

Beaver Ruin Village
4155 Lawrenceville Hwy NW, Lilburn, Georgia, 30047
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 33.90353
Longitude: -84.11934

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5,974	71,363	193,856
2010 Total Population	7,516	80,495	227,386
2021 Total Population	8,008	87,058	246,243
2021 Group Quarters	6	323	392
2026 Total Population	8,310	91,184	259,536
2021-2026 Annual Rate	0.74%	0.93%	1.06%
2021 Total Daytime Population	7,984	73,859	215,364
Workers	3,975	29,945	97,763
Residents	4,009	43,914	117,601
Household Summary			
2000 Households	2,279	25,268	68,343
2000 Average Household Size	2.56	2.80	2.82
2010 Households	2,609	26,131	76,103
2010 Average Household Size	2.88	3.07	2.98
2021 Households	2,678	27,741	81,585
2021 Average Household Size	2.99	3.13	3.01
2026 Households	2,760	28,957	85,871
2026 Average Household Size	3.01	3.14	3.02
2021-2026 Annual Rate	0.61%	0.86%	1.03%
2010 Families	1,737	19,005	54,855
2010 Average Family Size	3.54	3.55	3.46
2021 Families	1,742	19,771	57,593
2021 Average Family Size	3.72	3.66	3.53
2026 Families	1,785	20,516	60,185
2026 Average Family Size	3.75	3.68	3.55
2021-2026 Annual Rate	0.49%	0.74%	0.88%
Housing Unit Summary			
2000 Housing Units	2,371	26,090	70,853
Owner Occupied Housing Units	56.8%	62.8%	62.6%
Renter Occupied Housing Units	39.3%	34.0%	33.8%
Vacant Housing Units	3.9%	3.2%	3.5%
2010 Housing Units	2,768	28,560	83,312
Owner Occupied Housing Units	41.7%	55.4%	53.4%
Renter Occupied Housing Units	52.5%	36.1%	37.9%
Vacant Housing Units	5.7%	8.5%	8.7%
2021 Housing Units	2,845	29,955	88,087
Owner Occupied Housing Units	43.7%	57.1%	55.3%
Renter Occupied Housing Units	50.4%	35.5%	37.3%
Vacant Housing Units	5.9%	7.4%	7.4%
2026 Housing Units	2,927	31,203	92,379
Owner Occupied Housing Units	44.5%	58.0%	55.8%
Renter Occupied Housing Units	49.7%	34.8%	37.2%
Vacant Housing Units	5.7%	7.2%	7.0%
Median Household Income			
2021	\$50,586	\$56,033	\$57,919
2026	\$54,288	\$61,453	\$63,984
Median Home Value			
2021	\$190,998	\$199,329	\$215,924
2026	\$210,135	\$233,105	\$241,135
Per Capita Income			
2021	\$20,985	\$23,628	\$25,776
2026	\$23,668	\$26,607	\$28,940
Median Age			
2010	31.7	32.0	32.0
2021	33.9	33.8	34.0
2026	34.9	34.4	34.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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

Beaver Ruin Village
4155 Lawrenceville Hwy NW, Lilburn, Georgia, 30047
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 33.90353
Longitude: -84.11934

