

# Demographics Report

PIEDMONT COMMERCIAL CENTER  
Route 55, Haymarket, VA

November 6, 2006

# Table of Contents

Pop Facts: Demographic Quick Facts.....	3
Pop Facts: Population Quick Facts .....	4
Pop Facts: Household Quick Facts .....	5
Business Facts: Businesses by Major Sectors .....	7

Pop Facts: Demographic Quick Facts

<b>Pop Facts: Demographic Quick Facts</b>	<b>0.00 - 3.00 mi</b>		<b>0.00 - 5.00 mi</b>		<b>0.00 - 10.00 mi</b>	
<b>Population</b>						
2009 Projection	18,879		41,310		217,778	
2004 Estimate	12,511		28,425		180,563	
2000 Census	7,089		17,507		150,464	
1990 Census	3,767		9,267		107,265	
Growth 1990 - 2000	88.20%		88.92%		40.27%	
<b>Households</b>						
2009 Projection	7,162		14,444		74,618	
2004 Estimate	4,693		9,819		61,385	
2000 Census	2,637		5,979		50,862	
1990 Census	1,295		2,919		35,855	
Growth 1990 - 2000	103.57%		104.83%		41.85%	
<b>2004 Estimated Population by Single Race Classification</b>	12,511		28,425		180,563	
White Alone	11,173	89.30%	25,246	88.82%	134,236	74.34%
Black or African American Alone	612	4.89%	1,376	4.84%	16,280	9.02%
American Indian and Alaska Native Alone	31	0.25%	77	0.27%	654	0.36%
Asian Alone	268	2.14%	705	2.48%	9,622	5.33%
Native Hawaiian and Other Pacific Islander Alone	4	0.03%	25	0.09%	139	0.08%
Some Other Race Alone	189	1.51%	421	1.48%	13,344	7.39%
Two or More Races	234	1.87%	575	2.02%	6,288	3.48%
<b>2004 Estimated Population Hispanic or Latino</b>	12,511		28,425		180,563	
Hispanic or Latino	645	5.16%	1,424	5.01%	27,208	15.07%
Not Hispanic or Latino	11,866	94.84%	27,001	94.99%	153,355	84.93%
<b>2004 Tenure of Occupied Housing Units</b>	4,693		9,819		61,385	
Owner Occupied	4,191	89.31%	8,997	91.63%	46,459	75.68%
Renter Occupied	502	10.69%	822	8.37%	14,926	24.32%
<b>2004 Average Household Size</b>	2.71		2.86		2.91	
<b>2004 Estimated Households by Household Income</b>	4,693		9,819		61,385	
Less than \$15,000	110	2.35%	223	2.27%	2,806	4.57%
\$15,000 to \$24,999	125	2.66%	203	2.07%	2,654	4.32%
\$25,000 to \$34,999	192	4.08%	325	3.31%	4,213	6.86%
\$35,000 to \$49,999	423	9.02%	764	7.78%	6,872	11.20%
\$50,000 to \$74,999	830	17.68%	1,744	17.76%	12,980	21.15%
\$75,000 to \$99,999	875	18.64%	2,063	21.01%	11,677	19.02%
\$100,000 to \$149,999	1,134	24.17%	2,520	25.67%	12,178	19.84%
\$150,000 to \$249,999	807	17.19%	1,568	15.97%	6,414	10.45%
\$250,000 to \$499,999	165	3.51%	330	3.37%	1,239	2.02%
\$500,000 or more	33	0.71%	78	0.79%	352	0.57%
<b>2004 Estimated Average Household Income</b>	\$112,928		\$113,603		\$92,679	
<b>2004 Estimated Median Household Income</b>	\$94,068		\$94,998		\$77,500	
<b>2004 Estimated Per Capita Income</b>	\$42,457		\$39,392		\$31,630	
*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.						

THIS INFORMATION HAS BEEN PROVIDED BY THE OWNER AND IS FORWARDED BY THE BAILEY TEAM AS A COURTESY TO PROSPECTIVE BUYERS OR TENANTS. THE ACCURACY OF THE INFORMATION IS NOT GUARANTEED OR WARRANTED. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED.

