

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 33.714946 Longitude: -84.766201

Cosby Station Douglasville, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	7,063	37,778	82,983
	Population Est 23Q1	7,074	37,739	82,494
	Population Est 22Q4	7,048	37,497	82,013
	Population Est 22Q3	7,023	37,466	81,868
	Population Est 22Q2	7,024	37,513	81,872
	Population Est 22Q1	7,020	37,494	81,839
	Population Est 21Q4	7,025	37,431	81,804
	Population Est 21Q3	7,034	37,317	81,651
	Population Est 21Q2	7,012	37,064	81,275
	Population Fcst	7,492	40,239	88,750
	2010 Census Population	6,727	33,898	72,607
	2000 Census Population	5,947	28,042	54,516
	1990 Census Population	4,857	22,643	42,501
	Current Year Daytime Population	7,049	36,845	69,289
	Average Seasonal Population	16	100	265
	Historical Annual Growth, 1990 – 2000	2.05%	2.16%	2.52%
	Historical Annual Growth, 2000 – 2010	1.24%	1.91%	2.91%
	Estimated Annual Growth, 2010 – CY	0.34%	0.76%	0.94%
	Projected Annual Growth, CY to Y5	1.18%	1.27%	1.35%
	Group Qtrs Est	13	509	831
	Transient Est Average Last 4 Qtrs	0	900	2,526
Households	Current Year Estimated Households	2,857	13,562	28,656
	Households Est 23Q1	2,861	13,545	28,493
	Households Est 22Q4	2,851	13,459	28,326
	Households Est 22Q3	2,840	13,443	28,272
	Households Est 22Q2	2,841	13,460	28,273
	Households Est 22Q1	2,839	13,452	28,261
	Households Est 21Q4	2,841	13,434	28,253
	Households Est 21Q3	2,846	13,395	28,197
	Households Est 21Q2	2,837	13,307	28,071
	Households Fcst	3,030	14,452	30,657
	2010 Census Households	2,705	12,051	25,100
	2000 Census Households	2,296	9,777	18,861
	1990 Census Households	1,718	7,567	14,139
	Historical Annual Growth, 1990 – 2000	2.94%	2.60%	2.92%
	Historical Annual Growth, 2000 – 2010	1.65%	2.11%	2.90%
	Estimated Annual Growth, 2010 – CY	0.38%	0.83%	0.93%
	Projected Annual Growth, CY to Y5	1.19%	1.28%	1.36%
	Population per Household	2.47	2.75	2.87

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 33.714946 Longitude: -84.766201

Cosby Station Douglasville, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.7%	1.4%	1.3%
	HH Income \$250,000 to \$499,999	0.8%	1.6%	1.5%
	HH Income \$200,000 to \$249,999	1.9%	3.8%	3.6%
	HH Income \$175,000 to \$199,999	1.8%	3.4%	4.2%
	HH Income \$150,000 to \$174,999	3.4%	5.4%	5.6%
	HH Income \$100,000 to 149,999	16.0%	18.2%	19.7%
	HH Income \$75,000 to 99,999	20.8%	16.5%	15.8%
	HH Income \$50,000 to 74,999	27.5%	19.8%	18.6%
	HH Income \$35,000 to 49,999	7.9%	9.4%	9.3%
	HH Income \$25,000 to 34,999	4.4%	7.7%	7.1%
	HH Income \$15,000 to 24,999	6.3%	5.4%	5.7%
	HH Income \$0 to 14,999	8.4%	7.5%	7.6%
	Average Household Income	\$79,092	\$90,988	\$93,968
	Median Household Income	\$70,920	\$75,370	\$77,495
	Per Capita Income	\$32,025	\$32,947	\$32,668
	Average Disposable Income	\$67,247	\$75,688	\$76,624
	Median Disposable Income	\$60,622	\$64,434	\$66,218
	Discretionary HH Income Over \$150,000	0.4%	2.8%	2.4%
	Discretionary HH Income \$125,000 to \$149,999	2.1%	3.5%	3.4%
	Discretionary HH Income \$100,000 to \$124,999	3.1%	6.1%	6.9%
	Discretionary HH Income \$75,000 to \$99,999	10.1%	12.3%	13.6%
	Discretionary HH Income \$50,000 to \$74,999	20.2%	21.3%	21.7%
	Discretionary HH Income \$25,000 to \$49,999	43.4%	30.2%	28.5%
	Discretionary HH Income Under \$25,000	20.7%	23.8%	23.5%
	Average Discretionary HH Income	\$46,939	\$54,338	\$55,120
	Median Discretionary HH Income	\$42,205	\$46,269	\$48,009
	Householder White – Count	1,458	5,919	11,598
	Median HH Income	\$67,982	\$72,974	\$76,544
	Average HH Income	\$74,319	\$81,662	\$84,566
	Householder Black or African-American – Count	1,081	5,956	13,251
	Median HH Income	\$75,528	\$74,219	\$76,401
	Average HH Income	\$79,863	\$87,000	\$86,646
	Householder Hispanic – Count	154	724	1,685
	Median HH Income	\$77,984	\$84,986	\$78,556
	Average HH Income	\$71,592	\$90,436	\$87,193
	Householder Asian or Pacific Islander – Count	6	151	366
	Median HH Income	\$65,060	\$67,788	\$64,940
	Average HH Income	\$84,680	\$92,387	\$82,649
	Householder Other or Pacific Islander – Count	159	812	1,756
	Median HH Income	\$86,559	\$87,424	\$89,980
	Average HH Income	\$81,993	\$85,013	\$91,428

