

Demographic Detail Report

Vienna Oaks Office Center

2555-2567 Chain Bridge Rd, Vienna, VA 22181

Building Type: **Class B Office** Total Available: **6,900 SF**
 Class: **B** % Leased: **66.01%**
 RBA: **20,300 SF** Rent/SF/Yr: **\$22.64**
 Typical Floor: **10,150 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2011 Projection	12,923		92,648		250,483	
2006 Estimate	12,559		88,928		240,764	
2000 Census	12,175		85,036		231,131	
Growth 2006 - 2011	2.90%		4.18%		4.04%	
Growth 2000 - 2006	3.16%		4.58%		4.17%	
2006 Population by Age	12,559		88,928		240,764	
Age 0 - 4	817	6.51%	5,877	6.61%	15,178	6.30%
Age 5 - 9	835	6.65%	5,823	6.55%	14,927	6.20%
Age 10 - 14	819	6.52%	5,724	6.44%	14,615	6.07%
Age 15 - 17	565	4.50%	3,632	4.08%	9,458	3.93%
Age 18 - 20	312	2.48%	2,390	2.69%	7,808	3.24%
Age 21 - 24	581	4.63%	3,885	4.37%	11,229	4.66%
Age 25 - 34	1,121	8.93%	10,251	11.53%	30,917	12.84%
Age 35 - 44	1,985	15.81%	13,582	15.27%	37,619	15.62%
Age 45 - 49	1,161	9.24%	7,509	8.44%	19,876	8.26%
Age 50 - 54	1,068	8.50%	7,221	8.12%	19,452	8.08%
Age 55 - 59	1,049	8.35%	7,001	7.87%	18,740	7.78%
Age 60 - 64	805	6.41%	5,244	5.90%	14,054	5.84%
Age 65 - 74	903	7.19%	6,391	7.19%	16,235	6.74%
Age 75 - 84	426	3.39%	3,244	3.65%	8,098	3.36%
Age 85 and over	112	0.89%	1,154	1.30%	2,557	1.06%
Age 16 and over	9,899	78.82%	70,307	79.06%	192,916	80.13%
Age 18 and over	9,523	75.83%	67,872	76.32%	186,586	77.50%
Age 21 and over	9,212	73.35%	65,481	73.63%	178,778	74.25%
Age 65 and over	1,441	11.47%	10,789	12.13%	26,890	11.17%
Median Age	41.50		40.40		39.30	
Average Age	39.00		38.80		38.50	

Demographic Detail Report

Vienna Oaks Office Center

2555-2567 Chain Bridge Rd, Vienna, VA 22181

Radius	1 Mile		3 Mile		5 Mile	
2006 Population By Race	12,559		88,928		240,764	
White	9,690	77.16%	64,038	72.01%	167,993	69.77%
Black or African American	473	3.77%	3,419	3.84%	11,520	4.78%
American Indian and Alaska Native	21	0.17%	178	0.20%	512	0.21%
Asian	1,814	14.44%	15,021	16.89%	41,069	17.06%
Native Hawaiian and Pacific Islander	9	0.07%	56	0.06%	166	0.07%
Other Race	150	1.19%	2,831	3.18%	10,254	4.26%
Two or More Races	403	3.21%	3,386	3.81%	9,250	3.84%
2006 Population by Hispanic Origin	12,560		88,929		240,764	
Not Hispanic or Latino	11,676	92.96%	80,727	90.78%	213,780	88.79%
Hispanic or Latino:	884	7.04%	8,203	9.22%	26,984	11.21%
Mexican	101	0.80%	844	0.95%	2,677	1.11%
Puerto Rican	55	0.44%	437	0.49%	1,198	0.50%
Cuban	28	0.22%	236	0.27%	659	0.27%
Other Hispanic or Latino	700	5.57%	6,685	7.52%	22,450	9.32%
2006 Age 5+ Language at Home	11,743		83,051		225,586	
Speak Only English	8,994	76.59%	58,776	70.77%	156,298	69.29%
Speak Asian or Pacific Island	860	7.32%	8,647	10.41%	24,646	10.93%
Speak IndoEuropean	908	7.73%	6,587	7.93%	17,059	7.56%
Speak Spanish	783	6.67%	6,828	8.22%	22,183	9.83%
Speak Other Language	198	1.69%	2,213	2.66%	5,400	2.39%
2006 Median Age, Male	40.50		39.20		38.20	
2006 Average Age, Male	38.30		38.00		37.60	
Median Age, Female	42.40		41.40		40.50	
Average Age, Female	39.70		39.60		39.30	
2006 Population by Employment Status (Age 16+)	9,899		70,307		192,915	
In Armed Forces	119	1.20%	431	0.61%	1,109	0.57%
Civilian, Employed	6,668	67.36%	48,144	68.48%	133,979	69.45%
Civilian, Unemployed	199	2.01%	1,302	1.85%	3,640	1.89%
Not In Labor Force	2,913	29.43%	20,430	29.06%	54,187	28.09%
2006 Population by Occupation Classification (Age 16+)	6,668		48,144		133,980	
Blue Collar	344	5.16%	3,523	7.32%	10,869	8.11%
White Collar	5,840	87.58%	40,178	83.45%	109,277	81.56%
Service and Farm	484	7.26%	4,443	9.23%	13,834	10.33%

