



The**Retail**Coach®

COUNTY DEMOGRAPHIC PROFILE

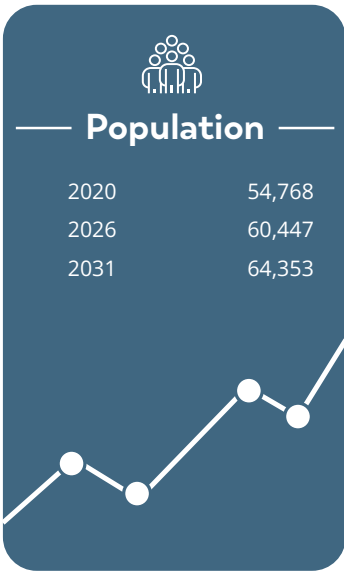
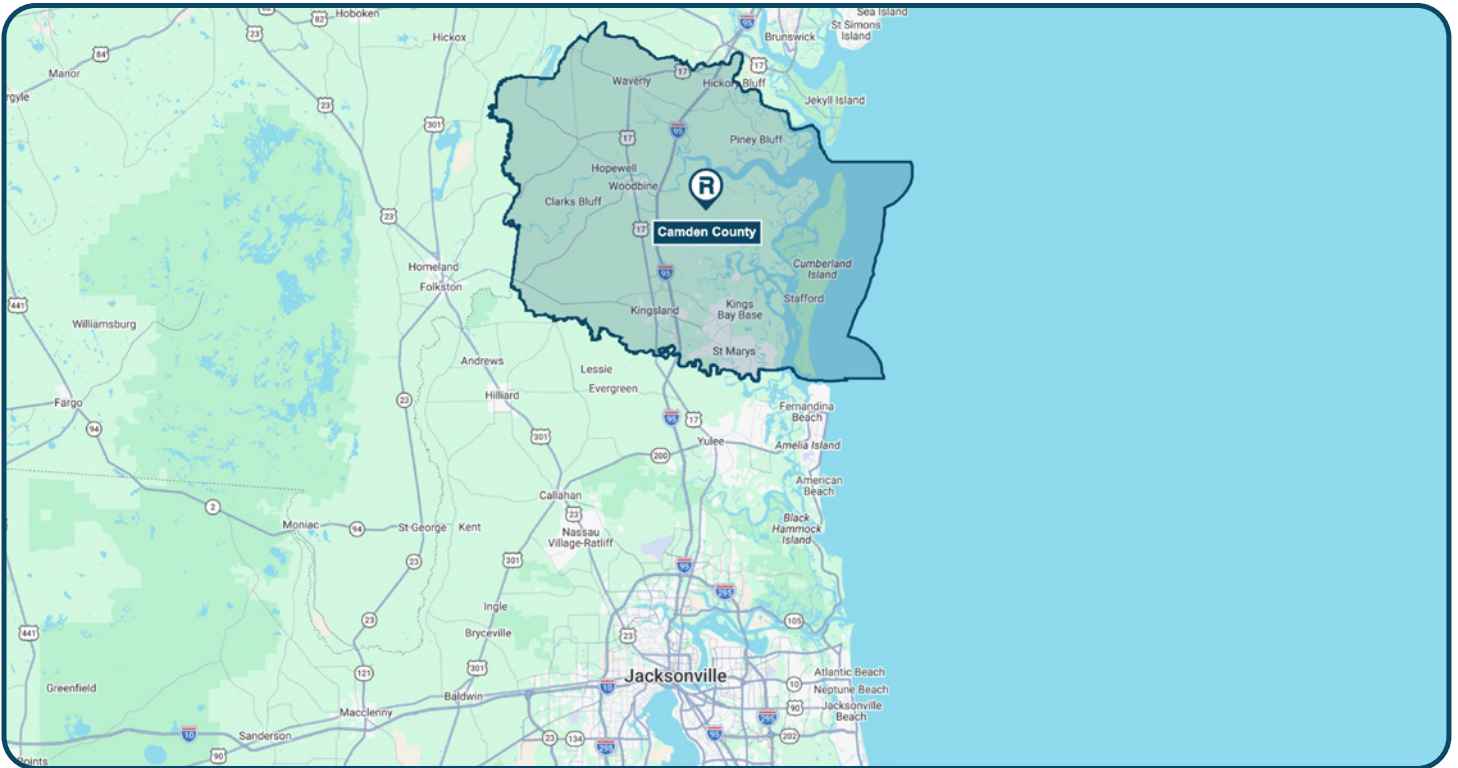
CAMDEN COUNTY, GEORGIA

