

Demographic and Income Profile

2159 McDonough Hwy, Conyers, Georgia, 30094 3
2159 McDonough Hwy, Conyers, Georgia, 30094
Ring: 1 mile radius



Summary	Census 2020	2026	2031
Total Population	4,472	5,230	5,336
Total Households	1,700	2,034	2,099
Family Households	1,215	1,413	1,438
Average Household Size	2.63	2.57	2.54
Owner Occupied Housing Units	1,088	1,271	1,316
Renter Occupied Housing Units	612	763	783
Median Age	42.4	42.5	42.7

Trends 2026 - 2031	Area	State	National
Population	0.40%	0.80%	0.50%
Households	0.60%	0.90%	0.70%
Family Population	0.40%	0.80%	0.60%
Owner Occupied Housing Units	0.70%	1.20%	0.00%
Median Household Income	2.10%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	222	5.0%	265	5.1%	268	5.0%
5-9	276	6.2%	265	5.1%	273	5.1%
10-14	270	6.0%	325	6.2%	273	5.1%
15-19	357	8.0%	276	5.3%	307	5.8%
20-24	272	6.1%	361	6.9%	251	4.7%
25-29	233	5.2%	359	6.9%	396	7.4%
30-34	232	5.2%	322	6.2%	385	7.2%
35-39	252	5.6%	290	5.5%	346	6.5%
40-44	253	5.7%	307	5.9%	311	5.8%
45-49	302	6.8%	295	5.6%	313	5.9%
50-54	303	6.8%	349	6.7%	303	5.7%
55-59	375	8.4%	329	6.3%	337	6.3%
60-64	311	7.0%	407	7.8%	323	6.0%
65-69	282	6.3%	331	6.3%	383	7.2%
70-74	218	4.9%	298	5.7%	305	5.7%
75-79	163	3.6%	210	4.0%	262	4.9%
80-84	79	1.8%	152	2.9%	169	3.2%
Age 85+	71	1.6%	90	1.7%	133	2.5%

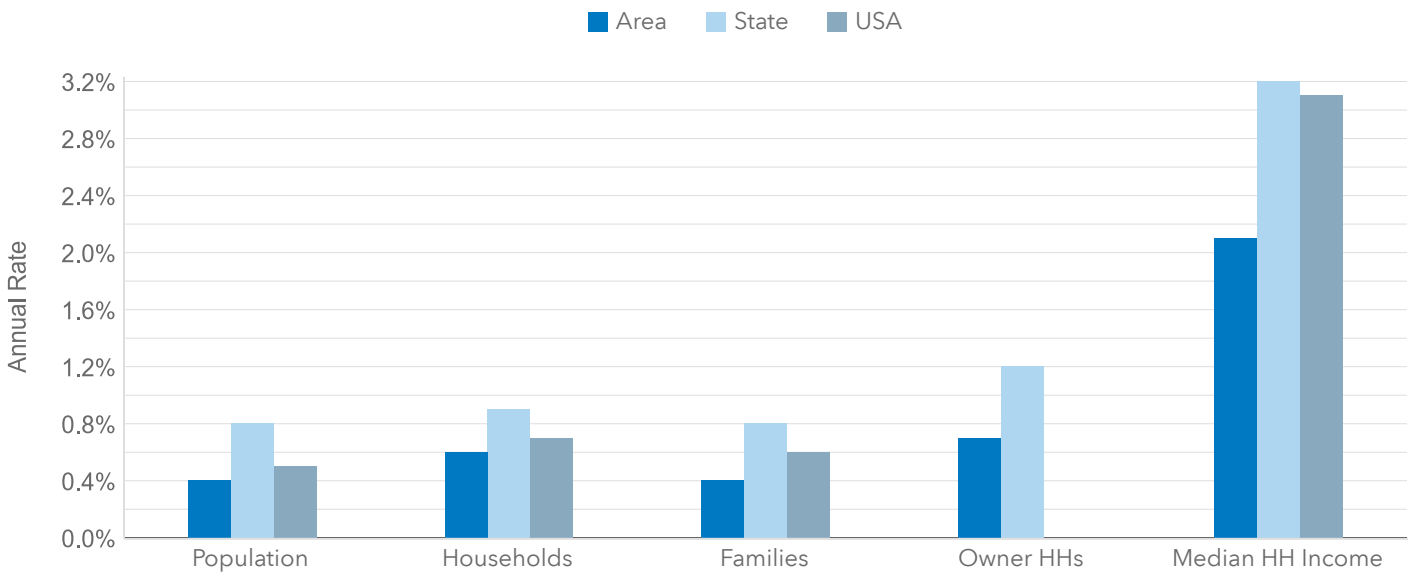
Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	98	4.8%	96	4.6%
\$10,000-14,999	4	0.2%	3	0.1%
\$15,000-19,999	22	1.1%	15	0.7%
\$20,000-24,999	41	2.0%	34	1.6%
\$25,000-29,999	66	3.2%	45	2.1%
\$30,000-34,999	32	1.6%	26	1.2%
\$35,000-39,999	45	2.2%	39	1.9%
\$40,000-44,999	43	2.1%	36	1.7%
\$45,000-49,999	23	1.1%	19	0.9%
\$50,000-59,999	120	5.9%	104	5.0%
\$60,000-74,999	355	17.4%	316	15.0%
\$75,000-99,999	419	20.6%	424	20.2%
\$100,000-124,999	256	12.6%	280	13.3%
\$125,000-149,999	94	4.6%	110	5.2%
\$150,000-199,999	221	10.9%	272	12.9%
\$200,000-249,999	88	4.3%	122	5.8%
\$250,000-299,999	44	2.2%	66	3.1%
\$300,000-399,999	35	1.7%	57	2.7%
\$400,000-499,999	5	0.3%	5	0.2%
\$500,000+	23	1.1%	32	1.5%
Median Household Income	\$82,955	-	\$92,045	-
Average Household Income	\$105,650	-	\$120,701	-
Per Capita Income	\$40,502	-	\$46,812	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	962	21.5%	905	17.3%	914	17.1%
Black Alone	2,952	66.0%	3,643	69.7%	3,701	69.4%
American Indian	3	0.1%	5	0.1%	5	0.1%
Asian Alone	97	2.2%	111	2.1%	121	2.3%
Pacific Islander	6	0.1%	7	0.1%	7	0.1%
Some Other Race	187	4.2%	238	4.5%	251	4.7%
Two or More Races	265	5.9%	321	6.1%	337	6.3%
Hispanic (Any Race)	352	7.9%	438	8.4%	466	8.7%