Demographic Detail Report

Vienna Oaks Office Center

2555-2567 Chain Bridge Rd, Vienna, VA 22181

Radius	1 Mile	3 Mile	5 Mile
2006 Population by Marital Status (Age 15+)	10,090	71,503	196,045
Total, Never Married	2,298 22.78%	18,051 25.25%	54,296 27.70%
Married, Spouse Present	6,322 62.66%	42,282 59.13%	109,329 55.77%
Married, Spouse Absent	305 3.02%	2,720 3.80%	9,122 4.65%
Widowed	430 4.26%	3,383 4.73%	8,316 4.24%
Divorced	735 7.28%	5,067 7.09%	14,982 7.64%
Males Divorced	302	1,950	5,599
Females Divorced	433	3,117	9,383
Males, Never Married	1,328	9,978	30,298
Females Never Married	969	8,073	23,997
2006 Population by Education	8,631	61,597	167,549
Less Than 9Th Grade	216 2.50%	1,763 2.86%	6,210 3.71%
Some High School, No Diploma	327 3.79%	2,339 3.80%	7,141 4.26%
High School Graduate (Includes Equivalency)	1,046 12.12%	7,815 12.69%	22,243 13.28%
Some College, No Degree	1,320 15.29%	9,213 14.96%	25,846 15.43%
Associate Degree	312 3.61%	2,566 4.17%	7,726 4.61%
Bachelor's Degree	2,927 33.91%	19,812 32.16%	51,754 30.89%
Master's Degree	1,810 20.97%	12,464 20.23%	32,331 19.30%
Professional School Degree	346 4.01%	3,372 5.47%	8,577 5.12%
Doctorate Degree	327 3.79%	2,253 3.66%	5,721 3.41%
2006 Population by Occupation (Age 16+)	2,262	17,116	48,085
Management, Business, & Financial	353 15.61%	2,152 12.57%	5,669 11.79%
Professional & Related Occupations	1,108 48.98%	8,005 46.77%	21,676 45.08%
Services	129 5.70%	1,219 7.12%	3,712 7.72%
Sales & Office	511 22.59%	4,373 25.55%	12,369 25.72%
Farming, Fishing, and Forestry	0 0.00%	13 0.08%	63 0.13%
Construction and Extraction, Maint	142 6.28%	1,110 6.49%	3,580 7.45%
Production & Transportation	79 3.49%	865 5.05%	2,729 5.68%
2006 Workers by Travel Time to Work (Age 16+)	6,376	45,618	127,290
Less Than 15 Minutes	868 13.61%	7,389 16.20%	22,909 18.00%
15 to 29 Minutes	2,325 36.46%	15,508 34.00%	43,937 34.52%
30 to 44 Minutes	1,591 24.95%	12,622 27.67%	34,866 27.39%
45 to 59 Minutes	996 15.62%	6,473 14.19%	15,290 12.01%
60+ Minutes	596 9.35%	3,626 7.95%	10,288 8.08%

