

# Demographic Summary Report

## Albany Square 2707 Dawson Rd, Albany, GA 31707

Building Type: **General Retail**  
 Secondary: **Retail Building**  
 GLA: **125,299 SF**  
 Year Built: **1992**

Total Available: **20,790 SF**  
 % Leased: **83.41%**  
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
<b>Population</b>						
2029 Projection	27,171		57,009		104,687	
2024 Estimate	28,056		58,440		106,690	
2020 Census	30,359		61,346		109,549	
Growth 2024 - 2029	-3.15%		-2.45%		-1.88%	
Growth 2020 - 2024	-7.59%		-4.74%		-2.61%	
<b>2024 Population by Hispanic Origin</b>	819		1,517		2,846	
<b>2024 Population</b>	28,056		58,440		106,690	
White	14,573	51.94%	23,987	41.05%	38,874	36.44%
Black	11,299	40.27%	30,443	52.09%	61,098	57.27%
Am. Indian & Alaskan	41	0.15%	101	0.17%	200	0.19%
Asian	670	2.39%	1,070	1.83%	1,428	1.34%
Hawaiian & Pacific Island	10	0.04%	26	0.04%	37	0.03%
Other	1,463	5.21%	2,812	4.81%	5,053	4.74%
U.S. Armed Forces	49		184		334	
<b>Households</b>						
2029 Projection	11,638		23,715		41,789	
2024 Estimate	12,064		24,393		24,393	
2020 Census	13,095		25,596		43,683	
Growth 2024 - 2029	-3.53%		-2.78%		-2.18%	
Growth 2020 - 2024	-7.87%		-4.70%		-2.20%	
Owner Occupied	6,607	54.77%	11,664	47.82%	20,859	48.83%
Renter Occupied	5,458	45.24%	12,729	52.18%	21,862	51.17%
<b>2024 Households by HH Income</b>	12,065		24,394		42,722	
Income: <\$25,000	1,351	11.20%	4,585	18.80%	10,682	25.00%
Income: \$25,000 - \$50,000	2,532	20.99%	5,974	24.49%	10,343	24.21%
Income: \$50,000 - \$75,000	2,442	20.24%	4,747	19.46%	7,655	17.92%
Income: \$75,000 - \$100,000	1,880	15.58%	3,312	13.58%	4,980	11.66%
Income: \$100,000 - \$125,000	1,327	11.00%	2,224	9.12%	3,724	8.72%
Income: \$125,000 - \$150,000	685	5.68%	998	4.09%	1,630	3.82%
Income: \$150,000 - \$200,000	765	6.34%	1,102	4.52%	1,741	4.08%
Income: \$200,000+	1,083	8.98%	1,452	5.95%	1,967	4.60%
<b>2024 Avg Household Income</b>	\$94,783		\$77,717		\$69,743	
<b>2024 Med Household Income</b>	\$71,025		\$56,095		\$50,801	