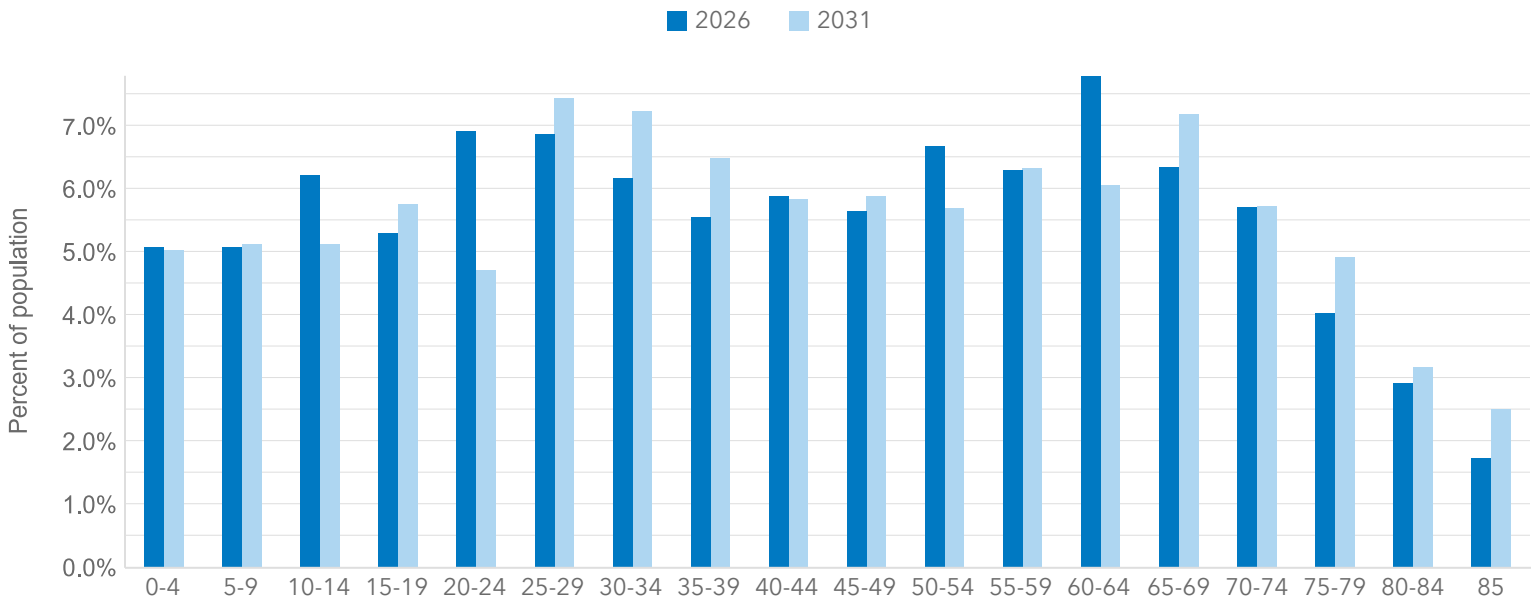
Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



