SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
Calculated using Weighted Block Centroid from Block Groups

RIVERWOOD PROPERTIES, LLC

Lat/Lon: 34.0071/-84.7580

RS1

8465 Dallas Acworth Hwy
Dallas, GA 30132

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	3,531	40,690	79,552
	2023 Projected Population	3,985	44,468	85,868
	2010 Census Population	2,988	32,043	67,073
	2000 Census Population	1,594	17,552	40,088
	Projected Annual Growth 2018 to 2023	2.6%	1.9%	1.6%
	Historical Annual Growth 2000 to 2018	6.7%	7.3%	5.5%
	2018 Median Age	35.4	37.2	37.8
HOUSEHOLDS	2018 Estimated Households	1,169	13,144	26,119
	2023 Projected Households	1,247	13,896	27,487
	2010 Census Households	973	10,103	21,567
	2000 Census Households	544	5,574	12,882
	Projected Annual Growth 2018 to 2023	1.3%	1.1%	1.0%
	Historical Annual Growth 2000 to 2018	6.4%	7.5%	5.7%
RACE AND ETHNICITY	2018 Estimated White	80.2%	83.4%	82.6%
	2018 Estimated Black or African American	13.8%	10.9%	11.3%
	2018 Estimated Asian or Pacific Islander	1.7%	2.1%	2.5%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2018 Estimated Other Races	4.0%	3.2%	3.3%
	2018 Estimated Hispanic	6.3%	5.3%	5.5%
INCOME	2018 Estimated Average Household Income	$126,822	$112,893	$120,174
	2018 Estimated Median Household Income	$90,016	$104,370	$103,381
	2018 Estimated Per Capita Income	$41,987	$36,509	$39,499
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.0%	1.5%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.7%	4.2%	4.1%
	2018 Estimated High School Graduate	22.5%	24.1%	24.2%
	2018 Estimated Some College	15.7%	18.7%	19.7%
	2018 Estimated Associates Degree Only	4.3%	7.2%	7.6%
	2018 Estimated Bachelors Degree Only	31.8%	29.6%	28.6%
	2018 Estimated Graduate Degree	17.7%	15.2%	14.3%
BUSINESS	2018 Estimated Total Businesses	110	644	1,661
	2018 Estimated Total Employees	734	3,870	11,193
	2018 Estimated Employee Population per Business	6.6	6.0	6.7
	2018 Estimated Residential Population per Business	32.0	63.1	47.9

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Dallas, GA 30132

	1 mi radius	3 mi radius	5 mi radius

Population

		1 mi radius		3 mi radius		5 mi radius
Estimated Population (2018)		3,531		40,690		79,552
Projected Population (2023)		3,985		44,468		85,868
Census Population (2010)		2,988		32,043		67,073
Census Population (2000)		1,594		17,552		40,088
Projected Annual Growth (2018-2023)		454	2.6%	3,778	1.9%	6,315	1.6%
Historical Annual Growth (2010-2018)		543	5.8%	8,646	5.7%	12,479	5.0%
Historical Annual Growth (2000-2010)		1,394	8.7%	14,491	8.3%	26,985	6.7%
Estimated Population Density (2018)		1,124 *psm*		1,440 *psm*		1,013 *psm*
Trade Area Size		3.1 *sq mi*		28.3 *sq mi*		78.5 *sq mi*

