



**5768 Eves Rd**

**Roswell, GA 30076**



**COBBLESTONE**  
RETAIL GROUP

March 2023

## Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups  
 Mirabeland Investments  
 Cobblestone Retail Group  
 Lat/Lon: 34.0059/-84.2971



5768 Eves Rd Roswell, GA 30076	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2022)	9,325		74,515		208,081	
Projected Population (2027)	9,579		76,467		217,950	
Census Population (2020)	9,362		74,701		207,348	
Census Population (2010)	8,816		71,801		192,065	
Projected Annual Growth (2022 to 2027)	254	0.5%	1,952	0.5%	9,869	0.9%
Historical Annual Growth (2020 to 2022)	-37	-0.2%	-186	-0.1%	733	0.2%
Historical Annual Growth (2010 to 2020)	546	3.1%	2,900	2.0%	15,283	4.0%
Estimated Population Density (2022)	2,970 psm		2,637 psm		2,651 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2022)	4,063		29,653		84,276	
Projected Households (2027)	4,197		30,576		89,391	
Census Households (2020)	4,054		29,573		83,501	
Census Households (2010)	3,691		27,984		76,554	
Estimated Households with Children (2022)	1,321	32.5%	10,158	34.3%	28,256	33.5%
Estimated Average Household Size (2022)	2.29		2.50		2.46	
<b>Average Household Income</b>						
Estimated Average Household Income (2022)	\$124,815		\$149,183		\$152,394	
Projected Average Household Income (2027)	\$143,899		\$179,552		\$175,942	
Estimated Average Family Income (2022)	\$139,696		\$171,263		\$181,352	
<b>Median Household Income</b>						
Estimated Median Household Income (2022)	\$116,047		\$108,820		\$112,498	
Projected Median Household Income (2027)	\$139,372		\$128,418		\$131,660	
Estimated Median Family Income (2022)	\$145,475		\$130,082		\$140,270	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2022)	\$54,392		\$59,408		\$61,772	
Projected Per Capita Income (2027)	\$63,064		\$71,835		\$72,209	
Estimated Per Capita Income 5 Year Growth	\$8,672	15.9%	\$12,427	20.9%	\$10,438	16.9%
Estimated Average Household Net Worth (2022)	\$982,665		\$917,268		\$1,002,547	
<b>Daytime Demos (2022)</b>						
Total Businesses	506		4,752		18,920	
Total Employees	2,620		39,568		186,872	
Company Headquarter Businesses	9	1.7%	153	3.2%	713	3.8%
Company Headquarter Employees	208	7.9%	10,158	25.7%	46,022	24.6%
Employee Population per Business	5.2		8.3		9.9	
Residential Population per Business	18.4		15.7		11.0	

