

Demographic Detail Report

Greenhill Crossing 1A, 1B, 1C

14535 John Marshall Hwy, Gainesville, VA 20155

Building Type: **Class B Office** Total Available: **9,300 SF**
 Class: **B** % Leased: **76.75%**
 RBA: **40,000 SF** Rent/SF/Yr: **\$24.42**
 Typical Floor: **40,000 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2013 Projection	10,406	29,051	66,323
2008 Estimate	7,493	21,065	48,411
2000 Census	2,381	7,070	17,121
Growth 2008 - 2013	38.86%	37.91%	37.00%
Growth 2000 - 2008	214.70%	197.95%	182.76%
2008 Population by Age	7,493	21,065	48,411
Age 0 - 4	689 9.20%	1,895 9.00%	4,739 9.79%
Age 5 - 9	671 8.96%	1,703 8.08%	3,893 8.04%
Age 10 - 14	573 7.65%	1,535 7.29%	3,578 7.39%
Age 15 - 17	325 4.34%	917 4.35%	2,234 4.61%
Age 18 - 20	206 2.75%	541 2.57%	1,294 2.67%
Age 21 - 24	301 4.02%	823 3.91%	2,072 4.28%
Age 25 - 34	1,053 14.05%	2,603 12.36%	6,045 12.49%
Age 35 - 44	1,408 18.79%	3,764 17.87%	8,716 18.00%
Age 45 - 49	595 7.94%	1,653 7.85%	3,726 7.70%
Age 50 - 54	466 6.22%	1,387 6.58%	3,151 6.51%
Age 55 - 59	431 5.75%	1,386 6.58%	3,043 6.29%
Age 60 - 64	283 3.78%	1,032 4.90%	2,154 4.45%
Age 65 - 74	321 4.28%	1,192 5.66%	2,464 5.09%
Age 75 - 84	143 1.91%	530 2.52%	1,076 2.22%
Age 85 and over	28 0.37%	103 0.49%	226 0.47%
Age 16 and over	5,444 72.65%	15,554 73.84%	35,372 73.07%
Age 18 and over	5,236 69.88%	15,015 71.28%	33,966 70.16%
Age 21 and over	5,030 67.13%	14,474 68.71%	32,673 67.49%
Age 65 and over	493 6.58%	1,825 8.66%	3,766 7.78%
Median Age	34.30	36.40	35.40
Average Age	33.30	35.10	34.20

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Radius	1 Mile	3 Mile	5 Mile
2008 Population By Race	7,493	21,065	48,411
White	6,380 85.15%	18,186 86.33%	41,199 85.10%
Black or African American	410 5.47%	959 4.55%	2,329 4.81%
American Indian and Alaska Native	12 0.16%	54 0.26%	143 0.30%
Asian	310 4.14%	849 4.03%	2,336 4.83%
Native Hawaiian and Pacific Islander	2 0.03%	6 0.03%	41 0.08%
Other Race	215 2.87%	547 2.60%	1,233 2.55%
Two or More Races	165 2.20%	462 2.19%	1,132 2.34%
2008 Population by Hispanic Origin	7,493	21,064	48,410
Not Hispanic or Latino	6,908 92.19%	19,213 91.21%	44,201 91.31%
Hispanic or Latino:	586 7.82%	1,851 8.79%	4,210 8.70%
Mexican	141 1.88%	398 1.89%	912 1.88%
Puerto Rican	88 1.17%	335 1.59%	785 1.62%
Cuban	19 0.25%	98 0.47%	201 0.42%
Other Hispanic or Latino	337 4.50%	1,020 4.84%	2,311 4.77%
2008 Age 5+ Language at Home	6,804	19,169	43,672
Speak Only English	6,490 95.39%	17,792 92.82%	40,603 92.97%
Speak Asian or Pacific Island	48 0.71%	131 0.68%	495 1.13%
Speak IndoEuropean	45 0.66%	316 1.65%	687 1.57%
Speak Spanish	201 2.95%	906 4.73%	1,850 4.24%
Speak Other Language	20 0.29%	24 0.13%	37 0.08%
2008 Median Age, Male	34.40	36.60	35.70
2008 Average Age, Male	33.30	35.00	34.00
Median Age, Female	34.30	36.20	35.10
Average Age, Female	33.50	35.30	34.40
2008 Population by Employment Status (Age 16+)	5,444	15,553	35,371
In Armed Forces	33 0.61%	73 0.47%	184 0.52%
Civilian, Employed	4,208 77.30%	11,454 73.64%	25,734 72.75%
Civilian, Unemployed	79 1.45%	268 1.72%	540 1.53%
Not In Labor Force	1,124 20.65%	3,758 24.16%	8,913 25.20%
2008 Population by Occupation Classification (Age 16+)	4,208	11,454	25,735
Blue Collar	952 22.62%	1,971 17.21%	4,052 15.75%
White Collar	2,806 66.68%	8,227 71.83%	19,098 74.21%
Service and Farm	450 10.69%	1,256 10.97%	2,585 10.04%

