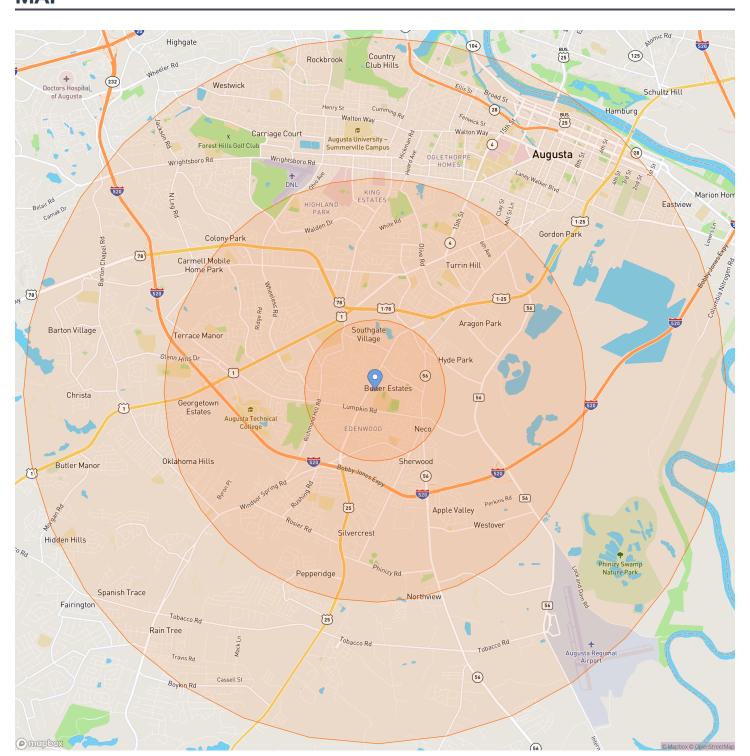
#### **RADIUS REPORT FOR**

## 1, 3, and 5 miles around 2728 Peach Orchard Rd, Augusta, GA 30906

PREPARED FOR: Ariel Yisraelian DATE: July 24, 2025

#### **MAP**



# 1, 3, and 5 miles around 2728 Peach Orchard Rd, Augusta, GA 30906

CITY **Augusta-Richmond County** 

COUNTY **Richmond County** 

**How many** people live here?

3 MI 1 MI **5 MI** 8K **50**K 114K

CITY: **206K** COUNTY: **206K** 

# How much money do they make?

1 MI 3 MI **5 MI \$37**K \$35K **\$43**K

> CITY: **\$53K** COUNTY: \$53K

> > median household income

# How old are they?

1 MI

33

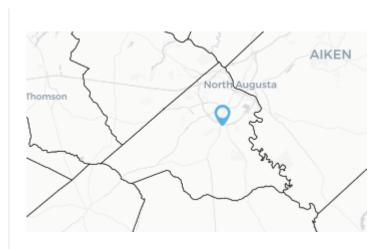
34

35

CITY: **35** 

COUNTY: 35

median age in years



### **DEMOGRAPHICS**

#### **Population**

	1 mile	3 miles	5 miles
Population	7,838	49,654	113,767
Population Density (people per sq mi)	2,526	1,772	1,469

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01003

#### Income

	1 m	ile	3 miles		5 miles	
Median Household Income (in 2023 inflation adjusted dollars)	\$37,	461	\$34,736		\$43,259	
Average Household Income (in 2023 inflation adjusted dollars)	\$50,	339	\$49,757		\$64,813	
Families in Poverty	480	26%	3,256	30%	5,676 2	23%
Households	2,8	68	17,873		42,787	
Less than \$25,000	1,039	36%	6,896	39%	14,046 3	3%
\$25,000 to \$49,999	732	26%	4,112	23%	9,477 2	22%
\$50,000 to \$74,999	489	17%	2,808	16%	7,030 1	6%
\$75,000 to \$99,999	210	7%	1,866	10%	4,542 1	1%
\$100,000 to \$199,999	350	12%	1,984	11%	5,931 1	4%
Over \$200,000	49	2%	207	1%	1,762	4%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B19001, B19013, B19025, B17010

#### Age

Median Age 33 34 35   Population 7,838 49,654 113,767   Ages 9 & under 1,072 14% 7,692 15% 15,162 13'	
Ages 9 & under 1 072 14% 7 692 15% 15 162 13	
7,502 1070 10,102 10	3%
Ages 10 to 19 1,299 17% 6,442 13% 14,609 13	3%
Ages 20 to 29 1,253 16% 7,286 15% 17,422 15	5%
Ages 30 to 39 1,048 13% 7,349 15% 16,206 14	1%
Ages 40 to 49 780 10% 5,408 11% 12,764 11	1%
Ages 50 to 59 838 11% 5,142 10% 12,380 11	1%
Ages 60 to 69 820 10% 6,177 12% 14,078 12	2%
Ages 70 & over 728 9% 4,159 8% 11,146 10	)%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01001

