

## Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 31.1832/-81.3788

600 Sea Island Rd St Simons Island, GA 31522	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2024)	3,627		16,235		18,677	
Projected Population (2029)	3,758		16,794		19,307	
Census Population (2020)	3,569		14,438		15,977	
Census Population (2010)	3,405		12,781		14,176	
Projected Annual Growth (2024 to 2029)	131	0.7%	559	0.7%	630	0.7%
Historical Annual Growth (2020 to 2024)	58	0.4%	1,797	3.1%	2,701	4.2%
Historical Annual Growth (2010 to 2020)	165	1.2%	1,657	3.2%	1,801	3.2%
Estimated Population Density (2024)	1,155 psm		574 psm		238 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2024)	1,697		7,914		9,195	
Projected Households (2029)	1,717		7,998		9,278	
Census Households (2020)	1,615		6,776		7,592	
Census Households (2010)	1,512		6,031		6,763	
Estimated Households with Children (2024)	287	16.9%	1,134	14.3%	1,258	13.7%
Estimated Average Household Size (2024)	2.13		2.04		2.02	
<b>Average Household Income</b>						
Estimated Average Household Income (2024)	\$170,833		\$144,688		\$140,921	
Projected Average Household Income (2029)	\$178,347		\$150,658		\$146,854	
Estimated Average Family Income (2024)	\$339,955		\$296,729		\$291,962	
<b>Median Household Income</b>						
Estimated Median Household Income (2024)	\$111,994		\$107,325		\$104,145	
Projected Median Household Income (2029)	\$112,012		\$107,996		\$104,816	
Estimated Median Family Income (2024)	\$161,806		\$150,047		\$144,329	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2024)	\$79,953		\$70,571		\$69,412	
Projected Per Capita Income (2029)	\$81,493		\$71,781		\$70,600	
Estimated Per Capita Income 5 Year Growth	\$1,541	1.9%	\$1,210	1.7%	\$1,188	1.7%
Estimated Average Household Net Worth (2024)	\$1,958,933		\$1,872,092		\$1,821,822	
<b>Daytime Demos (2024)</b>						
Total Businesses	348		1,428		1,691	
Total Employees	1,858		7,467		9,790	
Company Headquarter Businesses	10	2.9%	39	2.7%	45	2.7%
Company Headquarter Employees	268	14.4%	699	9.4%	1,669	17.1%
Employee Population per Business	5.3		5.2		5.8	
Residential Population per Business	10.4		11.4		11.0	

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600 Sea Island Rd		1 mi radius		3 mi radius		5 mi radius	
St Simons Island, GA 31522							
<b>Race &amp; Ethnicity</b>							
White (2024)		2,170	59.8%	10,386	64.0%	11,998	64.2%
Black or African American (2024)		1,258	34.7%	4,981	30.7%	5,655	30.3%
American Indian or Alaska Native (2024)		4	0.1%	18	0.1%	23	0.1%
Asian (2024)		57	1.6%	216	1.3%	259	1.4%
Hawaiian or Pacific Islander (2024)		-	-	4	-	5	-
Other Race (2024)		16	0.4%	86	0.5%	95	0.5%
Two or More Races (2024)		123	3.4%	543	3.3%	642	3.4%
Not Hispanic or Latino Population (2024)		3,435	94.7%	15,388	94.8%	17,693	94.7%
Hispanic or Latino Population (2024)		192	5.3%	847	5.2%	985	5.3%
Not Hispanic or Latino Population (2029)		3,475	92.5%	15,506	92.3%	17,830	92.3%
Hispanic or Latino Population (2029)		283	7.5%	1,288	7.7%	1,478	7.7%
Not Hispanic or Latino Population (2020)		3,486	97.7%	14,052	97.3%	15,547	97.3%
Hispanic or Latino Population (2020)		84	2.3%	386	2.7%	430	2.7%
Not Hispanic or Latino Population (2010)		3,342	98.2%	12,503	97.8%	13,866	97.8%
Hispanic or Latino Population (2010)		63	1.8%	278	2.2%	310	2.2%
Projected Hispanic Annual Growth (2024 to 2029)		91	9.5%	440	10.4%	493	10.0%
Historic Hispanic Annual Growth (2010 to 2024)		129	14.7%	569	14.6%	674	15.5%
<b>Age Distribution (2024)</b>							
Age Under 5		151	4.2%	755	4.6%	882	4.7%
Age 5 to 9 Years		198	5.5%	895	5.5%	1,019	5.5%
Age 10 to 14 Years		190	5.2%	1,016	6.3%	1,170	6.3%
Age 15 to 19 Years		209	5.8%	903	5.6%	1,015	5.4%
Age 20 to 24 Years		150	4.1%	621	3.8%	704	3.8%
Age 25 to 29 Years		118	3.3%	557	3.4%	616	3.3%
Age 30 to 34 Years		140	3.9%	596	3.7%	680	3.6%
Age 35 to 39 Years		169	4.6%	663	4.1%	740	4.0%
Age 40 to 44 Years		191	5.3%	768	4.7%	875	4.7%
Age 45 to 49 Years		188	5.2%	780	4.8%	889	4.8%
Age 50 to 54 Years		215	5.9%	960	5.9%	1,080	5.8%
Age 55 to 59 Years		223	6.2%	1,028	6.3%	1,204	6.4%
Age 60 to 64 Years		287	7.9%	1,319	8.1%	1,534	8.2%
Age 65 to 74 Years		673	18.5%	3,013	18.6%	3,523	18.9%
Age 75 to 84 Years		379	10.4%	1,830	11.3%	2,128	11.4%
Age 85 Years or Over		146	4.0%	531	3.3%	618	3.3%
Median Age		51.7		52.0		52.5	
<b>Gender Age Distribution (2024)</b>							
Female Population		1,931	53.2%	8,636	53.2%	9,941	53.2%
Age 0 to 19 Years		371	19.2%	1,746	20.2%	1,992	20.0%
Age 20 to 64 Years		899	46.6%	3,898	45.1%	4,450	44.8%
Age 65 Years or Over		661	34.2%	2,993	34.7%	3,499	35.2%
Female Median Age		53.6		53.8		54.3	
Male Population		1,696	46.8%	7,598	46.8%	8,737	46.8%
Age 0 to 19 Years		377	22.2%	1,823	24.0%	2,096	24.0%
Age 20 to 64 Years		782	46.1%	3,393	44.7%	3,872	44.3%
Age 65 Years or Over		537	31.7%	2,382	31.3%	2,770	31.7%
Male Median Age		49.2		49.1		49.4	