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Radius	1 Mile		3 Mile		5 Mile	
2008 Population by Marital Status (Age 15+)	5,561		15,933		36,200	
Total, Never Married	1,158	20.82%	2,945	18.48%	6,700	18.51%
Married, Spouse Present	3,395	61.05%	10,575	66.37%	24,806	68.52%
Married, Spouse Absent	236	4.24%	512	3.21%	1,045	2.89%
Widowed	159	2.86%	470	2.95%	894	2.47%
Divorced	613	11.02%	1,431	8.98%	2,755	7.61%
Males Divorced	234		624		1,234	
Females Divorced	379		807		1,522	
Males, Never Married	641		1,565		3,427	
Females Never Married	517		1,380		3,273	
2008 Population by Education	4,729		13,650		30,600	
Less Than 9Th Grade	194	4.10%	552	4.04%	1,025	3.35%
Some High School, No Diploma	408	8.63%	908	6.65%	1,671	5.46%
High School Graduate (Includes Equivalency)	1,370	28.97%	3,174	23.25%	6,789	22.19%
Some College, No Degree	1,138	24.06%	3,102	22.73%	6,760	22.09%
Associate Degree	328	6.94%	808	5.92%	2,038	6.66%
Bachelor's Degree	865	18.29%	3,377	24.74%	8,239	26.92%
Master's Degree	389	8.23%	1,460	10.70%	3,319	10.85%
Professional School Degree	24	0.51%	188	1.38%	497	1.62%
Doctorate Degree	13	0.27%	81	0.59%	262	0.86%
2008 Population by Occupation (Age 16+)	1,702		4,599		10,545	
Management, Business, & Financial	113	6.64%	360	7.83%	916	8.69%
Professional & Related Occupations	513	30.14%	1,691	36.77%	4,069	38.59%
Services	70	4.11%	210	4.57%	661	6.27%
Sales & Office	423	24.85%	1,293	28.11%	2,787	26.43%
Farming, Fishing, and Forestry	0	0.00%	0	0.00%	0	0.00%
Construction and Extraction, Maint	264	15.51%	515	11.20%	1,104	10.47%
Production & Transportation	290	17.04%	540	11.74%	1,101	10.44%
2008 Workers by Travel Time to Work (Age 16+)	4,040		10,731		24,239	
Less Than 15 Minutes	418	10.35%	1,035	9.64%	2,257	9.31%
15 to 29 Minutes	1,049	25.97%	2,965	27.63%	6,223	25.67%
30 to 44 Minutes	1,267	31.36%	2,970	27.68%	6,849	28.26%
45 to 59 Minutes	496	12.28%	1,794	16.72%	4,203	17.34%
60+ Minutes	810	20.05%	1,967	18.33%	4,707	19.42%

