

# Demographic Summary Report

## Cascades Office Center

21165 Whitfield Pl, Sterling, VA 20164

Building Type: **Class C Office**      Total Available: **3,165 SF**  
 Class: **C**      % Leased: **81.81%**  
 RBA: **17,395 SF**      Rent/SF/Yr: **\$16.06**  
 Typical Floor: **9,465 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2012 Projection	16,841	107,727	203,237
2007 Estimate	13,707	93,817	175,374
2000 Census	9,324	75,535	136,402
Growth 2007 - 2012	22.87%	14.83%	15.89%
Growth 2000 - 2007	47.01%	24.20%	28.57%
<b>2007 Population by Hispanic Origin</b>	2,232	13,228	26,112
<b>2007 Population By Race</b>	13,707	93,817	175,374
White	7,710 56.25%	59,388 63.30%	112,534 64.17%
Black or African American	1,088 7.94%	7,494 7.99%	14,284 8.14%
American Indian and Alaska Native	32 0.23%	230 0.25%	429 0.24%
Asian	3,265 23.82%	16,516 17.60%	28,192 16.08%
Native Hawaiian and Pacific Islander	71 0.52%	305 0.33%	350 0.20%
Other Race	788 5.75%	5,207 5.55%	10,998 6.27%
Two or More Races	752 5.49%	4,679 4.99%	8,585 4.90%
<b>Households</b>			
2012 Projection	5,714	37,944	71,118
2007 Estimate	4,670	32,713	61,120
2000 Census	3,195	25,891	47,102
Growth 2007 - 2012	22.36%	15.99%	16.36%
Growth 2000 - 2007	46.17%	26.35%	29.76%
Owner Occupied	3,556 76.15%	26,249 80.24%	47,478 77.68%
Renter Occupied	1,114 23.85%	6,464 19.76%	13,641 22.32%
<b>2007 Households by HH Income</b>	4,670	32,713	61,121
Income Less Than \$15,000	60 1.28%	679 2.08%	1,327 2.17%
Income: \$15,000 - \$24,999	85 1.82%	782 2.39%	1,506 2.46%
Income: \$25,000 - \$34,999	183 3.92%	1,187 3.63%	2,409 3.94%
Income: \$35,000 - \$49,999	490 10.49%	3,183 9.73%	5,609 9.18%
Income: \$50,000 - \$74,999	741 15.87%	5,632 17.22%	10,294 16.84%
Income: \$75,000 - \$99,999	929 19.89%	6,243 19.08%	11,267 18.43%
Income: \$100,000 - \$149,999	1,391 29.79%	8,805 26.92%	16,323 26.71%
Income: \$150,000 - \$249,999	644 13.79%	4,681 14.31%	9,103 14.89%
Income: \$250,000 - \$499,999	117 2.51%	1,176 3.59%	2,445 4.00%
Income: \$500,000 or more	30 0.64%	345 1.05%	838 1.37%
<b>2007 Avg Household Income</b>	\$109,436	\$113,318	\$116,362
<b>2007 Med Household Income</b>	\$95,883	\$94,596	\$95,892
<b>2007 Per Capita Income</b>	\$37,285	\$39,528	\$40,571