PREPARED FOR CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY
MAY 2026

DEMOGRAPHIC SNAPSHOT



James Coughlin | Executive Director | Camden County Joint Development Authority | 912.729.7201 | 912.552.3807 | JMCoughlin@co.Camden.ga.us



Age

0-9 Years	13.02%
10 - 17 Years	10.48%
18 - 24 Years	10.95%
25 - 34 Years	14.38%
35 - 44 Years	13.70%
45 - 54 Years	9.89%
55 - 64 Years	10.70%
65 and Older	16.89%
Median Age	35.82
Average Age	38.20

Educational Attainment (%)

Graduate or Professional Degree	8.24%
Bachelors Degree	14.33%
Associate Degree	10.36%
Some College	27.94%
High School Graduate (GED)	31.80%
Some High School, No Degree	5.69%
Less than 9th Grade	1.64%

Race Distribution

White	69.44%
Black/African American	16.83%
American Indian/Alaskan	0.42%
Asian	1.70%
Native Hawaiian/Islander	0.17%
Other Race	2.70%
Two or More Races	8.75%
Hispanic	9.11%
Non-Hispanic	90.89%

Income

Average HH	\$104,178
Median HH	\$81,493
Per Capita	\$41,070

DEMOGRAPHIC PROFILE

DESCRIPTION	DATA	%
Population		
2031 Projection	64,353	
2026 Estimate	60,447	
2020 Census	54,768	
2010 Census	50,512	
Growth 2026 - 2031		6.46%
Growth 2020 - 2026		10.37%
Growth 2010 - 2020		8.43%
2026 Est. Population by Single-Classification Race	60,447	
White Alone	41,976	69.44%
Black or African American Alone	10,171	16.83%
Amer. Indian and Alaska Native Alone	251	0.42%
Asian Alone	1,026	1.70%
Native Hawaiian and Other Pacific Island Alone	103	0.17%
Some Other Race Alone	1,631	2.70%
Two or More Races	5,289	8.75%
2026 Est. Population by Hispanic or Latino Origin	60,447	
Not Hispanic or Latino	54,940	90.89%
Hispanic or Latino	5,507	9.11%
Mexican	1,620	29.42%
Puerto Rican	2,036	36.97%
Cuban	203	3.69%
All Other Hispanic or Latino	1,648	29.93%
2026 Est. Hisp. or Latino Pop by Single-Class. Race	5,507	
White Alone	1,758	31.92%
Black or African American Alone	301	5.47%
American Indian and Alaska Native Alone	115	2.09%
Asian Alone	55	1.00%
Native Hawaiian and Other Pacific Islander Alone	16	0.29%
Some Other Race Alone	1,282	23.28%
Two or More Races	1,980	35.95%
2026 Est. Pop by Race, Asian Alone, by Category	1,026	
Chinese, except Taiwanese	160	15.60%
Filipino	271	26.41%
Japanese	51	4.97%
Asian Indian	272	26.51%
Korean	18	1.75%
Vietnamese	29	2.83%
Cambodian	94	9.16%
Hmong	0	0.00%
Laotian	0	0.00%
Thai	54	5.26%
All Other Asian Races Including 2+ Category	77	7.50%

DESCRIPTION	DATA	%
2026 Est. Population by Ancestry	60,447	
Arab	22	0.04%
Czech	88	0.15%
Danish	81	0.13%
Dutch	193	0.32%
English	5,473	9.05%
French (except Basque)	954	1.58%
French Canadian	269	0.45%
German	5,841	9.66%
Greek	53	0.09%
Hungarian	112	0.19%
Irish	7,398	12.24%
Italian	1,835	3.04%
Lithuanian	6	0.01%
United States or American	3,541	5.86%
Norwegian	561	0.93%
Polish	743	1.23%
Portuguese	347	0.57%
Russian	123	0.20%
Scottish	1,356	2.24%
Scotch-Irish	587	0.97%
Slovak	65	0.11%
Subsaharan African	246	0.41%
Swedish	329	0.54%
Swiss	34	0.06%
Ukrainian	47	0.08%
Welsh	177	0.29%
West Indian (except Hisp. groups)	123	0.20%
Other ancestries	16,517	27.32%
Ancestry Unclassified	13,326	22.05%
2026 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	53,965	95.43%
Speak Asian/Pacific Island Language at Home	409	0.72%
Speak IndoEuropean Language at Home	393	0.70%
Speak Spanish at Home	1,686	2.98%
Speak Other Language at Home	76	0.13%