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<b>Household Income Distribution (2024)</b>						
HH Income \$200,000 or More	359	21.2%	1,550	19.6%	1,741	18.9%
HH Income \$150,000 to \$199,999	247	14.6%	951	12.0%	1,055	11.5%
HH Income \$100,000 to \$149,999	325	19.1%	1,562	19.7%	1,776	19.3%
HH Income \$75,000 to \$99,999	275	16.2%	1,180	14.9%	1,336	14.5%
HH Income \$50,000 to \$74,999	271	16.0%	1,310	16.6%	1,617	17.6%
HH Income \$35,000 to \$49,999	68	4.0%	465	5.9%	564	6.1%
HH Income \$25,000 to \$34,999	95	5.6%	374	4.7%	440	4.8%
HH Income \$15,000 to \$24,999	2	0.1%	136	1.7%	205	2.2%
HH Income Under \$15,000	54	3.2%	386	4.9%	461	5.0%
HH Income \$35,000 or More	1,545	91.1%	7,019	88.7%	8,089	88.0%
HH Income \$75,000 or More	1,207	71.1%	5,243	66.2%	5,908	64.3%
<b>Housing (2024)</b>						
Total Housing Units	2,043		10,262		12,155	
Housing Units Occupied	1,697	83.1%	7,914	77.1%	9,195	75.6%
Housing Units Owner-Occupied	1,317	77.6%	6,103	77.1%	7,027	76.4%
Housing Units, Renter-Occupied	379	22.4%	1,812	22.9%	2,168	23.6%
Housing Units, Vacant	346	20.4%	2,348	29.7%	2,960	32.2%
<b>Marital Status (2024)</b>						
Never Married	471	15.2%	2,442	18.0%	2,732	17.5%
Currently Married	1,923	62.3%	7,960	58.7%	9,156	58.7%
Separated	29	0.9%	201	1.5%	261	1.7%
Widowed	309	10.0%	1,248	9.2%	1,443	9.2%
Divorced	357	11.6%	1,717	12.7%	2,013	12.9%
<b>Household Type (2024)</b>						
Population Family	2,301	63.4%	9,935	61.2%	11,314	60.6%
Population Non-Family	1,312	36.2%	6,242	38.4%	7,297	39.1%
Population Group Quarters	14	0.4%	57	0.4%	67	0.4%
Family Households	716	42.2%	3,057	38.6%	3,471	37.8%
Non-Family Households	981	57.8%	4,858	61.4%	5,724	62.2%
Married Couple with Children	239	12.4%	917	11.5%	1,013	11.1%
Average Family Household Size	3.2		3.3		3.3	
<b>Household Size (2024)</b>						
1 Person Households	905	53.4%	4,465	56.4%	5,292	57.5%
2 Person Households	533	31.4%	2,151	27.2%	2,393	26.0%
3 Person Households	119	7.0%	586	7.4%	666	7.2%
4 Person Households	99	5.9%	487	6.1%	583	6.3%
5 Person Households	35	2.0%	170	2.2%	198	2.2%
6 or More Person Households	5	0.3%	55	0.7%	64	0.7%
<b>Household Vehicles (2024)</b>						
Households with 0 Vehicles Available	80	4.7%	265	3.4%	310	3.4%
Households with 1 Vehicles Available	424	25.0%	2,612	33.0%	3,051	33.2%
Households with 2 or More Vehicles Available	1,193	70.3%	5,037	63.6%	5,834	63.4%
Total Vehicles Available	3,191		14,447		16,822	
Average Vehicles Per Household	1.9		1.8		1.8	

