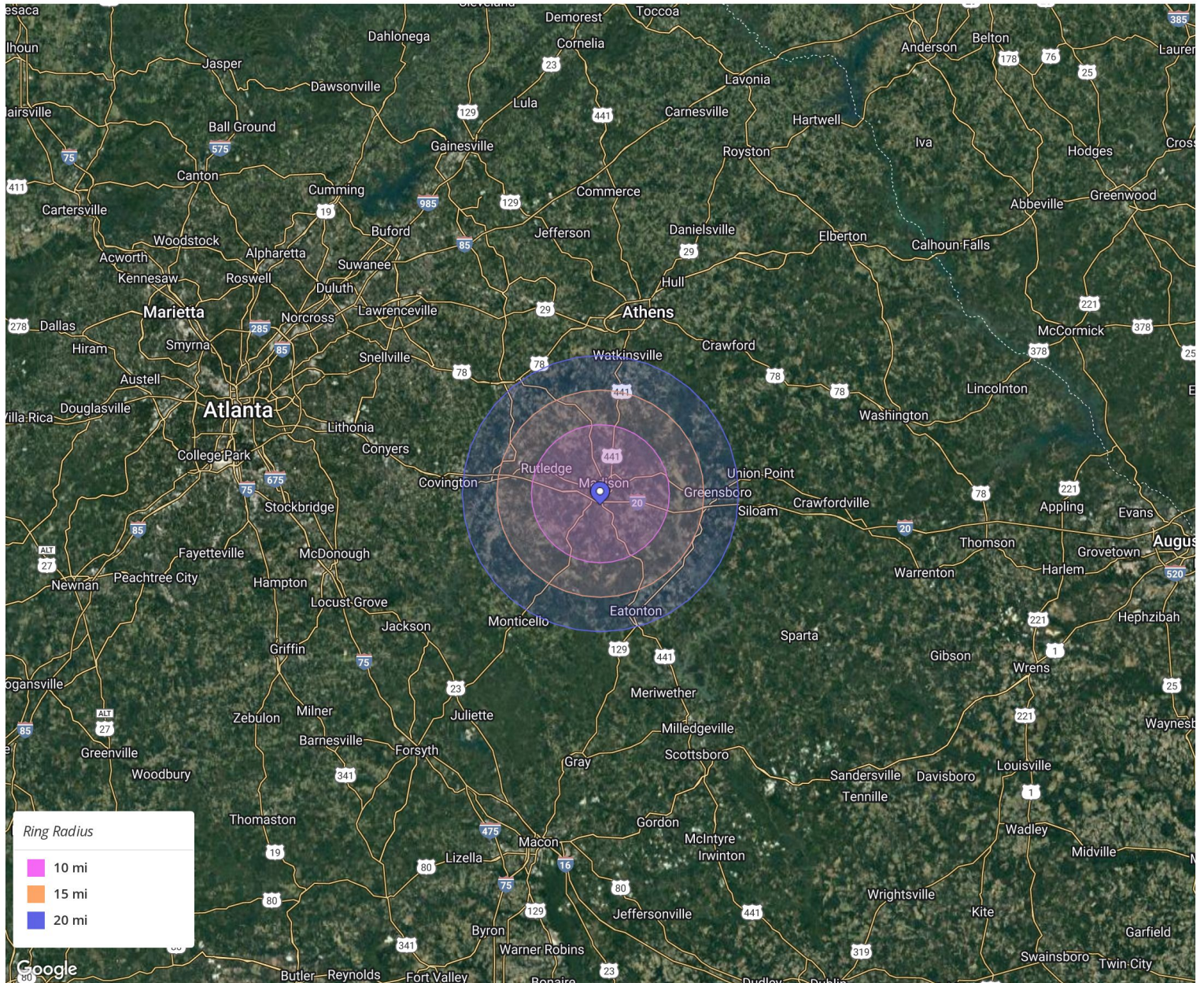


Demographics (Beacon Heights)

Jun 1, 2022 - May 31, 2023

Beacon Heights / 1462 Eatonton Rd, Madison, GA 30650



Demographics (Beacon Heights)

Jun 1, 2022 - May 31, 2023



Beacon Heights

1462 Eatonton Rd, Madison, GA 30650

Benchmark: Nationwide



Overview

Population	15,810	36,459	83,447
Pop density (per sq mile)	55	50	72
Area (based on blockgroups) sq mi	285.15	735.95	1,155.77