Race and Ethnicity (2018)
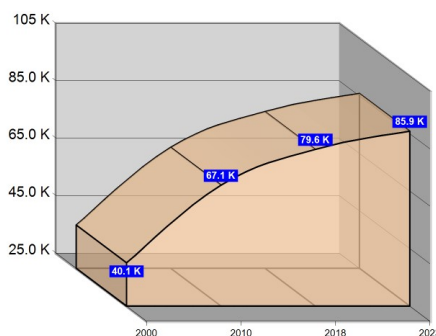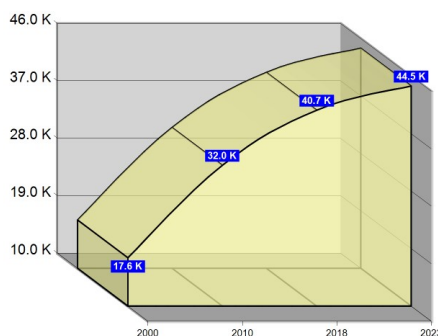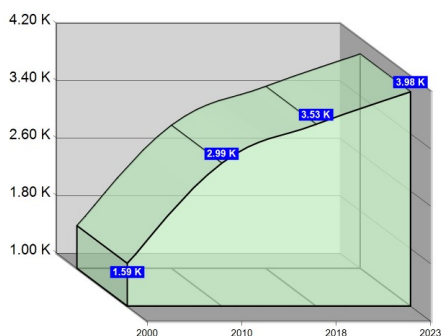
	1 mi radius		3 mi radius		5 mi radius	
Not Hispanic or Latino Population	3,307	93.7%	38,517	94.7%	75,162	94.5%
White	2,697	81.6%	32,583	84.6%	62,993	83.8%
Black or African American	470	14.2%	4,324	11.2%	8,735	11.6%
American Indian or Alaska Native	10	0.3%	88	0.2%	169	0.2%
Asian	61	1.8%	845	2.2%	1,946	2.6%
Hawaiian or Pacific Islander	-	-	9	-	23	-
Other Race	15	0.5%	71	0.2%	104	0.1%
Two or More Races	53	1.6%	596	1.5%	1,192	1.6%
Hispanic or Latino Population	224	6.3%	2,173	5.3%	4,390	5.5%
White	134	59.8%	1,361	62.6%	2,708	61.7%
Black or African American	17	7.4%	128	5.9%	260	5.9%
American Indian or Alaska Native	1	0.3%	25	1.1%	47	1.1%
Asian	-	-	8	0.4%	25	0.6%
Hispanic Hawaiian or Pacific Islander	-	-	-	-	1	-
Other Race	61	27.2%	467	21.5%	1,010	23.0%
Two or More Races	12	5.3%	184	8.5%	339	7.7%
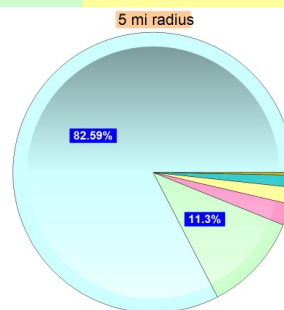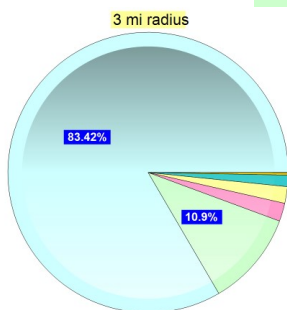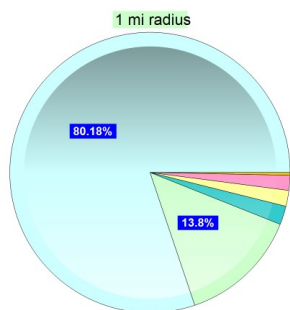
Legend: White | Black or African American | American Indian or Alaska Native | Asian | Hawaiian or Pacific Islander | Other Race | 2+ Races