DEMOGRAPHIC PROFILE

DESCRIPTION	DATA	%
2026 Est. Population by Age	60,447	
Age 0 - 4	3,900	6.45%
Age 5 - 9	3,968	6.56%
Age 10 - 14	4,078	6.75%
Age 15 - 17	2,254	3.73%
Age 18 - 20	2,811	4.65%
Age 21 - 24	3,807	6.30%
Age 25 - 34	8,694	14.38%
Age 35 - 44	8,280	13.70%
Age 45 - 54	5,979	9.89%
Age 55 - 64	6,467	10.70%
Age 65 - 74	5,996	9.92%
Age 75 - 84	3,398	5.62%
Age 85 and over	815	1.35%
Age 16 and over	47,752	79.00%
Age 18 and over	46,247	76.51%
Age 21 and over	43,436	71.86%
Age 65 and over	10,209	16.89%
2026 Est. Median Age		35.82
2026 Est. Average Age		38.20
2026 Est. Population by Sex	60,447	
Male	30,902	51.12%
Female	29,545	48.88%
2026 Est. Male Population by Age	30,902	
Age 0 - 4	1,984	6.42%
Age 5 - 9	1,998	6.47%
Age 10 - 14	2,079	6.73%
Age 15 - 17	1,174	3.80%
Age 18 - 20	1,697	5.49%
Age 21 - 24	2,395	7.75%
Age 25 - 34	4,593	14.86%
Age 35 - 44	4,159	13.46%
Age 45 - 54	2,964	9.59%
Age 55 - 64	3,094	10.01%
Age 65 - 74	2,829	9.16%
Age 75 - 84	1,584	5.13%
Age 85 and over	352	1.14%
2026 Est. Median Age, Male		33.89
2026 Est. Average Age, Male		37.10

DESCRIPTION	DATA	%
2026 Est. Female Population by Age	29,545	
Age 0 - 4	1,916	6.49%
Age 5 - 9	1,970	6.67%
Age 10 - 14	1,999	6.77%
Age 15 - 17	1,080	3.65%
Age 18 - 20	1,114	3.77%
Age 21 - 24	1,412	4.78%
Age 25 - 34	4,101	13.88%
Age 35 - 44	4,121	13.95%
Age 45 - 54	3,015	10.21%
Age 55 - 64	3,373	11.42%
Age 65 - 74	3,167	10.72%
Age 75 - 84	1,814	6.14%
Age 85 and over	463	1.57%
2026 Est. Median Age, Female		37.77
2026 Est. Average Age, Female		39.40
2026 Est. Pop Age 15+ by Marital Status		
Total, Never Married	14,702	30.31%
Males, Never Married	9,122	18.81%
Females, Never Married	5,580	11.51%
Married, Spouse present	23,421	48.29%
Married, Spouse absent	1,920	3.96%
Widowed	2,377	4.90%
Males Widowed	357	0.74%
Females Widowed	2,020	4.16%
Divorced	6,081	12.54%
Males Divorced	2,319	4.78%
Females Divorced	3,762	7.76%
2026 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	652	1.64%
Some High School, no diploma	2,255	5.69%
High School Graduate (or GED)	12,600	31.80%
Some College, no degree	11,074	27.94%
Associate Degree	4,107	10.36%
Bachelor's Degree	5,677	14.33%
Master's Degree	2,473	6.24%
Professional School Degree	493	1.24%
Doctorate Degree	298	0.75%
2026 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	260	9.83%
High School Graduate	765	28.92%
Some College or Associate's Degree	1,248	47.18%
Bachelor's Degree or Higher	372	14.06%

DEMOGRAPHIC PROFILE

DESCRIPTION	DATA	%
Households		
2031 Projection	24,735	
2026 Estimate	23,018	
2020 Census	20,374	
2010 Census	18,047	
Growth 2026 - 2031		7.46%
Growth 2020 - 2026		12.98%
Growth 2010 - 2020		12.89%
2026 Est. Households by Household Type 23,018		
Family Households	16,378	71.15%
Nonfamily Households	6,640	28.85%
2026 Est. Group Quarters Population	2,060	
2026 Households by Ethnicity, Hispanic/Latino	1,552	
2026 Est. Households by Household Income 23,018		
Income < \$15,000	1,590	6.91%
Income \$15,000 - \$24,999	1,403	6.09%
Income \$25,000 - \$34,999	1,516	6.59%
Income \$35,000 - \$49,999	2,452	10.65%
Income \$50,000 - \$74,999	3,674	15.96%
Income \$75,000 - \$99,999	3,161	13.73%
Income \$100,000 - \$124,999	2,542	11.04%
Income \$125,000 - \$149,999	1,902	8.26%
Income \$150,000 - \$199,999	2,519	10.94%
Income \$200,000 - \$249,999	1,093	4.75%
Income \$250,000 - \$499,999	858	3.73%
Income \$500,000+	308	1.34%
2026 Est. Average Household Income		\$104,178
2026 Est. Median Household Income		\$81,493
2026 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$89,333
Black or African American Alone		\$59,650
American Indian and Alaska Native Alone		\$127,892
Asian Alone		\$98,204
Native Hawaiian and Other Pacific Islander Alone		\$75,000
Some Other Race Alone		\$60,216
Two or More Races		\$62,183
Hispanic or Latino		\$74,359
Not Hispanic or Latino		\$82,506