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<b>Labor Force (2024)</b>							
Estimated Labor Population Age 16 Years or Over		3,046		13,357		15,371	
Estimated Civilian Employed		1,629	53.5%	7,071	52.9%	7,801	50.8%
Estimated Civilian Unemployed		48	1.6%	111	0.8%	135	0.9%
Estimated in Armed Forces		-	-	-	-	-	-
Estimated Not in Labor Force		1,368	44.9%	6,176	46.2%	7,436	48.4%
Unemployment Rate		1.6%		0.8%		0.9%	
<b>Occupation (2024)</b>							
Occupation: Population Age 16 Years or Over		1,629		7,071		7,801	
Management, Business, Financial Operations		313	19.2%	1,365	19.3%	1,484	19.0%
Professional, Related Service		439	26.9%	1,922	27.2%	2,161	27.7%
Sales, Office		324	19.9%	1,392	19.7%	1,506	19.3%
Farming, Fishing, Forestry		294	18.1%	1,507	21.3%	1,668	21.4%
Construct, Extraction, Maintenance		-	-	-	-	-	-
Production, Transport Material Moving		147	9.0%	470	6.7%	505	6.5%
White Collar Workers		112	6.8%	415	5.9%	477	6.1%
Blue Collar Workers		1,047	64.2%	4,794	67.8%	5,313	68.1%
		583	35.8%	2,277	32.2%	2,488	31.9%
<b>Consumer Expenditure (2024)</b>							
Total Household Expenditure		\$173.36 M		\$722.1 M		\$823.83 M	
Total Non-Retail Expenditure		\$92.34 M	53.3%	\$384.38 M	53.2%	\$438.44 M	53.2%
Total Retail Expenditure		\$81.03 M	46.7%	\$337.72 M	46.8%	\$385.4 M	46.8%
Apparel		\$6.18 M	3.6%	\$25.62 M	3.5%	\$29.18 M	3.5%
Contributions		\$6.3 M	3.6%	\$26.03 M	3.6%	\$29.59 M	3.6%
Education		\$5.94 M	3.4%	\$24.29 M	3.4%	\$27.48 M	3.3%
Entertainment		\$10.17 M	5.9%	\$42.07 M	5.8%	\$47.89 M	5.8%
Food and Beverages		\$24.83 M	14.3%	\$103.71 M	14.4%	\$118.43 M	14.4%
Furnishings and Equipment		\$6.27 M	3.6%	\$25.99 M	3.6%	\$29.6 M	3.6%
Gifts		\$4.73 M	2.7%	\$19.68 M	2.7%	\$22.37 M	2.7%
Health Care		\$14.27 M	8.2%	\$59.83 M	8.3%	\$68.44 M	8.3%
Household Operations		\$7.04 M	4.1%	\$29.26 M	4.1%	\$33.34 M	4.0%
Miscellaneous Expenses		\$3.35 M	1.9%	\$13.95 M	1.9%	\$15.91 M	1.9%
Personal Care		\$2.32 M	1.3%	\$9.69 M	1.3%	\$11.05 M	1.3%
Personal Insurance		\$1.33 M	0.8%	\$5.48 M	0.8%	\$6.22 M	0.8%
Reading		\$392.75 K	0.2%	\$1.63 M	0.2%	\$1.86 M	0.2%
Shelter		\$36.42 M	21.0%	\$151.56 M	21.0%	\$172.98 M	21.0%
Tobacco		\$863.77 K	0.5%	\$3.7 M	0.5%	\$4.27 M	0.5%
Transportation		\$31.09 M	17.9%	\$129.53 M	17.9%	\$147.85 M	17.9%
Utilities		\$11.87 M	6.8%	\$50.06 M	6.9%	\$57.36 M	7.0%
<b>Educational Attainment (2024)</b>							
Adult Population Age 25 Years or Over		2,729		12,045		13,886	
Elementary (Grade Level 0 to 8)		26	1.0%	225	1.9%	269	1.9%
Some High School (Grade Level 9 to 11)		96	3.5%	373	3.1%	440	3.2%
High School Graduate		518	19.0%	1,974	16.4%	2,251	16.2%
Some College		405	14.9%	1,965	16.3%	2,266	16.3%
Associate Degree Only		241	8.8%	1,210	10.0%	1,392	10.0%
Bachelor Degree Only		920	33.7%	3,644	30.3%	4,243	30.6%
Graduate Degree		523	19.2%	2,654	22.0%	3,026	21.8%