Households

Households	5,821	13,669	31,254
Family Households	4,428 (76.1%)	10,345 (75.7%)	23,408 (74.9%)
Non-Family Households	1,393 (23.9%)	3,324 (24.3%)	7,846 (25.1%)
Persons per Household	2.72	2.67	2.67

Gender

Male	7,785 (49.2%)	18,179 (49.9%)	40,606 (48.7%)
Female	8,025 (50.8%)	18,280 (50.1%)	42,841 (51.3%)

Age

Median Age	43.46	42.71	41.8
0-4	948 (6%)	2,010 (5.5%)	4,406 (5.3%)
5-14	2,083 (13.2%)	4,733 (13%)	10,942 (13.1%)

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Beacon Heights)

Jun 1, 2022 - May 31, 2023



Beacon Heights

1462 Eatonton Rd, Madison, GA 30650

Benchmark: Nationwide

	● 10 Mile		● 15 Mile		● 20 Mile				
15-17	664	(4.2%)	108	1,589	(4.4%)	113	3,632	(4.4%)	112
18-21	676	(4.3%)	77	1,247	(3.4%)	63	3,526	(4.2%)	77
22-24	646	(4.1%)	102	1,160	(3.2%)	84	2,934	(3.5%)	88
25-29	755	(4.8%)	67	1,983	(5.4%)	77	4,558	(5.5%)	77
30-34	719	(4.5%)	67	2,070	(5.7%)	84	4,659	(5.6%)	83
35-39	698	(4.4%)	68	2,005	(5.5%)	85	4,848	(5.8%)	90
40-44	828	(5.2%)	85	2,113	(5.8%)	95	4,931	(5.9%)	96
45-49	1,275	(8.1%)	126	2,288	(6.3%)	98	5,016	(6%)	94
50-54	1,119	(7.1%)	108	2,478	(6.8%)	103	5,655	(6.8%)	103
55-59	1,181	(7.5%)	112	2,484	(6.8%)	102	5,918	(7.1%)	106
60-64	1,148	(7.3%)	117	2,676	(7.3%)	119	5,924	(7.1%)	115
65-69	966	(6.1%)	118	2,613	(7.2%)	138	5,471	(6.6%)	126
70-74	756	(4.8%)	122	2,215	(6.1%)	155	4,773	(5.7%)	146
75-79	723	(4.6%)	167	1,602	(4.4%)	160	3,390	(4.1%)	148
80-84	382	(2.4%)	129	709	(1.9%)	104	1,711	(2.1%)	110
85+	243	(1.5%)	84	484	(1.3%)	69	1,153	(1.4%)	72

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Beacon Heights)