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<b>Race &amp; Ethnicity</b>							
White (2022)	5,987	64.2%	42,762	57.4%	121,380	58.3%	
Black or African American (2022)	1,819	19.5%	16,023	21.5%	41,381	19.9%	
American Indian or Alaska Native (2022)	15	0.2%	239	0.3%	593	0.3%	
Asian (2022)	629	6.7%	4,965	6.7%	20,016	9.6%	
Hawaiian or Pacific Islander (2022)	3	-	26	-	71	-	
Other Race (2022)	421	4.5%	3,266	4.4%	9,436	4.5%	
Two or More Races (2022)	451	4.8%	7,235	9.7%	15,203	7.3%	
Not Hispanic or Latino Population (2022)	8,506	91.2%	63,613	85.4%	183,214	88.0%	
Hispanic or Latino Population (2022)	819	8.8%	10,902	14.6%	24,866	12.0%	
Not Hispanic or Latino Population (2027)	8,738	91.2%	65,247	85.3%	192,037	88.1%	
Hispanic or Latino Population (2027)	841	8.8%	11,220	14.7%	25,912	11.9%	
Not Hispanic or Latino Population (2020)	8,396	89.7%	61,536	82.4%	178,514	86.1%	
Hispanic or Latino Population (2020)	966	10.3%	13,165	17.6%	28,834	13.9%	
Not Hispanic or Latino Population (2010)	8,094	91.8%	58,640	81.7%	165,906	86.4%	
Hispanic or Latino Population (2010)	722	8.2%	13,162	18.3%	26,159	13.6%	
Projected Hispanic Annual Growth (2022 to 2027)	22	0.5%	318	0.6%	1,046	0.8%	
Historic Hispanic Annual Growth (2010 to 2022)	97	1.1%	-2,259	-1.4%	-1,292	-0.4%	
<b>Age Distribution (2022)</b>							
Age Under 5	462	5.0%	4,259	5.7%	11,358	5.5%	
Age 5 to 9 Years	486	5.2%	4,355	5.8%	12,813	6.2%	
Age 10 to 14 Years	573	6.1%	4,852	6.5%	14,197	6.8%	
Age 15 to 19 Years	578	6.2%	4,759	6.4%	12,832	6.2%	
Age 20 to 24 Years	473	5.1%	3,977	5.3%	10,504	5.0%	
Age 25 to 29 Years	696	7.5%	5,789	7.8%	14,699	7.1%	
Age 30 to 34 Years	730	7.8%	6,124	8.2%	15,687	7.5%	
Age 35 to 39 Years	719	7.7%	5,506	7.4%	15,178	7.3%	
Age 40 to 44 Years	625	6.7%	5,064	6.8%	14,599	7.0%	
Age 45 to 49 Years	629	6.7%	5,275	7.1%	15,001	7.2%	
Age 50 to 54 Years	787	8.4%	5,823	7.8%	15,961	7.7%	
Age 55 to 59 Years	810	8.7%	5,628	7.6%	14,679	7.1%	
Age 60 to 64 Years	654	7.0%	4,674	6.3%	12,867	6.2%	
Age 65 to 74 Years	804	8.6%	5,826	7.8%	17,948	8.6%	
Age 75 to 84 Years	242	2.6%	2,076	2.8%	7,326	3.5%	
Age 85 Years or Over	57	0.6%	528	0.7%	2,431	1.2%	
Median Age	39.7		38.0		39.0		
<b>Gender Age Distribution (2022)</b>							
Female Population	4,810	51.6%	38,072	51.1%	106,920	51.4%	
Age 0 to 19 Years	1,026	21.3%	8,811	23.1%	24,982	23.4%	
Age 20 to 64 Years	3,199	66.5%	24,726	64.9%	66,754	62.4%	
Age 65 Years or Over	585	12.2%	4,535	11.9%	15,183	14.2%	
Female Median Age	40.0		38.5		39.6		
Male Population	4,515	48.4%	36,443	48.9%	101,161	48.6%	
Age 0 to 19 Years	1,075	23.8%	9,414	25.8%	26,218	25.9%	
Age 20 to 64 Years	2,923	64.7%	23,135	63.5%	62,421	61.7%	
Age 65 Years or Over	518	11.5%	3,894	10.7%	12,522	12.4%	
Male Median Age	39.3		37.6		38.3		