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Age Distribution (2018)						
Age Under 5 Years	252	7.2%	2,383	5.9%	4,417	5.6%
Age 5 to 9 Years	298	8.5%	3,239	8.0%	5,986	7.5%
Age 10 to 14 Years	296	8.4%	3,735	9.2%	7,278	9.1%
Age 15 to 19 Years	227	6.4%	3,142	7.7%	6,350	8.0%
Age 20 to 24 Years	148	4.2%	1,782	4.4%	3,653	4.6%
Age 25 to 29 Years	206	5.8%	1,892	4.6%	3,640	4.6%
Age 30 to 34 Years	254	7.2%	2,257	5.5%	4,293	5.4%
Age 35 to 39 Years	291	8.2%	3,098	7.6%	5,664	7.1%
Age 40 to 44 Years	279	7.9%	3,148	7.7%	6,165	7.7%
Age 45 to 49 Years	317	9.0%	3,704	9.1%	7,327	9.2%
Age 50 to 54 Years	246	7.0%	3,209	7.9%	6,371	8.0%
Age 55 to 59 Years	207	5.9%	2,628	6.5%	5,345	6.7%
Age 60 to 64 Years	163	4.6%	2,133	5.2%	4,273	5.4%
Age 65 to 69 Years	136	3.9%	1,785	4.4%	3,550	4.5%
Age 70 to 74 Years	100	2.8%	1,156	2.8%	2,340	2.9%
Age 75 to 79 Years	61	1.7%	745	1.8%	1,519	1.9%
Age 80 to 84 Years	31	0.9%	394	1.0%	793	1.0%
Age 85 Years or Over	18	0.5%	261	0.6%	587	0.7%
Median Age	35.4		37.2		37.8	
Generation (2018)						
iGeneration (Age Under 15 Years)	847	24.0%	9,357	23.0%	17,681	22.2%
Generation 9/11 Millennials (Age 15 to 34 Years)	835	23.7%	9,073	22.3%	17,937	22.5%
Gen Xers (Age 35 to 49 Years)	886	25.1%	9,950	24.5%	19,156	24.1%
Baby Boomers (Age 50 to 74 Years)	852	24.1%	10,911	26.8%	21,879	27.5%
Silent Generation (Age 75 to 84 Years)	92	2.6%	1,138	2.8%	2,312	2.9%
G.I. Generation (Age 85 Years or Over)	18	0.5%	261	0.6%	587	0.7%
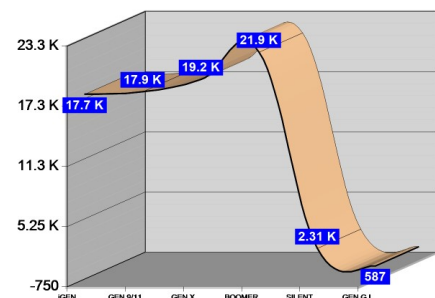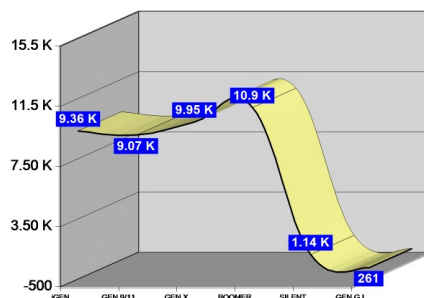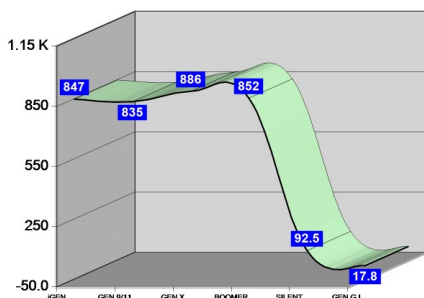
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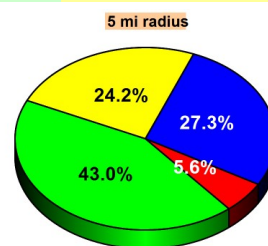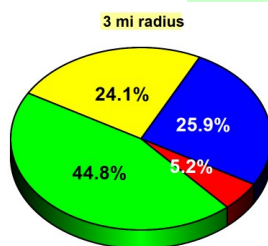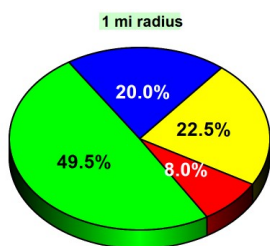|	1 mi radius		3 mi radius		5 mi radius	
Household Type (2018)						
Total Households	1,169		13,144		26,119	
Family Households	971	83.1%	11,263	85.7%	22,132	84.7%
Family Households with Children	559	57.6%	6,254	55.5%	11,922	53.9%
Family Households No Children	412	42.4%	5,008	44.5%	10,209	46.1%
Non-Family Households	198	16.9%	1,881	14.3%	3,987	15.3%
Non-Family Households with Children	3	1.7%	31	1.6%	62	1.6%
Non-Family Households No Children	194	98.3%	1,851	98.4%	3,925	98.4%