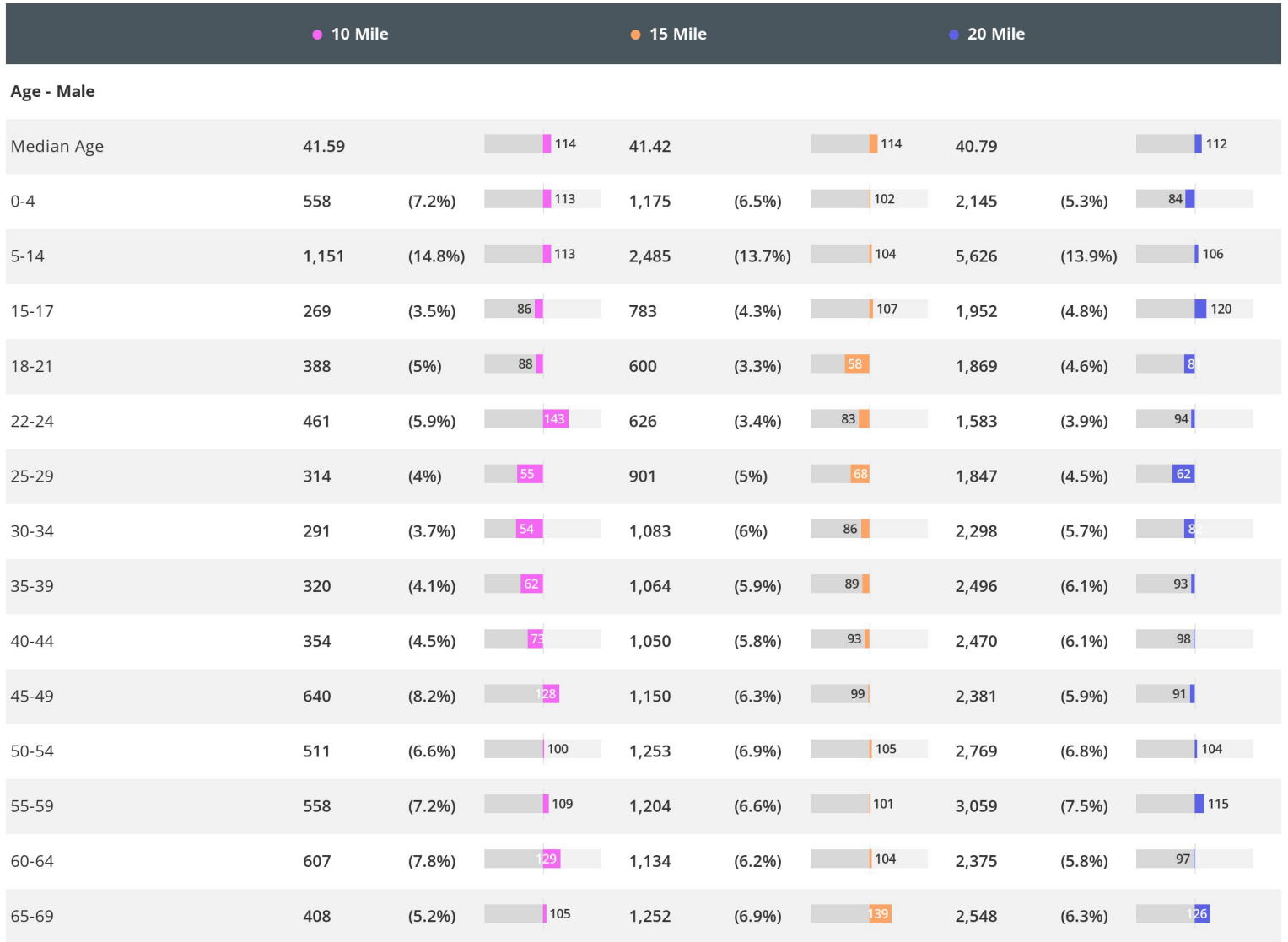
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Beacon Heights

1462 Eatonton Rd, Madison, GA 30650

Benchmark: Nationwide



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Demographics (Beacon Heights)

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Beacon Heights

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Benchmark: Nationwide

	10 Mile		15 Mile		20 Mile	
70-74	393	(5%)	1,127	(6.2%)	2,390	(5.9%)
75-79	306	(3.9%)	730	(4%)	1,546	(3.8%)
80-84	179	(2.3%)	408	(2.2%)	887	(2.2%)
85+	77	(1%)	154	(0.8%)	365	(0.9%)

Age - Female

Median Age	45.64		43.99		42.81	
0-4	390	(4.9%)	835	(4.6%)	2,261	(5.3%)
5-14	932	(11.6%)	2,248	(12.3%)	5,316	(12.4%)
15-17	395	(4.9%)	806	(4.4%)	1,680	(3.9%)
18-21	288	(3.6%)	647	(3.5%)	1,657	(3.9%)
22-24	185	(2.3%)	534	(2.9%)	1,351	(3.2%)
25-29	441	(5.5%)	1,082	(5.9%)	2,711	(6.3%)
30-34	428	(5.3%)	987	(5.4%)	2,361	(5.5%)
35-39	378	(4.7%)	941	(5.1%)	2,352	(5.5%)
40-44	474	(5.9%)	1,063	(5.8%)	2,461	(5.7%)
45-49	635	(7.9%)	1,138	(6.2%)	2,635	(6.2%)

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Demographics (Beacon Heights)

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Beacon Heights

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Benchmark: Nationwide

	10 Mile		15 Mile		20 Mile				
50-54	608	(7.6%)	115	1,225	(6.7%)	102	2,886	(6.7%)	102
55-59	623	(7.8%)	115	1,280	(7%)	104	2,859	(6.7%)	99
60-64	541	(6.7%)	106	1,542	(8.4%)	133	3,549	(8.3%)	130
65-69	558	(7%)	129	1,361	(7.4%)	138	2,923	(6.8%)	126
70-74	363	(4.5%)	109	1,088	(6%)	143	2,383	(5.6%)	134
75-79	417	(5.2%)	174	872	(4.8%)	159	1,844	(4.3%)	144
80-84	203	(2.5%)	118	301	(1.6%)	71	824	(1.9%)	90
85+	166	(2.1%)	84	330	(1.8%)	75	788	(1.8%)	74