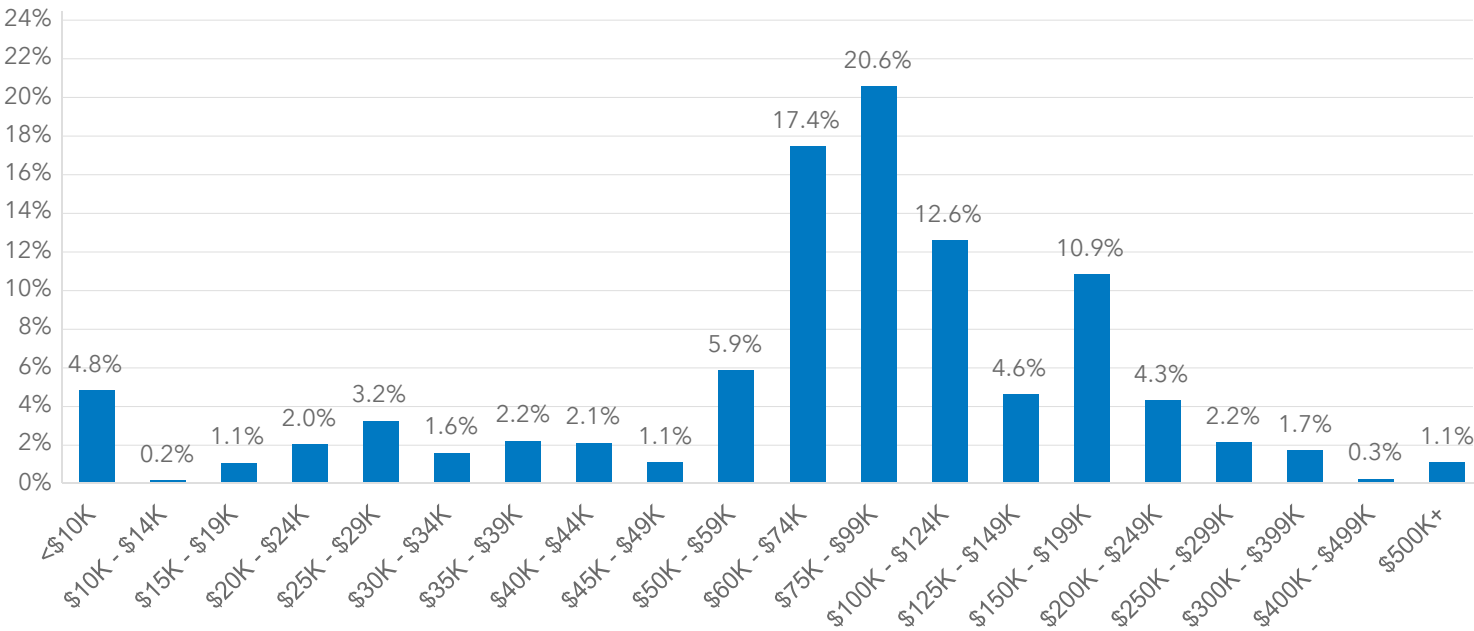
Population by Age



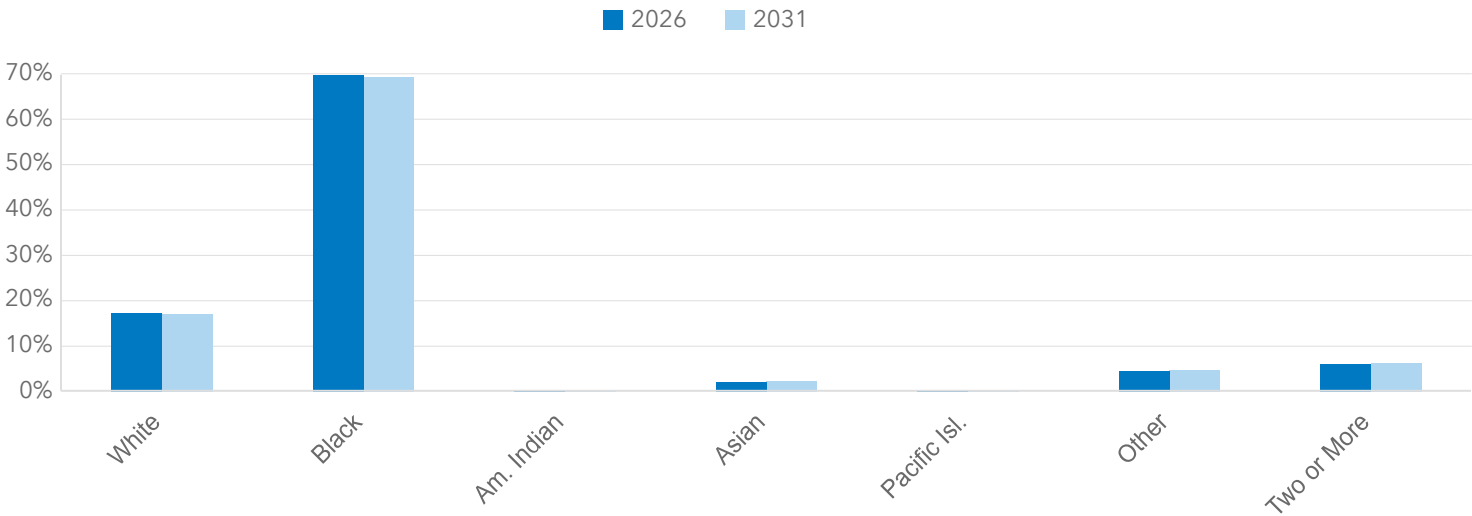
Key Indicators for 2026



Households by Income for 2026



Population by Race



Demographic and Income Profile

2159 McDonough Hwy, Conyers, Georgia, 30094 3
2159 McDonough Hwy, Conyers, Georgia, 30094
Ring: 3 mile radius



Summary	Census 2020	2026	2031
Total Population	38,626	42,394	44,435
Total Households	13,790	15,338	16,152
Family Households	9,976	10,819	11,276
Average Household Size	2.78	2.75	2.74
Owner Occupied Housing Units	8,398	9,571	10,403
Renter Occupied Housing Units	5,392	5,767	5,749
Median Age	38.7	39.1	39.9

Trends 2026 - 2031	Area	State	National
Population	0.90%	0.80%	0.50%
Households	1.00%	0.90%	0.70%
Family Population	0.80%	0.80%	0.60%
Owner Occupied Housing Units	1.70%	1.20%	0.00%
Median Household Income	1.70%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,029	5.3%	2,231	5.3%	2,351	5.3%
5-9	2,453	6.3%	2,338	5.5%	2,376	5.3%
10-14	2,970	7.7%	2,614	6.2%	2,457	5.5%
15-19	3,017	7.8%	2,941	6.9%	2,573	5.8%
20-24	2,500	6.5%	3,028	7.1%	2,850	6.4%
25-29	2,410	6.2%	3,024	7.1%	3,352	7.5%
30-34	2,269	5.9%	2,898	6.8%	3,227	7.3%
35-39	2,232	5.8%	2,583	6.1%	3,080	6.9%
40-44	2,484	6.4%	2,440	5.8%	2,773	6.2%
45-49	2,752	7.1%	2,625	6.2%	2,548	5.7%
50-54	2,781	7.2%	2,929	6.9%	2,711	6.1%
55-59	2,703	7.0%	2,846	6.7%	2,819	6.3%
60-64	2,392	6.2%	2,713	6.4%	2,791	6.3%
65-69	2,013	5.2%	2,339	5.5%	2,579	5.8%
70-74	1,565	4.0%	1,973	4.7%	2,220	5.0%
75-79	990	2.6%	1,418	3.3%	1,734	3.9%
80-84	570	1.5%	876	2.1%	1,186	2.7%
Age 85+	495	1.3%	578	1.4%	807	1.8%