Demographic Detail Report

Vienna Oaks Office Center

2555-2567 Chain Bridge Rd, Vienna, VA 22181

Radius	1 Mile	3 Mile	5 Mile
Households			
2011 Projection	4,866	34,588	95,197
2006 Estimate	4,687	33,080	91,174
2000 Census	4,499	31,469	86,930
Growth 2006 - 2011	3.82%	4.56%	4.41%
Growth 2000 - 2006	4.20%	5.12%	4.88%
2006 Households by HH Size	4,687	33,080	91,174
1-Person Households	878 18.73%	6,869 20.76%	21,513 23.60%
2-Person Households	1,673 35.69%	11,645 35.20%	31,844 34.93%
3-Person Households	910 19.42%	5,963 18.03%	15,770 17.30%
4-Person Households	770 16.43%	5,121 15.48%	12,986 14.24%
5-Person Households	318 6.78%	2,184 6.60%	5,523 6.06%
6-Person Households	89 1.90%	749 2.26%	2,062 2.26%
7 or more Person Households	49 1.05%	549 1.66%	1,476 1.62%
2006 Average Household Size	2.68	2.67	2.59
2006 Households by HH Income	4,688	33,082	91,174
Income Less than \$15,000	86 1.83%	1,189 3.59%	3,429 3.76%
Income: \$15,000 - \$24,999	114 2.43%	931 2.81%	3,045 3.34%
Income: \$25,000 - \$34,999	174 3.71%	1,240 3.75%	3,940 4.32%
Income: \$35,000 - \$49,999	376 8.02%	2,675 8.09%	8,567 9.40%
Income: \$50,000 - \$74,999	714 15.23%	5,246 15.86%	15,610 17.12%
Income: \$75,000 - \$99,999	743 15.85%	5,065 15.31%	14,133 15.50%
Income: \$100,000 - \$149,999	1,173 25.02%	7,647 23.12%	20,385 22.36%
Income: \$150,000 - \$249,999	1,012 21.59%	6,341 19.17%	15,665 17.18%
Income: \$250,000 - \$499,999	238 5.08%	1,974 5.97%	4,497 4.93%
Income: \$500,000 or more	58 1.24%	774 2.34%	1,903 2.09%
2006 Avg Household Income	\$126,671	\$129,026	\$120,690
2006 Med Household Income	\$105,502	\$101,135	\$94,451
2006 Per Capita Income	\$47,347	\$48,196	\$45,880
2006 Occupied Housing	4,687	33,080	91,174
Owner Occupied	3,779 80.63%	24,102 72.86%	62,484 68.53%
Renter Occupied	908 19.37%	8,978 27.14%	28,690 31.47%

Demographic Detail Report

Vienna Oaks Office Center 2555-2567 Chain Bridge Rd, Vienna, VA 22181

Radius	1 Mile		3 Mile		5 Mile	
2006 Housing Value - Owner Occupied	3,778		24,101		62,484	
Value Less than \$20,000	0	0.00%	8	0.03%	129	0.21%
Value \$20,000 - \$39,999	0	0.00%	58	0.24%	178	0.28%
Value \$40,000 - \$59,999	0	0.00%	15	0.06%	67	0.11%
Value \$60,000 - \$79,999	0	0.00%	22	0.09%	86	0.14%
Value \$80,000 - \$99,999	0	0.00%	64	0.27%	215	0.34%
Value \$100,000 - \$149,999	13	0.34%	354	1.47%	1,636	2.62%
Value \$150,000 - \$199,999	88	2.33%	587	2.44%	2,478	3.97%
Value \$200,000 - \$299,999	304	8.05%	2,607	10.82%	9,088	14.54%
Value \$300,000 - \$399,999	990	26.20%	5,025	20.85%	12,553	20.09%
Value \$400,000 - \$499,999	922	24.40%	4,367	18.12%	10,444	16.71%
Value \$500,000 - \$749,999	1,119	29.62%	7,033	29.18%	16,189	25.91%
Value \$500,000 - \$749,999	1,119	29.62%	7,033	29.18%	16,189	25.91%
Value \$750,000 - \$999,999	237	6.27%	2,411	10.00%	5,582	8.93%
Value \$1,000,000 or more	105	2.78%	1,550	6.43%	3,839	6.14%
2006 Med Housing Val-Owner Occ'd	\$453,619		\$475,812		\$446,074	
2006 Housing Units by Units in Structure	4,804		34,294		94,861	
1 Unit Attached	1,377	28.66%	7,460	21.75%	17,185	18.12%
1 Unit Detached	2,992	62.28%	19,008	55.43%	47,631	50.21%
2 Units	21	0.44%	125	0.36%	436	0.46%
3 - 19 Units	376	7.83%	4,694	13.69%	17,406	18.35%
20 - 49 Units	6	0.12%	901	2.63%	3,269	3.45%
50 or more Units	32	0.67%	2,058	6.00%	8,622	9.09%
Mobile Home or Trailer	0	0.00%	48	0.14%	297	0.31%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	15	0.02%
2006 Housing Units by Yr Built	4,805		34,296		94,860	
Built 1999 to Present	425	8.84%	3,593	10.48%	9,297	9.80%
Built 1995 to 1998	273	5.68%	2,093	6.10%	6,002	6.33%
Built 1990 to 1994	316	6.58%	1,754	5.11%	4,899	5.16%
Built 1980 to 1989	558	11.61%	6,228	18.16%	18,075	19.05%
Built 1970 to 1979	1,144	23.81%	9,049	26.39%	24,229	25.54%
Built 1960 to 1969	761	15.84%	6,870	20.03%	17,749	18.71%
Built 1950 to 1959	1,052	21.89%	3,635	10.60%	10,392	10.96%
Built 1940 to 1949	172	3.58%	663	1.93%	3,112	3.28%
Built 1939 or Earlier	104	2.16%	411	1.20%	1,105	1.16%
2006 Median Year Built	1973		1976		1976	