

Demographic Detail Report

Brookfield Park Ph 3 Bldg B

4433 Brookfield Corporate Dr, Chantilly, VA 20151

Building Type: **Class B Office** Total Available: **15,018 SF**
 Class: **B** % Leased: **55.5%**
 RBA: **31,468 SF** Rent/SF/Yr: **\$14.29**
 Typical Floor: **31,468 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2014 Projection	6,981	76,996	210,170
2009 Estimate	6,332	74,366	196,132
2000 Census	4,696	68,123	164,936
Growth 2009 - 2014	10.30%	3.50%	7.20%
Growth 2000 - 2009	34.80%	9.20%	18.90%
2009 Population by Age	6,332	74,366	196,132
Age 0 - 4	548 8.65%	5,593 7.52%	15,622 7.97%
Age 5 - 9	515 8.13%	5,994 8.06%	15,736 8.02%
Age 10 - 14	491 7.75%	6,305 8.48%	15,862 8.09%
Age 15 - 17	264 4.17%	3,441 4.63%	8,286 4.22%
Age 18 - 20	250 3.95%	2,629 3.54%	6,631 3.38%
Age 21 - 24	341 5.39%	2,712 3.65%	8,402 4.28%
Age 25 - 34	1,015 16.03%	9,021 12.13%	27,463 14.00%
Age 35 - 44	1,060 16.74%	13,158 17.69%	36,388 18.55%
Age 45 - 49	518 8.18%	7,178 9.65%	17,834 9.09%
Age 50 - 54	432 6.82%	6,034 8.11%	14,662 7.48%
Age 55 - 59	318 5.02%	4,582 6.16%	11,140 5.68%
Age 60 - 64	240 3.79%	3,235 4.35%	7,719 3.94%
Age 65 - 74	231 3.65%	2,994 4.03%	6,964 3.55%
Age 75 - 84	88 1.39%	1,136 1.53%	2,618 1.33%
Age 85 and over	22 0.35%	355 0.48%	804 0.41%
Age 16 and over	4,691 74.08%	55,282 74.34%	146,005 74.44%
Age 18 and over	4,514 71.29%	53,034 71.31%	140,625 71.70%
Age 21 and over	4,264 67.34%	50,405 67.78%	133,993 68.32%
Age 65 and over	342 5.40%	4,485 6.03%	10,386 5.30%
Median Age	32.50	36.20	35.00
Average Age	32.60	34.40	33.60

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Radius	1 Mile		3 Mile		5 Mile	
2009 Population By Race	6,332		74,366		196,132	
White	3,398	53.66%	51,001	68.58%	129,985	66.27%
Black or African American	678	10.71%	4,024	5.41%	12,703	6.48%
American Indian and Alaska Native	21	0.33%	228	0.31%	511	0.26%
Asian	1,292	20.40%	13,719	18.45%	37,786	19.27%
Native Hawaiian and Pacific Islander	7	0.11%	37	0.05%	104	0.05%
Other Race	556	8.78%	2,583	3.47%	7,507	3.83%
Two or More Races	379	5.99%	2,774	3.73%	7,536	3.84%
2009 Population by Hispanic Origin	6,333		74,366		196,131	
Not Hispanic or Latino	4,777	75.43%	66,321	89.18%	174,698	89.07%
Hispanic or Latino:	1,555	24.55%	8,046	10.82%	21,433	10.93%
Mexican	141	2.23%	1,150	1.55%	3,019	1.54%
Puerto Rican	84	1.33%	659	0.89%	1,898	0.97%
Cuban	24	0.38%	271	0.36%	774	0.39%
Other Hispanic or Latino	1,307	20.64%	5,965	8.02%	15,742	8.03%
2009 Age 5+ Language at Home	5,784		68,773		180,510	
Speak Only English	3,863	66.79%	52,836	76.83%	135,611	75.13%
Speak Asian or Pacific Island	411	7.11%	5,501	8.00%	15,894	8.81%
Speak IndoEuropean	598	10.34%	5,387	7.83%	14,222	7.88%
Speak Spanish	809	13.99%	4,414	6.42%	12,424	6.88%
Speak Other Language	103	1.78%	635	0.92%	2,359	1.31%
2009 Median Age, Male	31.80		35.50		34.60	
2009 Average Age, Male	31.90		33.80		33.20	
Median Age, Female	33.20		36.80		35.40	
Average Age, Female	33.40		35.10		34.10	
2009 Population by Employment Status (Age 16+)	4,691		55,282		146,005	
In Armed Forces	29	0.62%	596	1.08%	1,339	0.92%
Civilian, Employed	3,262	69.54%	41,632	75.31%	110,466	75.66%
Civilian, Unemployed	372	7.93%	3,091	5.59%	7,488	5.13%
Not In Labor Force	1,028	21.91%	9,963	18.02%	26,712	18.30%
2009 Population by Occupation Classification (Age 16+)	3,262		41,632		110,466	
Blue Collar	378	11.59%	3,092	7.43%	8,215	7.44%
White Collar	2,390	73.27%	34,256	82.28%	90,645	82.06%
Service	494	15.14%	4,284	10.29%	11,606	10.51%