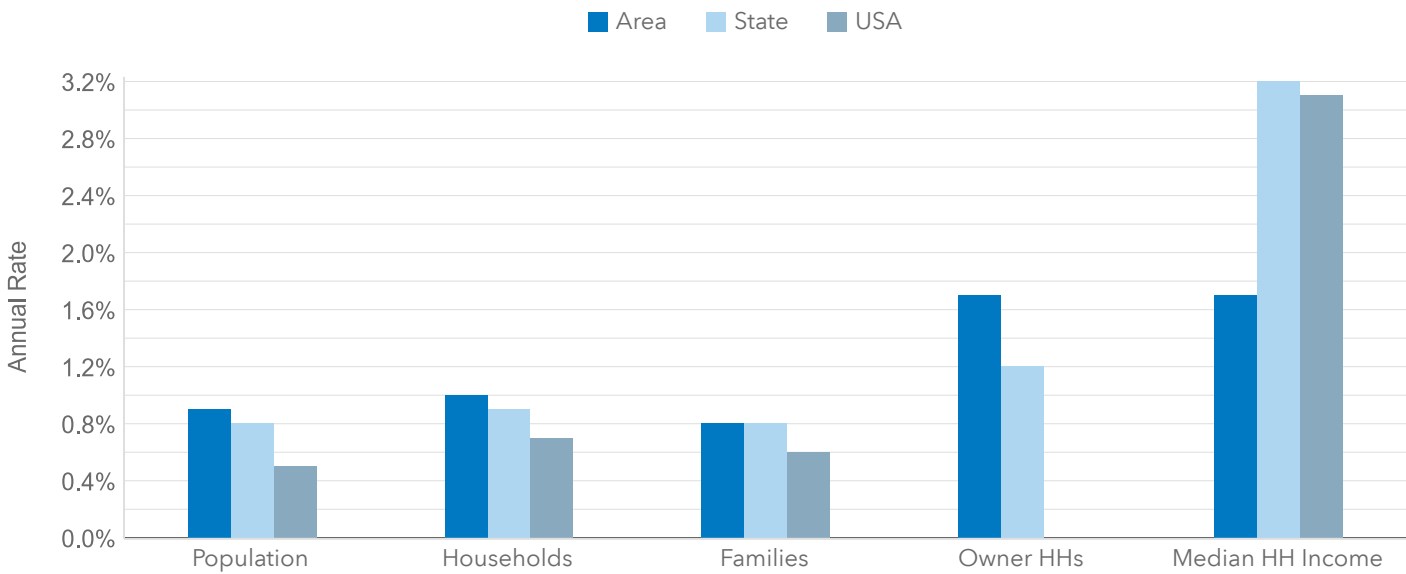
Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	883	5.8%	845	5.2%
\$10,000-14,999	295	1.9%	248	1.5%
\$15,000-19,999	183	1.2%	139	0.9%
\$20,000-24,999	329	2.1%	284	1.8%
\$25,000-29,999	339	2.2%	258	1.6%
\$30,000-34,999	448	2.9%	389	2.4%
\$35,000-39,999	391	2.5%	349	2.2%
\$40,000-44,999	516	3.4%	456	2.8%
\$45,000-49,999	177	1.1%	161	1.0%
\$50,000-59,999	1,351	8.8%	1,273	7.9%
\$60,000-74,999	1,866	12.2%	1,711	10.6%
\$75,000-99,999	3,203	20.9%	3,353	20.8%
\$100,000-124,999	1,846	12.0%	2,045	12.7%
\$125,000-149,999	739	4.8%	891	5.5%
\$150,000-199,999	1,526	9.9%	1,964	12.2%
\$200,000-249,999	593	3.9%	818	5.1%
\$250,000-299,999	289	1.9%	440	2.7%
\$300,000-399,999	224	1.5%	357	2.2%
\$400,000-499,999	34	0.2%	30	0.2%
\$500,000+	105	0.7%	142	0.9%
Median Household Income	\$80,231	-	\$87,491	-
Average Household Income	\$97,474	-	\$110,065	-
Per Capita Income	\$35,311	-	\$40,062	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,040	20.8%	7,037	16.6%	7,277	16.4%
Black Alone	25,622	66.3%	29,374	69.3%	30,520	68.7%
American Indian	130	0.3%	170	0.4%	174	0.4%
Asian Alone	813	2.1%	885	2.1%	987	2.2%
Pacific Islander	46	0.1%	67	0.2%	73	0.2%
Some Other Race	1,737	4.5%	2,178	5.1%	2,471	5.6%
Two or More Races	2,239	5.8%	2,683	6.3%	2,933	6.6%
Hispanic (Any Race)	3,031	7.8%	3,805	9.0%	4,304	9.7%

