

# Demographic Detail Report

## Phase III

19465 Deerfield Ave, Lansdowne, VA 20176

Building Type: **Class A Office**  
 Class: **A**  
 RBA: **98,845 SF**  
 Typical Floor: **24,711 SF**

Total Available: **3,479 SF**  
 % Leased: **96.48%**  
 Rent/SF/Yr: **\$18.33**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2014 Projection	9,480	70,738	158,434
2009 Estimate	6,755	53,582	124,710
2000 Census	687	19,982	63,517
Growth 2009 - 2014	40.30%	32.00%	27.00%
Growth 2000 - 2009	883.30%	168.20%	96.30%
<b>2009 Population by Age</b>	<b>6,755</b>	<b>53,582</b>	<b>124,710</b>
Age 0 - 4	702 10.39%	5,863 10.94%	13,178 10.57%
Age 5 - 9	687 10.17%	5,600 10.45%	12,788 10.25%
Age 10 - 14	621 9.19%	4,979 9.29%	11,677 9.36%
Age 15 - 17	296 4.38%	2,265 4.23%	5,443 4.36%
Age 18 - 20	211 3.12%	1,573 2.94%	3,788 3.04%
Age 21 - 24	157 2.32%	1,298 2.42%	3,523 2.82%
Age 25 - 34	809 11.98%	6,811 12.71%	15,540 12.46%
Age 35 - 44	1,344 19.90%	11,552 21.56%	25,834 20.72%
Age 45 - 49	615 9.10%	4,783 8.93%	11,353 9.10%
Age 50 - 54	449 6.65%	3,270 6.10%	7,908 6.34%
Age 55 - 59	303 4.49%	2,079 3.88%	5,151 4.13%
Age 60 - 64	189 2.80%	1,335 2.49%	3,392 2.72%
Age 65 - 74	195 2.89%	1,308 2.44%	3,239 2.60%
Age 75 - 84	128 1.89%	645 1.20%	1,396 1.12%
Age 85 and over	49 0.73%	221 0.41%	501 0.40%
Age 16 and over	4,640 68.69%	36,321 67.79%	85,108 68.24%
Age 18 and over	4,449 65.86%	34,874 65.09%	81,624 65.45%
Age 21 and over	4,238 62.74%	33,301 62.15%	77,836 62.41%
Age 65 and over	372 5.51%	2,174 4.06%	5,135 4.12%
<b>Median Age</b>	<b>34.00</b>	<b>33.10</b>	<b>33.10</b>
<b>Average Age</b>	<b>32.00</b>	<b>30.80</b>	<b>31.00</b>

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2009 Population By Race</b>	<b>6,755</b>		<b>53,582</b>		<b>124,710</b>	
White	5,372	79.53%	40,614	75.80%	95,463	76.55%
Black or African American	457	6.77%	4,349	8.12%	10,289	8.25%
American Indian and Alaska Native	7	0.10%	129	0.24%	274	0.22%
Asian	625	9.25%	4,896	9.14%	9,984	8.01%
Native Hawaiian and Pacific Islander	0	0.00%	15	0.03%	78	0.06%
Other Race	68	1.01%	1,601	2.99%	4,151	3.33%
Two or More Races	226	3.35%	1,978	3.69%	4,471	3.59%
<b>2009 Population by Hispanic Origin</b>	<b>6,755</b>		<b>53,582</b>		<b>124,710</b>	
Not Hispanic or Latino	6,487	96.03%	49,362	92.12%	113,424	90.95%
Hispanic or Latino:	268	3.97%	4,220	7.88%	11,286	9.05%
Mexican	50	0.74%	777	1.45%	2,191	1.76%
Puerto Rican	26	0.38%	446	0.83%	1,144	0.92%
Cuban	10	0.15%	154	0.29%	378	0.30%
Other Hispanic or Latino	182	2.69%	2,843	5.31%	7,573	6.07%
<b>2009 Age 5+ Language at Home</b>	<b>6,053</b>		<b>47,719</b>		<b>111,532</b>	
Speak Only English	5,322	87.92%	40,591	85.06%	96,297	86.34%
Speak Asian or Pacific Island	302	4.99%	2,058	4.31%	3,910	3.51%
Speak IndoEuropean	358	5.91%	2,944	6.17%	5,596	5.02%
Speak Spanish	19	0.31%	1,781	3.73%	5,040	4.52%
Speak Other Language	52	0.86%	345	0.72%	689	0.62%
<b>2009 Median Age, Male</b>	<b>34.10</b>		<b>33.10</b>		<b>32.70</b>	
<b>2009 Average Age, Male</b>	<b>31.80</b>		<b>30.60</b>		<b>30.70</b>	
<b>Median Age, Female</b>	<b>33.80</b>		<b>33.10</b>		<b>33.30</b>	
<b>Average Age, Female</b>	<b>32.10</b>		<b>31.00</b>		<b>31.40</b>	
<b>2009 Population by Employment Status (Age 16+)</b>	<b>4,640</b>		<b>36,321</b>		<b>85,107</b>	
In Armed Forces	36	0.78%	232	0.64%	479	0.56%
Civilian, Employed	3,120	67.24%	25,156	69.26%	59,439	69.84%
Civilian, Unemployed	230	4.96%	1,742	4.80%	4,264	5.01%
Not In Labor Force	1,254	27.03%	9,191	25.30%	20,925	24.59%
<b>2009 Population by Occupation Classification (Age 16+)</b>	<b>3,120</b>		<b>25,156</b>		<b>59,440</b>	
Blue Collar	321	10.29%	2,347	9.33%	5,812	9.78%
White Collar	2,424	77.69%	19,981	79.43%	46,909	78.92%
Service	375	12.02%	2,828	11.24%	6,719	11.30%