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Radius	1 Mile		3 Mile		5 Mile	
2000 Population by Marital Status (Age 15+)	4,778		56,475		148,911	
Total, Never Married	1,468	30.72%	14,333	25.38%	40,317	27.07%
Married	2,404	50.31%	36,116	63.95%	93,355	62.69%
Widowed	144	3.01%	1,524	2.70%	3,556	2.39%
Divorced	762	15.95%	4,502	7.97%	11,683	7.85%
Males Divorced	201		1,247		3,286	
Females Divorced	264		2,468		5,764	
Males, Never Married	503		6,673		17,152	
Females Never Married	499		5,641		14,682	
2009 Population by Education	3,924		47,693		125,592	
Less Than 9Th Grade	184	4.69%	702	1.47%	1,857	1.48%
Some High School, No Diploma	204	5.20%	1,255	2.63%	3,140	2.50%
High School Graduate (Includes Equivalency)	957	24.39%	6,252	13.11%	15,544	12.38%
Some College, No Degree	682	17.38%	7,281	15.27%	18,550	14.77%
Associate Degree	181	4.61%	3,055	6.41%	8,042	6.40%
Bachelor Degree	1,039	26.48%	17,387	36.46%	46,758	37.23%
Advanced Degrees	677	17.25%	11,761	24.66%	31,701	25.24%
2009 Population by Occupation (Age 16+)	3,755		45,915		122,073	
Management, Business, & Financial	1,356	36.11%	21,092	45.94%	55,974	45.85%
Professional & Related Occupations	123	3.28%	2,607	5.68%	7,068	5.79%
Services	1,576	41.97%	15,913	34.66%	42,514	34.83%
Sales & Office	417	11.11%	3,964	8.63%	10,180	8.34%
Farming, Fishing, and Forestry	6	0.16%	28	0.06%	111	0.09%
Construction and Extraction, Maint	102	2.72%	909	1.98%	2,595	2.13%
Production & Transportation	175	4.66%	1,402	3.05%	3,631	2.97%
2009 Workers by Travel Time to Work (Age 16+)	3,291		42,228		111,805	
Less Than 15 Minutes	745	22.64%	6,835	16.19%	17,820	15.94%
15 to 29 Minutes	907	27.56%	12,104	28.66%	32,256	28.85%
30 to 44 Minutes	599	18.20%	10,503	24.87%	28,705	25.67%
45 to 59 Minutes	475	14.43%	5,928	14.04%	15,754	14.09%
60+ Minutes	565	17.17%	6,858	16.24%	17,270	15.45%

