

Demographic Detail Report

Vienna Oaks Office Center

2555-2567 Chain Bridge Rd, Vienna, VA 22181

Building Type: **Class B Office**
 Class: **B**
 RBA: **20,300 SF**
 Typical Floor: **10,150 SF**

Total Available: **1,500 SF**
 % Leased: **92.61%**
 Rent/SF/Yr: **\$20.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2014 Projection	12,362	91,695	246,132
2009 Estimate	12,231	90,073	241,856
2000 Census	11,746	85,586	229,830
Growth 2009 - 2014	1.10%	1.80%	1.80%
Growth 2000 - 2009	4.10%	5.20%	5.20%
2009 Population by Age	12,231	90,073	241,856
Age 0 - 4	751 6.14%	5,579 6.19%	14,223 5.88%
Age 5 - 9	821 6.71%	5,773 6.41%	14,312 5.92%
Age 10 - 14	900 7.36%	6,275 6.97%	15,432 6.38%
Age 15 - 17	465 3.80%	3,359 3.73%	8,595 3.55%
Age 18 - 20	343 2.80%	2,749 3.05%	9,271 3.83%
Age 21 - 24	362 2.96%	3,361 3.73%	11,235 4.65%
Age 25 - 34	1,086 8.88%	10,380 11.52%	31,682 13.10%
Age 35 - 44	2,146 17.55%	14,702 16.32%	38,288 15.83%
Age 45 - 49	1,154 9.44%	7,852 8.72%	20,215 8.36%
Age 50 - 54	1,039 8.49%	7,094 7.88%	18,450 7.63%
Age 55 - 59	908 7.42%	6,294 6.99%	16,695 6.90%
Age 60 - 64	746 6.10%	5,274 5.86%	14,299 5.91%
Age 65 - 74	893 7.30%	6,220 6.91%	16,730 6.92%
Age 75 - 84	471 3.85%	3,684 4.09%	9,084 3.76%
Age 85 and over	144 1.18%	1,479 1.64%	3,344 1.38%
Age 16 and over	9,594 78.44%	71,287 79.14%	194,987 80.62%
Age 18 and over	9,293 75.98%	69,087 76.70%	189,294 78.27%
Age 21 and over	8,951 73.18%	66,339 73.65%	180,023 74.43%
Age 65 and over	1,509 12.34%	11,382 12.64%	29,159 12.06%
Median Age	41.60	40.30	39.30
Average Age	39.30	39.00	38.70

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Radius	1 Mile		3 Mile		5 Mile	
2009 Population By Race	12,231		90,073		241,856	
White	8,954	73.21%	61,410	68.18%	160,485	66.36%
Black or African American	544	4.45%	3,453	3.83%	11,048	4.57%
American Indian and Alaska Native	22	0.18%	196	0.22%	571	0.24%
Asian	2,025	16.56%	17,000	18.87%	45,487	18.81%
Native Hawaiian and Pacific Islander	9	0.07%	45	0.05%	138	0.06%
Other Race	230	1.88%	3,927	4.36%	13,321	5.51%
Two or More Races	448	3.66%	4,044	4.49%	10,806	4.47%
2009 Population by Hispanic Origin	12,230		90,073		241,857	
Not Hispanic or Latino	10,949	89.53%	78,341	86.98%	205,691	85.05%
Hispanic or Latino:	1,282	10.48%	11,734	13.03%	36,165	14.95%
Mexican	136	1.11%	1,215	1.35%	3,613	1.49%
Puerto Rican	77	0.63%	639	0.71%	1,710	0.71%
Cuban	42	0.34%	349	0.39%	952	0.39%
Other Hispanic or Latino	1,026	8.39%	9,529	10.58%	29,891	12.36%
2009 Age 5+ Language at Home	11,480		84,495		227,633	
Speak Only English	8,830	76.92%	59,704	70.66%	157,558	69.22%
Speak Asian or Pacific Island	850	7.40%	8,806	10.42%	25,095	11.02%
Speak IndoEuropean	908	7.91%	6,723	7.96%	17,277	7.59%
Speak Spanish	711	6.19%	7,005	8.29%	22,300	9.80%
Speak Other Language	181	1.58%	2,257	2.67%	5,403	2.37%
2009 Median Age, Male	40.80		39.40		38.30	
2009 Average Age, Male	38.60		38.20		37.80	
Median Age, Female	42.40		41.10		40.30	
Average Age, Female	40.00		39.80		39.50	
2009 Population by Employment Status (Age 16+)	9,594		71,287		194,987	
In Armed Forces	115	1.20%	383	0.54%	964	0.49%
Civilian, Employed	6,490	67.65%	49,260	69.10%	136,391	69.95%
Civilian, Unemployed	529	5.51%	3,766	5.28%	10,013	5.14%
Not In Labor Force	2,460	25.64%	17,878	25.08%	47,619	24.42%
2009 Population by Occupation Classification (Age 16+)	6,490		49,260		136,390	
Blue Collar	294	4.53%	3,192	6.48%	9,849	7.22%
White Collar	5,714	88.04%	41,185	83.61%	111,435	81.70%
Service	482	7.43%	4,883	9.91%	15,106	11.08%