	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	2,678	27,741	81,585
<\$15,000	12.5%	7.3%	7.2%
\$15,000 - \$24,999	8.1%	8.3%	8.3%
\$25,000 - \$34,999	12.3%	10.5%	10.3%
\$35,000 - \$49,999	16.1%	15.8%	15.0%
\$50,000 - \$74,999	24.5%	24.2%	21.9%
\$75,000 - \$99,999	12.3%	11.6%	12.6%
\$100,000 - \$149,999	9.5%	13.2%	14.3%
\$150,000 - \$199,999	2.2%	5.3%	5.7%
\$200,000+	2.4%	3.8%	4.7%
Average Household Income	\$61,930	\$74,114	\$77,836
2026 Households by Income			
Household Income Base	2,760	28,957	85,871
<\$15,000	10.4%	5.9%	5.9%
\$15,000 - \$24,999	7.6%	7.0%	6.9%
\$25,000 - \$34,999	12.0%	9.2%	9.2%
\$35,000 - \$49,999	14.1%	13.9%	13.5%
\$50,000 - \$74,999	23.9%	24.8%	22.2%
\$75,000 - \$99,999	14.0%	12.6%	13.4%
\$100,000 - \$149,999	12.2%	15.7%	16.7%
\$150,000 - \$199,999	3.0%	6.6%	7.0%
\$200,000+	2.9%	4.4%	5.3%
Average Household Income	\$70,337	\$83,734	\$87,522
2021 Owner Occupied Housing Units by Value			
Total	1,241	17,113	48,684
<\$50,000	1.2%	2.2%	2.3%
\$50,000 - \$99,999	4.0%	6.8%	4.9%
\$100,000 - \$149,999	14.3%	11.6%	9.4%
\$150,000 - \$199,999	37.1%	29.8%	27.3%
\$200,000 - \$249,999	23.2%	16.2%	19.3%
\$250,000 - \$299,999	9.7%	12.5%	13.6%
\$300,000 - \$399,999	8.1%	14.3%	14.8%
\$400,000 - \$499,999	0.2%	2.5%	3.8%
\$500,000 - \$749,999	1.5%	2.2%	3.2%
\$750,000 - \$999,999	0.2%	1.1%	1.0%
\$1,000,000 - \$1,499,999	0.0%	0.4%	0.3%
\$1,500,000 - \$1,999,999	0.5%	0.2%	0.1%
\$2,000,000 +	0.0%	0.2%	0.1%
Average Home Value	\$213,627	\$241,524	\$250,044
2026 Owner Occupied Housing Units by Value			
Total	1,301	18,085	51,511
<\$50,000	0.8%	1.3%	1.3%
\$50,000 - \$99,999	1.8%	3.3%	2.3%
\$100,000 - \$149,999	8.3%	7.2%	5.5%
\$150,000 - \$199,999	34.1%	26.9%	23.8%
\$200,000 - \$249,999	25.6%	17.1%	20.7%
\$250,000 - \$299,999	13.1%	14.8%	15.6%
\$300,000 - \$399,999	11.5%	18.4%	18.8%
\$400,000 - \$499,999	0.5%	3.8%	5.1%
\$500,000 - \$749,999	3.5%	3.9%	4.5%
\$750,000 - \$999,999	0.3%	1.8%	1.5%
\$1,000,000 - \$1,499,999	0.0%	0.7%	0.5%
\$1,500,000 - \$1,999,999	0.8%	0.5%	0.2%
\$2,000,000 +	0.0%	0.3%	0.1%
Average Home Value	\$246,105	\$283,096	\$282,851

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

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

Market Profile

Beaver Ruin Village
4155 Lawrenceville Hwy NW, Lilburn, Georgia, 30047
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 33.90353
Longitude: -84.11934

