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 Real Estate Development And Management

# Centreville Square

## DEMOGRAPHIC STUDY

On Route 29 (near the intersection of Route 28 & 29), Centreville, Virginia

Daily Traffic Volume: 48,000 cars

	1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
<b>Population</b>						
2011 Projection	27,292		96,994		199,810	
<b>2006 Estimate</b>	<b>24,922</b>		<b>90,090</b>		<b>182,643</b>	
2000 Census	21,572		81,757		162,612	
<b>2006 Population by Age</b>	<b>24,922</b>		<b>90,090</b>		<b>182,643</b>	
Age 0 - 4	2,187	8.78%	7,738	8.59%	14,710	8.05%
Age 5 - 9	2,067	8.29%	7,428	8.25%	14,346	7.85%
Age 10 - 14	1,726	6.93%	7,417	8.23%	14,103	7.72%
Age 15 - 17	938	3.76%	4,584	5.09%	8,469	4.64%
Age 18 - 20	673	2.70%	2,982	3.31%	6,036	3.30%
Age 21 - 24	1,059	4.25%	4,334	4.81%	9,169	5.02%
Age 25 - 34	5,122	20.55%	11,766	13.06%	26,531	14.53%
Age 35 - 44	5,249	21.06%	16,872	18.73%	32,935	18.03%
Age 45 - 49	1,952	7.83%	7,973	8.85%	15,427	8.45%
Age 50 - 54	1,387	5.57%	6,417	7.12%	12,508	6.85%
Age 55 - 59	1,062	4.26%	5,262	5.84%	10,852	5.94%
Age 60 - 64	638	2.56%	3,356	3.73%	7,425	4.07%
Age 65 - 74	578	2.32%	2,747	3.05%	7,052	3.86%
Age 75 - 84	240	0.96%	961	1.07%	2,445	1.34%
Age 85 and over	43	0.17%	254	0.28%	637	0.35%
<b>Median Age</b>	<b>32.80</b>		<b>34.10</b>		<b>34.20</b>	
<b>2006 Population by Hispanic Origin</b>	<b>3,060</b>		<b>7,638</b>		<b>22,564</b>	
<b>2006 Population By Race</b>	<b>24,922</b>		<b>90,090</b>		<b>182,643</b>	
White	14,520	58.26%	61,342	68.09%	123,606	67.68%
Black or African American	2,666	10.70%	7,003	7.77%	13,613	7.45%
American Indian and Alaska Native	62	0.25%	199	0.22%	541	0.30%
Asian	5,170	20.74%	15,554	17.26%	28,322	15.51%
Native Hawaiian and Pacific Islander	15	0.06%	60	0.07%	135	0.07%
Other Race	1,390	5.58%	2,894	3.21%	9,708	5.32%
Two or More Races	1,098	4.41%	3,038	3.37%	6,717	3.68%
<b>Households</b>						
2011 Projection	10,455		32,916		69,955	
<b>2006 Estimate</b>	<b>9,700</b>		<b>30,793</b>		<b>64,090</b>	
2000 Census	8,622		28,241		57,081	
Growth 2006 - 2011	7.79%		6.90%		9.15%	
Growth 2000 - 2006	12.50%		9.04%		12.28%	
Owner Occupied	5,380	55.46%	22,621	73.46%	45,536	71.05%
Renter Occupied	4,320	44.54%	8,173	26.54%	18,555	28.95%
<b>2006 Average Household Size</b>	<b>2.57</b>		<b>2.92</b>		<b>2.84</b>	
<b>2006 Households by HH Income</b>	<b>9,699</b>		<b>30,792</b>		<b>64,091</b>	
Income Less than \$15,000	263	2.71%	607	1.97%	1,651	2.58%
Income: \$15,000 - \$24,999	246	2.54%	689	2.24%	1,803	2.81%
Income: \$25,000 - \$34,999	569	5.87%	1,236	4.01%	2,988	4.66%
Income: \$35,000 - \$49,999	1,439	14.84%	2,858	9.28%	6,595	10.29%
Income: \$50,000 - \$74,999	2,449	25.25%	5,411	17.57%	12,328	19.24%
Income: \$75,000 - \$99,999	1,959	20.20%	5,420	17.60%	11,320	17.66%
Income: \$100,000 - \$149,999	1,843	19.00%	7,941	25.79%	15,432	24.08%
Income: \$150,000 - \$249,999	815	8.40%	5,528	17.95%	9,649	15.06%
Income: \$250,000 - \$499,999	99	1.02%	904	2.94%	1,823	2.84%
Income: \$500,000 or more	17	0.18%	198	0.64%	502	0.78%
<b>2006 Avg Household Income</b>	<b>\$86,118</b>		<b>\$112,793</b>		<b>\$107,387</b>	
<b>2006 Med Household Income</b>	<b>\$73,873</b>		<b>\$96,196</b>		<b>\$89,754</b>	
<b>2006 Per Capita Income</b>	<b>\$33,516</b>		<b>\$38,595</b>		<b>\$37,752</b>	