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Radius	1 Mile	3 Mile	5 Mile
Households			
2014 Projection	2,335	25,970	74,571
2009 Estimate	2,117	25,138	69,395
2000 Census	1,563	23,118	58,057
Growth 2009 - 2014	10.30%	3.30%	7.50%
Growth 2000 - 2009	35.50%	8.70%	19.50%
2000 Households by HH Size	1,563	23,117	58,055
1-Person Households	291 18.62%	3,784 16.37%	10,664 18.37%
2-Person Households	390 24.95%	6,739 29.15%	17,786 30.64%
3-Person Households	315 20.15%	4,500 19.47%	11,150 19.21%
4-Person Households	307 19.64%	4,936 21.35%	11,399 19.63%
5-Person Households	141 9.02%	2,085 9.02%	4,693 8.08%
6-Person Households	66 4.22%	688 2.98%	1,549 2.67%
7 or more Person Households	53 3.39%	385 1.67%	814 1.40%
2009 Average Household Size	2.97	2.96	2.82
2009 Households by HH Income	2,117	25,140	69,395
Income Less than \$15,000	55 2.60%	295 1.17%	979 1.41%
Income: \$15,000 - \$24,999	56 2.65%	393 1.56%	989 1.43%
Income: \$25,000 - \$34,999	52 2.46%	475 1.89%	1,336 1.93%
Income: \$35,000 - \$49,999	191 9.02%	1,308 5.20%	3,697 5.33%
Income: \$50,000 - \$74,999	370 17.48%	2,774 11.03%	8,653 12.47%
Income: \$75,000 - \$99,999	385 18.19%	3,419 13.60%	10,523 15.16%
Income: \$100,000 - \$149,999	712 33.63%	8,711 34.65%	22,324 32.17%
Income: \$150,000 - \$249,999	270 12.75%	5,874 23.37%	15,804 22.77%
Income: \$250,000 - \$499,999	22 1.04%	1,538 6.12%	4,012 5.78%
Income: \$500,000 or more	4 0.19%	353 1.40%	1,078 1.55%
2009 Avg Household Income	\$104,769	\$143,030	\$141,855
2009 Med Household Income	\$95,706	\$123,127	\$118,864
2009 Per Capita Income	\$34,417	\$48,493	\$50,010
2009 Occupied Housing	2,118	25,137	69,394
Owner Occupied	1,572 74.22%	19,658 78.20%	50,738 73.12%
Renter Occupied	546 25.78%	5,479 21.80%	18,656 26.88%

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Radius	1 Mile		3 Mile		5 Mile	
2009 Housing Value - Owner Occupied	1,571		19,653		50,725	
Value Less than \$20,000	0	0.00%	158	0.80%	206	0.41%
Value \$20,000 - \$39,999	0	0.00%	190	0.97%	366	0.72%
Value \$40,000 - \$59,999	3	0.19%	182	0.93%	289	0.57%
Value \$60,000 - \$79,999	7	0.45%	95	0.48%	155	0.31%
Value \$80,000 - \$99,999	0	0.00%	41	0.21%	140	0.28%
Value \$100,000 - \$149,999	475	30.24%	891	4.53%	1,681	3.31%
Value \$150,000 - \$199,999	291	18.52%	1,128	5.74%	3,508	6.92%
Value \$200,000 - \$299,999	281	17.89%	3,822	19.45%	10,088	19.89%
Value \$300,000 - \$399,999	155	9.87%	5,770	29.36%	12,543	24.73%
Value \$400,000 - \$499,999	81	5.16%	3,067	15.61%	7,014	13.83%
Value \$500,000 - \$749,999	233	14.83%	3,331	16.95%	11,107	21.90%
Value \$750,000 - \$999,999	45	2.86%	723	3.68%	2,819	5.56%
Value \$1,000,000 or more	0	0.00%	255	1.30%	809	1.59%
2009 Med Housing Val-Owner Occupied	\$203,493		\$357,530		\$371,195	
2000 Housing Units by Units in Structure	1,577		23,636		59,430	
1 Unit Attached	803	50.92%	6,366	26.93%	18,151	30.54%
1 Unit Detached	642	40.71%	13,299	56.27%	28,114	47.31%
2 Units	31	1.97%	74	0.31%	119	0.20%
3 - 19 Units	84	5.33%	2,592	10.97%	8,913	15.00%
20 - 49 Units	1	0.06%	359	1.52%	1,861	3.13%
50 or more Units	16	1.01%	443	1.87%	1,709	2.88%
Mobile Home or Trailer	0	0.00%	503	2.13%	555	0.93%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	8	0.01%
2009 Housing Units by Yr Built	2,213		26,324		73,218	
Built 1999 to Present	678	30.64%	3,535	13.43%	17,481	23.88%
Built 1995 to 1998	138	6.24%	2,325	8.83%	9,768	13.34%
Built 1990 to 1994	80	3.62%	4,130	15.69%	12,389	16.92%
Built 1980 to 1989	784	35.43%	11,131	42.28%	22,933	31.32%
Built 1970 to 1979	336	15.18%	2,958	11.24%	6,785	9.27%
Built 1960 to 1969	162	7.32%	1,931	7.34%	2,783	3.80%
Built 1950 to 1959	4	0.18%	187	0.71%	625	0.85%
Built 1940 to 1949	25	1.13%	66	0.25%	215	0.29%
Built 1939 or Earlier	6	0.27%	61	0.23%	239	0.33%
2009 Median Year Built	1987		1987		1991	