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	7,515	80,494	227,387
0 - 4	8.7%	8.7%	8.6%
5 - 9	8.5%	8.3%	8.1%
10 - 14	7.7%	7.7%	7.5%
15 - 24	14.2%	14.0%	14.0%
25 - 34	16.6%	16.3%	16.8%
35 - 44	16.3%	15.6%	15.7%
45 - 54	12.1%	13.4%	13.6%
55 - 64	8.0%	9.1%	9.3%
65 - 74	4.3%	4.2%	4.0%
75 - 84	2.6%	1.8%	1.8%
85 +	1.1%	0.8%	0.6%
18 +	70.9%	70.7%	71.3%
2021 Population by Age			
Total	8,007	87,058	246,240
0 - 4	7.2%	7.6%	7.4%
5 - 9	7.3%	7.5%	7.3%
10 - 14	7.3%	7.3%	7.3%
15 - 24	14.6%	13.6%	13.7%
25 - 34	15.4%	16.0%	15.8%
35 - 44	13.6%	14.1%	14.4%
45 - 54	13.2%	12.5%	12.6%
55 - 64	10.0%	10.6%	10.9%
65 - 74	6.6%	7.1%	7.2%
75 - 84	3.3%	2.7%	2.6%
85 +	1.5%	0.9%	0.8%
18 +	74.0%	73.5%	73.8%
2026 Population by Age			
Total	8,310	91,183	259,535
0 - 4	7.0%	7.6%	7.5%
5 - 9	6.9%	7.3%	7.1%
10 - 14	7.2%	7.4%	7.1%
15 - 24	14.0%	13.4%	13.7%
25 - 34	15.0%	15.2%	15.5%
35 - 44	13.5%	14.5%	14.4%
45 - 54	13.2%	12.2%	12.2%
55 - 64	10.0%	10.2%	10.3%
65 - 74	7.4%	7.6%	7.7%
75 - 84	3.9%	3.6%	3.6%
85 +	1.8%	1.0%	0.9%
18 +	74.8%	73.5%	74.2%
2010 Population by Sex			
Males	3,580	39,690	113,224
Females	3,936	40,805	114,162
2021 Population by Sex			
Males	3,858	42,946	122,673
Females	4,149	44,111	123,569
2026 Population by Sex			
Males	4,001	44,987	129,161
Females	4,309	46,197	130,375

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

Beaver Ruin Village
4155 Lawrenceville Hwy NW, Lilburn, Georgia, 30047
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 33.90353
Longitude: -84.11934

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	7,516	80,495	227,387
White Alone	37.8%	44.4%	44.4%
Black Alone	25.6%	22.7%	23.3%
American Indian Alone	1.0%	0.8%	0.7%
Asian Alone	16.4%	12.9%	13.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	15.2%	15.6%	14.4%
Two or More Races	3.9%	3.5%	3.6%
Hispanic Origin	32.4%	34.0%	31.4%
Diversity Index	86.8	85.4	84.6
2021 Population by Race/Ethnicity			
Total	8,008	87,057	246,242
White Alone	29.6%	35.8%	35.9%
Black Alone	28.7%	27.1%	27.7%
American Indian Alone	0.9%	0.7%	0.6%
Asian Alone	20.3%	15.8%	16.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	16.0%	16.4%	15.1%
Two or More Races	4.5%	4.1%	4.2%
Hispanic Origin	34.0%	35.7%	32.7%
Diversity Index	88.4	87.7	87.0
2026 Population by Race/Ethnicity			
Total	8,308	91,184	259,536
White Alone	29.5%	35.7%	35.6%
Black Alone	28.4%	27.1%	27.8%
American Indian Alone	0.9%	0.7%	0.6%
Asian Alone	20.4%	15.8%	16.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	16.2%	16.5%	15.1%
Two or More Races	4.5%	4.1%	4.2%
Hispanic Origin	34.2%	35.8%	32.8%
Diversity Index	88.5	87.8	87.1
2010 Population by Relationship and Household Type			
Total	7,516	80,495	227,386
In Households	99.9%	99.5%	99.8%
In Family Households	85.5%	87.9%	87.4%
Householder	23.4%	23.6%	24.1%
Spouse	15.2%	16.3%	16.7%
Child	34.5%	35.0%	34.4%
Other relative	8.6%	8.9%	8.3%
Nonrelative	3.7%	4.0%	3.9%
In Nonfamily Households	14.4%	11.7%	12.4%
In Group Quarters	0.1%	0.5%	0.2%
Institutionalized Population	0.1%	0.4%	0.2%
Noninstitutionalized Population	0.0%	0.0%	0.0%

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

Beaver Ruin Village
4155 Lawrenceville Hwy NW, Lilburn, Georgia, 30047
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 33.90353
Longitude: -84.11934

