



630 Crane Creek Dr
Augusta, GA 30907



September 2023

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Cobblestone Retail Group, Inc.
 Lat/Lon: 33.4968/-82.0796

630 Crane Creek Dr Augusta, GA 30907	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2023)	7,569	69,545	150,732
Projected Population (2028)	7,377	70,341	154,560
Census Population (2020)	7,547	68,694	148,427
Census Population (2010)	7,040	65,699	141,345
Projected Annual Growth (2023 to 2028)	-192 -0.5%	796 0.2%	3,828 0.5%
Historical Annual Growth (2020 to 2023)	22 -	851 0.4%	2,305 0.5%
Historical Annual Growth (2010 to 2020)	506 2.4%	2,996 1.5%	7,082 1.7%
Estimated Population Density (2023)	2,411 psm	2,460 psm	1,920 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2023)	3,667	31,656	65,155
Projected Households (2028)	3,516	31,822	66,755
Census Households (2020)	3,608	30,918	63,441
Census Households (2010)	3,190	28,422	58,778
Estimated Households with Children (2023)	814 22.2%	8,615 27.2%	19,215 29.5%
Estimated Average Household Size (2023)	2.03	2.17	2.28
Average Household Income			
Estimated Average Household Income (2023)	\$89,923	\$86,723	\$86,971
Projected Average Household Income (2028)	\$99,721	\$91,884	\$90,502
Estimated Average Family Income (2023)	\$100,122	\$106,446	\$105,474
Median Household Income			
Estimated Median Household Income (2023)	\$84,452	\$77,499	\$77,094
Projected Median Household Income (2028)	\$86,879	\$80,023	\$80,645
Estimated Median Family Income (2023)	\$104,862	\$97,304	\$98,018
Per Capita Income			
Estimated Per Capita Income (2023)	\$43,727	\$39,547	\$37,708
Projected Per Capita Income (2028)	\$47,695	\$41,640	\$39,199
Estimated Per Capita Income 5 Year Growth	\$3,968 9.1%	\$2,093 5.3%	\$1,492 4.0%
Estimated Average Household Net Worth (2023)	\$455,547	\$471,076	\$475,653
Daytime Demos (2023)			
Total Businesses	698	4,756	8,652
Total Employees	7,573	40,557	71,082
Company Headquarter Businesses	21 3.0%	119 2.5%	219 2.5%
Company Headquarter Employees	866 11.4%	3,730 9.2%	6,796 9.6%
Employee Population per Business	10.8	8.5	8.2
Residential Population per Business	10.8	14.6	17.4

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1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity						
White (2023)	3,935	52.0%	37,387	53.8%	79,251	52.6%
Black or African American (2023)	2,847	37.6%	24,344	35.0%	54,440	36.1%
American Indian or Alaska Native (2023)	17	0.2%	144	0.2%	326	0.2%
Asian (2023)	253	3.3%	3,097	4.5%	6,817	4.5%
Hawaiian or Pacific Islander (2023)	14	0.2%	116	0.2%	202	0.1%
Other Race (2023)	116	1.5%	1,053	1.5%	2,416	1.6%
Two or More Races (2023)	386	5.1%	3,402	4.9%	7,280	4.8%
Not Hispanic or Latino Population (2023)	7,139	94.3%	65,750	94.5%	142,189	94.3%
Hispanic or Latino Population (2023)	430	5.7%	3,795	5.5%	8,543	5.7%
Not Hispanic or Latino Population (2028)	6,959	94.3%	66,484	94.5%	145,777	94.3%
Hispanic or Latino Population (2028)	418	5.7%	3,857	5.5%	8,782	5.7%
Not Hispanic or Latino Population (2020)	7,082	93.8%	64,683	94.2%	139,645	94.1%
Hispanic or Latino Population (2020)	465	6.2%	4,012	5.8%	8,783	5.9%
Not Hispanic or Latino Population (2010)	6,768	96.1%	62,857	95.7%	135,366	95.8%
Hispanic or Latino Population (2010)	272	3.9%	2,842	4.3%	5,979	4.2%
Projected Hispanic Annual Growth (2023 to 2028)	-12	-0.6%	61	0.3%	240	0.6%
Historic Hispanic Annual Growth (2010 to 2023)	158	4.5%	953	2.6%	2,564	3.3%
Age Distribution (2023)						
Age Under 5	452	6.0%	4,213	6.1%	8,974	6.0%
Age 5 to 9 Years	382	5.0%	3,959	5.7%	8,910	5.9%
Age 10 to 14 Years	410	5.4%	4,065	5.8%	9,203	6.1%
Age 15 to 19 Years	356	4.7%	4,004	5.8%	8,924	5.9%
Age 20 to 24 Years	541	7.1%	5,278	7.6%	10,296	6.8%
Age 25 to 29 Years	706	9.3%	6,280	9.0%	12,123	8.0%
Age 30 to 34 Years	604	8.0%	5,551	8.0%	11,357	7.5%
Age 35 to 39 Years	489	6.5%	4,687	6.7%	9,961	6.6%
Age 40 to 44 Years	374	4.9%	4,009	5.8%	8,972	6.0%
Age 45 to 49 Years	384	5.1%	3,568	5.1%	8,153	5.4%
Age 50 to 54 Years	433	5.7%	3,770	5.4%	8,663	5.7%
Age 55 to 59 Years	475	6.3%	4,203	6.0%	9,685	6.4%
Age 60 to 64 Years	519	6.9%	4,327	6.2%	9,715	6.4%
Age 65 to 74 Years	840	11.1%	7,047	10.1%	15,567	10.3%
Age 75 to 84 Years	454	6.0%	3,339	4.8%	7,325	4.9%
Age 85 Years or Over	151	2.0%	1,245	1.8%	2,904	1.9%
Median Age	39.5		36.9		37.9	
Gender Age Distribution (2023)						
Female Population	3,966	52.4%	36,641	52.7%	78,979	52.4%
Age 0 to 19 Years	803	20.2%	8,077	22.0%	17,677	22.4%
Age 20 to 64 Years	2,351	59.3%	21,870	59.7%	46,481	58.9%
Age 65 Years or Over	812	20.5%	6,694	18.3%	14,821	18.8%
Female Median Age	41.4		38.4		39.6	
Male Population	3,603	47.6%	32,904	47.3%	71,753	47.6%
Age 0 to 19 Years	796	22.1%	8,163	24.8%	18,334	25.6%
Age 20 to 64 Years	2,175	60.4%	19,804	60.2%	42,444	59.2%
Age 65 Years or Over	632	17.5%	4,937	15.0%	10,975	15.3%
Male Median Age	37.3		35.3		36.2	