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<b>Household Income Distribution (2022)</b>						
HH Income \$200,000 or More	821	20.2%	5,478	18.5%	17,834	21.2%
HH Income \$150,000 to \$199,999	361	8.9%	2,750	9.3%	7,598	9.0%
HH Income \$100,000 to \$149,999	937	23.1%	5,650	19.1%	14,438	17.1%
HH Income \$75,000 to \$99,999	532	13.1%	4,163	14.0%	10,643	12.6%
HH Income \$50,000 to \$74,999	492	12.1%	4,640	15.6%	13,229	15.7%
HH Income \$35,000 to \$49,999	334	8.2%	2,829	9.5%	8,006	9.5%
HH Income \$25,000 to \$34,999	181	4.5%	1,520	5.1%	5,057	6.0%
HH Income \$15,000 to \$24,999	197	4.8%	1,275	4.3%	3,685	4.4%
HH Income Under \$15,000	209	5.1%	1,346	4.5%	3,785	4.5%
HH Income \$35,000 or More	3,476	85.6%	25,512	86.0%	71,748	85.1%
HH Income \$75,000 or More	2,650	65.2%	18,043	60.8%	50,513	59.9%
<b>Housing (2022)</b>						
Total Housing Units	4,286		31,434		89,819	
Housing Units Occupied	4,063	94.8%	29,653	94.3%	84,276	93.8%
Housing Units Owner-Occupied	3,452	85.0%	22,425	75.6%	60,440	71.7%
Housing Units, Renter-Occupied	611	15.0%	7,228	24.4%	23,836	28.3%
Housing Units, Vacant	223	5.5%	1,781	6.0%	5,543	6.6%
<b>Marital Status (2022)</b>						
Never Married	2,416	31.0%	19,393	31.8%	52,372	30.9%
Currently Married	4,097	52.5%	32,202	52.7%	90,589	53.4%
Separated	150	1.9%	1,927	3.2%	4,872	2.9%
Widowed	173	2.2%	1,433	2.3%	5,517	3.3%
Divorced	966	12.4%	6,094	10.0%	16,362	9.6%
<b>Household Type (2022)</b>						
Population Family	7,741	83.0%	62,100	83.3%	171,933	82.6%
Population Non-Family	1,575	16.9%	12,130	16.3%	35,036	16.8%
Population Group Quarters	9	-	285	0.4%	1,112	0.5%
Family Households	2,742	67.5%	20,144	67.9%	55,890	66.3%
Non-Family Households	1,321	32.5%	9,509	32.1%	28,386	33.7%
Married Couple with Children	1,015	24.8%	7,424	23.1%	20,963	23.1%
Average Family Household Size	2.8		3.1		3.1	
<b>Household Size (2022)</b>						
1 Person Households	1,119	27.5%	7,692	25.9%	23,464	27.8%
2 Person Households	1,630	40.1%	10,621	35.8%	28,909	34.3%
3 Person Households	617	15.2%	4,793	16.2%	13,605	16.1%
4 Person Households	492	12.1%	4,042	13.6%	11,560	13.7%
5 Person Households	152	3.7%	1,623	5.5%	4,548	5.4%
6 or More Person Households	52	1.3%	882	3.0%	2,191	2.6%
<b>Household Vehicles (2022)</b>						
Households with 0 Vehicles Available	236	5.8%	1,252	4.2%	4,240	5.0%
Households with 1 Vehicles Available	1,126	27.7%	8,993	30.3%	27,703	32.9%
Households with 2 or More Vehicles Available	2,701	66.5%	19,408	65.4%	52,333	62.1%
Total Vehicles Available	7,487		55,859		154,195	
Average Vehicles Per Household	1.8		1.9		1.8	