#### **Race & Ethnicity**

	1 m	ile	3 mile	es	5 miles	S
Population	7,8	38	49,65	49,654		7
White	2,113	27%	10,686	22%	29,008	25%
Black	5,349	68%	35,688	72%	72,115	63%
American Indian	1	0%	8	0%	78	0%
Asian	0	0%	141	0%	1,074	1%
Pacific Islander	0	0%	0	0%	232	0%
Other race	0	0%	171	0%	873	1%
Two or more races	181	2%	1,104	2%	4,746	4%
Hispanic or Latino	192	2%	1,857	4%	5,640	5%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B03002

#### **Educational Attainment**

	1 m	ile	3 miles		5 mil	es
Population Aged 25 & Over	4,92	20	32,252		75,92	20
No high school diploma	741	15%	5,031	16%	10,580	14%
High school graduate or equal	2,096	43%	12,855	40%	26,406	35%
Some college	1,089	22%	7,747	24%	17,259	23%
Associate's degree	508	10%	2,516	8%	6,288	8%
Bachelor's degree	264	5%	2,431	8%	8,975	12%
Advanced degree	223	5%	1,673	5%	6,413	8%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B15002

#### **Employment Status**

	1 m	ile	3 miles	5 miles
Population Aged 16 & Over	5,9 <sup>-</sup>	12	37,838	89,945
In labor force	3,733	63%	22,457 59%	54,199 60%
Civilian labor force	3,733	63%	22,260 59%	53,415 59%
Employed	3,216	54%	19,868 53%	48,936 54%
Unemployed	518	9%	2,391 6%	4,479 5%
In armed forces	0	0%	197 1%	784 1%
Not in labor force	2,178	37%	15,381 41%	35,745 40%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B23025

#### Households

	1 m	ile	3 miles	S	5 miles	
Households	2,8	68	17,873	3	42,787	
Family households	1,864	65%	10,853	61%	24,549	57%
Married couples	753	26%	4,516	25%	11,150	26%
With kids under 18	189	7%	1,060	6%	2,711	6%
Other family types	1,111	39%	6,337	35%	13,399	31%
Single dad households with kids	33	1%	346	2%	906	2%
Single mom households with kids	598	21%	3,394	19%	6,643	16%
Non-family households	1,003	35%	7,020	39%	18,239	43%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B11001, B11003

#### **Homes**

	1 m	ile	3 mi	les	5 miles	
Homes	3,4	10	21,2	29	51,627	
Occupied Homes	2,86	88	17,8	73	42,787	
Owner occupied units	1,181	41%	7,968	45%	19,563	46%
Renter occupied units	1,686	59%	9,905	55%	23,225	54%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25024, B25003

#### **Housing Unit Value**

	1 :	mile	3 mile	es	5 miles	6
Median Home Value	\$87	7,851	\$108,2	207	\$131,17	'2
Owner Occupied Homes	1,	181	7,96	8	19,563	3
Under \$100,000	732	62%	3,469	44%	6,228	32%
\$100,000 to \$199,999	426	36%	3,648	46%	7,951	41%
\$200,000 to \$299,999	15	1%	595	7%	2,797	14%
\$300,000 to \$399,999	1	0%	130	2%	973	5%
\$400,000 to \$499,999	1	0%	50	1%	649	3%
\$500,000 to \$749,999	0	0%	22	0%	529	3%
\$750,000 to \$999,999	0	0%	40	1%	239	1%
\$1,000,000 to \$1,499,999	6	1%	13	0%	140	1%
\$1,500,000 to \$1,999,999	0	0%	0	0%	26	0%
Over \$2,000,000	0	0%	0	0%	31	0%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25075