Population by Generation

Gen Alpha	3,031	(19.2%)	102	6,743	(18.5%)	99	15,348	(18.4%)	98
Gen Z	1,986	(12.6%)	94	3,996	(11%)	81	10,092	(12.1%)	91
Millennials	2,172	(13.7%)	67	6,058	(16.6%)	81	14,065	(16.9%)	83
Gen X	3,222	(20.4%)	107	6,879	(18.9%)	99	15,602	(18.7%)	98
Baby Boomers	4,051	(25.6%)	117	9,988	(27.4%)	125	22,086	(26.5%)	121
Silent & Greatest	1,348	(8.5%)	130	2,795	(7.7%)	117	6,254	(7.5%)	115

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Beacon Heights)

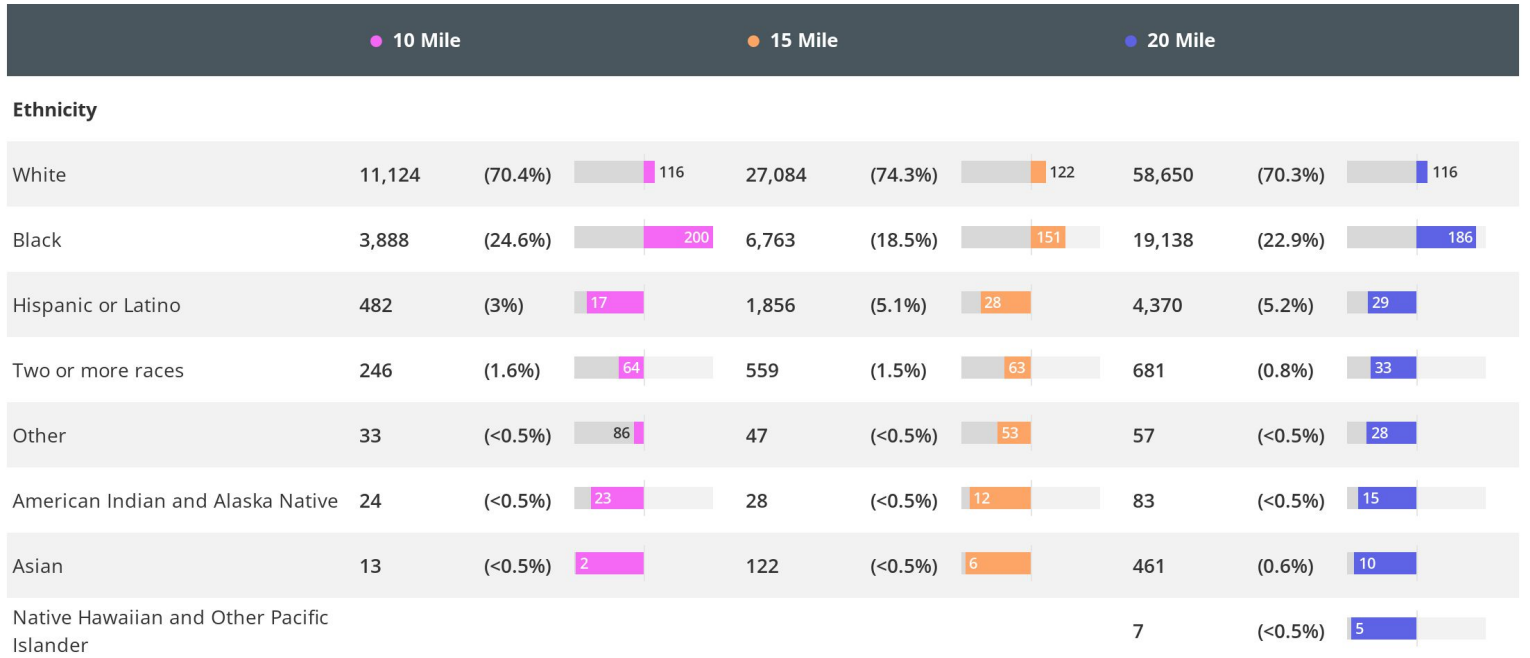
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Benchmark: Nationwide



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Demographics (Beacon Heights)