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<b>Labor Force (2022)</b>							
Estimated Labor Population Age 16 Years or Over	7,676		59,982		166,784		
Estimated Civilian Employed	5,510	71.8%	42,223	70.4%	114,196	68.5%	
Estimated Civilian Unemployed	106	1.4%	1,109	1.8%	3,074	1.8%	
Estimated in Armed Forces	6	-	67	0.1%	148	-	
Estimated Not in Labor Force	2,054		16,583		49,367		
Unemployment Rate	1.4%		1.8%		1.8%		
<b>Occupation (2022)</b>							
Occupation: Population Age 16 Years or Over	5,510		42,223		114,196		
Management, Business, Financial Operations	1,880	34.1%	12,243	29.0%	34,072	29.8%	
Professional, Related	1,642	29.8%	12,084	28.6%	33,762	29.6%	
Service	535	9.7%	4,317	10.2%	11,120	9.7%	
Sales, Office	1,090	19.8%	8,319	19.7%	22,725	19.9%	
Farming, Fishing, Forestry	-	-	38	-	86	-	
Construct, Extraction, Maintenance	101	1.8%	1,836	4.3%	4,587	4.0%	
Production, Transport Material Moving	261	4.7%	3,386	8.0%	7,844	6.9%	
White Collar Workers	4,612		32,647		90,559		
Blue Collar Workers	898		9,576		23,636		
<b>Consumer Expenditure (2022)</b>							
Total Household Expenditure	\$329.89 M		\$2.8 B		\$8.1 B		
Total Non-Retail Expenditure	\$175.17 M	53.1%	\$1.48 B	53.1%	\$4.31 B	53.2%	
Total Retail Expenditure	\$154.72 M	46.9%	\$1.31 B	46.9%	\$3.79 B	46.8%	
Apparel	\$11.87 M	3.6%	\$100.78 M	3.6%	\$292.66 M	3.6%	
Contributions	\$11.8 M	3.6%	\$99 M	3.5%	\$290.22 M	3.6%	
Education	\$11.51 M	3.5%	\$96.54 M	3.5%	\$285.29 M	3.5%	
Entertainment	\$19.3 M	5.9%	\$163.1 M	5.8%	\$472.71 M	5.8%	
Food and Beverages	\$47.49 M	14.4%	\$403.89 M	14.4%	\$1.17 B	14.4%	
Furnishings and Equipment	\$11.94 M	3.6%	\$100.81 M	3.6%	\$291.74 M	3.6%	
Gifts	\$9.11 M	2.8%	\$76.43 M	2.7%	\$225.61 M	2.8%	
Health Care	\$26.83 M	8.1%	\$227.52 M	8.1%	\$655.05 M	8.1%	
Household Operations	\$13.34 M	4.0%	\$112.75 M	4.0%	\$327.91 M	4.0%	
Miscellaneous Expenses	\$6.32 M	1.9%	\$53.39 M	1.9%	\$154.86 M	1.9%	
Personal Care	\$4.43 M	1.3%	\$37.48 M	1.3%	\$108.36 M	1.3%	
Personal Insurance	\$2.54 M	0.8%	\$21.31 M	0.8%	\$61.98 M	0.8%	
Reading	\$730.92 K	0.2%	\$6.17 M	0.2%	\$17.93 M	0.2%	
Shelter	\$68.91 M	20.9%	\$585.42 M	20.9%	\$1.7 B	21.0%	
Tobacco	\$1.66 M	0.5%	\$14.36 M	0.5%	\$41.05 M	0.5%	
Transportation	\$59.45 M	18.0%	\$504.95 M	18.1%	\$1.45 B	18.0%	
Utilities	\$22.66 M	6.9%	\$193.46 M	6.9%	\$556.63 M	6.9%	
<b>Educational Attainment (2022)</b>							
Adult Population Age 25 Years or Over	6,752		52,313		146,376		
Elementary (Grade Level 0 to 8)	77	1.1%	1,614	3.1%	3,874	2.6%	
Some High School (Grade Level 9 to 11)	143	2.1%	1,838	3.5%	3,524	2.4%	
High School Graduate	522	7.7%	6,724	12.9%	18,794	12.8%	
Some College	1,040	15.4%	7,019	13.4%	18,606	12.7%	
Associate Degree Only	485	7.2%	3,445	6.6%	8,924	6.1%	
Bachelor Degree Only	2,957	43.8%	20,834	39.8%	56,982	38.9%	
Graduate Degree	1,527	22.6%	10,839	20.7%	35,672	24.4%	

