



Executive Summary

895-999 US-441-BR, Cornelia, Georgia, 30531
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.53598
Longitude: -83.53578

	1 mile	3 miles	5 miles
Population			
2000 Population	1,126	11,756	19,878
2010 Population	1,277	13,340	23,161
2017 Population	1,318	14,145	24,289
2022 Population	1,339	14,682	25,140
2000-2010 Annual Rate	1.27%	1.27%	1.54%
2010-2017 Annual Rate	0.44%	0.81%	0.66%
2017-2022 Annual Rate	0.32%	0.75%	0.69%
2017 Male Population	49.2%	47.9%	48.6%
2017 Female Population	50.8%	52.1%	51.4%
2017 Median Age	34.4	34.7	36.7

In the identified area, the current year population is 24,289. In 2010, the Census count in the area was 23,161. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 25,140 representing a change of 0.69% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	68.6%	74.3%	78.6%
2017 Black Alone	3.4%	4.6%	3.6%
2017 American Indian/Alaska Native Alone	0.1%	0.7%	0.6%
2017 Asian Alone	8.4%	4.2%	3.5%
2017 Pacific Islander Alone	0.1%	0.4%	0.3%
2017 Other Race	16.9%	13.3%	11.2%
2017 Two or More Races	2.5%	2.6%	2.2%
2017 Hispanic Origin (Any Race)	27.2%	27.7%	22.3%

Persons of Hispanic origin represent 22.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	393	4,380	7,489
2010 Households	395	4,677	8,340
2017 Total Households	401	4,911	8,676
2022 Total Households	407	5,095	8,965
2000-2010 Annual Rate	0.05%	0.66%	1.08%
2010-2017 Annual Rate	0.21%	0.68%	0.55%
2017-2022 Annual Rate	0.30%	0.74%	0.66%
2017 Average Household Size	3.21	2.75	2.71

The household count in this area has changed from 8,340 in 2010 to 8,676 in the current year, a change of 0.55% annually. The five-year projection of households is 8,965, a change of 0.66% annually from the current year total. Average household size is currently 2.71, compared to 2.69 in the year 2010. The number of families in the current year is 6,147 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2017 Median Household Income	\$25,806	\$35,825	\$38,675
2022 Median Household Income	\$26,349	\$37,815	\$41,098
2017-2022 Annual Rate	0.42%	1.09%	1.22%
Average Household Income			
2017 Average Household Income	\$41,165	\$52,774	\$54,867
2022 Average Household Income	\$45,110	\$60,621	\$62,775
2017-2022 Annual Rate	1.85%	2.81%	2.73%
Per Capita Income			
2017 Per Capita Income	\$13,505	\$18,788	\$19,912
2022 Per Capita Income	\$14,726	\$21,479	\$22,679
2017-2022 Annual Rate	1.75%	2.71%	2.64%

Households by Income
Current median household income is \$38,675 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$41,098 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$54,867 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$62,775 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$19,912 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$22,679 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	427	4,741	8,096
2000 Owner Occupied Housing Units	292	2,895	5,270
2000 Renter Occupied Housing Units	101	1,485	2,219
2000 Vacant Housing Units	34	361	607
2010 Total Housing Units	438	5,377	9,537
2010 Owner Occupied Housing Units	286	2,926	5,729
2010 Renter Occupied Housing Units	109	1,751	2,611
2010 Vacant Housing Units	43	700	1,197
2017 Total Housing Units	456	5,755	10,079
2017 Owner Occupied Housing Units	276	2,872	5,638
2017 Renter Occupied Housing Units	125	2,039	3,037
2017 Vacant Housing Units	55	844	1,403
2022 Total Housing Units	466	6,023	10,499
2022 Owner Occupied Housing Units	279	2,975	5,810
2022 Renter Occupied Housing Units	128	2,120	3,154
2022 Vacant Housing Units	59	928	1,534

Currently, 55.9% of the 10,079 housing units in the area are owner occupied; 30.1%, renter occupied; and 13.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 9,537 housing units in the area - 60.1% owner occupied, 27.4% renter occupied, and 12.6% vacant. The annual rate of change in housing units since 2010 is 2.49%. Median home value in the area is \$137,163, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.32% annually to \$161,516.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.