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 33.714946 Longitude: -84.766201

Cosby Station Douglasville, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	3,307	17,844	39,139
	Female Population	3,756	19,934	43,844
Total Population by Age	Count of Pop 0 to 4 years	425	2,067	4,565
	Count of Pop 0 to 7 years	572	2,877	6,443
	Count of Pop 5 - 13	708	4,096	9,313
	Count of Pop 14 - 18	364	2,198	5,063
	Count of Pop 19 - 22	378	2,203	5,082
	Count of Pop 22 - 25	290	1,619	3,704
	Count of Pop 25 - 29	499	2,319	5,175
	Count of Pop 30 - 34	507	2,308	4,928
	Count of Pop 35 - 39	468	2,289	4,978
	Count of Pop 40 - 44	465	2,492	5,360
	Count of Pop 45 - 59	1,419	7,556	17,179
	Count of Pop 60 - 74	1,059	6,082	12,808
	Count of Pop 75 - 84	385	2,028	3,865
	Count of Pop 85+	95	523	964
	% of Pop 0 to 4 years	6.0%	5.5%	5.5%
	% of Pop 0 to 7 years	8.1%	7.6%	7.8%
	% of Pop 5 - 13	10.0%	10.8%	11.2%
	% of Pop 14 - 18	5.2%	5.8%	6.1%
	% of Pop 19 - 22	5.4%	5.8%	6.1%
	% of Pop 22 - 25	4.1%	4.3%	4.5%
	% of Pop 25 - 29	7.1%	6.1%	6.2%
	% of Pop 30 - 34	7.2%	6.1%	5.9%
	% of Pop 35 - 39	6.6%	6.1%	6.0%
	% of Pop 40 - 44	6.6%	6.6%	6.5%
	% of Pop 45 - 59	20.1%	20.0%	20.7%
	% of Pop 60 - 74	15.0%	16.1%	15.4%
	% of Pop 75 - 84	5.5%	5.4%	4.7%
	% of Pop 85+	1.3%	1.4%	1.2%
	Median Age	38.8	39.5	38.7
	Average Age	39.6	39.8	39.0
Male Population by Age	% of Pop 0 to 4 years	6.6%	5.9%	5.9%
	% of Pop 5 - 13	10.9%	11.6%	12.0%
	% of Pop 14 - 18	5.9%	6.4%	6.6%
	% of Pop 19 - 22	6.1%	6.4%	6.7%
	% of Pop 22 - 25	4.6%	4.7%	4.9%
	% of Pop 25 - 29	7.0%	6.3%	6.5%
	% of Pop 30 - 34	7.0%	6.0%	5.9%
	% of Pop 35 - 39	6.7%	6.2%	5.9%
	% of Pop 40 - 44	6.0%	6.2%	6.0%
	% of Pop 45 - 59	19.7%	19.7%	19.9%
	% of Pop 75 - 84	4.7%	4.7%	4.1%
	% of Pop 60 - 74	14.1%	15.1%	14.6%
	% of Pop 85+	0.9%	1.0%	0.8%
	Median Age	36.5	37.2	36.1
	Average Age	37.9	38.2	37.5