	1 mile	3 miles	5 miles
2021 Population 25+ by Educational Attainment			
Total	5,096	55,739	158,198
Less than 9th Grade	11.1%	12.9%	10.4%
9th - 12th Grade, No Diploma	5.4%	8.6%	7.2%
High School Graduate	28.1%	22.5%	21.3%
GED/Alternative Credential	0.9%	2.3%	2.4%
Some College, No Degree	15.8%	16.8%	17.1%
Associate Degree	5.7%	7.8%	8.6%
Bachelor's Degree	22.0%	19.0%	21.5%
Graduate/Professional Degree	11.0%	10.1%	11.6%
2021 Population 15+ by Marital Status			
Total	6,262	67,561	191,937
Never Married	42.7%	39.8%	38.1%
Married	42.6%	47.8%	49.3%
Widowed	2.4%	3.4%	3.5%
Divorced	12.3%	9.0%	9.2%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,325	45,663	135,551
Population 16+ Employed	93.4%	95.8%	96.1%
Population 16+ Unemployment rate	6.6%	4.2%	3.9%
Population 16-24 Employed	10.5%	11.8%	12.5%
Population 16-24 Unemployment rate	5.8%	6.0%	5.2%
Population 25-54 Employed	67.2%	68.6%	67.2%
Population 25-54 Unemployment rate	8.0%	4.1%	3.6%
Population 55-64 Employed	15.9%	14.4%	14.6%
Population 55-64 Unemployment rate	3.3%	3.9%	3.0%
Population 65+ Employed	6.5%	5.2%	5.7%
Population 65+ Unemployment rate	0.0%	2.9%	7.0%
2021 Employed Population 16+ by Industry			
Total	4,040	43,729	130,199
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	15.2%	17.1%	14.1%
Manufacturing	8.3%	8.2%	7.6%
Wholesale Trade	1.2%	2.7%	3.1%
Retail Trade	15.6%	11.5%	11.7%
Transportation/Utilities	8.7%	5.9%	6.7%
Information	4.1%	2.5%	2.6%
Finance/Insurance/Real Estate	5.6%	5.5%	6.6%
Services	41.0%	43.6%	44.9%
Public Administration	0.2%	2.7%	2.7%
2021 Employed Population 16+ by Occupation			
Total	4,039	43,727	130,199
White Collar	51.0%	52.7%	56.9%
Management/Business/Financial	12.3%	12.9%	15.6%
Professional	15.3%	18.7%	20.2%
Sales	12.9%	9.6%	10.2%
Administrative Support	10.5%	11.5%	11.0%
Services	16.3%	15.2%	15.2%
Blue Collar	32.7%	32.1%	27.8%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	13.2%	13.8%	11.3%
Installation/Maintenance/Repair	2.5%	3.1%	2.9%
Production	10.4%	5.7%	4.9%
Transportation/Material Moving	6.5%	9.3%	8.7%

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

Beaver Ruin Village
4155 Lawrenceville Hwy NW, Lilburn, Georgia, 30047
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 33.90353
Longitude: -84.11934