# Centreville Square

## DEMOGRAPHIC STUDY (CONTINUED)

	1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
<b>2006 Population by Education</b>	<b>16,271</b>		<b>55,607</b>		<b>115,811</b>	
Less Than 9th Grade	392	2.41%	1,139	2.05%	3,661	3.16%
Some High School, No Diploma	705	4.33%	1,941	3.49%	6,148	5.31%
High School Graduate	2,463	15.14%	7,645	13.75%	19,040	16.44%
Some College, No Degree	3,677	22.60%	10,653	19.16%	21,826	18.85%
Associate Degree	1,128	6.93%	3,529	6.35%	6,865	5.93%
Bachelor's Degree	5,474	33.64%	19,645	35.33%	36,714	31.70%
Master's Degree	2,037	12.52%	8,934	16.07%	17,142	14.80%
Professional School Degree	247	1.52%	1,354	2.43%	2,804	2.42%
Doctorate Degree	148	0.91%	767	1.38%	1,611	1.39%
<b>2006 Population by Occupation Classification (Age 16+)</b>	<b>14,840</b>		<b>50,719</b>		<b>104,522</b>	
Blue Collar	1,561	10.52%	4,663	9.19%	12,468	11.93%
White Collar	11,385	76.72%	40,477	79.81%	80,594	77.11%
Service and Farm	1,894	12.76%	5,579	11.00%	11,460	10.96%
<b>2006 Population by Occupation (Age 16+)</b>	<b>5,201</b>		<b>19,253</b>		<b>39,539</b>	
Management, Business, & Financial	668	12.84%	2,428	12.61%	4,378	11.07%
Professional & Related Occupations	1,895	36.44%	8,133	42.24%	14,972	37.87%
Services	453	8.71%	1,473	7.65%	2,997	7.58%
Sales & Office	1,429	27.48%	5,237	27.20%	10,831	27.39%
Farming, Fishing, and Forestry	17	0.33%	44	0.23%	119	0.30%
Construction and Extraction, Maint	457	8.79%	1,289	6.70%	3,830	9.69%
Production & Transportation	471	9.06%	1,500	7.79%	3,427	8.67%
<b>2006 Annual Spending (in Thousands)</b>						
<b>Total Specified Consumer Spending</b>	<b>\$488,418</b>		<b>\$1,861,601</b>		<b>\$3,725,541</b>	
Total Apparel	\$56,714		\$228,205		\$446,831	
Total Entertainment	\$63,231		\$254,601		\$500,077	
Total Food At Home	\$33,670		\$123,004		\$249,778	
Total Food Away From Home	\$48,768		\$175,545		\$352,343	
Total Alcoholic Beverages	\$14,755		\$53,676		\$108,422	
Total Furniture/Appliances	\$27,198		\$113,337		\$223,052	
Total Transportation/Maint.	\$178,100		\$651,358		\$1,323,743	
Total Health Care	\$34,969		\$132,059		\$271,266	
Total Education/Day Care	\$39,954		\$167,593		\$320,553	