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Benchmark: Nationwide



Hispanic or Latino

Race	Count	Percentage	10 Mile	Count	Percentage	15 Mile	Count	Percentage	20 Mile
White	269	(55.8%)	85	772	(41.6%)	64	2,144	(49.1%)	75
Black	124	(25.7%)	1197	147	(7.9%)	368	152	(3.5%)	162
Other	88	(18.3%)	70	774	(41.7%)	160	1,595	(36.5%)	140
Two or more races	1	(<0.5%)	4	75	(4%)	84	391	(8.9%)	185
Native Hawaiian and Other Pacific Islander									
Asian				24	(1.3%)	351	24	(0.5%)	149
American Indian and Alaska Native				64	(3.4%)	342	64	(1.5%)	145

Household Income

Income Category	Count	Percentage	10 Mile	Count	Percentage	15 Mile	Count	Percentage	20 Mile
Household Average Income	\$87,715.38		99	\$84,822.07		96	\$87,517.16		99
Average Income per Person	\$33,218.49		97	\$32,559.54		95	\$33,604.17		99
Household Median Income	\$68,998.05		109	\$65,029.47		103	\$61,763.55		98
<\$10K	343	(5.9%)	97	838	(6.1%)	101	2,053	(6.6%)	109
\$10K - \$15K	138	(2.4%)	55	486	(3.6%)	83	1,340	(4.3%)	100
\$15K - \$20K	250	(4.3%)	98	556	(4.1%)	93	1,101	(3.5%)	8
\$20K - \$25K	289	(5%)	110	631	(4.6%)	102	1,592	(5.1%)	113

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Demographics (Beacon Heights)

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Benchmark: Nationwide

	10 Mile		15 Mile		20 Mile				
\$25K - \$30K	260	(4.5%)	102	532	(3.9%)	89	1,282	(4.1%)	94
\$30K - \$35K	146	(2.5%)	55	497	(3.6%)	8	1,338	(4.3%)	94
\$35K - \$40K	213	(3.7%)	87	582	(4.3%)	101	1,385	(4.4%)	105
\$40K - \$45K	231	(4%)	94	668	(4.9%)	116	1,416	(4.5%)	108
\$45K - \$50K	217	(3.7%)	97	568	(4.2%)	108	1,478	(4.7%)	123
\$50K - \$60K	361	(6.2%)	8	993	(7.3%)	97	2,282	(7.3%)	97
\$60K - \$75K	771	(13.2%)	137	1,442	(10.5%)	109	3,062	(9.8%)	101
\$75K - \$100K	947	(16.3%)	128	2,031	(14.9%)	117	3,941	(12.6%)	99
\$100K - \$125K	483	(8.3%)	91	1,212	(8.9%)	97	2,786	(8.9%)	98
\$125K - \$150K	451	(7.7%)	129	968	(7.1%)	118	1,993	(6.4%)	106
\$150K - \$200K	327	(5.6%)	83	880	(6.4%)	95	2,024	(6.5%)	96
>\$200K	394	(6.8%)	88	785	(5.7%)	75	2,181	(7%)	91

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Demographics (Beacon Heights)

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Benchmark: Nationwide



Family Size

Family Size	Count	Percentage	10 Mile	15 Mile	Percentage	20 Mile	Count	Percentage	10 Mile
2 Persons	2,136	(48.2%)	111	5,171	(50%)	115	11,627	(49.7%)	114
3 Persons	959	(21.7%)	96	2,186	(21.1%)	94	5,325	(22.7%)	101
4 Persons	907	(20.5%)	107	1,834	(17.7%)	92	3,965	(16.9%)	88
5 Persons	197	(4.4%)	50	596	(5.8%)	64	1,493	(6.4%)	71
6 Persons	102	(2.3%)	67	386	(3.7%)	108	613	(2.6%)	76
7+ Persons	127	(2.9%)	33	172	(1.7%)	7	385	(1.6%)	76

Education

Education	Count	Percentage	10 Mile	15 Mile	Percentage	20 Mile	Count	Percentage	10 Mile
Elementary	1,266	(11.7%)	98	3,851	(15%)	125	8,108	(14%)	117
High School Graduate	3,765	(34.9%)	129	8,875	(34.5%)	128	19,527	(33.7%)	125
College / Associate Degree	3,478	(32.2%)	111	7,625	(29.6%)	103	15,550	(26.8%)	93
Bachelor Degree	1,284	(11.9%)	60	3,197	(12.4%)	63	8,624	(14.9%)	75
Advanced Degree	1,000	(9.3%)	75	2,172	(8.4%)	68	6,198	(10.7%)	86

