

## Demographic Summary Report

### Tucker Meridian - Bldg A

4310 Lavista Rd, Tucker, GA 30084

Building Type: **General Retail**  
 Secondary: **Department Store**  
 GLA: **172,800 SF**  
 Year Built: **2017**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



| Radius                             | 3 Mile    |        | 5 Mile    |        | 10 Mile   |        |
|------------------------------------|-----------|--------|-----------|--------|-----------|--------|
| Population                         |           |        |           |        |           |        |
| 2030 Projection                    | 90,833    |        | 292,877   |        | 1,171,672 |        |
| 2025 Estimate                      | 89,551    |        | 287,736   |        | 1,142,858 |        |
| 2020 Census                        | 88,954    |        | 285,852   |        | 1,116,429 |        |
| Growth 2025 - 2030                 | 1.43%     |        | 1.79%     |        | 2.52%     |        |
| Growth 2020 - 2025                 | 0.67%     |        | 0.66%     |        | 2.37%     |        |
| 2025 Population by Hispanic Origin | 13,641    |        | 70,427    |        | 200,786   |        |
| 2025 Population                    | 89,551    |        | 287,736   |        | 1,142,858 |        |
| White                              | 36,544    | 40.81% | 88,744    | 30.84% | 447,746   | 39.18% |
| Black                              | 25,665    | 28.66% | 86,438    | 30.04% | 345,769   | 30.25% |
| Am. Indian & Alaskan               | 929       | 1.04%  | 3,905     | 1.36%  | 7,540     | 0.66%  |
| Asian                              | 9,340     | 10.43% | 33,051    | 11.49% | 111,052   | 9.72%  |
| Hawaiian & Pacific Island          | 62        | 0.07%  | 245       | 0.09%  | 873       | 0.08%  |
| Other                              | 17,012    | 19.00% | 75,354    | 26.19% | 229,878   | 20.11% |
| U.S. Armed Forces                  | 53        |        | 267       |        | 690       |        |
| Households                         |           |        |           |        |           |        |
| 2030 Projection                    | 35,924    |        | 113,925   |        | 487,890   |        |
| 2025 Estimate                      | 35,447    |        | 111,957   |        | 475,491   |        |
| 2020 Census                        | 35,382    |        | 111,277   |        | 462,825   |        |
| Growth 2025 - 2030                 | 1.35%     |        | 1.76%     |        | 2.61%     |        |
| Growth 2020 - 2025                 | 0.18%     |        | 0.61%     |        | 2.74%     |        |
| Owner Occupied                     | 19,739    | 55.69% | 48,732    | 43.53% | 229,727   | 48.31% |
| Renter Occupied                    | 15,709    | 44.32% | 63,225    | 56.47% | 245,764   | 51.69% |
| 2025 Households by HH Income       | 35,447    |        | 111,959   |        | 475,490   |        |
| Income: <\$25,000                  | 4,496     | 12.68% | 16,774    | 14.98% | 62,989    | 13.25% |
| Income: \$25,000 - \$50,000        | 5,375     | 15.16% | 21,151    | 18.89% | 69,425    | 14.60% |
| Income: \$50,000 - \$75,000        | 5,740     | 16.19% | 19,422    | 17.35% | 72,526    | 15.25% |
| Income: \$75,000 - \$100,000       | 3,503     | 9.88%  | 12,510    | 11.17% | 52,715    | 11.09% |
| Income: \$100,000 - \$125,000      | 2,641     | 7.45%  | 8,424     | 7.52%  | 45,647    | 9.60%  |
| Income: \$125,000 - \$150,000      | 3,527     | 9.95%  | 9,111     | 8.14%  | 38,325    | 8.06%  |
| Income: \$150,000 - \$200,000      | 3,665     | 10.34% | 9,442     | 8.43%  | 45,343    | 9.54%  |
| Income: \$200,000+                 | 6,500     | 18.34% | 15,125    | 13.51% | 88,520    | 18.62% |
| 2025 Avg Household Income          | \$123,294 |        | \$105,974 |        | \$122,777 |        |
| 2025 Med Household Income          | \$90,076  |        | \$73,206  |        | \$90,557  |        |