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Radius	1 Mile		3 Mile		5 Mile	
2000 Population by Marital Status (Age 15+)	9,759		72,446		197,889	
Total, Never Married	2,378	24.37%	19,470	26.88%	57,871	29.24%
Married	6,231	63.85%	44,058	60.81%	115,774	58.50%
Widowed	417	4.27%	3,349	4.62%	8,205	4.15%
Divorced	733	7.51%	5,569	7.69%	16,039	8.11%
Males Divorced	272		1,856		5,260	
Females Divorced	393		2,985		8,810	
Males, Never Married	1,245		9,567		28,867	
Females Never Married	897		7,773		23,090	
2009 Population by Education	8,589		62,978		168,788	
Less Than 9Th Grade	141	1.64%	1,289	2.05%	4,433	2.63%
Some High School, No Diploma	227	2.64%	1,715	2.72%	5,273	3.12%
High School Graduate (Includes Equivalency)	956	11.13%	7,615	12.09%	21,759	12.89%
Some College, No Degree	1,091	12.70%	8,006	12.71%	22,405	13.27%
Associate Degree	334	3.89%	2,824	4.48%	8,409	4.98%
Bachelor Degree	3,013	35.08%	20,893	33.18%	53,872	31.92%
Advanced Degrees	2,827	32.91%	20,636	32.77%	52,637	31.19%
2009 Population by Occupation (Age 16+)	6,970		54,143		151,495	
Management, Business, & Financial	3,387	48.59%	24,025	44.37%	65,428	43.19%
Professional & Related Occupations	633	9.08%	3,578	6.61%	9,139	6.03%
Services	2,264	32.48%	19,946	36.84%	57,491	37.95%
Sales & Office	442	6.34%	4,103	7.58%	11,664	7.70%
Farming, Fishing, and Forestry	0	0.00%	13	0.02%	52	0.03%
Construction and Extraction, Maint	139	1.99%	1,160	2.14%	3,713	2.45%
Production & Transportation	105	1.51%	1,318	2.43%	4,008	2.65%
2009 Workers by Travel Time to Work (Age 16+)	6,605		49,643		137,355	
Less Than 15 Minutes	862	13.05%	7,739	15.59%	23,657	17.22%
15 to 29 Minutes	2,231	33.78%	15,827	31.88%	44,261	32.22%
30 to 44 Minutes	1,658	25.10%	14,026	28.25%	38,596	28.10%
45 to 59 Minutes	1,056	15.99%	7,019	14.14%	16,648	12.12%
60+ Minutes	798	12.08%	5,032	10.14%	14,193	10.33%

