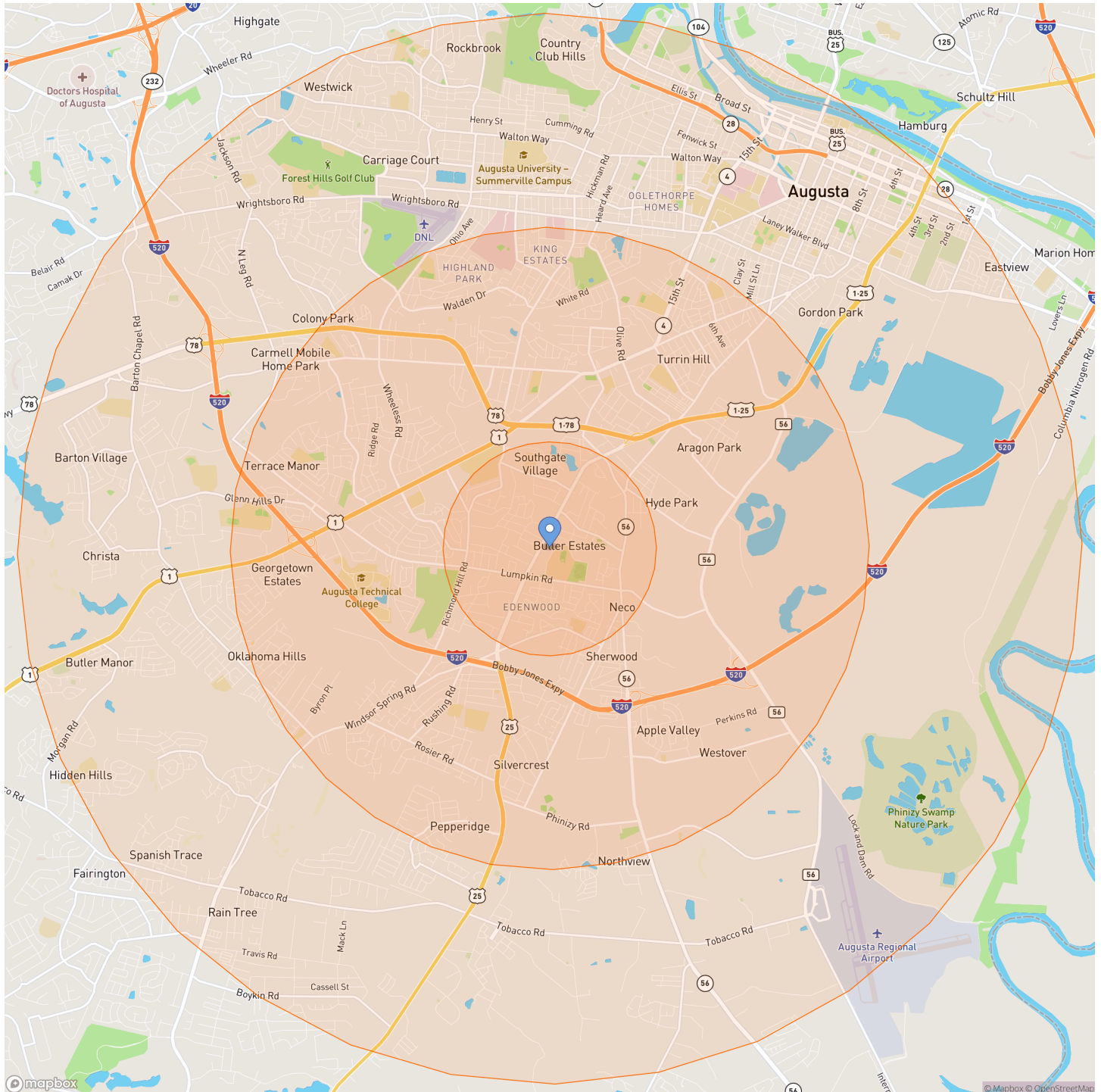


RADIUS REPORT FOR 1, 3, and 5 miles around 2728 Peach Orchard Rd, Augusta, GA 30906

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?

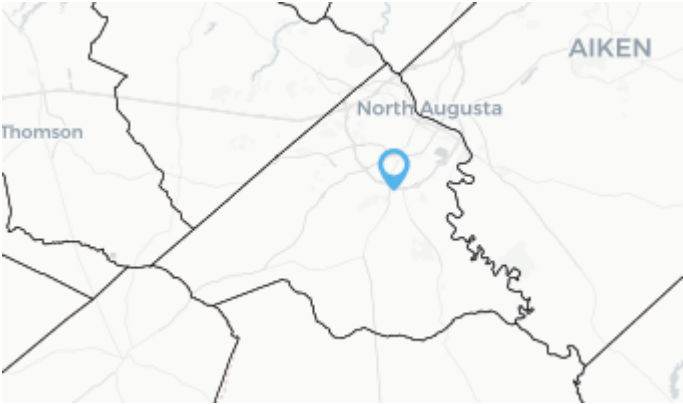
1 MI	3 MI	5 MI
8K	50K	114K
CITY: 206K		COUNTY: 206K

How much
money do
they make?

1 MI	3 MI	5 MI
\$37K	\$35K	\$43K
CITY: \$53K		COUNTY: \$53K
median household income		

How old are they?

1 MI	3 MI	5 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 mile		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	23%
Households	2,868		17,873		42,787	
Less than \$25,000	1,039	36%	6,896	39%	14,046	33%
\$25,000 to \$49,999	732	26%	4,112	23%	9,477	22%
\$50,000 to \$74,999	489	17%	2,808	16%	7,030	16%
\$75,000 to \$99,999	210	7%	1,866	10%	4,542	11%
\$100,000 to \$199,999	350	12%	1,984	11%	5,931	14%
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

	1 mile		3 miles		5 miles	
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 10 to 19	1,299	17%	6,442	13%	14,609	13%
Ages 20 to 29	1,253	16%	7,286	15%	17,422	15%
Ages 30 to 39	1,048	13%	7,349	15%	16,206	14%
Ages 40 to 49	780	10%	5,408	11%	12,764	11%
Ages 50 to 59	838	11%	5,142	10%	12,380	11%
Ages 60 to 69	820	10%	6,177	12%	14,078	12%
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 mile		3 miles		5 miles	
Population	7,838		49,654		113,767	
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 mile		3 miles		5 miles	
Population Aged 25 & Over	4,920		32,252		75,920	
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 mile		3 miles		5 miles	
Population Aged 16 & Over	5,912		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 mile		3 miles		5 miles	
Households	2,868		17,873		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 mile		3 miles		5 miles	
Homes	3,410		21,229		51,627	
Occupied Homes	2,868		17,873		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 miles		5 miles	
Median Home Value	\$87,851		\$108,207		\$131,172	
Owner Occupied Homes	1,181		7,968		19,563	
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 miles		5 miles	
Population	7,838		49,654		113,767	
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%
75 to 79 years	120	2%	637	1%	1,766	2%
80 to 84 years	99	1%	508	1%	1,171	1%
85 years and over	73	1%	442	1%	1,195	1%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01001, B01003. The numbers in the above table may not total up due to rounding.

POPULATION PROJECTIONS

State and county population projections.

Geography	2010 - 2020	2020 - 2030 Projected	Is Projected To:
South Carolina	11% 4,625,364 - 5,118,425	12% 5,118,425 - 5,719,377	Grow
Aiken County	5% 160,099 - 168,808	8% 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	11% 9,687,653 - 10,711,908	10% 10,711,908 - 11,823,402	Grow
Richmond County	3% 200,549 - 206,607	3% 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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