### **Detailed Age**

	1 mile		3 mile	3 miles 49,654		5 miles 113,767	
Population	7,83	7,838				'	
Male:	3,521	45%	23,530	47%	53,270	47%	
Under 5 years	368	5%	2,207	4%	4,094	4%	
5 to 9 years	281	4%	1,946	4%	3,961	3%	
10 to 14 years	255	3%	1,646	3%	3,388	3%	
15 to 17 years	134	2%	891	2%	2,133	2%	
18 and 19 years	118	2%	622	1%	1,651	1%	
20 years	7	0%	366	1%	1,054	1%	
21 years	94	1%	658	1%	1,122	1%	
22 to 24 years	138	2%	756	2%	1,991	2%	
25 to 29 years	273	3%	1,843	4%	4,163	4%	
30 to 34 years	139	2%	1,970	4%	4,342	4%	
35 to 39 years	225	3%	1,177	2%	2,975	3%	
40 to 44 years	270	3%	1,542	3%	2,968	3%	
45 to 49 years	170	2%	1,203	2%	2,984	3%	
50 to 54 years	157	2%	841	2%	2,464	2%	
55 to 59 years	227	3%	1,475	3%	3,276	3%	
60 and 61 years	131	2%	732	1%	1,410	1%	
62 to 64 years	152	2%	675	1%	1,811	2%	
65 and 66 years	24	0%	657	1%	1,438	1%	
67 to 69 years	55	1%	627	1%	1,486	1%	
70 to 74 years	195	2%	785	2%	2,204	2%	
75 to 79 years	69	1%	539	1%	1,341	1%	
80 to 84 years	15	0%	131	0%	528	0%	
85 years and over	25	0%	243	0%	485	0%	
Female:	4,317	55%	26,123	53%	60,498	53%	
Under 5 years	254	3%	1,974	4%	3,776	3%	
5 to 9 years	168	2%	1,565	3%	3,331	3%	
10 to 14 years	526	7%	1,992	4%	3,805	3%	
15 to 17 years	133	2%	666	1%	1,809	2%	
18 and 19 years	134	2%	626	1%	1,824	2%	
20 years	108	1%	354	1%	844	1%	
21 years	98	1%	411	1%	1,150	1%	
22 to 24 years	101	1%	723	1%	1,915	2%	
25 to 29 years	433	6%	2,176	4%	5,183	5%	
30 to 34 years	416	5%	2,313	5%	4,901	4%	
35 to 39 years	268	3%	1,889	4%	3,988	4%	
40 to 44 years	171	2%	1,216	2%	3,219	3%	
45 to 49 years	169	2%	1,447	3%	3,594	3%	
50 to 54 years	201	3%	1,283	3%	3,305	3%	
55 to 59 years	254	3%	1,543	3%	3,335	3%	
60 and 61 years	161	2%	887	2%	1,879	2%	
62 to 64 years	115	1%	1,219	2%	2,401	2%	
65 and 66 years	70	1%	646	1%	1,666	1%	
67 to 69 years	112	1%	733	1%	1,987	2%	
70 to 74 years	132	2%	873	2%	2,456	2%	
		-					
	120	2%	637	1%	1.766	2%	
75 to 79 years 80 to 84 years	120 99	2% 1%	637 508	1%	1,766 1,171	2% 1%	

### **POPULATION PROJECTIONS**

State and county population projections.

Geography	2010 - 2020	2020 - 2030 Projected	Is Projected To:
South Carolina	<b>11%</b> 4,625,364 - 5,118,425	<b>12%</b> 5,118,425 - 5,719,377	Grow
Aiken County	<b>5%</b> 160,099 - 168,808	<b>8%</b> 168,808 - 182,910	Grow

Source: South Carolina Revenue and Fiscal Affairs Office. Vintage 2022 South Carolina Population Projections. February 2025. U.S. Census Bureau, Decennial Censuses 2010, and 2020.

Geography	2010 - 2020	2020 - 2030 Projected	Is Projected To:
Georgia	<b>11%</b> 9,687,653 - 10,711,908	<b>10%</b> 10,711,908 - 11,823,402	Grow
Richmond County	<b>3%</b> 200,549 - 206,607	<b>3%</b> 206,607 - 212,216	Grow

Source: State of Georgia, Governor's Office of Planning and Budget, State and County Residential Population, 2024-2060. July 2024. U.S. Census Bureau, Decennial Censuses 2010, and 2020.

### Methodology **RADIUS ESTIMATES**

First, we subtract the 2023 US Census Bureau's water areas from the 2023 block groups. Then we calculate the project's radiuses, the block groups minus water areas that intersect the radiuses, and the percent of each block group's area that's in the radiuses (overlap). Next, the overlap percent is multiplied by the Census demographics for each block group. Finally, we sum the overlap times the demographics for all block groups that intersect a radius to produce the demographic estimate for the radius.

The benefits of this methodology are that it allows for:

- 1. the use of the most current data for small area geographies from the US Census Bureau;
- 2. the estimation of demographics for radius distances using dissimilar shaped Census block groups;
- 3. data comparability (because estimates for small radiuses and large radiuses use the same methodology, geographies and datasets); and
- 4. improved estimates along coastlines and large water bodies by removing water areas.

This methodology assumes that the **population is equally distributed** throughout a block group. This assumption can result in unlikely estimates for small radiuses (i.e. 1 mile) in rural areas with low population densities and thus, large geographic area block groups.

#### MEDIAN ESTIMATES

To estimate median values, we use a simple method explained in the book "Beginning Statistics: An Introduction for Social Scientists" by Diamond I and Jefferies J. Here's how it works:

- 1. We pull grouped data for your area of interest and order the groups from smallest to largest. This helps us see which group the middle value, or median, is in.
- 2. We figure out exactly where the middle value sits within its group. We look at how far into the group it is, as a percentage, starting from the bottom end.
- 3. Then, we check how big the gap is between the smallest and largest numbers in that group.
- 4. We use the percentage to find a part of that gap. This percentage tells us how much to add to the smallest number in the group to get the median.

If you have any questions, you can reach Cubit at 1.800.939.2130 or at www.cubitplanning.com.

#### **CUBIT**

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