Labor Force

Labor Force	Count	Percentage	10 Mile	15 Mile	Percentage	20 Mile	Count	Percentage	10 Mile
Employed	7,040	(96.2%)	102	16,350	(96.9%)	102	37,614	(95.3%)	101
Unemployed	278	(3.8%)	71	531	(3.1%)	59	1,852	(4.7%)	88

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Marital Status

Marital Status	Count	Percentage	10 Mile	Count	Percentage	15 Mile	Count	Percentage	20 Mile
Married	7,276	(56.9%)	114	17,909	(60.3%)	121	38,927	(57.2%)	114
Never Married	3,571	(27.9%)	84	7,232	(24.3%)	75	18,494	(27.2%)	8
Divorced	1,114	(8.7%)	8	2,750	(9.3%)	85	6,350	(9.3%)	86
Widowed	818	(6.4%)	111	1,825	(6.1%)	106	4,328	(6.4%)	110

Family Households

Family Household Type	Count	Percentage	10 Mile	Count	Percentage	15 Mile	Count	Percentage	20 Mile
Married-couple Family	3,298	(74.5%)	101	8,185	(79.1%)	108	17,736	(75.8%)	103
Female Householder	805	(18.2%)	96	1,481	(14.3%)	75	4,187	(17.9%)	94
Male Householder	325	(7.3%)	98	679	(6.6%)	88	1,485	(6.3%)	85

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Demographics (Beacon Heights)

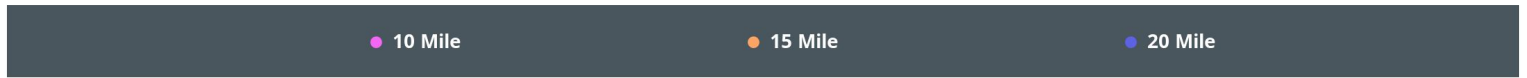
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Benchmark: Nationwide



Transport to Work

Mode	Count	Percentage	10 Mile	Count	Percentage	15 Mile	Count	Percentage	20 Mile
Drove alone	5,240	(75.7%)	99	12,506	(78.4%)	103	29,821	(80.7%)	106
Carpooled	838	(12.1%)	134	1,773	(11.1%)	123	3,855	(10.4%)	116
Worked from home	485	(7%)	136	990	(6.2%)	120	2,122	(5.7%)	111
Walked	172	(2.5%)	93	289	(1.8%)	68	439	(1.2%)	45
Other	130	(1.9%)	204	333	(2.1%)	226	594	(1.6%)	174
Public transportation	29	(<0.5%)	8	35	(<0.5%)	4	72	(<0.5%)	4
Bicycle	26	(<0.5%)	69	26	(<0.5%)	30	26	(<0.5%)	13
Motorcycle				9	(<0.5%)	36	17	(<0.5%)	29
Taxicab									

Travel Time to Work

Travel Time	Count	Percentage	10 Mile	Count	Percentage	15 Mile	Count	Percentage	20 Mile
Median travel time to work	21		93	23		101	22		99
Less than 10 minutes	1,619	(25.2%)	205	2,295	(15.3%)	125	4,779	(13.7%)	112
10-15 minutes	691	(10.7%)	8	1,676	(11.2%)	84	4,669	(13.4%)	101
15-20 minutes	770	(12%)	7	2,143	(14.3%)	95	5,250	(15.1%)	100
20-25 minutes	592	(9.2%)	64	1,984	(13.3%)	92	4,611	(13.2%)	92

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Demographics (Beacon Heights)

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Benchmark: Nationwide

	10 Mile		15 Mile		20 Mile				
25-30 minutes	451	(7%)	108	949	(6.3%)	98	2,069	(5.9%)	92
30-35 minutes	708	(11%)	8	2,083	(13.9%)	101	4,795	(13.8%)	100
35-45 minutes	276	(4.3%)	61	827	(5.5%)	7	1,853	(5.3%)	7
45-60 minutes	476	(7.4%)	89	1,086	(7.3%)	87	2,900	(8.3%)	100
60 or more minutes	852	(13.2%)	142	1,928	(12.9%)	138	3,898	(11.2%)	120