Legend:
- **Family Households with Children**
- **Family Households No Children**
- **Non-Family Households with Children**
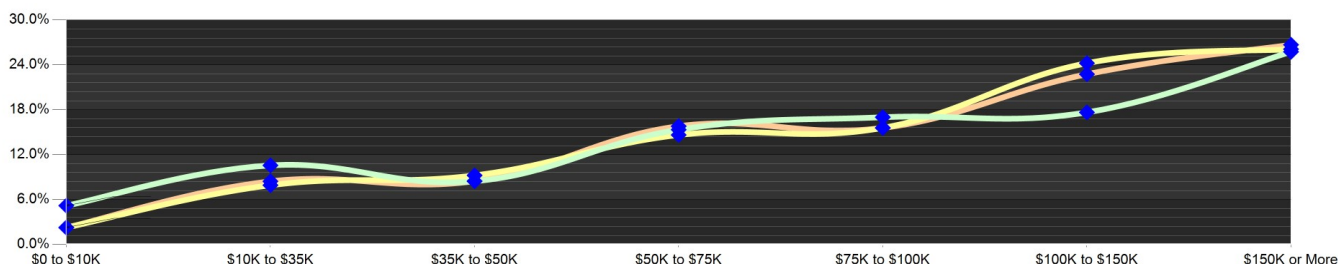- **Non-Family Households No Children**
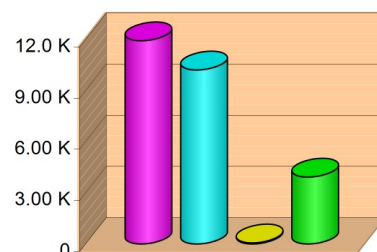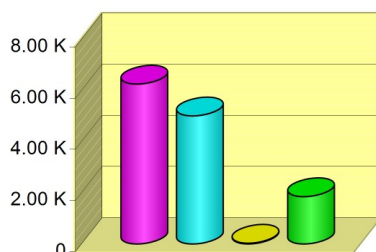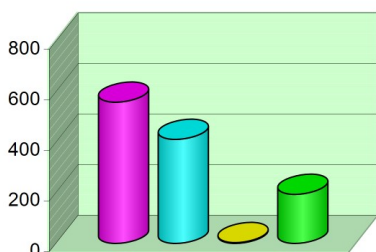
	1 mi radius		3 mi radius		5 mi radius	
Education Attainment (2018)						
Elementary or Some High School	185	8.0%	1,364	5.2%	2,901	5.6%
High School Graduate	520	22.5%	6,358	24.1%	12,529	24.2%
Some College or Associate Degree	461	20.0%	6,844	25.9%	14,157	27.3%
Bachelor or Graduate Degree	1,143	49.5%	11,844	44.8%	22,280	43.0%

Legend:
- **Elementary or Some High School**
- **High School Graduate**
- **Some College or Associate Degree**
- **Bachelor or Graduate Degree**

	1 mi radius		3 mi radius		5 mi radius	
Household Income (2018)						
Estimated Average Household Income	$126,822		$112,893		$120,174	
Estimated Median Household Income	$90,016		$104,370		$103,381	
HH Income Under $10,000	61	5.2%	299	2.3%	587	2.2%
HH Income $10,000 to $34,999	124	10.6%	1,041	7.9%	2,205	8.4%
HH Income $35,000 to $49,999	99	8.5%	1,214	9.2%	2,211	8.5%
HH Income $50,000 to $74,999	179	15.3%	1,924	14.6%	4,128	15.8%
HH Income $75,000 to $99,999	199	17.0%	2,049	15.6%	4,070	15.6%
HH Income $100,000 to $149,999	206	17.7%	3,185	24.2%	5,945	22.8%
HH Income $150,000 or More	301	25.8%	3,432	26.1%	6,972	26.7%