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Household Income Distribution (2023)						
HH Income \$200,000 or More	353	9.6%	3,157	10.0%	6,553	10.1%
HH Income \$150,000 to \$199,999	232	6.3%	2,058	6.5%	5,138	7.9%
HH Income \$100,000 to \$149,999	501	13.7%	4,637	14.6%	8,744	13.4%
HH Income \$75,000 to \$99,999	529	14.4%	4,541	14.3%	8,838	13.6%
HH Income \$50,000 to \$74,999	678	18.5%	6,506	20.6%	12,371	19.0%
HH Income \$35,000 to \$49,999	594	16.2%	3,327	10.5%	6,911	10.6%
HH Income \$25,000 to \$34,999	172	4.7%	2,632	8.3%	5,625	8.6%
HH Income \$15,000 to \$24,999	275	7.5%	2,525	8.0%	5,557	8.5%
HH Income Under \$15,000	333	9.1%	2,274	7.2%	5,416	8.3%
HH Income \$35,000 or More	2,887	78.7%	24,225	76.5%	48,556	74.5%
HH Income \$75,000 or More	1,615	44.0%	14,392	45.5%	29,275	44.9%
Housing (2023)						
Total Housing Units	3,941		34,095		70,949	
Housing Units Occupied	3,667	93.0%	31,656	92.8%	65,155	91.8%
Housing Units Owner-Occupied	2,129	58.1%	19,098	60.3%	40,424	62.0%
Housing Units, Renter-Occupied	1,538	41.9%	12,558	39.7%	24,731	38.0%
Housing Units, Vacant	274	7.5%	2,439	7.7%	5,795	8.9%
Marital Status (2023)						
Never Married	2,185	34.5%	21,963	38.3%	47,200	38.2%
Currently Married	2,328	36.8%	21,261	37.1%	46,262	37.4%
Separated	258	4.1%	2,588	4.5%	5,408	4.4%
Widowed	472	7.5%	4,504	7.9%	9,498	7.7%
Divorced	1,083	17.1%	6,994	12.2%	15,277	12.4%
Household Type (2023)						
Population Family	5,387	71.2%	52,665	75.7%	117,834	78.2%
Population Non-Family	2,062	27.2%	16,124	23.2%	30,644	20.3%
Population Group Quarters	120	1.6%	756	1.1%	2,254	1.5%
Family Households	1,925	52.5%	18,200	57.5%	39,875	61.2%
Non-Family Households	1,742	47.5%	13,456	42.5%	25,280	38.8%
Married Couple with Children	473	20.3%	5,072	23.9%	11,132	24.1%
Average Family Household Size	2.8		2.9		3.0	
Household Size (2023)						
1 Person Households	1,514	41.3%	11,482	36.3%	21,420	32.9%
2 Person Households	1,299	35.4%	11,060	34.9%	22,689	34.8%
3 Person Households	404	11.0%	4,543	14.3%	9,991	15.3%
4 Person Households	284	7.7%	2,884	9.1%	6,749	10.4%
5 Person Households	119	3.3%	1,191	3.8%	2,978	4.6%
6 or More Person Households	47	1.3%	496	1.6%	1,328	2.0%
Household Vehicles (2023)						
Households with 0 Vehicles Available	115	3.1%	1,651	5.2%	3,563	5.5%
Households with 1 Vehicles Available	2,045	55.8%	13,789	43.6%	26,101	40.1%
Households with 2 or More Vehicles Available	1,506	41.1%	16,217	51.2%	35,490	54.5%
Total Vehicles Available	5,557		54,159		115,626	
Average Vehicles Per Household	1.5		1.7		1.8	