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<b>Units In Structure (2022)</b>							
1 Detached Unit		2,589	70.1%	18,249	65.2%	49,435	64.6%
1 Attached Unit		762	20.6%	4,027	14.4%	10,518	13.7%
2 to 4 Units		55	1.5%	994	3.6%	3,547	4.6%
5 to 9 Units		135	3.7%	1,673	6.0%	5,647	7.4%
10 to 19 Units		196	5.3%	1,998	7.1%	6,596	8.6%
20 to 49 Units		89	2.4%	792	2.8%	2,290	3.0%
50 or More Units		220	6.0%	1,783	6.4%	5,746	7.5%
Mobile Home or Trailer		17	0.5%	137	0.5%	488	0.6%
Other Structure		-	-	-	-	7	-
<b>Homes Built By Year (2022)</b>							
Homes Built 2010 or later		588	15.9%	4,396	15.7%	12,126	15.8%
Homes Built 2000 to 2009		851	23.0%	5,389	19.3%	16,244	21.2%
Homes Built 1990 to 1999		758	20.5%	4,728	16.9%	13,801	18.0%
Homes Built 1980 to 1989		767	20.8%	6,314	22.6%	17,616	23.0%
Homes Built 1970 to 1979		327	8.9%	3,282	11.7%	9,728	12.7%
Homes Built 1960 to 1969		270	7.3%	2,109	7.5%	6,201	8.1%
Homes Built 1950 to 1959		153	4.1%	1,166	4.2%	3,261	4.3%
Homes Built Before 1949		349	9.4%	2,270	8.1%	5,299	6.9%
<b>Home Values (2022)</b>							
Home Values \$1,000,000 or More		84	2.4%	1,065	4.7%	2,108	3.5%
Home Values \$500,000 to \$999,999		1,185	34.3%	6,934	30.9%	20,384	33.7%
Home Values \$400,000 to \$499,999		333	9.6%	2,740	12.2%	8,823	14.6%
Home Values \$300,000 to \$399,999		1,016	29.4%	5,314	23.7%	13,107	21.7%
Home Values \$200,000 to \$299,999		522	15.1%	4,173	18.6%	10,179	16.8%
Home Values \$150,000 to \$199,999		220	6.4%	1,335	6.0%	2,857	4.7%
Home Values \$100,000 to \$149,999		31	0.9%	401	1.8%	1,104	1.8%
Home Values \$70,000 to \$99,999		33	1.0%	176	0.8%	568	0.9%
Home Values \$50,000 to \$69,999		8	0.2%	54	0.2%	163	0.3%
Home Values \$25,000 to \$49,999		3	-	38	0.2%	152	0.3%
Home Values Under \$25,000		17	0.5%	194	0.9%	996	1.6%
Owner-Occupied Median Home Value		\$429,445		\$422,077		\$432,029	
Renter-Occupied Median Rent		\$1,353		\$1,317		\$1,344	
<b>Transportation To Work (2022)</b>							
Drive to Work Alone		2,801	50.8%	18,720	44.3%	51,322	44.9%
Drive to Work in Carpool		157	2.8%	2,711	6.4%	6,132	5.4%
Travel to Work by Public Transportation		34	0.6%	234	0.6%	952	0.8%
Drive to Work on Motorcycle		-	-	1	-	2	-
Walk or Bicycle to Work		66	1.2%	485	1.1%	1,061	0.9%
Other Means		14	0.3%	443	1.0%	1,169	1.0%
Work at Home		2,438	44.3%	19,629	46.5%	53,557	46.9%
<b>Travel Time (2022)</b>							
Travel to Work in 14 Minutes or Less		429	7.8%	3,833	9.1%	11,893	10.4%
Travel to Work in 15 to 29 Minutes		1,152	20.9%	9,222	21.8%	23,882	20.9%
Travel to Work in 30 to 59 Minutes		1,351	24.5%	8,276	19.6%	21,610	18.9%
Travel to Work in 60 Minutes or More		140	2.5%	1,262	3.0%	3,254	2.8%
Average Minutes Travel to Work		28.1		24.3		23.8	