**Pop Facts: Population Quick Facts**

<b>Pop Facts: Population Quick Facts</b>	<b>0.00 - 3.00 mi</b>		<b>0.00 - 5.00 mi</b>		<b>0.00 - 10.00 mi</b>	
<b>Population</b>						
2009 Projection	18,879		41,310		217,778	
2004 Estimate	12,511		28,425		180,563	
2000 Census	7,089		17,507		150,464	
1990 Census	3,767		9,267		107,265	
Growth 2004-2009	50.90%		45.33%		20.61%	
Growth 2000-2004	76.47%		62.37%		20.00%	
Growth 1990-2000	88.20%		88.92%		40.27%	
<b>2004 Estimated Total Population by Age</b>	12,511		28,425		180,563	
Age 0 to 4	1,171	9.36%	2,792	9.82%	16,679	9.24%
Age 5 to 9	929	7.42%	2,235	7.86%	14,506	8.03%
Age 10 to 14	845	6.75%	2,054	7.23%	13,758	7.62%
Age 15 to 17	484	3.87%	1,170	4.12%	7,662	4.24%
Age 18 to 20	292	2.33%	694	2.44%	6,347	3.52%
Age 21 to 24	448	3.58%	1,077	3.79%	9,253	5.12%
Age 25 to 34	2,050	16.38%	4,529	15.93%	29,871	16.54%
Age 35 to 44	2,346	18.75%	5,240	18.44%	32,675	18.10%
Age 45 to 49	902	7.21%	2,056	7.23%	12,807	7.09%
Age 50 to 54	843	6.74%	1,866	6.57%	10,887	6.03%
Age 55 to 59	741	5.92%	1,650	5.81%	8,954	4.96%
Age 60 to 64	547	4.37%	1,142	4.02%	6,086	3.37%
Age 65 to 74	640	5.12%	1,314	4.62%	6,970	3.86%
Age 75 to 84	220	1.76%	481	1.69%	3,130	1.73%
Age 85 and over	53	0.43%	123	0.43%	980	0.54%
Age 16 and over	9,369	74.89%	20,906	73.55%	132,926	73.62%
Age 18 and over	9,082	72.59%	20,174	70.97%	127,958	70.87%
Age 21 and over	8,790	70.26%	19,480	68.53%	121,612	67.35%
Age 65 and over	914	7.30%	1,918	6.75%	11,079	6.14%
<b>2004 Estimated Median Age</b>	35.16		34.25		32.39	
<b>2004 Estimated Average Age</b>	34.42		33.62		32.6	
<b>2004 Estimated Population by Single Race Classification</b>	12,511		28,425		180,563	
White Alone	11,173	89.30%	25,246	88.82%	134,236	74.34%
Black or African American Alone	612	4.89%	1,376	4.84%	16,280	9.02%
American Indian and Alaska Native Alone	31	0.25%	77	0.27%	654	0.36%
Asian Alone	268	2.14%	705	2.48%	9,622	5.33%
Native Hawaiian and Other Pacific Islander Alone	4	0.03%	25	0.09%	139	0.08%
Some Other Race Alone	189	1.51%	421	1.48%	13,344	7.39%
Two or More Races	234	1.87%	575	2.02%	6,288	3.48%
<b>2004 Estimated Population Hispanic or Latino</b>	12,511		28,425		180,563	
Hispanic or Latino	645	5.16%	1,424	5.01%	27,208	15.07%
Not Hispanic or Latino	11,866	94.84%	27,001	94.99%	153,355	84.93%
<b>2004 Estimated Population by Sex</b>	12,511		28,425		180,563	
Male	6,275	50.15%	14,202	49.96%	90,866	50.32%
Female	6,236	49.85%	14,223	50.04%	89,697	49.68%
Male/Female Ratio	1.01		1		1.01	

THIS INFORMATION HAS BEEN PROVIDED BY THE OWNER AND IS FORWARDED BY THE BAILEY TEAM AS A COURTESY TO PROSPECTIVE BUYERS OR TENANTS. THE ACCURACY OF THE INFORMATION IS NOT GUARANTEED OR WARRANTED. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED.