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2000 Population by Marital Status (Age 15+)</b>	<b>4,745</b>		<b>37,138</b>		<b>87,067</b>	
Total, Never Married	929	19.58%	8,146	21.93%	19,066	21.90%
Married	3,067	64.64%	24,364	65.60%	57,588	66.14%
Widowed	298	6.28%	1,321	3.56%	2,538	2.91%
Divorced	451	9.50%	3,307	8.90%	7,875	9.04%
Males Divorced	19		457		1,462	
Females Divorced	26		661		2,294	
Males, Never Married	48		1,563		4,886	
Females Never Married	37		1,300		4,475	
<b>2009 Population by Education</b>	<b>4,080</b>		<b>32,002</b>		<b>74,313</b>	
Less Than 9Th Grade	79	1.94%	446	1.39%	1,128	1.52%
Some High School, No Diploma	158	3.87%	922	2.88%	2,248	3.03%
High School Graduate (Includes Equivalency)	809	19.83%	4,938	15.43%	11,350	15.27%
Some College, No Degree	645	15.81%	5,399	16.87%	13,487	18.15%
Associate Degree	214	5.25%	2,295	7.17%	5,619	7.56%
Bachelor Degree	1,403	34.39%	12,106	37.83%	27,081	36.44%
Advanced Degrees	772	18.92%	5,896	18.42%	13,400	18.03%
<b>2009 Population by Occupation (Age 16+)</b>	<b>3,495</b>		<b>27,984</b>		<b>66,159</b>	
Management, Business, & Financial	1,499	42.89%	12,507	44.69%	29,279	44.26%
Professional & Related Occupations	176	5.04%	1,527	5.46%	3,510	5.31%
Services	1,278	36.57%	9,776	34.93%	23,046	34.83%
Sales & Office	296	8.47%	2,367	8.46%	5,811	8.78%
Farming, Fishing, and Forestry	5	0.14%	29	0.10%	66	0.10%
Construction and Extraction, Maint	120	3.43%	749	2.68%	1,919	2.90%
Production & Transportation	121	3.46%	1,029	3.68%	2,528	3.82%
<b>2009 Workers by Travel Time to Work (Age 16+)</b>	<b>3,157</b>		<b>25,388</b>		<b>59,918</b>	
Less Than 15 Minutes	604	19.13%	4,185	16.48%	10,673	17.81%
15 to 29 Minutes	1,017	32.21%	8,145	32.08%	18,826	31.42%
30 to 44 Minutes	704	22.30%	5,956	23.46%	14,091	23.52%
45 to 59 Minutes	436	13.81%	3,522	13.87%	8,211	13.70%
60+ Minutes	396	12.54%	3,580	14.10%	8,117	13.55%