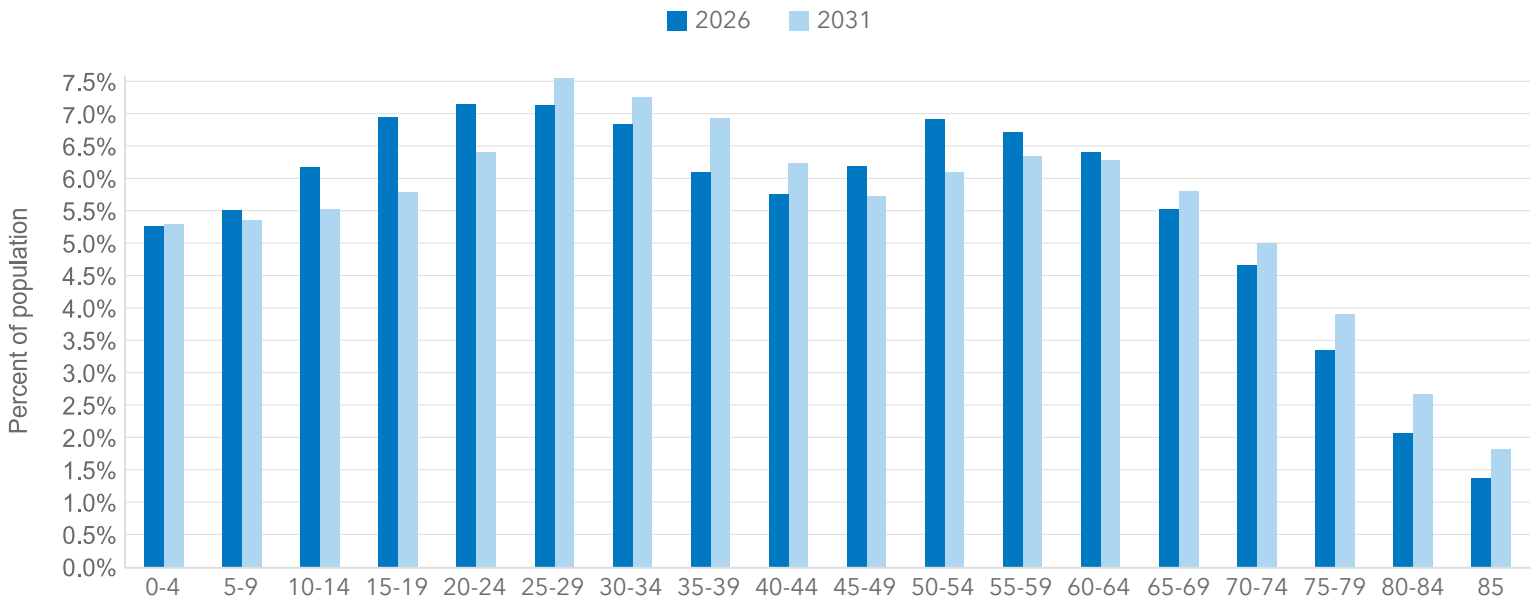
Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