Pop Facts: Household Quick Facts

<b>Pop Facts: Household Quick Facts</b>	<b>0.00 - 3.00 mi</b>		<b>0.00 - 5.00 mi</b>		<b>0.00 - 10.00 mi</b>	
<b>Households</b>						
2009 Projection	7,162		14,444		74,618	
2004 Estimate	4,693		9,819		61,385	
2000 Census	2,637		5,979		50,862	
1990 Census	1,295		2,919		35,855	
Growth 2004-2009	52.62%		47.10%		21.56%	
Growth 2000-2004	77.97%		64.21%		20.69%	
Growth 1990-2000	103.57%		104.83%		41.85%	
<b>2004 Estimated Households by Household Income</b>	4,693		9,819		61,385	
Less than \$15,000	110	2.35%	223	2.27%	2,806	4.57%
\$15,000 to \$24,999	125	2.66%	203	2.07%	2,654	4.32%
\$25,000 to \$34,999	192	4.08%	325	3.31%	4,213	6.86%
\$35,000 to \$49,999	423	9.02%	764	7.78%	6,872	11.20%
\$50,000 to \$74,999	830	17.68%	1,744	17.76%	12,980	21.15%
\$75,000 to \$99,999	875	18.64%	2,063	21.01%	11,677	19.02%
\$100,000 to \$149,999	1,134	24.17%	2,520	25.67%	12,178	19.84%
\$150,000 to \$249,999	807	17.19%	1,568	15.97%	6,414	10.45%
\$250,000 to \$499,999	165	3.51%	330	3.37%	1,239	2.02%
\$500,000 or more	33	0.71%	78	0.79%	352	0.57%
<b>2004 Estimated Average Household Income</b>	\$112,928		\$113,603		\$92,679	
<b>2004 Estimated Median Household Income</b>	\$94,068		\$94,998		\$77,500	
<b>2004 Estimated Per Capita Income</b>	\$42,457		\$39,392		\$31,630	
<b>2004 Estimated Households by Household Type*</b>	4,693		9,819		61,385	
Family Households	3,655	77.88%	7,956	81.02%	46,453	75.68%
Non-family Households	1,038	22.12%	1,863	18.98%	14,932	24.32%
<b>2004 Estimated Group Quarters Population</b>	11		90		1,240	
<b>2004 Estimated Households by Household Size*</b>	4,693		9,819		61,385	
1-person household	792	16.88%	1,380	14.05%	10,853	17.68%
2-person household	1,716	36.57%	3,420	34.83%	18,710	30.48%
3-person household	933	19.88%	1,977	20.13%	11,947	19.46%
4-person household	786	16.75%	1,908	19.44%	11,187	18.23%
5-person household	321	6.84%	773	7.87%	5,256	8.56%
6-person household	97	2.08%	237	2.41%	2,014	3.28%
7-or-more person household	47	1.01%	124	1.26%	1,418	2.31%
<b>2004 Average Household Size</b>	2.71		2.86		2.91	
<b>2004 Estimated Households by Type and Presence of Own Children*</b>	4,693		9,819		61,385	
Single Male Householder	412	8.78%	707	7.20%	5,248	8.55%
Single Female Householder	380	8.10%	672	6.85%	5,605	9.13%
Married Couple Families	3,233	68.90%	7,135	72.66%	38,015	61.93%
With own children	1,531	32.63%	3,649	37.17%	20,927	34.09%
No own children	1,702	36.27%	3,485	35.50%	17,089	27.84%
Male Householder	149	3.19%	291	2.97%	2,593	4.22%
With own children	87	1.86%	172	1.75%	1,357	2.21%
No own children	62	1.33%	119	1.21%	1,236	2.01%

THIS INFORMATION HAS BEEN PROVIDED BY THE OWNER AND IS FORWARDED BY THE BAILEY TEAM AS A COURTESY TO PROSPECTIVE BUYERS OR TENANTS. THE ACCURACY OF THE INFORMATION IS NOT GUARANTEED OR WARRANTED. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED.

Project Report

iXPRESS 2004: Retail Analyst, Business Facts Retail, Service, Health, Occupation [United States]

Pop Facts:						
Female Householder	272	5.80%	530	5.39%	5,845	9.52%
With own children	166	3.54%	332	3.39%	3,725	6.07%
No own children	106	2.26%	197	2.01%	2,120	3.45%
Nonfamily: Male Householder	140	2.99%	284	2.89%	2,434	3.96%
Nonfamily: Female Householder	105	2.25%	200	2.04%	1,645	2.68%
<i>*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.</i>						

THIS INFORMATION HAS BEEN PROVIDED BY THE OWNER AND IS FORWARDED BY THE BAILEY TEAM AS A COURTESY TO PROSPECTIVE BUYERS OR TENANTS. THE ACCURACY OF THE INFORMATION IS NOT GUARANTEED OR WARRANTED. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED.