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Radius	1 Mile	3 Mile	5 Mile
<b>Households</b>			
2014 Projection	5,212	24,566	53,064
2009 Estimate	3,719	18,632	42,016
2000 Census	405	7,008	22,276
Growth 2009 - 2014	40.20%	31.80%	26.30%
Growth 2000 - 2009	818.30%	165.90%	88.60%
<b>2000 Households by HH Size</b>	<b>404</b>	<b>7,008</b>	<b>22,275</b>
1-Person Households	91 22.52%	1,445 20.62%	4,185 18.79%
2-Person Households	120 29.70%	2,026 28.91%	6,523 29.28%
3-Person Households	63 15.59%	1,283 18.31%	4,245 19.06%
4-Person Households	82 20.30%	1,419 20.25%	4,562 20.48%
5-Person Households	32 7.92%	581 8.29%	1,906 8.56%
6-Person Households	12 2.97%	182 2.60%	592 2.66%
7 or more Person Households	4 0.99%	72 1.03%	262 1.18%
<b>2009 Average Household Size</b>	<b>1.82</b>	<b>2.87</b>	<b>2.96</b>
<b>2009 Households by HH Income</b>	<b>3,718</b>	<b>18,632</b>	<b>42,016</b>
Income Less than \$15,000	1 0.03%	213 1.14%	670 1.59%
Income: \$15,000 - \$24,999	156 4.20%	369 1.98%	775 1.84%
Income: \$25,000 - \$34,999	155 4.17%	436 2.34%	1,076 2.56%
Income: \$35,000 - \$49,999	308 8.28%	1,030 5.53%	2,494 5.94%
Income: \$50,000 - \$74,999	483 12.99%	2,805 15.05%	6,284 14.96%
Income: \$75,000 - \$99,999	434 11.67%	2,432 13.05%	5,449 12.97%
Income: \$100,000 - \$149,999	1,226 32.97%	5,737 30.79%	12,262 29.18%
Income: \$150,000 - \$249,999	685 18.42%	4,350 23.35%	9,977 23.75%
Income: \$250,000 - \$499,999	210 5.65%	954 5.12%	2,313 5.51%
Income: \$500,000 or more	60 1.61%	306 1.64%	716 1.70%
2009 Avg Household Income	\$133,358	\$139,281	\$139,759
2009 Med Household Income	\$114,733	\$117,183	\$115,613
2009 Per Capita Income	\$50,400	\$48,747	\$47,705
<b>2009 Occupied Housing</b>	<b>3,719</b>	<b>18,632</b>	<b>42,016</b>
Owner Occupied	3,413 91.77%	15,188 81.52%	32,514 77.38%
Renter Occupied	306 8.23%	3,444 18.48%	9,502 22.62%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2009 Housing Value - Owner Occupied</b>	<b>3,411</b>		<b>15,187</b>		<b>32,514</b>	
Value Less than \$20,000	0	0.00%	0	0.00%	93	0.29%
Value \$20,000 - \$39,999	0	0.00%	0	0.00%	25	0.08%
Value \$40,000 - \$59,999	11	0.32%	24	0.16%	77	0.24%
Value \$60,000 - \$79,999	0	0.00%	13	0.09%	65	0.20%
Value \$80,000 - \$99,999	3	0.09%	11	0.07%	29	0.09%
Value \$100,000 - \$149,999	109	3.20%	437	2.88%	903	2.78%
Value \$150,000 - \$199,999	199	5.83%	730	4.81%	1,614	4.96%
Value \$200,000 - \$299,999	630	18.47%	3,218	21.19%	6,733	20.71%
Value \$300,000 - \$399,999	873	25.59%	3,608	23.76%	7,259	22.33%
Value \$400,000 - \$499,999	397	11.64%	1,689	11.12%	4,013	12.34%
Value \$500,000 - \$749,999	837	24.54%	4,163	27.41%	8,789	27.03%
Value \$750,000 - \$999,999	270	7.92%	976	6.43%	2,276	7.00%
Value \$1,000,000 or more	82	2.40%	318	2.09%	638	1.96%
<b>2009 Med Housing Val-Owner Occupied</b>	<b>\$386,312</b>		<b>\$387,625</b>		<b>\$392,540</b>	
<b>2000 Housing Units by Units in Structure</b>	<b>541</b>		<b>7,412</b>		<b>23,152</b>	
1 Unit Attached	134	24.77%	2,649	35.74%	7,667	33.12%
1 Unit Detached	237	43.81%	2,968	40.04%	10,541	45.53%
2 Units	4	0.74%	9	0.12%	46	0.20%
3 - 19 Units	29	5.36%	1,257	16.96%	3,705	16.00%
20 - 49 Units	2	0.37%	142	1.92%	390	1.68%
50 or more Units	135	24.95%	386	5.21%	720	3.11%
Mobile Home or Trailer	0	0.00%	1	0.01%	83	0.36%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	0	0.00%
<b>2009 Housing Units by Yr Built</b>	<b>4,527</b>		<b>21,209</b>		<b>46,117</b>	
Built 1999 to Present	4,151	91.69%	14,889	70.20%	26,891	58.31%
Built 1995 to 1998	252	5.57%	3,020	14.24%	6,081	13.19%
Built 1990 to 1994	51	1.13%	2,111	9.95%	5,087	11.03%
Built 1980 to 1989	27	0.60%	895	4.22%	5,601	12.15%
Built 1970 to 1979	0	0.00%	83	0.39%	1,259	2.73%
Built 1960 to 1969	0	0.00%	46	0.22%	533	1.16%
Built 1950 to 1959	0	0.00%	25	0.12%	272	0.59%
Built 1940 to 1949	34	0.75%	67	0.32%	111	0.24%
Built 1939 or Earlier	12	0.27%	73	0.34%	282	0.61%
<b>2009 Median Year Built</b>	<b>2000</b>		<b>2000</b>		<b>2000</b>	