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1 mi radius 3 mi radius 5 mi radius

Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	6,250		56,503		121,777	
Estimated Civilian Employed	3,508	56.1%	33,939	60.1%	72,254	59.3%
Estimated Civilian Unemployed	95	1.5%	867	1.5%	2,368	1.9%
Estimated in Armed Forces	391	6.3%	1,344	2.4%	2,242	1.8%
Estimated Not in Labor Force	2,256	36.1%	20,353	36.0%	44,913	36.9%
Unemployment Rate	1.5%		1.5%		1.9%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	3,508		33,939		72,254	
Management, Business, Financial Operations	479	13.7%	4,644	13.7%	9,884	13.7%
Professional, Related	1,109	31.6%	10,096	29.7%	21,128	29.2%
Service	633	18.0%	5,317	15.7%	12,628	17.5%
Sales, Office	611	17.4%	7,654	22.6%	15,787	21.8%
Farming, Fishing, Forestry	-	-	2	-	12	-
Construct, Extraction, Maintenance	404	11.5%	2,335	6.9%	4,476	6.2%
Production, Transport Material Moving	272	7.7%	3,892	11.5%	8,339	11.5%
White Collar Workers	2,199	62.7%	22,393	66.0%	46,798	64.8%
Blue Collar Workers	1,309	37.3%	11,546	34.0%	25,455	35.2%
Consumer Expenditure (2023)						
Total Household Expenditure	\$239.59 M		\$1.99 B		\$4.1 B	
Total Non-Retail Expenditure	\$127 M	53.0%	\$1.05 B	53.0%	\$2.17 B	53.0%
Total Retail Expenditure	\$112.59 M	47.0%	\$936.16 M	47.0%	\$1.93 B	47.0%
Apparel	\$8.45 M	3.5%	\$70.36 M	3.5%	\$145.14 M	3.5%
Contributions	\$8.07 M	3.4%	\$67.01 M	3.4%	\$138.03 M	3.4%
Education	\$7.46 M	3.1%	\$62.11 M	3.1%	\$129 M	3.1%
Entertainment	\$13.57 M	5.7%	\$113.29 M	5.7%	\$233.53 M	5.7%
Food and Beverages	\$35.05 M	14.6%	\$291.13 M	14.6%	\$599.17 M	14.6%
Furnishings and Equipment	\$8.45 M	3.5%	\$70.32 M	3.5%	\$144.83 M	3.5%
Gifts	\$6.2 M	2.6%	\$51.13 M	2.6%	\$104.75 M	2.6%
Health Care	\$20.09 M	8.4%	\$166.8 M	8.4%	\$342.88 M	8.4%
Household Operations	\$9.5 M	4.0%	\$78.89 M	4.0%	\$162.59 M	4.0%
Miscellaneous Expenses	\$4.57 M	1.9%	\$37.83 M	1.9%	\$77.85 M	1.9%
Personal Care	\$3.22 M	1.3%	\$26.7 M	1.3%	\$54.95 M	1.3%
Personal Insurance	\$1.7 M	0.7%	\$14.22 M	0.7%	\$29.44 M	0.7%
Reading	\$529.92 K	0.2%	\$4.38 M	0.2%	\$9.02 M	0.2%
Shelter	\$50.55 M	21.1%	\$419.8 M	21.1%	\$864.67 M	21.1%
Tobacco	\$1.41 M	0.6%	\$11.59 M	0.6%	\$23.79 M	0.6%
Transportation	\$43.33 M	18.1%	\$360.71 M	18.1%	\$741.43 M	18.1%
Utilities	\$17.44 M	7.3%	\$144.31 M	7.2%	\$296.76 M	7.2%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	5,429		48,027		104,425	
Elementary (Grade Level 0 to 8)	112	2.1%	1,301	2.7%	2,820	2.7%
Some High School (Grade Level 9 to 11)	336	6.2%	2,442	5.1%	6,889	6.6%
High School Graduate	1,236	22.8%	11,397	23.7%	25,757	24.7%
Some College	971	17.9%	9,644	20.1%	20,361	19.5%
Associate Degree Only	464	8.5%	4,901	10.2%	10,652	10.2%
Bachelor Degree Only	1,313	24.2%	10,137	21.1%	21,272	20.4%
Graduate Degree	996	18.3%	8,206	17.1%	16,674	16.0%