Housing Units

Occupied	5,821	(88.3%)	100	13,669	(84.5%)	96	31,254	(83.4%)	95
Vacant	774	(11.7%)	97	2,510	(15.5%)	128	6,205	(16.6%)	137

Occupied Housing Units

Owner occupied	4,147	(71.2%)	111	10,462	(76.5%)	120	23,740	(76%)	119
Renter occupied	1,674	(28.8%)	8	3,207	(23.5%)	65	7,514	(24%)	67

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Demographics (Beacon Heights)

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Beacon Heights

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Benchmark: Nationwide

● 10 Mile ● 15 Mile ● 20 Mile

Vacant Housing Units

Category	Count	Percentage	10 Mile	15 Mile	20 Mile
Other	397	(51.3%)	145	714	89
For seasonal, recreational or occasional use	292	(37.7%)	116	1,398	152
For rent	52	(6.7%)	40	162	43
For sale only	18	(2.3%)	31	190	124
Rented, not occupied	8	(1%)	28	15	14
Sold, not occupied	7	(0.9%)	23	31	53
For migrant workers					

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Demographics (Beacon Heights)

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Benchmark: Nationwide



Value of Owner-Occupied Housing Units

	10 Mile	15 Mile	20 Mile
Median house value	\$235,334.66 (108)	\$213,612.87 (98)	\$205,882.24 (95)
<\$100K	514 (12.4%) (65)	2,050 (19.6%) (103)	5,116 (21.6%) (114)
\$100K - \$200K	980 (23.6%) (87)	2,808 (26.8%) (98)	6,458 (27.2%) (100)
\$200K - \$300K	1,239 (29.9%) (152)	2,411 (23%) (118)	4,541 (19.1%) (98)
\$300K - \$400K	681 (16.4%) (34)	1,612 (15.4%) (126)	2,958 (12.5%) (102)
\$400K - \$500K	322 (7.8%) (109)	649 (6.2%) (87)	1,601 (6.7%) (95)
\$500K - \$1000K	280 (6.8%) (59)	669 (6.4%) (56)	2,171 (9.1%) (80)
>\$1000K	131 (3.2%) (93)	263 (2.5%) (74)	895 (3.8%) (112)

Types of Housing Units Structure

Single Unit	5,372 (81.5%) (121)	12,851 (79.4%) (118)	29,449 (78.6%) (117)
Mobile home	763 (11.6%) (187)	2,395 (14.8%) (239)	5,307 (14.2%) (229)
Multi-unit	460 (7%) (27)	931 (5.8%) (22)	2,701 (7.2%) (27)
Boat, RV, van, etc.	2 (<0.5%) (14)	2 (<0.5%) (14)	2 (<0.5%) (6)

Health Insurance

Employer based health insurance only	6,750 (43.2%) (92)	15,314 (42.2%) (90)	35,707 (43.4%) (93)
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	10 Mile		15 Mile		20 Mile	
No health insurance coverage	1,868	(12%)	4,482	(12.4%)	9,986	(12.1%)
Medicaid/means-tested public coverage only	1,837	(11.8%)	3,930	(10.8%)	10,101	(12.3%)
Medicare coverage only	1,086	(7%)	2,676	(7.4%)	5,710	(6.9%)
Direct purchase health insurance only	1,083	(6.9%)	2,786	(7.7%)	5,460	(6.6%)
Other coverage combinations	1,077	(6.9%)	2,309	(6.4%)	5,087	(6.2%)
Medicare and medicaid/means-tested public coverage	567	(3.6%)	1,066	(2.9%)	1,839	(2.2%)
Employer based and medicare coverage	531	(3.4%)	1,516	(4.2%)	3,423	(4.2%)
With direct purchase and medicare coverage	427	(2.7%)	1,269	(3.5%)	3,049	(3.7%)
Employer based and direct purchase coverage	217	(1.4%)	539	(1.5%)	1,212	(1.5%)
Other public only combinations	121	(0.8%)	186	(0.5%)	299	(<0.5%)
Other private only combinations	32	(<0.5%)	32	(<0.5%)	116	(<0.5%)
VA Health Care only	22	(<0.5%)	43	(<0.5%)	65	(<0.5%)
TRICARE/military health coverage only	7	(<0.5%)	126	(<0.5%)	239	(<0.5%)

SNAP Households

Non-snap Households	4,886	(83.9%)	11,729	(85.8%)	27,008	(86.4%)
Snap Households	935	(16.1%)	1,940	(14.2%)	4,246	(13.6%)

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)