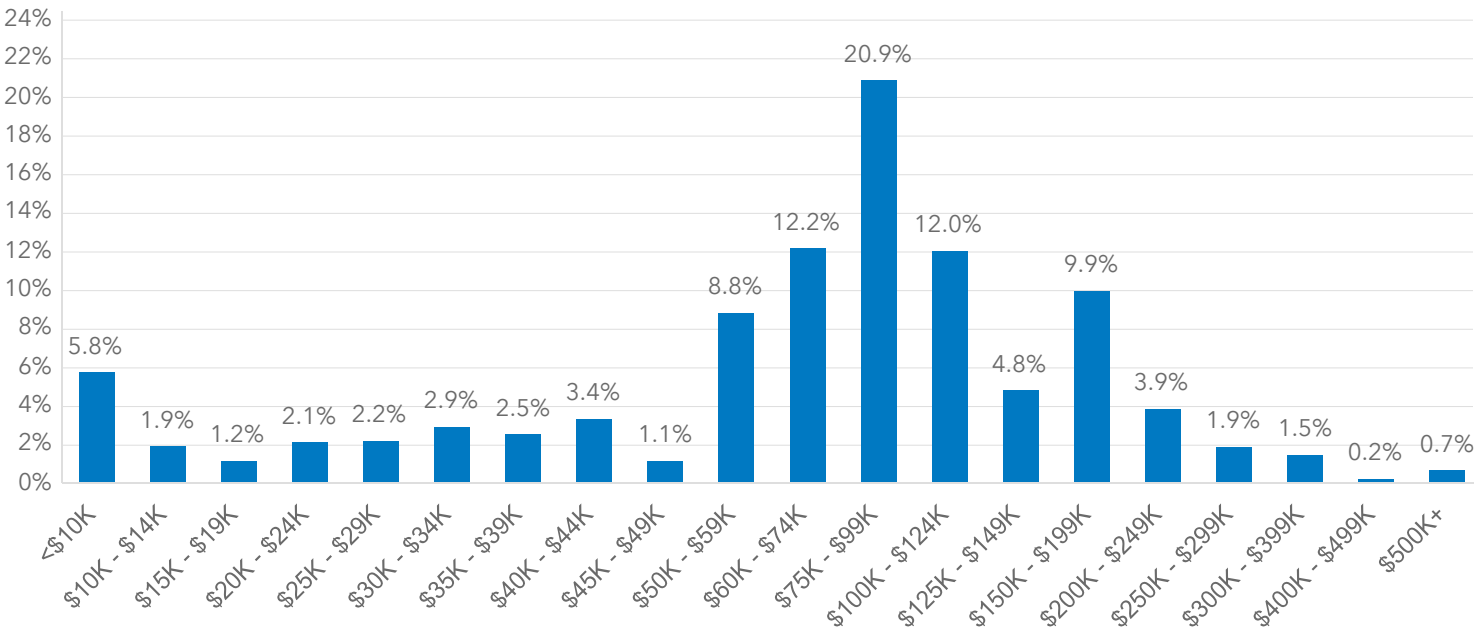
Population by Age



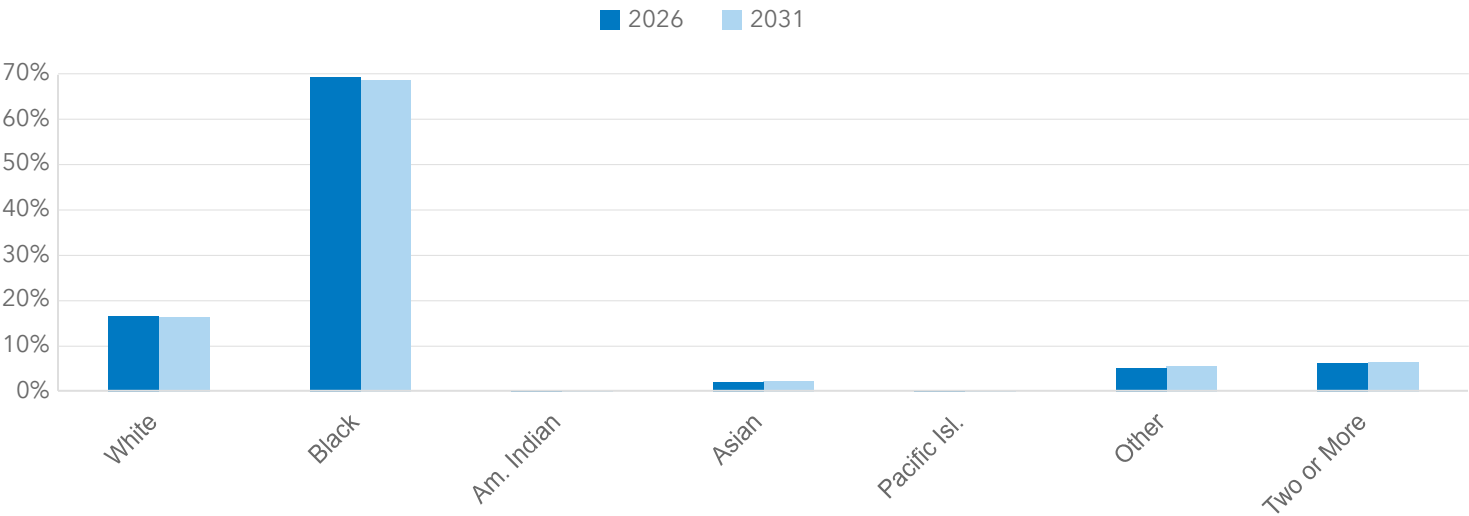
Key Indicators for 2026



Households by Income for 2026



Population by Race



Demographic and Income Profile

2159 McDonough Hwy, Conyers, Georgia, 30094 3
2159 McDonough Hwy, Conyers, Georgia, 30094
Ring: 5 mile radius



Summary	Census 2020	2026	2031
Total Population	93,823	101,153	105,458
Total Households	33,063	36,053	37,779
Family Households	24,097	25,679	26,684
Average Household Size	2.82	2.78	2.77
Owner Occupied Housing Units	21,400	24,349	26,179
Renter Occupied Housing Units	11,663	11,704	11,600
Median Age	38.3	39.0	39.8

Trends 2026 - 2031	Area	State	National
Population	0.80%	0.80%	0.50%
Households	0.90%	0.90%	0.70%
Family Population	0.80%	0.80%	0.60%
Owner Occupied Housing Units	1.50%	1.20%	0.00%
Median Household Income	2.00%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	5,057	5.4%	5,355	5.3%	5,588	5.3%
5-9	6,046	6.4%	5,629	5.6%	5,645	5.3%
10-14	7,235	7.7%	6,241	6.2%	5,824	5.5%
15-19	7,386	7.9%	6,982	6.9%	6,072	5.8%
20-24	6,082	6.5%	7,250	7.2%	6,657	6.3%
25-29	5,770	6.2%	7,480	7.4%	8,204	7.8%
30-34	5,552	5.9%	6,770	6.7%	7,961	7.5%
35-39	5,679	6.0%	6,040	6.0%	7,093	6.7%
40-44	6,008	6.4%	6,040	6.0%	6,393	6.1%
45-49	6,720	7.2%	6,209	6.1%	6,232	5.9%
50-54	6,887	7.3%	6,976	6.9%	6,344	6.0%
55-59	6,556	7.0%	6,967	6.9%	6,689	6.3%
60-64	5,641	6.0%	6,537	6.5%	6,829	6.5%
65-69	4,673	5.0%	5,488	5.4%	6,209	5.9%
70-74	3,772	4.0%	4,468	4.4%	5,164	4.9%
75-79	2,238	2.4%	3,408	3.4%	3,900	3.7%
80-84	1,290	1.4%	1,932	1.9%	2,790	2.6%
Age 85+	1,232	1.3%	1,380	1.4%	1,864	1.8%