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,610	26,131	76,103
Households with 1 Person	27.3%	21.3%	21.5%
Households with 2+ People	72.7%	78.7%	78.5%
Family Households	66.6%	72.7%	72.1%
Husband-wife Families	43.3%	50.3%	49.8%
With Related Children	25.9%	29.3%	28.1%
Other Family (No Spouse Present)	23.2%	22.4%	22.3%
Other Family with Male Householder	6.1%	6.4%	6.4%
With Related Children	3.7%	3.8%	3.7%
Other Family with Female Householder	17.1%	16.0%	15.8%
With Related Children	12.6%	11.7%	11.5%
Nonfamily Households	6.1%	6.0%	6.4%
All Households with Children	42.7%	45.4%	43.9%
Multigenerational Households	6.2%	6.9%	6.2%
Unmarried Partner Households	6.4%	6.7%	6.7%
Male-female	5.7%	5.8%	5.8%
Same-sex	0.8%	0.9%	0.9%
2010 Households by Size			
Total	2,608	26,131	76,105
1 Person Household	27.3%	21.3%	21.5%
2 Person Household	24.2%	25.7%	26.9%
3 Person Household	16.9%	17.5%	18.0%
4 Person Household	15.1%	16.0%	16.0%
5 Person Household	8.8%	10.0%	9.2%
6 Person Household	3.9%	4.9%	4.3%
7 + Person Household	3.7%	4.7%	4.0%
2010 Households by Tenure and Mortgage Status			
Total	2,609	26,131	76,103
Owner Occupied	44.3%	60.6%	58.5%
Owned with a Mortgage/Loan	37.5%	51.6%	49.4%
Owned Free and Clear	6.8%	9.0%	9.1%
Renter Occupied	55.7%	39.4%	41.5%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	141	149	142
Percent of Income for Mortgage	15.8%	14.9%	15.6%
Wealth Index	49	70	77
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,768	28,560	83,312
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	7,516	80,495	227,386
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

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

Beaver Ruin Village
4155 Lawrenceville Hwy NW, Lilburn, Georgia, 30047
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 33.90353
Longitude: -84.11934

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Urban Edge Families (7C)	Urban Edge Families (7C)	Urban Edge Families (7C)
2.	Metro Fusion (11C)	NeWest Residents (13C)	Home Improvement (4B)
3.	Retirement Communities (9E)	Metro Fusion (11C)	NeWest Residents (13C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$3,914,916	\$48,475,548	\$150,420,544
Average Spent	\$1,461.88	\$1,747.43	\$1,843.73
Spending Potential Index	69	82	87
Education: Total \$	\$2,971,375	\$37,084,735	\$116,514,783
Average Spent	\$1,109.55	\$1,336.82	\$1,428.14
Spending Potential Index	64	77	83
Entertainment/Recreation: Total \$	\$5,656,533	\$69,663,358	\$215,074,078
Average Spent	\$2,112.22	\$2,511.21	\$2,636.20
Spending Potential Index	65	78	82
Food at Home: Total \$	\$10,111,598	\$123,469,052	\$380,935,599
Average Spent	\$3,775.80	\$4,450.78	\$4,669.19
Spending Potential Index	69	82	86
Food Away from Home: Total \$	\$7,135,420	\$88,212,191	\$272,864,697
Average Spent	\$2,664.46	\$3,179.85	\$3,344.54
Spending Potential Index	70	84	88
Health Care: Total \$	\$11,086,429	\$134,470,382	\$411,427,384
Average Spent	\$4,139.82	\$4,847.35	\$5,042.93
Spending Potential Index	66	78	81
HH Furnishings & Equipment: Total \$	\$4,057,941	\$50,672,361	\$156,083,232
Average Spent	\$1,515.29	\$1,826.62	\$1,913.14
Spending Potential Index	67	81	85
Personal Care Products & Services: Total \$	\$1,664,584	\$20,273,699	\$62,601,601
Average Spent	\$621.58	\$730.82	\$767.32
Spending Potential Index	69	81	86
Shelter: Total \$	\$37,555,206	\$459,075,488	\$1,422,615,623
Average Spent	\$14,023.60	\$16,548.63	\$17,437.22
Spending Potential Index	70	82	87
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,234,369	\$52,733,599	\$161,676,981
Average Spent	\$1,581.17	\$1,900.93	\$1,981.70
Spending Potential Index	66	80	83
Travel: Total \$	\$4,455,833	\$55,606,426	\$171,423,310
Average Spent	\$1,663.87	\$2,004.49	\$2,101.16
Spending Potential Index	66	79	83
Vehicle Maintenance & Repairs: Total \$	\$2,048,710	\$25,208,023	\$77,533,602
Average Spent	\$765.01	\$908.69	\$950.34
Spending Potential Index	69	82	86

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

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

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