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 & ASSOCIATES INC
 Real Estate Development And Management

Hunter Mill Plaza

DEMOGRAPHIC STUDY

Chain Bridge Road (Route 123) & Hunter Mill Road, Oakton, Virginia

Daily Traffic Volume: 52,000 cars

	1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
Population						
2011 Projection	12,378		92,881		240,454	
2006 Estimate	11,745		87,642		227,128	
2000 Census	11,016		82,292		212,073	
2006 Population by Age	11,745		87,642		227,128	
Age 0 - 4	726	6.18%	5,673	6.47%	14,329	6.31%
Age 5 - 9	730	6.22%	5,529	6.31%	14,213	6.26%
Age 10 - 14	728	6.20%	5,402	6.16%	13,954	6.14%
Age 15 - 17	451	3.84%	3,451	3.94%	9,201	4.05%
Age 18 - 20	308	2.62%	2,409	2.75%	7,519	3.31%
Age 21 - 24	522	4.44%	3,948	4.50%	10,885	4.79%
Age 25 - 34	1,733	14.76%	10,889	12.42%	28,505	12.55%
Age 35 - 44	1,823	15.52%	13,839	15.79%	34,879	15.36%
Age 45 - 49	1,007	8.57%	7,413	8.46%	18,775	8.27%
Age 50 - 54	989	8.42%	7,070	8.07%	18,710	8.24%
Age 55 - 59	926	7.88%	6,752	7.70%	18,093	7.97%
Age 60 - 64	626	5.33%	5,036	5.75%	13,431	5.91%
Age 65 - 74	740	6.30%	6,023	6.87%	15,302	6.74%
Age 75 - 84	322	2.74%	3,168	3.61%	7,092	3.12%
Age 85 and over	115	0.98%	1,041	1.19%	2,239	0.99%
Median Age	39.00		40.00		39.30	
2006 Population by Hispanic Origin	982		8,921		20,981	
2006 Population By Race	11,745		87,642		227,128	
White	8,781	74.76%	62,953	71.83%	162,014	71.33%
Black or African American	544	4.63%	4,340	4.95%	11,734	5.17%
American Indian and Alaska Native	22	0.19%	192	0.22%	460	0.20%
Asian	1,676	14.27%	13,940	15.91%	37,048	16.31%
Native Hawaiian and Pacific Islander	11	0.09%	63	0.07%	153	0.07%
Other Race	278	2.37%	3,213	3.67%	7,637	3.36%
Two or More Races	434	3.70%	2,940	3.35%	8,081	3.56%
Households						
2011 Projection	4,927		34,622		90,628	
2006 Estimate	4,689		32,580		85,093	
2000 Census	4,403		30,411		78,498	
Growth 2006 - 2011	5.07%		6.27%		6.50%	
Growth 2000 - 2006	6.51%		7.13%		8.40%	
Owner Occupied	3,074	65.56%	23,694	72.73%	61,436	72.20%
Renter Occupied	1,615	34.44%	8,885	27.27%	23,658	27.80%
2006 Average Household Size	2.49		2.64		2.61	
2006 Households by HH Income	4,690		32,581		85,093	
Income Less than \$15,000	161	3.43%	1,048	3.22%	2,914	3.42%
Income: \$15,000 - \$24,999	111	2.37%	990	3.04%	2,461	2.89%
Income: \$25,000 - \$34,999	134	2.86%	1,348	4.14%	3,355	3.94%
Income: \$35,000 - \$49,999	426	9.08%	3,012	9.24%	7,526	8.84%
Income: \$50,000 - \$74,999	728	15.52%	5,484	16.83%	13,791	16.21%
Income: \$75,000 - \$99,999	747	15.93%	5,159	15.83%	13,251	15.57%
Income: \$100,000 - \$149,999	1,006	21.45%	7,268	22.31%	20,253	23.80%
Income: \$150,000 - \$249,999	879	18.74%	5,797	17.79%	15,640	18.38%
Income: \$250,000 - \$499,999	350	7.46%	1,776	5.45%	4,325	5.08%
Income: \$500,000 or more	148	3.16%	699	2.15%	1,577	1.85%
2006 Avg Household Income	\$136,577		\$123,944		\$123,166	
2006 Med Household Income	\$101,648		\$96,367		\$98,582	
2006 Per Capita Income	\$54,853		\$46,275		\$46,365	

Hunter Mill Plaza

DEMOGRAPHIC STUDY (CONTINUED)

	1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
2006 Population by Education	8,281		61,232		157,027	
Less Than 9Th Grade	137	1.65%	2,239	3.66%	4,777	3.04%
Some High School, No Diploma	212	2.56%	2,565	4.19%	5,568	3.55%
High School Graduate	919	11.10%	8,850	14.45%	19,732	12.57%
Some College, No Degree	1,190	14.37%	9,389	15.33%	24,824	15.81%
Associate Degree	258	3.12%	2,838	4.63%	7,811	4.97%
Bachelor's Degree	2,973	35.90%	18,734	30.60%	50,701	32.29%
Master's Degree	1,857	22.42%	11,696	19.10%	30,962	19.72%
Professional School Degree	445	5.37%	2,865	4.68%	7,330	4.67%
Doctorate Degree	290	3.50%	2,056	3.36%	5,322	3.39%
2006 Population by Occupation Classification (Age 16+)	6,954		47,851		127,196	
Blue Collar	452	6.50%	3,904	8.16%	9,561	7.52%
White Collar	5,945	85.49%	38,930	81.36%	105,571	83.00%
Service and Farm	557	8.01%	5,017	10.48%	12,064	9.48%
2006 Population by Occupation (Age 16+)	2,515		17,102		45,880	
Management, Business, & Financial	250	9.94%	1,982	11.59%	5,262	11.47%
Professional & Related Occupations	1,170	46.52%	7,556	44.18%	20,852	45.45%
Services	237	9.42%	1,240	7.25%	3,368	7.34%
Sales & Office	653	25.96%	4,459	26.07%	12,023	26.21%
Farming, Fishing, and Forestry	0	0.00%	10	0.06%	74	0.16%
Construction and Extraction, Maint	138	5.49%	1,348	7.88%	2,937	6.40%
Production & Transportation	130	5.17%	1,016	5.94%	2,411	5.26%
2006 Annual Spending (in Thousands)						
Total Specified Consumer Spending	\$286,091		\$1,955,426		\$5,157,743	
Total Apparel	\$35,000		\$232,953		\$616,657	
Total Entertainment	\$41,062		\$272,660		\$720,935	
Total Food At Home	\$17,690		\$126,804		\$329,613	
Total Food Away From Home	\$27,199		\$183,414		\$483,783	
Total Alcoholic Beverages	\$8,907		\$59,254		\$156,323	
Total Furniture/Appliances	\$18,029		\$122,472		\$322,062	
Total Transportation/Maint.	\$95,412		\$664,702		\$1,751,803	
Total Health Care	\$22,017		\$156,762		\$406,453	
Total Education/Day Care	\$27,105		\$176,053		\$485,890	