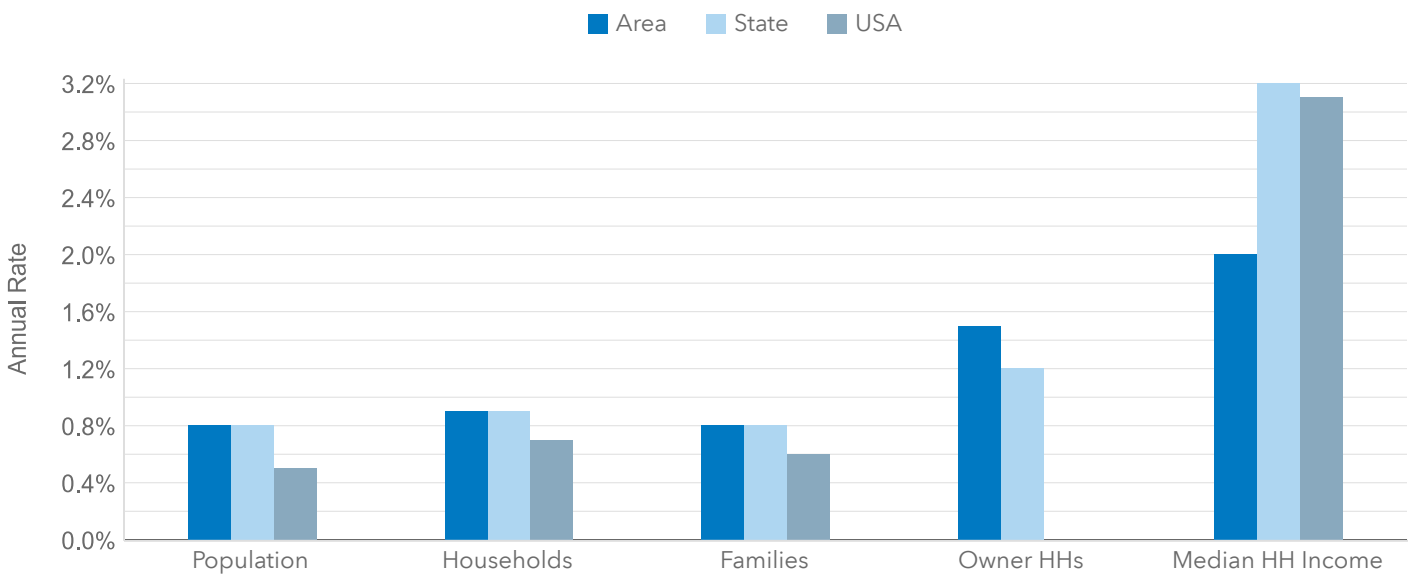
Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	1,660	4.6%	1,582	4.2%
\$10,000-14,999	742	2.1%	617	1.6%
\$15,000-19,999	609	1.7%	447	1.2%
\$20,000-24,999	796	2.2%	669	1.8%
\$25,000-29,999	959	2.7%	730	1.9%
\$30,000-34,999	1,286	3.6%	1,102	2.9%
\$35,000-39,999	1,065	3.0%	933	2.5%
\$40,000-44,999	1,286	3.6%	1,124	3.0%
\$45,000-49,999	649	1.8%	596	1.6%
\$50,000-59,999	2,410	6.7%	2,278	6.0%
\$60,000-74,999	4,284	11.9%	3,920	10.4%
\$75,000-99,999	7,090	19.7%	7,412	19.6%
\$100,000-124,999	4,615	12.8%	5,086	13.5%
\$125,000-149,999	2,092	5.8%	2,438	6.5%
\$150,000-199,999	3,559	9.9%	4,617	12.2%
\$200,000-249,999	1,365	3.8%	1,894	5.0%
\$250,000-299,999	667	1.9%	1,015	2.7%
\$300,000-399,999	534	1.5%	853	2.3%
\$400,000-499,999	83	0.2%	73	0.2%
\$500,000+	303	0.8%	392	1.0%
Median Household Income	\$81,232	-	\$89,554	-
Average Household Income	\$98,873	-	\$112,033	-
Per Capita Income	\$35,489	-	\$40,414	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,150	21.5%	17,615	17.4%	17,994	17.1%
Black Alone	62,016	66.1%	69,685	68.9%	72,339	68.6%
American Indian	281	0.3%	354	0.3%	362	0.3%
Asian Alone	1,517	1.6%	1,707	1.7%	1,905	1.8%
Pacific Islander	122	0.1%	154	0.1%	168	0.2%
Some Other Race	4,185	4.5%	5,128	5.1%	5,632	5.3%
Two or More Races	5,551	5.9%	6,511	6.4%	7,057	6.7%
Hispanic (Any Race)	7,474	8.0%	9,209	9.1%	10,116	9.6%