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Units In Structure (2023)							
1 Detached Unit	2,033	63.7%	20,464	72.0%	44,316	75.4%	
1 Attached Unit	432	13.5%	2,072	7.3%	3,950	6.7%	
2 to 4 Units	213	6.7%	2,349	8.3%	4,619	7.9%	
5 to 9 Units	417	13.1%	3,056	10.8%	5,036	8.6%	
10 to 19 Units	250	7.8%	1,785	6.3%	2,542	4.3%	
20 to 49 Units	83	2.6%	520	1.8%	1,024	1.7%	
50 or More Units	102	3.2%	444	1.6%	1,212	2.1%	
Mobile Home or Trailer	134	4.2%	953	3.4%	2,423	4.1%	
Other Structure	3	-	12	-	32	-	
Homes Built By Year (2023)							
Homes Built 2010 or later	415	13.0%	4,055	14.3%	8,270	14.1%	
Homes Built 2000 to 2009	683	21.4%	4,409	15.5%	9,075	15.4%	
Homes Built 1990 to 1999	626	19.6%	4,667	16.4%	10,240	17.4%	
Homes Built 1980 to 1989	706	22.1%	6,599	23.2%	12,104	20.6%	
Homes Built 1970 to 1979	794	24.9%	5,889	20.7%	10,568	18.0%	
Homes Built 1960 to 1969	229	7.2%	2,750	9.7%	5,159	8.8%	
Homes Built 1950 to 1959	98	3.1%	1,787	6.3%	4,563	7.8%	
Homes Built Before 1949	116	3.6%	1,500	5.3%	5,176	8.8%	
Home Values (2023)							
Home Values \$1,000,000 or More	27	1.3%	169	0.9%	307	0.8%	
Home Values \$500,000 to \$999,999	183	8.6%	1,185	6.2%	2,875	7.1%	
Home Values \$400,000 to \$499,999	86	4.1%	1,125	5.9%	2,097	5.2%	
Home Values \$300,000 to \$399,999	212	9.9%	1,801	9.4%	4,511	11.2%	
Home Values \$200,000 to \$299,999	265	12.4%	4,173	21.8%	9,610	23.8%	
Home Values \$150,000 to \$199,999	309	14.5%	3,736	19.6%	7,468	18.5%	
Home Values \$100,000 to \$149,999	794	37.3%	4,351	22.8%	7,418	18.4%	
Home Values \$70,000 to \$99,999	102	4.8%	1,244	6.5%	2,940	7.3%	
Home Values \$50,000 to \$69,999	37	1.7%	378	2.0%	922	2.3%	
Home Values \$25,000 to \$49,999	41	1.9%	387	2.0%	1,199	3.0%	
Home Values Under \$25,000	73	3.4%	550	2.9%	1,077	2.7%	
Owner-Occupied Median Home Value	\$207,120		\$204,586		\$208,914		
Renter-Occupied Median Rent	\$998		\$881		\$864		
Transportation To Work (2023)							
Drive to Work Alone	2,876	82.0%	28,254	83.2%	59,402	82.2%	
Drive to Work in Carpool	239	6.8%	2,623	7.7%	5,772	8.0%	
Travel to Work by Public Transportation	18	0.5%	298	0.9%	652	0.9%	
Drive to Work on Motorcycle	4	0.1%	32	-	158	0.2%	
Walk or Bicycle to Work	53	1.5%	366	1.1%	988	1.4%	
Other Means	38	1.1%	623	1.8%	1,267	1.8%	
Work at Home	281	8.0%	1,743	5.1%	4,015	5.6%	
Travel Time (2023)							
Travel to Work in 14 Minutes or Less	1,305	37.2%	11,829	34.9%	22,571	31.2%	
Travel to Work in 15 to 29 Minutes	1,368	39.0%	14,147	41.7%	30,459	42.2%	
Travel to Work in 30 to 59 Minutes	487	13.9%	5,327	15.7%	13,158	18.2%	
Travel to Work in 60 Minutes or More	67	1.9%	893	2.6%	2,050	2.8%	
Average Minutes Travel to Work	15.6		17.1		18.3		

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