%	\$98.26 M	1.2%
Shelter		\$50.35 M	15.2%	\$396.52 M	14.9%	\$1.23 B	15.2%
Tax and Retirement		\$93.61 M	28.2%	\$781.95 M	29.3%	\$2.29 B	28.3%
Tobacco and Related		\$1.34 M	0.4%	\$9.95 M	0.4%	\$32.81 M	0.4%
Transportation		\$51.06 M	15.4%	\$405.02 M	15.2%	\$1.24 B	15.3%
Utilities		\$14.08 M	4.2%	\$110.95 M	4.2%	\$348.39 M	4.3%
<b>Educational Attainment (2024)</b>							
Adult Population Age 25 Years or Over		4,879		37,086		117,230	
Elementary (Grade Level 0 to 8)		68	1.4%	924	2.5%	4,731	4.0%
Some High School (Grade Level 9 to 11)		115	2.4%	871	2.3%	3,505	3.0%
High School Graduate		641	13.1%	4,640	12.5%	18,733	16.0%
Some College		544	11.2%	4,484	12.1%	16,116	13.7%
Associate Degree Only		421	8.6%	3,300	8.9%	9,340	8.0%
Bachelor Degree Only		1,856	38.0%	13,671	36.9%	38,633	33.0%
Graduate Degree		1,233	25.3%	9,196	24.8%	26,172	22.3%

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<b>Units In Structure (2024)</b>							
1 Detached Unit	1,885	141.8%	14,462	103.8%	44,678	99.6%	
1 Attached Unit	359	27.0%	1,631	11.7%	4,974	11.1%	
2 to 4 Units	70	5.2%	266	1.9%	1,036	2.3%	
5 to 9 Units	61	4.6%	485	3.5%	1,725	3.8%	
10 to 19 Units	43	3.2%	836	6.0%	2,227	5.0%	
20 to 49 Units	93	7.0%	430	3.1%	2,282	5.1%	
50 or More Units	146	11.0%	741	5.3%	2,957	6.6%	
Mobile Home or Trailer	12	0.9%	129	0.9%	1,068	2.4%	
Other Structure	-	-	-	-	1	-	
<b>Homes Built By Year (2024)</b>							
Homes Built 2010 or later	1,078	81.0%	4,218	30.3%	13,843	30.9%	
Homes Built 2000 to 2009	589	44.3%	5,543	39.8%	16,296	36.3%	
Homes Built 1990 to 1999	545	41.0%	5,513	39.6%	17,463	38.9%	
Homes Built 1980 to 1989	284	21.3%	2,459	17.6%	8,420	18.8%	
Homes Built 1970 to 1979	97	7.3%	830	6.0%	2,890	6.4%	
Homes Built 1960 to 1969	39	2.9%	231	1.7%	949	2.1%	
Homes Built 1950 to 1959	8	0.6%	82	0.6%	509	1.1%	
Homes Built Before 1949	31	2.4%	105	0.8%	577	1.3%	
<b>Home Values (2024)</b>							
Home Values \$1,000,000 or More	23	1.2%	462	3.2%	1,744	4.0%	
Home Values \$500,000 to \$999,999	474	25.5%	4,041	28.4%	12,894	29.8%	
Home Values \$400,000 to \$499,999	463	24.9%	3,861	27.1%	10,699	24.8%	
Home Values \$300,000 to \$399,999	610	32.8%	4,156	29.2%	11,230	26.0%	
Home Values \$200,000 to \$299,999	226	12.1%	1,297	9.1%	4,728	10.9%	
Home Values \$150,000 to \$199,999	32	1.7%	146	1.0%	539	1.2%	
Home Values \$100,000 to \$149,999	8	0.4%	43	0.3%	220	0.5%	
Home Values \$70,000 to \$99,999	4	0.2%	19	0.1%	147	0.3%	
Home Values \$50,000 to \$69,999	3	0.2%	20	0.1%	190	0.4%	
Home Values \$25,000 to \$49,999	4	0.2%	63	0.4%	291	0.7%	
Home Values Under \$25,000	12	0.7%	123	0.9%	528	1.2%	
Owner-Occupied Median Home Value	\$409,767		\$446,813		\$463,619		
Renter-Occupied Median Rent	\$1,898		\$1,761		\$1,610		
<b>Transportation To Work (2024)</b>							
Drive to Work Alone	2,564	61.4%	20,335	63.7%	63,480	63.7%	
Drive to Work in Carpool	303	7.3%	2,846	8.9%	10,093	10.1%	
Travel to Work by Public Transportation	80	1.9%	257	0.8%	677	0.7%	
Drive to Work on Motorcycle	-	-	6	-	47	-	
Walk or Bicycle to Work	21	0.5%	159	0.5%	902	0.9%	
Other Means	71	1.7%	256	0.8%	946	1.0%	
Work at Home	1,138	27.2%	8,070	25.3%	23,432	23.5%	
<b>Travel Time (2024)</b>							
Travel to Work in 14 Minutes or Less	913	21.9%	4,239	13.3%	11,724	11.8%	
Travel to Work in 15 to 29 Minutes	655	15.7%	7,940	24.9%	26,509	26.6%	
Travel to Work in 30 to 59 Minutes	1,146	27.4%	8,567	26.8%	27,798	27.9%	
Travel to Work in 60 Minutes or More	325	7.8%	3,112	9.7%	10,115	10.2%	
Average Minutes Travel to Work	25.9		27.4		28.4		

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