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<b>Units In Structure (2024)</b>							
1 Detached Unit		1,332	88.1%	5,337	88.5%	6,112	90.4%
1 Attached Unit		57	3.8%	603	10.0%	675	10.0%
2 to 4 Units		144	9.5%	482	8.0%	571	8.4%
5 to 9 Units		24	1.6%	295	4.9%	345	5.1%
10 to 19 Units		36	2.4%	236	3.9%	334	4.9%
20 to 49 Units		29	1.9%	164	2.7%	234	3.5%
50 or More Units		17	1.1%	414	6.9%	485	7.2%
Mobile Home or Trailer		56	3.7%	332	5.5%	381	5.6%
Other Structure		1	-	50	0.8%	58	0.9%
<b>Homes Built By Year (2024)</b>							
Homes Built 2010 or later		160	10.6%	1,475	24.5%	1,726	25.5%
Homes Built 2000 to 2009		202	13.3%	1,054	17.5%	1,321	19.5%
Homes Built 1990 to 1999		279	18.5%	1,205	20.0%	1,304	19.3%
Homes Built 1980 to 1989		384	25.4%	1,553	25.8%	1,842	27.2%
Homes Built 1970 to 1979		283	18.7%	1,095	18.2%	1,217	18.0%
Homes Built 1960 to 1969		183	12.1%	542	9.0%	624	9.2%
Homes Built 1950 to 1959		123	8.2%	459	7.6%	518	7.7%
Homes Built Before 1949		83	5.5%	533	8.8%	645	9.5%
<b>Home Values (2024)</b>							
Home Values \$1,000,000 or More		77	5.9%	519	8.5%	774	11.0%
Home Values \$500,000 to \$999,999		507	38.5%	2,074	34.0%	2,424	34.5%
Home Values \$400,000 to \$499,999		235	17.8%	929	15.2%	1,013	14.4%
Home Values \$300,000 to \$399,999		283	21.5%	1,321	21.6%	1,381	19.7%
Home Values \$200,000 to \$299,999		135	10.2%	847	13.9%	949	13.5%
Home Values \$150,000 to \$199,999		36	2.7%	175	2.9%	197	2.8%
Home Values \$100,000 to \$149,999		11	0.8%	52	0.9%	58	0.8%
Home Values \$70,000 to \$99,999		8	0.6%	28	0.5%	30	0.4%
Home Values \$50,000 to \$69,999		17	1.3%	76	1.2%	84	1.2%
Home Values \$25,000 to \$49,999		5	0.4%	39	0.6%	48	0.7%
Home Values Under \$25,000		4	0.3%	43	0.7%	70	1.0%
Owner-Occupied Median Home Value		\$478,054		\$469,140		\$498,788	
Renter-Occupied Median Rent		\$1,337		\$1,226		\$1,216	
<b>Transportation To Work (2024)</b>							
Drive to Work Alone		1,170	71.8%	5,253	74.3%	5,764	73.9%
Drive to Work in Carpool		130	8.0%	329	4.6%	384	4.9%
Travel to Work by Public Transportation		3	0.2%	9	0.1%	9	0.1%
Drive to Work on Motorcycle		-	-	20	0.3%	20	0.3%
Walk or Bicycle to Work		32	2.0%	108	1.5%	110	1.4%
Other Means		60	3.7%	174	2.5%	176	2.3%
Work at Home		234	14.4%	1,179	16.7%	1,338	17.2%
<b>Travel Time (2024)</b>							
Travel to Work in 14 Minutes or Less		541	33.2%	2,552	36.1%	2,803	35.9%
Travel to Work in 15 to 29 Minutes		675	41.4%	2,495	35.3%	2,686	34.4%
Travel to Work in 30 to 59 Minutes		174	10.7%	774	11.0%	901	11.6%
Travel to Work in 60 Minutes or More		7	0.4%	71	1.0%	72	0.9%
Average Minutes Travel to Work		16.7		16.1		16.0	

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