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Radius	1 Mile	3 Mile	5 Mile
Households			
2014 Projection	4,608	34,393	93,518
2009 Estimate	4,546	33,684	91,625
2000 Census	4,311	31,653	86,177
Growth 2009 - 2014	1.40%	2.10%	2.10%
Growth 2000 - 2009	5.40%	6.40%	6.30%
2000 Households by HH Size	4,310	31,653	86,177
1-Person Households	787 18.26%	6,450 20.38%	19,723 22.89%
2-Person Households	1,529 35.48%	11,198 35.38%	30,386 35.26%
3-Person Households	832 19.30%	5,632 17.79%	14,775 17.14%
4-Person Households	721 16.73%	5,017 15.85%	12,632 14.66%
5-Person Households	305 7.08%	2,115 6.68%	5,296 6.15%
6-Person Households	86 2.00%	712 2.25%	1,953 2.27%
7 or more Person Households	50 1.16%	529 1.67%	1,412 1.64%
2009 Average Household Size	2.69	2.65	2.58
2009 Households by HH Income	4,545	33,685	91,626
Income Less than \$15,000	43 0.95%	970 2.88%	2,588 2.82%
Income: \$15,000 - \$24,999	73 1.61%	665 1.97%	2,032 2.22%
Income: \$25,000 - \$34,999	82 1.80%	843 2.50%	2,697 2.94%
Income: \$35,000 - \$49,999	240 5.28%	1,849 5.49%	5,794 6.32%
Income: \$50,000 - \$74,999	505 11.11%	4,168 12.37%	12,933 14.11%
Income: \$75,000 - \$99,999	623 13.71%	4,542 13.48%	12,825 14.00%
Income: \$100,000 - \$149,999	1,402 30.85%	9,707 28.82%	25,980 28.35%
Income: \$150,000 - \$249,999	1,199 26.38%	7,475 22.19%	18,808 20.53%
Income: \$250,000 - \$499,999	270 5.94%	2,687 7.98%	6,164 6.73%
Income: \$500,000 or more	108 2.38%	779 2.31%	1,805 1.97%
2009 Avg Household Income	\$151,985	\$150,173	\$140,590
2009 Med Household Income	\$126,572	\$119,601	\$111,951
2009 Per Capita Income	\$56,826	\$56,342	\$53,561
2009 Occupied Housing	4,546	33,684	91,625
Owner Occupied	3,613 79.48%	24,117 71.60%	62,732 68.47%
Renter Occupied	933 20.52%	9,567 28.40%	28,893 31.53%

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Radius	1 Mile		3 Mile		5 Mile	
2009 Housing Value - Owner Occupied	3,613		24,117		62,727	
Value Less than \$20,000	0	0.00%	18	0.07%	267	0.43%
Value \$20,000 - \$39,999	0	0.00%	90	0.37%	298	0.48%
Value \$40,000 - \$59,999	0	0.00%	21	0.09%	117	0.19%
Value \$60,000 - \$79,999	0	0.00%	29	0.12%	150	0.24%
Value \$80,000 - \$99,999	0	0.00%	143	0.59%	442	0.70%
Value \$100,000 - \$149,999	55	1.52%	745	3.09%	2,922	4.66%
Value \$150,000 - \$199,999	121	3.35%	705	2.92%	3,091	4.93%
Value \$200,000 - \$299,999	383	10.60%	3,012	12.49%	9,688	15.44%
Value \$300,000 - \$399,999	1,330	36.81%	5,835	24.19%	14,177	22.60%
Value \$400,000 - \$499,999	529	14.64%	3,422	14.19%	8,114	12.94%
Value \$500,000 - \$749,999	939	25.99%	6,751	27.99%	15,327	24.43%
Value \$750,000 - \$999,999	195	5.40%	2,280	9.45%	5,326	8.49%
Value \$1,000,000 or more	61	1.69%	1,066	4.42%	2,808	4.48%
2009 Med Housing Val-Owner Occupied	\$393,797		\$442,709		\$402,613	
2000 Housing Units by Units in Structure	4,394		32,366		88,427	
1 Unit Attached	1,127	25.65%	6,657	20.57%	15,163	17.15%
1 Unit Detached	2,851	64.88%	18,567	57.37%	46,538	52.63%
2 Units	21	0.48%	119	0.37%	408	0.46%
3 - 19 Units	358	8.15%	4,331	13.38%	15,600	17.64%
20 - 49 Units	6	0.14%	788	2.43%	2,807	3.17%
50 or more Units	31	0.71%	1,862	5.75%	7,626	8.62%
Mobile Home or Trailer	0	0.00%	42	0.13%	270	0.31%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	15	0.02%
2009 Housing Units by Yr Built	4,779		35,282		96,659	
Built 1999 to Present	418	8.75%	3,656	10.36%	9,399	9.72%
Built 1995 to 1998	293	6.13%	2,180	6.18%	6,273	6.49%
Built 1990 to 1994	326	6.82%	1,808	5.12%	5,126	5.30%
Built 1980 to 1989	560	11.72%	6,307	17.88%	18,346	18.98%
Built 1970 to 1979	1,057	22.12%	9,316	26.40%	24,114	24.95%
Built 1960 to 1969	751	15.71%	7,159	20.29%	18,209	18.84%
Built 1950 to 1959	1,090	22.81%	3,755	10.64%	10,837	11.21%
Built 1940 to 1949	177	3.70%	677	1.92%	3,207	3.32%
Built 1939 or Earlier	107	2.24%	424	1.20%	1,148	1.19%
2009 Median Year Built	1973		1976		1976	