Business Facts: Businesses by Major Sectors

Business Facts: Businesses by Major Sectors	0.00 - 3.00 mi			
	Total Establishments	Total Employees	Sales (\$ Millions)	Establishments with 20 or more Employees
<b>Total Businesses</b>	435	5,355	\$677	59
<b>Dominant Major Group</b>	Services	Services	Construction	Services
<b>Dominant Minor Group</b>	Construction	Construction	Construction	Construction
<b>Retail Trade</b>	105	1,199	\$147	16
Home Improvement Stores	10	134	\$21	2
General merchandise stores	2	25	\$3	0
Food stores	9	369	\$58	3
Auto dealers, gas stations	27	110	\$27	0
Apparel, accessory stores	2	18	\$1	0
Furniture, home furnishings	14	70	\$12	1
Eating & drinking places	24	412	\$21	8
Miscellaneous Retail Stores	17	60	\$6	1
<b>Finance, Insurance, Real Estate</b>	36	320	\$68	1
Banks, saving & lending inst.	11	101	\$30	0
Security, commodity brokers	3	11	\$2	0
Insurance carriers & Agencies	5	22	\$5	0
Real estate, Holding cos.	17	187	\$32	1
<b>Services</b>	156	1,566	\$123	19
Hotels & other lodging	3	94	\$3	2
Personal services	30	173	\$9	2
Business services	34	244	\$33	3
Motion pictures & Amusement	11	277	\$24	2
Health services	18	193	\$15	4
Legal services	1	3	\$1	0
Educational services	7	263	\$28	4
Social services	9	104	\$3	2
Other Services	43	216	\$7	0
<b>Agriculture &amp; Natural Resources</b>	12	99	\$4	1
<b>Resource Extraction</b>	0	2	\$0	0
<b>Construction</b>	78	1,358	\$252	11
<b>Manufacturing</b>	12	325	\$24	4
<b>Transport/Communication, Utilities</b>	14	188	\$19	3
<b>Wholesale Trade</b>	16	243	\$40	2
<b>Government</b>	5	56	\$0	1
<b>Daytime Population</b>	5,355			
<b>Residential Population</b>	12,511			
<b>Households</b>	4,693			
<b>Average Household Income</b>	\$112,928			
<i>Prepared from Claritas Business-Facts which includes data from infoUSA</i>				

THIS INFORMATION HAS BEEN PROVIDED BY THE OWNER AND IS FORWARDED BY THE BAILEY TEAM AS A COURTESY TO PROSPECTIVE BUYERS OR TENANTS. THE ACCURACY OF THE INFORMATION IS NOT GUARANTEED OR WARRANTED. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED.

Project Report  
iXPRESS 2004: Retail Analyst, Business Facts Retail, Service, Health, Occupation [United States]

Business Facts: Businesses by Major Sectors	0.00 - 5.00 mi			
	Total Establishments	Total Employees	Sales (\$ Millions)	Establishments with 20 or more Employees
<b>Total Businesses</b>	800	10,840	\$1,384	124
<b>Dominant Major Group</b>	Services	Services	Construction	Services
<b>Dominant Minor Group</b>	Construction	Construction	Construction	Construction
<b>Retail Trade</b>	167	2,097	\$262	29
Home Improvement Stores	20	372	\$54	6
General merchandise stores	3	60	\$7	1
Food stores	17	517	\$75	4
Auto dealers, gas stations	33	187	\$51	2
Apparel, accessory stores	4	44	\$3	1
Furniture, home furnishings	25	155	\$28	3
Eating & drinking places	33	625	\$31	11
Miscellaneous Retail Stores	32	138	\$13	2
<b>Finance, Insurance, Real Estate</b>	59	459	\$96	1
Banks, saving & lending inst.	15	140	\$42	0
Security, commodity brokers	4	14	\$2	0
Insurance carriers & Agencies	8	33	\$8	0
Real estate, Holding cos.	32	272	\$44	1
<b>Services</b>	290	3,161	\$262	37
Hotels & other lodging	6	194	\$7	5
Personal services	51	304	\$18	4
Business services	79	636	\$89	6
Motion pictures & Amusement	21	531	\$50	3
Health services	23	292	\$22	5
Legal services	3	9	\$2	0
Educational services	15	578	\$55	9
Social services	15	204	\$7	4
Other Services	76	414	\$12	1
<b>Agriculture &amp; Natural Resources</b>	29	247	\$11	4
<b>Resource Extraction</b>	1	9	\$1	0
<b>Construction</b>	159	2,934	\$541	27
<b>Manufacturing</b>	25	782	\$58	9
<b>Transport/Communication, Utilities</b>	25	383	\$41	8
<b>Wholesale Trade</b>	36	665	\$113	7
<b>Government</b>	9	104	\$0	2
<b>Daytime Population</b>	10,840			
<b>Residential Population</b>	28,425			
<b>Households</b>	9,819			
<b>Average Household Income</b>	\$113,603			
<i>Prepared from Claritas Business-Facts which includes data from infoUSA</i>				