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Households			
2013 Projection	4,016	10,933	23,687
2008 Estimate	2,846	7,842	17,104
2000 Census	897	2,581	5,908
Growth 2008 - 2013	41.11%	39.42%	38.49%
Growth 2000 - 2008	217.28%	203.80%	189.51%
2008 Households by HH Size			
	2,847	7,842	17,104
1-Person Households	559 19.63%	1,345 17.15%	2,477 14.48%
2-Person Households	994 34.91%	2,926 37.31%	6,065 35.46%
3-Person Households	591 20.76%	1,536 19.59%	3,381 19.77%
4-Person Households	455 15.98%	1,296 16.53%	3,291 19.24%
5-Person Households	178 6.25%	510 6.50%	1,291 7.55%
6-Person Households	45 1.58%	154 1.96%	393 2.30%
7 or more Person Households	25 0.88%	75 0.96%	206 1.20%
2008 Average Household Size			
	2.63	2.68	2.82
2008 Households by HH Income			
	2,846	7,841	17,104
Income Less than \$15,000	61 2.14%	134 1.71%	316 1.85%
Income: \$15,000 - \$24,999	80 2.81%	177 2.26%	302 1.77%
Income: \$25,000 - \$34,999	125 4.39%	271 3.46%	453 2.65%
Income: \$35,000 - \$49,999	283 9.94%	618 7.88%	1,088 6.36%
Income: \$50,000 - \$74,999	591 20.77%	1,195 15.24%	2,562 14.98%
Income: \$75,000 - \$99,999	598 21.01%	1,340 17.09%	3,275 19.15%
Income: \$100,000 - \$149,999	652 22.91%	2,027 25.85%	4,886 28.57%
Income: \$150,000 - \$249,999	412 14.48%	1,634 20.84%	3,373 19.72%
Income: \$250,000 - \$499,999	39 1.37%	372 4.74%	696 4.07%
Income: \$500,000 or more	5 0.18%	73 0.93%	153 0.89%
2008 Avg Household Income	\$99,822	\$124,289	\$123,264
2008 Med Household Income	\$86,831	\$104,576	\$105,690
2008 Per Capita Income	\$37,920	\$46,307	\$43,620
2008 Occupied Housing			
	2,847	7,842	17,104
Owner Occupied	2,472 86.83%	7,035 89.71%	15,661 91.56%
Renter Occupied	375 13.17%	807 10.29%	1,443 8.44%

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Radius	1 Mile		3 Mile		5 Mile	
2008 Housing Value - Owner Occupied	2,472		7,034		15,662	
Value Less than \$20,000	85	3.44%	179	2.54%	189	1.21%
Value \$20,000 - \$39,999	77	3.11%	152	2.16%	176	1.12%
Value \$40,000 - \$59,999	73	2.95%	124	1.76%	143	0.91%
Value \$60,000 - \$79,999	18	0.73%	50	0.71%	67	0.43%
Value \$80,000 - \$99,999	4	0.16%	11	0.16%	37	0.24%
Value \$100,000 - \$149,999	46	1.86%	78	1.11%	79	0.50%
Value \$150,000 - \$199,999	34	1.38%	106	1.51%	122	0.78%
Value \$200,000 - \$299,999	366	14.81%	601	8.54%	1,122	7.16%
Value \$300,000 - \$399,999	516	20.87%	986	14.02%	2,473	15.79%
Value \$400,000 - \$499,999	414	16.75%	1,133	16.11%	2,556	16.32%
Value \$500,000 - \$749,999	665	26.90%	1,999	28.42%	5,698	36.38%
Value \$500,000 - \$749,999	665	26.90%	1,999	28.42%	5,698	36.38%
Value \$750,000 - \$999,999	113	4.57%	983	13.97%	1,820	11.62%
Value \$1,000,000 or more	61	2.47%	632	8.98%	1,180	7.53%
2008 Med Housing Val-Owner Occ'd	\$404,106		\$512,131		\$538,040	
2008 Housing Units by Units in Structure	3,068		8,332		18,040	
1 Unit Attached	951	31.00%	1,894	22.73%	3,974	22.03%
1 Unit Detached	1,602	52.22%	5,437	65.25%	12,907	71.55%
2 Units	19	0.62%	25	0.30%	49	0.27%
3 - 19 Units	55	1.79%	162	1.94%	221	1.23%
20 - 49 Units	0	0.00%	0	0.00%	1	0.01%
50 or more Units	0	0.00%	0	0.00%	12	0.07%
Mobile Home or Trailer	400	13.04%	739	8.87%	788	4.37%
Boat, RV, Van, Etc.	41	1.34%	75	0.90%	88	0.49%
2008 Housing Units by Yr Built	3,068		8,333		18,040	
Built 1999 to Present	2,274	74.12%	6,175	74.10%	13,002	72.07%
Built 1995 to 1998	234	7.63%	787	9.44%	1,875	10.39%
Built 1990 to 1994	42	1.37%	158	1.90%	446	2.47%
Built 1980 to 1989	218	7.11%	452	5.42%	1,017	5.64%
Built 1970 to 1979	97	3.16%	274	3.29%	784	4.35%
Built 1960 to 1969	91	2.97%	235	2.82%	397	2.20%
Built 1950 to 1959	35	1.14%	109	1.31%	218	1.21%
Built 1940 to 1949	23	0.75%	51	0.61%	95	0.53%
Built 1939 or Earlier	54	1.76%	92	1.10%	206	1.14%
2008 Median Year Built	2001		2001		2001	