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

**BRIXMOR**®

Latitude: 33.714946 Longitude: -84.766201

Cosby Station Douglasville, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	5.5%	5.1%	5.1%
	% of Pop 5 - 13	9.2%	10.1%	10.5%
	% of Pop 14 - 18	4.5%	5.3%	5.6%
	% of Pop 19 - 22	4.7%	5.3%	5.6%
	% of Pop 22 - 25	3.7%	3.9%	4.1%
	% of Pop 25 - 29	7.2%	6.0%	6.0%
	% of Pop 30 - 34	7.4%	6.2%	5.9%
	% of Pop 35 - 39	6.6%	6.0%	6.0%
	% of Pop 40 - 44	7.1%	7.0%	6.8%
	% of Pop 45 - 59	20.5%	20.3%	21.4%
	% of Pop 60 - 74	15.8%	17.0%	16.2%
	% of Pop 75 - 84	6.1%	6.0%	5.2%
	% of Pop 85+	1.7%	1.8%	1.5%
	Median Age	40.8	41.4	40.8
	Average Age	41.1	41.1	40.3
Race	Count of White	3,056	15,351	30,657
	Count of Black or African-American	3,028	17,408	41,317
	Count of Asian or Pacific Islander	126	721	1,488
	Count of Other races	854	4,299	9,522
	White	43.3%	40.6%	36.9%
	Black or African American	42.9%	46.1%	49.8%
	Asian	1.8%	1.9%	1.8%
	Other Races	12.1%	11.4%	11.5%
Language Spoken	Speak English at Home	91.3%	89.7%	88.8%
	Speak Spanish at Home	7.1%	6.6%	6.8%
	Speak French or French Creole at Home	0.1%	0.9%	1.2%
	Speak German at Home	0.1%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	0.3%	0.9%	0.8%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.0%	0.0%
	Speak Chinese at Home	0.0%	0.1%	0.4%
	Speak Korean at Home	0.0%	0.1%	0.0%
	Speak Vietnamese at Home	1.0%	0.6%	0.6%
	Speak Other Asian Languages at Home	0.1%	0.2%	0.3%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.1%	0.0%
	Speak Other Language at Home	0.1%	0.6%	0.9%
Hispanic	Hispanic Population	759	3,525	7,984
	Hispanic Population Percent	10.7%	9.3%	9.6%
	Mexican	45.8%	51.4%	53.9%
	Puerto Rican	9.1%	12.9%	16.3%
	Cuban	0.5%	3.3%	2.4%
	Dominican	0.2%	1.3%	1.5%
	Central American	21.9%	19.1%	14.9%
	South American	15.1%	7.0%	5.0%
	Other Hispanic	7.3%	5.0%	6.0%
	2000 Hispanic Population Percent	2%	2%	3%
	1990 Hispanic Population Percent	1%	1%	1%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 33.714946 Longitude: -84.766201

Cosby Station Douglasville, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	9.2%	9.7%	8.9%
	American	8.9%	9.4%	8.6%
	Native American (ie. Indian/Eskimo)	0.3%	0.3%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
	Asian (percent of total population)	1.8%	1.9%	1.8%
	Chinese	0.2%	0.2%	0.3%
	Japanese	0.1%	0.0%	0.0%
	Korean	0.1%	0.0%	0.0%
	South Central Asian (ie. Indian)	1.0%	0.8%	0.6%
	South East Asian (ie. Vietnamese)	0.4%	0.5%	0.5%
	Other Asian	0.1%	0.4%	0.2%
	European (percent of total population)	25.4%	20.3%	18.0%
	British	4.5%	4.3%	4.6%
	Dutch	0.2%	0.3%	0.2%
	French	1.2%	0.7%	0.5%
	German	3.9%	3.7%	3.6%
	Italian	1.5%	1.3%	1.1%
	Polish	0.9%	0.5%	0.5%
	Scandinavian	0.6%	0.5%	0.5%
	Scotch/Irish	10.3%	7.6%	6.0%
	Other European (ie. Greek/Russian)	2.2%	1.4%	1.0%
	Middle Eastern	0.1%	0.2%	0.1%
	Other Ancestry	28.3%	35.8%	40.6%
	Unclassified Ancestry	24.4%	22.7%	21.0%
Education (Age 25+)	Adult Population (25 Years or Older)	4,898	25,597	55,257
	Elementary (0 to 8)	2.2%	3.4%	3.3%
	Some High School (9 to 11)	2.8%	5.9%	7.1%
	High School Graduate (12)	28.4%	30.8%	30.7%
	Some College (13 to 16)	25.2%	23.8%	22.1%
	Associates Degree Only	12.9%	8.2%	7.9%
	Bachelors Degree Only	16.6%	15.7%	17.8%
	Graduate Degree	11.9%	12.3%	11.1%
	% College (4+)	28.5%	28.0%	28.9%
Household Type	Total Households – count	2,857	13,562	28,656
	One Person HHs – count	869	3,321	6,157
	Family HHs – count	1,919	9,656	21,365
	Married Couple – count	998	6,076	14,114
	w/own children – count	238	1,941	5,237
	w/out own children – count	760	4,134	8,876
	Male Householder – count	223	549	1,149
	Female Householder – count	699	3,031	6,103
	Non-Family Households – count	68	585	1,135
	1 Person Household	30.4%	24.5%	21.5%
	2 Person Household	30.5%	30.9%	30.0%
	3 Person Household	16.2%	16.9%	18.2%
	4 Person Household	12.3%	14.1%	15.2%
	5 Person Household	5.9%	7.8%	8.7%
	6 Person Household	2.5%	3.2%	3.8%
	7+ Person Household	2.1%	2.6%	2.7%
	% Households With Children	28.5%	30.8%	32.8%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 33.714946 Longitude: -84.766201