DESCRIPTION	DATA	%
2026 Est. HH by Type and Presence of Own Child. 23,018		
Family Households with Children	7,021	30.50%
Family Households without Children	15,997	69.50%
Married-Couple Families 11,699 50.83%		
Married-Couple Family, own children	4,296	18.66%
Married-Couple Family, no own children	7,403	32.16%
Cohabiting-Couple Families 1,565 6.80%		
Cohabiting-Couple Family, own children	590	2.56%
Cohabiting-Couple Family, no own children	975	4.24%
Male Householder Families 4,098 17.80%		
Male Householder, own children	445	1.93%
Male Householder, no own children	751	3.26%
Male Householder, only Nonrelatives	222	0.97%
Male Householder, Living Alone	2,680	11.64%
Female Householder Families 5,656 24.57%		
Female Householder, own children	1,690	7.34%
Female Householder, no own children	1,083	4.71%
Female Householder, only Nonrelatives	155	0.67%
Female Householder, Living Alone	2,728	11.85%
2026 Est. Households by Household Size 23,018		
1-person	6,024	26.17%
2-person	7,734	33.60%
3-person	3,815	16.57%
4-person	3,031	13.17%
5-person	1,432	6.22%
6-person	676	2.94%
7-or-more-person	306	1.33%
2026 Est. Average Household Size		2.54
2026 Est. Households by Number of Vehicles 23,018		
No Vehicles	1,146	4.98%
1 Vehicle	7,020	30.50%
2 Vehicles	9,589	41.66%
3 Vehicles	3,776	16.41%
4 Vehicles	1,141	4.96%
5 or more Vehicles	346	1.50%
2026 Est. Average Number of Vehicles		1.9

DEMOGRAPHIC PROFILE

DESCRIPTION	DATA	%
Family Households		
2031 Projection	17,618	
2026 Estimate	16,378	
2020 Estimate	14,488	
2010 Census	13,468	
Growth 2026 - 2031		7.57%
Growth 2020 - 2026		13.05%
Growth 2010 - 2020		7.57%
2026 Est. Families by Poverty Status		
2026 Families at or Above Poverty	14,373	87.76%
2026 Families at or Above Poverty with Children	6,383	38.97%
2026 Families Below Poverty	2,005	12.24%
2026 Families Below Poverty with Children	1,627	9.93%
2026 Est. Pop 16+ by Employment Status		
Civilian Labor Force, Employed	23,361	48.92%
Civilian Labor Force, Unemployed	1,116	2.34%
Armed Forces	4,678	9.80%
Not in Labor Force	18,597	38.95%
2026 Est. Civ. Employed Pop 16+ by Class of Worker		
For-Profit Private Workers	14,737	62.63%
Non-Profit Private Workers	1,467	6.23%
Local Government Workers	3,025	12.86%
State Government Workers	778	3.31%
Federal Government Workers	1,737	7.38%
Self-Employed Workers	1,733	7.36%
Unpaid Family Workers	55	0.23%