THIS INFORMATION HAS BEEN PROVIDED BY THE OWNER AND IS FORWARDED BY THE BAILEY TEAM AS A COURTESY TO PROSPECTIVE BUYERS OR TENANTS. THE ACCURACY OF THE INFORMATION IS NOT GUARANTEED OR WARRANTED. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED.

Project Report  
iXPRESS 2004: Retail Analyst, Business Facts Retail, Service, Health, Occupation [United States]

<b>Business Facts: Businesses by Major Sectors</b>	<b>0.00 - 10.00 mi</b>			
	<b>Total Establishments</b>	<b>Total Employees</b>	<b>Sales (\$ Millions)</b>	<b>Establishments with 20 or more Employees</b>
<b>Total Businesses</b>	6,165	82,050	\$9,672	889
<b>Dominant Major Group</b>	Services	Services	Services	Services
<b>Dominant Minor Group</b>	Construction	Construction	Construction	Construction
<b>Retail Trade</b>	1,243	16,259	\$2,186	198
Home Improvement Stores	101	1,948	\$267	23
General merchandise stores	27	1,296	\$142	11
Food stores	112	2,344	\$372	20
Auto dealers, gas stations	153	2,128	\$664	31
Apparel, accessory stores	67	470	\$36	3
Furniture, home furnishings	204	1,354	\$265	11
Eating & drinking places	264	4,689	\$231	72
Miscellaneous Retail Stores	316	2,029	\$208	27
<b>Finance, Insurance, Real Estate</b>	469	3,662	\$733	33
Banks, saving & lending inst.	122	1,079	\$308	5
Security, commodity brokers	26	169	\$30	1
Insurance carriers & Agencies	121	723	\$157	8
Real estate, Holding cos.	199	1,691	\$238	20
<b>Services</b>	2,534	29,416	\$2,669	278
Hotels & other lodging	34	754	\$29	17
Personal services	536	2,900	\$183	23
Business services	736	10,251	\$1,278	83
Motion pictures & Amusement	156	2,538	\$211	25
Health services	284	4,139	\$288	34
Legal services	117	363	\$67	2
Educational services	104	4,252	\$447	53
Social services	136	1,570	\$72	27
Other Services	431	2,649	\$93	13
<b>Agriculture &amp; Natural Resources</b>	184	1,948	\$83	27
<b>Resource Extraction</b>	6	199	\$19	3
<b>Construction</b>	867	12,537	\$2,271	134
<b>Manufacturing</b>	211	5,141	\$410	63
<b>Transport/Communication, Utilities</b>	256	5,191	\$574	72
<b>Wholesale Trade</b>	233	4,111	\$726	43
<b>Government</b>	161	3,585	\$0	39
<b>Daytime Population</b>	82,050			
<b>Residential Population</b>	180,563			
<b>Households</b>	61,385			
<b>Average Household Income</b>	\$92,679			
<i>Prepared from Claritas Business-Facts which includes data from infoUSA</i>				

THIS INFORMATION HAS BEEN PROVIDED BY THE OWNER AND IS FORWARDED BY THE BAILEY TEAM AS A COURTESY TO PROSPECTIVE BUYERS OR TENANTS. THE ACCURACY OF THE INFORMATION IS NOT GUARANTEED OR WARRANTED. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED.