

Demographic Detail Report

Cascades Office Center

21165 Whitfield Pl, Sterling, VA 20164

Building Type: **Class C Office**
 Class: **C**
 RBA: **18,973 SF**
 Typical Floor: **9,486 SF**

Total Available: **3,028 SF**
 % Leased: **84.04%**
 Rent/SF/Yr: **\$18.37**



Radius	1 Mile	3 Mile	5 Mile
Population			
2015 Projection	13,882	95,110	185,745
2010 Estimate	12,607	89,254	171,040
2000 Census	9,475	76,247	138,479
Growth 2010 - 2015	10.10%	6.60%	8.60%
Growth 2000 - 2010	33.10%	17.10%	23.50%
2010 Population by Age	12,607	89,254	171,040
Age 0 - 4	1,242 9.85%	7,558 8.47%	14,631 8.55%
Age 5 - 9	1,167 9.26%	7,646 8.57%	14,447 8.45%
Age 10 - 14	1,102 8.74%	7,756 8.69%	14,394 8.42%
Age 15 - 17	508 4.03%	4,023 4.51%	7,442 4.35%
Age 18 - 20	405 3.21%	3,192 3.58%	5,996 3.51%
Age 21 - 24	428 3.39%	3,316 3.72%	6,688 3.91%
Age 25 - 34	1,874 14.86%	10,641 11.92%	21,983 12.85%
Age 35 - 44	2,463 19.54%	15,956 17.88%	30,527 17.85%
Age 45 - 49	1,169 9.27%	8,506 9.53%	15,918 9.31%
Age 50 - 54	804 6.38%	6,737 7.55%	12,684 7.42%
Age 55 - 59	519 4.12%	4,822 5.40%	9,514 5.56%
Age 60 - 64	398 3.16%	3,725 4.17%	7,135 4.17%
Age 65 - 74	375 2.97%	3,580 4.01%	6,518 3.81%
Age 75 - 84	119 0.94%	1,296 1.45%	2,334 1.36%
Age 85 and over	34 0.27%	501 0.56%	830 0.49%
Age 16 and over	8,915 70.71%	64,899 72.71%	124,972 73.07%
Age 18 and over	8,588 68.12%	62,272 69.77%	120,126 70.23%
Age 21 and over	8,183 64.91%	59,080 66.19%	114,130 66.73%
Age 65 and over	528 4.19%	5,377 6.02%	9,682 5.66%
Median Age	33.00	35.30	35.00
Average Age	31.60	33.60	33.50

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Radius	1 Mile	3 Mile	5 Mile
2010 Population By Race	12,607	89,254	171,040
White	6,989 55.44%	55,352 62.02%	107,645 62.94%
Black or African American	1,046 8.30%	7,044 7.89%	13,650 7.98%
American Indian and Alaska Native	35 0.28%	266 0.30%	526 0.31%
Asian	3,013 23.90%	16,745 18.76%	29,071 17.00%
Native Hawaiian and Pacific Islander	32 0.25%	157 0.18%	195 0.11%
Other Race	833 6.61%	5,395 6.04%	11,805 6.90%
Two or More Races	660 5.24%	4,294 4.81%	8,148 4.76%
2010 Population by Hispanic Origin	12,608	89,254	171,039
Not Hispanic or Latino	10,241 81.23%	74,901 83.92%	141,952 82.99%
Hispanic or Latino:	2,366 18.77%	14,353 16.08%	29,087 17.01%
Mexican	368 2.92%	2,051 2.30%	3,734 2.18%
Puerto Rican	218 1.73%	1,226 1.37%	2,118 1.24%
Cuban	71 0.56%	376 0.42%	643 0.38%
Other Hispanic or Latino	1,710 13.56%	10,700 11.99%	22,592 13.21%
2010 Age 5+ Language at Home	11,367	81,697	156,409
Speak Only English	8,404 73.93%	63,474 77.69%	118,786 75.95%
Speak Asian or Pacific Island	880 7.74%	4,767 5.83%	8,263 5.28%
Speak IndoEuropean	665 5.85%	5,028 6.15%	11,421 7.30%
Speak Spanish	1,197 10.53%	7,251 8.88%	15,962 10.21%
Speak Other Language	221 1.94%	1,177 1.44%	1,977 1.26%
2010 Median Age, Male	32.60	34.90	34.50
2010 Average Age, Male	31.10	33.20	33.10
Median Age, Female	33.40	35.70	35.40
Average Age, Female	32.00	34.10	33.90
2010 Population by Employment Status (Age 16+)	8,916	64,900	124,972
In Armed Forces	80 0.90%	307 0.47%	592 0.47%
Civilian, Employed	6,906 77.46%	49,886 76.87%	95,332 76.28%
Civilian, Unemployed	367 4.12%	3,190 4.92%	5,678 4.54%
Not In Labor Force	1,563 17.53%	11,517 17.75%	23,370 18.70%
2010 Population by Occupation Classification (Age 16+)	6,906	49,885	95,331
Blue Collar	708 10.25%	5,250 10.52%	9,624 10.10%
White Collar	5,364 77.67%	38,887 77.95%	74,187 77.82%
Service	834 12.08%	5,748 11.52%	11,520 12.08%

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Radius	1 Mile	3 Mile	5 Mile
2000 Population by Marital Status (Age 15+)	9,096	66,296	127,568
Total, Never Married	2,546 27.99%	17,355 26.18%	35,179 27.58%
Married	5,538 60.88%	41,148 62.07%	78,103 61.22%
Widowed	166 1.82%	1,738 2.62%	3,162 2.48%
Divorced	846 9.30%	6,055 9.13%	11,124 8.72%
Males Divorced	266	1,941	3,413
Females Divorced	296	2,496	4,426
Males, Never Married	881	6,852	13,919
Females Never Married	788	5,981	11,381
2010 Population by Education	7,754	55,765	107,443
Less Than 9Th Grade	299 3.86%	1,764 3.16%	3,638 3.39%
Some High School, No Diploma	208 2.68%	2,007 3.60%	3,661 3.41%
High School Graduate (Includes Equivalency)	1,267 16.34%	9,534 17.10%	15,799 14.70%
Some College, No Degree	1,190 15.35%	9,576 17.17%	16,939 15.77%
Associate Degree	613 7.91%	4,005 7.18%	7,006 6.52%
Bachelor Degree	2,568 33.12%	18,241 32.71%	37,481 34.88%
Advanced Degrees	1,609 20.75%	10,638 19.08%	22,919 21.33%
2010 Population by Occupation (Age 16+)	7,742	55,634	106,851
Management, Business, & Financial	3,576 46.19%	25,014 44.96%	47,122 44.10%
Professional & Related Occupations	439 5.67%	3,002 5.40%	5,441 5.09%
Services	2,592 33.48%	18,759 33.72%	37,554 35.15%
Sales & Office	573 7.40%	4,766 8.57%	9,189 8.60%
Farming, Fishing, and Forestry	1 0.01%	28 0.05%	41 0.04%
Construction and Extraction, Maint	220 2.84%	1,627 2.92%	3,286 3.08%
Production & Transportation	341 4.40%	2,438 4.38%	4,218 3.95%
2010 Workers by Travel Time to Work (Age 16+)	6,985	50,193	95,925
Less Than 15 Minutes	1,136 16.26%	9,111 18.15%	18,135 18.91%
15 to 29 Minutes	2,130 30.49%	15,573 31.03%	30,866 32.18%
30 to 44 Minutes	1,734 24.82%	11,207 22.33%	21,890 22.82%
45 to 59 Minutes	1,023 14.65%	6,790 13.53%	11,884 12.39%
60+ Minutes	962 13.77%	7,512 14.97%	13,150 13.71%