DESCRIPTION	DATA	%
2026 Est. Civ. Employed Pop 16+ by Occupation		
Architect/Engineer	781	3.32%
Arts/Entertainment/Sports	348	1.48%
Building Grounds Maintenance	785	3.34%
Business/Financial Operations	1,014	4.31%
Community/Social Services	229	0.97%
Computer/Mathematical	692	2.94%
Construction/Extraction	1,240	5.27%
Education/Training/Library	1,315	5.59%
Farming/Fishing/Forestry	90	0.38%
Food Prep/Serving	1,989	8.45%
Health Practitioner/Technician	1,372	5.83%
Healthcare Support	636	2.70%
Maintenance Repair	890	3.78%
Legal	167	0.71%
Life/Physical/Social Science	166	0.71%
Management	2,561	10.88%
Office/Admin. Support	2,874	12.21%
Production	1,349	5.73%
Protective Services	875	3.72%
Sales/Related	1,758	7.47%
Personal Care/Service	436	1.85%
Transportation/Moving	1,965	8.35%
2026 Est. Pop 16+ by Occupation Classification		
White Collar	13,277	56.42%
Blue Collar	5,444	23.14%
Service and Farm	4,811	20.44%
2026 Est. Workers Age 16+ by Transp. to Work		
Drove Alone	21,082	75.41%
Car Pooled	2,314	8.28%
Public Transportation	227	0.81%
Walked	1,102	3.94%
Bicycle	128	0.46%
Other Means	168	0.60%
Worked at Home	2,934	10.50%
2026 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	7,457	
15 - 29 Minutes	8,666	
30 - 44 Minutes	3,815	
45 - 59 Minutes	3,359	
60 or more Minutes	1,781	
2026 Est. Avg Travel Time to Work in Minutes		28

DEMOGRAPHIC PROFILE

DESCRIPTION	DATA	%
2026 Est. Occupied Housing Units by Tenure	23,018	
Owner Occupied	14,795	64.28%
Renter Occupied	8,223	35.72%
2026 Owner Occ. HUs: Avg. Length of Residence		15.00 [†]
2026 Renter Occ. HUs: Avg. Length of Residence		6.30 [†]
2026 Est. Owner-Occupied Housing Units by Value	14,795	
Value Less than \$20,000	418	2.83%
Value \$20,000 - \$39,999	180	1.22%
Value \$40,000 - \$59,999	251	1.70%
Value \$60,000 - \$79,999	174	1.18%
Value \$80,000 - \$99,999	208	1.41%
Value \$100,000 - \$149,999	554	3.75%
Value \$150,000 - \$199,999	835	5.64%
Value \$200,000 - \$299,999	3,364	22.74%
Value \$300,000 - \$399,999	3,190	21.56%
Value \$400,000 - \$499,999	1,931	13.05%
Value \$500,000 - \$749,999	2,382	16.10%
Value \$750,000 - \$999,999	849	5.74%
Value \$1,000,000 or \$1,499,999	341	2.31%
Value \$1,500,000 or \$1,999,999	60	0.41%
Value \$2,000,000+	58	0.39%
2026 Est. Median All Owner-Occupied Housing Value		\$341,763
2026 Est. Housing Units by Units in Structure		
1 Unit Detached	16,868	66.89%
1 Unit Attached	1,301	5.16%
2 Units	569	2.26%
3 or 4 Units	1,373	5.45%
5 to 19 Units	1,632	6.47%
20 to 49 Units	358	1.42%
50 or More Units	298	1.18%
Mobile Home or Trailer	2,739	10.86%
Boat, RV, Van, etc.	80	0.32%

DESCRIPTION	DATA	%
2026 Est. Housing Units by Year Structure Built		
Housing Units Built 2020 or later	2,990	11.86%
Housing Units Built 2010 to 2019	2,185	8.66%
Housing Units Built 2000 to 2009	5,315	21.08%
Housing Units Built 1990 to 1999	5,444	21.59%
Housing Units Built 1980 to 1989	4,654	18.45%
Housing Units Built 1970 to 1979	1,753	6.95%
Housing Units Built 1960 to 1969	1,009	4.00%
Housing Units Built 1950 to 1959	1,221	4.84%
Housing Units Built 1940 to 1949	269	1.07%
Housing Unit Built 1939 or Earlier	378	1.50%
2026 Est. Median Year Structure Built		1996

[†] Years

About The Retail Coach®

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology, and creative expertise to develop and deliver high-impact retail recruitment and development plans to local governments, chambers of commerce, economic development organizations and private developers.

Through its unique Retail360® Process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360® Process

Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms' offerings by combining current national and statewide demographics and trend data with real-world, "on-the-ground" information gathered through extensive visits to our clients' communities. Every community is different, and there is no "one size fits all" retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community's needs help assure our clients that they are receiving the latest and best information for targeted retail recruitment efforts — all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360® Process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.



The**RetailCoach**.®

ACKNOWLEDGMENTS

The observations, conclusions and recommendations contained in this study are solely those of The Retail Coach, LLC and should not be construed to represent the opinions of others, including its clients, or any other entity prior to such entity's express approval of this study.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.

Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Claritas, ESRI, U.S. Census Bureau, Economy.com, Unacast, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics. To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model. Mapping data is provided by Google, Nielsen, ESRI and/or Microsoft Corporation.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.