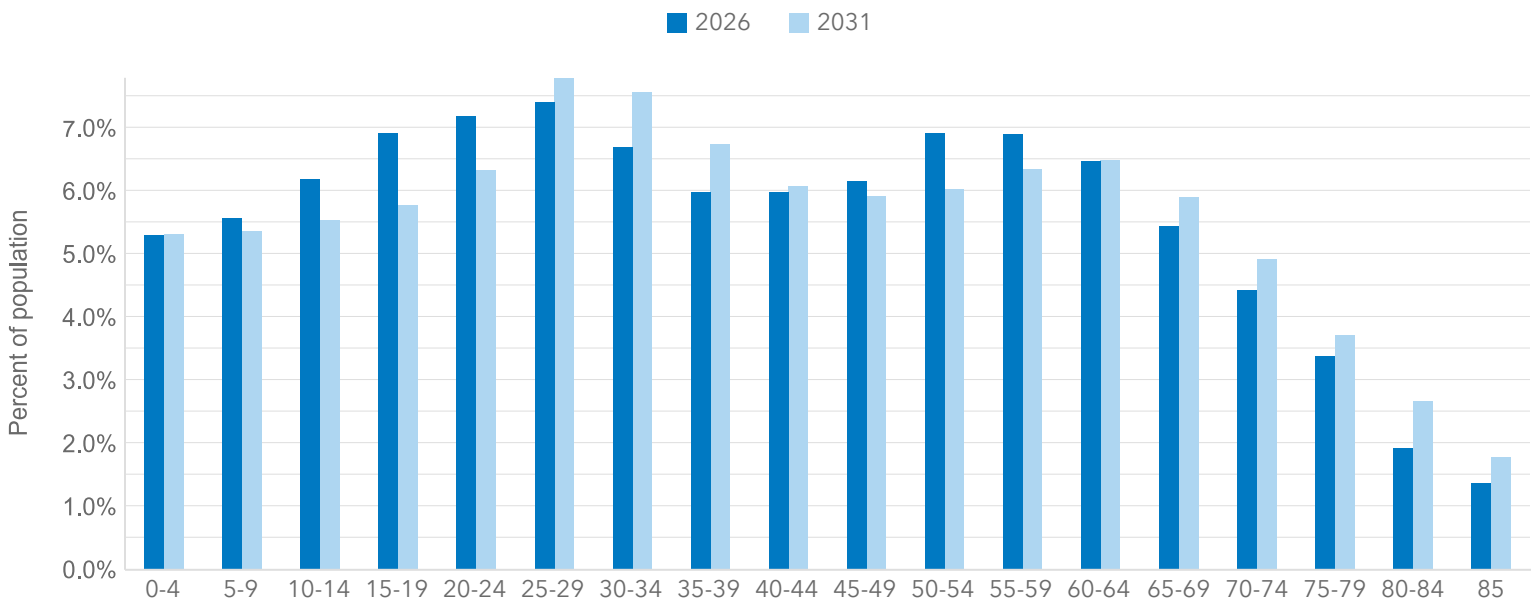
Key Indicators for 2026



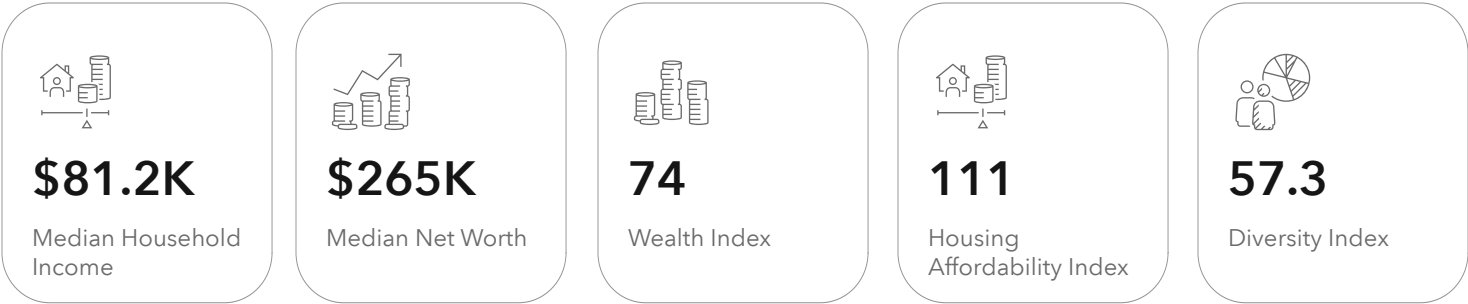
Trends: 2026 - 2031 Annual Rate



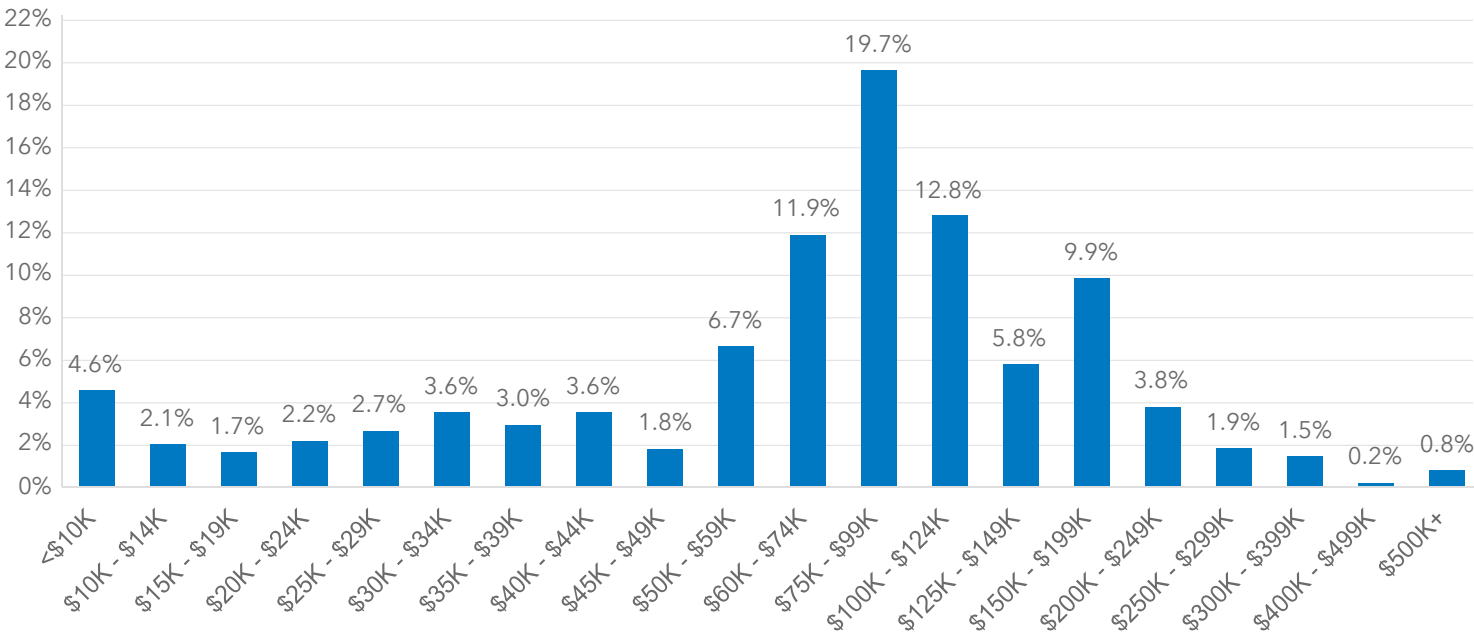
Population by Age



Key Indicators for 2026



Households by Income for 2026



Population by Race