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Radius	1 Mile	3 Mile	5 Mile
Households			
2015 Projection	4,711	32,124	62,391
2010 Estimate	4,292	30,151	57,599
2000 Census	3,288	26,195	47,650
Growth 2010 - 2015	9.80%	6.50%	8.30%
Growth 2000 - 2010	30.50%	15.10%	20.90%
2000 Households by HH Size	3,287	26,197	47,651
1-Person Households	551 16.76%	4,410 16.83%	8,868 18.61%
2-Person Households	973 29.60%	7,869 30.04%	14,069 29.53%
3-Person Households	636 19.35%	5,143 19.63%	9,031 18.95%
4-Person Households	679 20.66%	5,286 20.18%	9,157 19.22%
5-Person Households	281 8.55%	2,228 8.50%	4,017 8.43%
6-Person Households	113 3.44%	796 3.04%	1,519 3.19%
7 or more Person Households	54 1.64%	465 1.78%	990 2.08%
2010 Average Household Size	2.94	2.96	2.97
2010 Households by HH Income	4,293	30,151	57,599
Income Less than \$15,000	50 1.16%	508 1.68%	998 1.73%
Income: \$15,000 - \$24,999	48 1.12%	446 1.48%	831 1.44%
Income: \$25,000 - \$34,999	86 2.00%	581 1.93%	1,206 2.09%
Income: \$35,000 - \$49,999	349 8.13%	2,064 6.85%	3,731 6.48%
Income: \$50,000 - \$74,999	679 15.82%	5,075 16.83%	8,902 15.46%
Income: \$75,000 - \$99,999	572 13.32%	4,265 14.15%	7,773 13.50%
Income: \$100,000 - \$149,999	1,360 31.68%	8,682 28.80%	17,115 29.71%
Income: \$150,000 - \$249,999	891 20.75%	6,165 20.45%	12,293 21.34%
Income: \$250,000 - \$499,999	196 4.57%	1,841 6.11%	3,707 6.44%
Income: \$500,000 or more	62 1.44%	524 1.74%	1,043 1.81%
2010 Avg Household Income	\$131,986	\$137,445	\$140,642
2010 Med Household Income	\$110,900	\$109,846	\$113,732
2010 Per Capita Income	\$43,882	\$46,341	\$47,636
2010 Occupied Housing	4,291	30,151	57,599
Owner Occupied	2,998 69.87%	22,941 76.09%	42,611 73.98%
Renter Occupied	1,293 30.13%	7,210 23.91%	14,988 26.02%

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Radius	1 Mile		3 Mile		5 Mile	
2010 Housing Value - Owner Occupied	2,997		22,941		42,612	
Value Less than \$20,000	9	0.30%	11	0.05%	33	0.08%
Value \$20,000 - \$39,999	11	0.37%	32	0.14%	47	0.11%
Value \$40,000 - \$59,999	3	0.10%	59	0.26%	64	0.15%
Value \$60,000 - \$79,999	10	0.33%	37	0.16%	58	0.14%
Value \$80,000 - \$99,999	0	0.00%	30	0.13%	60	0.14%
Value \$100,000 - \$149,999	31	1.03%	225	0.98%	623	1.46%
Value \$150,000 - \$199,999	85	2.84%	997	4.35%	2,376	5.58%
Value \$200,000 - \$299,999	415	13.85%	3,751	16.35%	7,187	16.87%
Value \$300,000 - \$399,999	910	30.36%	7,704	33.58%	12,173	28.57%
Value \$400,000 - \$499,999	574	19.15%	3,635	15.84%	6,010	14.10%
Value \$500,000 - \$749,999	676	22.56%	4,001	17.44%	7,875	18.48%
Value \$750,000 - \$999,999	254	8.48%	1,851	8.07%	4,283	10.05%
Value \$1,000,000 or more	19	0.63%	608	2.65%	1,823	4.28%
2010 Med Housing Val-Owner Occupied	\$404,268		\$382,146		\$389,206	
2000 Housing Units by Units in Structure	3,391		26,758		49,036	
1 Unit Attached	1,238	36.51%	8,443	31.55%	15,336	31.27%
1 Unit Detached	1,487	43.85%	14,923	55.77%	24,775	50.52%
2 Units	0	0.00%	20	0.07%	64	0.13%
3 - 19 Units	552	16.28%	2,296	8.58%	6,050	12.34%
20 - 49 Units	64	1.89%	537	2.01%	1,711	3.49%
50 or more Units	44	1.30%	491	1.83%	1,021	2.08%
Mobile Home or Trailer	6	0.18%	36	0.13%	67	0.14%
Boat, RV, Van, Etc.	0	0.00%	12	0.04%	12	0.02%
2010 Housing Units by Yr Built	4,610		31,817		61,063	
Built 1999 to Present	1,465	31.78%	6,789	21.34%	15,913	26.06%
Built 1995 to 1998	676	14.66%	4,543	14.28%	8,785	14.39%
Built 1990 to 1994	1,062	23.04%	5,061	15.91%	9,252	15.15%
Built 1980 to 1989	823	17.85%	7,546	23.72%	13,986	22.90%
Built 1970 to 1979	422	9.15%	5,181	16.28%	9,060	14.84%
Built 1960 to 1969	115	2.49%	2,179	6.85%	2,954	4.84%
Built 1950 to 1959	35	0.76%	375	1.18%	629	1.03%
Built 1940 to 1949	9	0.20%	61	0.19%	166	0.27%
Built 1939 or Earlier	3	0.07%	82	0.26%	318	0.52%
2010 Median Year Built	1994		1990		1992	