Cosby Station Douglasville, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	3,008	14,387	30,459
	Owner Occupied Percent	50.8%	59.3%	63.6%
	Renter Occupied Percent	44.2%	34.9%	30.5%
	Vacant Housing Percent	5.0%	5.7%	5.9%
	Total Housing Units (Census 2000)	2,453	10,318	19,891
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.2%	2.2%	1.8%
	Property Value \$750,000 to \$999,999	0.1%	2.2%	2.3%
	Property Value \$500,000 to \$749,999	2.0%	11.0%	10.0%
	Property Value \$400,000 to \$499,999	8.9%	12.5%	12.4%
	Property Value \$300,000, to \$399,999	24.5%	19.2%	21.6%
	Property Value \$200,000 to \$299,999	44.9%	32.3%	31.4%
	Property Value \$150,000 to \$199,999	14.0%	10.3%	9.5%
	Property Value \$100,000 to \$149,999	3.7%	5.2%	5.7%
	Property Value \$60,000 to \$99,999	0.8%	2.4%	1.9%
	Property Value \$40,000 to \$59,999	0.2%	0.5%	0.8%
	Property Value \$0 to \$39,999	0.7%	2.3%	2.3%
	Median Home Value	\$273,125	\$291,468	\$294,749
Wealth per Household	\$0 and under - percent	18.6%	17.9%	17.6%
	\$1 to \$4999 - percent	9.3%	8.9%	8.7%
	\$5k to \$9999 - percent	5.0%	4.7%	4.6%
	\$10k to \$24999 - percent	6.6%	6.5%	6.4%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.2%	10.2%	10.3%
	\$100k to \$249999 - percent	17.5%	17.9%	18.1%
	\$250k to \$499999 - percent	12.5%	12.8%	13.0%
	\$500k+ - percent	13.4%	14.1%	14.4%
	Median HH Wealth	\$67,381	\$74,795	\$78,359
	Avg HH Wealth	\$223,276	\$232,458	\$236,507
Economic Viability	Economic Viability Local	259	268	277
	Economic Viability Indexed	96	99	102
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	3,715	19,102	42,434
	Managerial/Executive	16.7%	15.5%	14.4%
	Professional Specialty	25.4%	22.9%	21.6%
	Healthcare Support	1.5%	1.4%	2.0%
	Sales	12.0%	11.2%	11.4%
	Office & Administrative Support	13.7%	13.1%	13.4%
	Protective Service	1.2%	1.3%	1.6%
	Food Preperation	3.6%	2.9%	3.7%
	Building Maintenance & Cleaning	2.5%	2.9%	3.3%
	Personal Care	1.8%	2.3%	2.9%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	5.2%	7.0%	8.3%
	Production & Transportation	16.5%	19.4%	17.2%
	Percent White Collar Workers	69.3%	64.1%	62.9%
	Percent Blue Collar Workers	30.7%	35.9%	37.1%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 33.714946 Longitude: -84.766201

Cosby Station Douglasville, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	4.1%	5.8%	6.3%
	Manufacturing	10.9%	9.7%	8.3%
	Transportation	11.5%	10.2%	10.2%
	Information	1.5%	2.3%	2.4%
	Wholesale/Retail	16.5%	13.0%	15.1%
	Finance, Insurance, Real Estate	8.7%	6.4%	6.0%
	Professional Services	2.8%	5.5%	5.3%
	Management Services	0.0%	0.1%	0.4%
	Administrative/Waste Services	3.4%	3.8%	4.7%
	Educational Services	21.8%	23.7%	22.4%
	Entertainment Services	8.0%	10.0%	8.8%
	Other Professional Services	3.8%	4.5%	4.6%
	Public Administration	7.0%	5.0%	5.5%
Vehicles per HH	No Vehicles	4.6%	5.5%	4.9%
	1 Vehicle	43.1%	32.9%	28.4%
	2 Vehicles	32.4%	37.2%	39.5%
	3 or more vehicles	20.0%	24.4%	27.1%
	Average Number of Vehicles	1.71	1.89	2.01
Change	Births (last 12 months)	86	432	959
	Deaths (last 12 months)	55	296	597
	Migration (last 12 months)	8	133	757
Work place	Workplace Establishments	274	1,214	1,837
	Workplace Employees (FTE)	2,597	12,141	18,540