

FOR

# DEMOGRAPHIC ANALYSIS

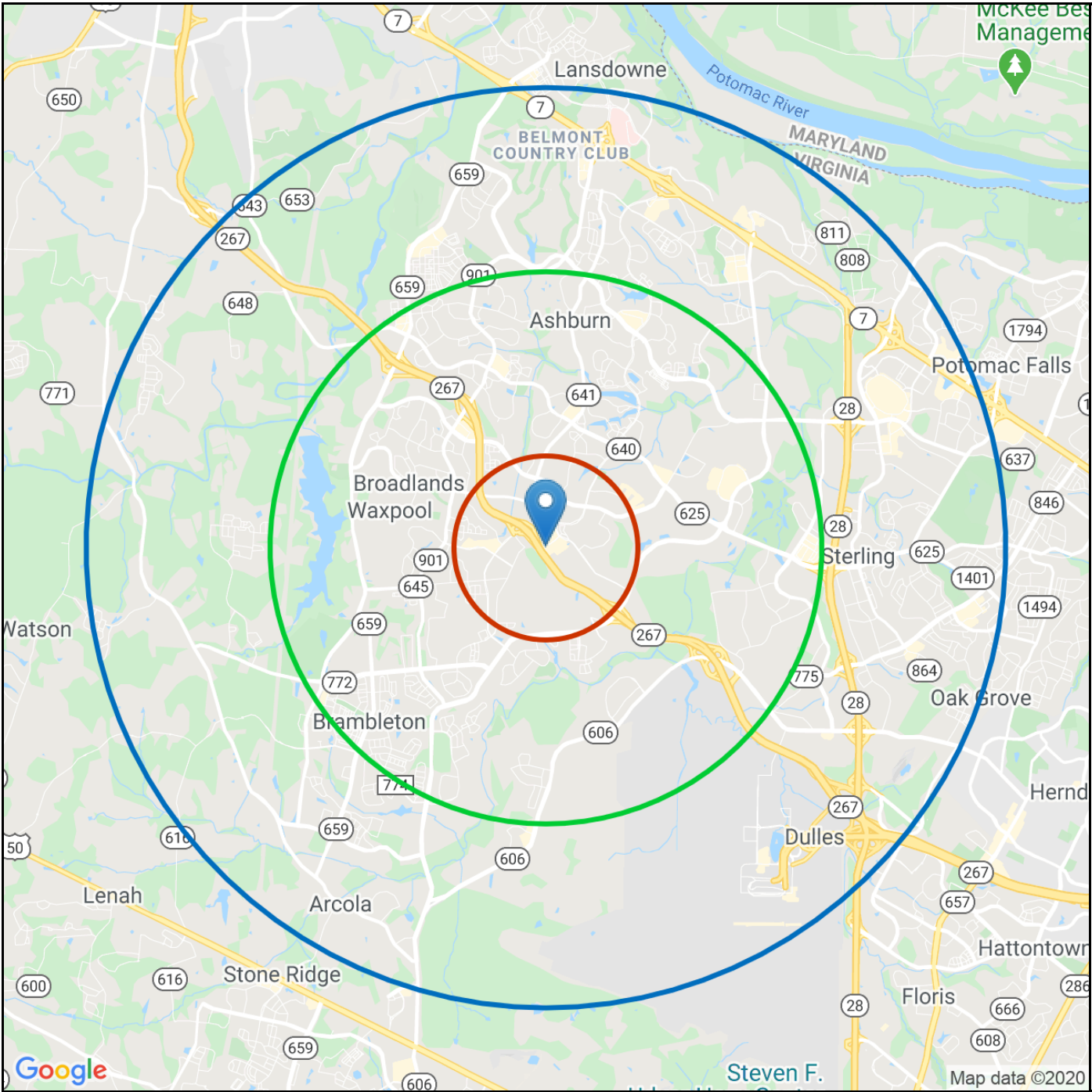
43635 GREENWAY CORPORATE DRIVE, ASHBURN,  
VA

Prepared by  
**Joe Serafin**

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Location/Study Area Map (Rings: 1, 3, 5 mile radius)



## Demographic Analysis

43635 Greenway Corporate Drive, Ashburn, VA  
Demographic Analysis

### Executive Summary (Rings: 1, 3, 5 mile radius)

|                        | 1 mile | 3 mile  | 5 mile  |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 2,213  | 25,644  | 53,525  |
| 2010 Population        | 9,043  | 61,937  | 113,845 |
| 2019 Population        | 14,086 | 89,484  | 161,072 |
| 2024 Population        | 17,451 | 106,751 | 189,798 |
| 2000-2010 Annual Rate  | 15.12% | 9.22%   | 7.84%   |
| 2010-2019 Annual Rate  | 4.91%  | 4.06%   | 3.82%   |
| 2019-2024 Annual Rate  | 4.38%  | 3.59%   | 3.34%   |
| 2019 Male Population   | 49.0%  | 48.9%   | 49.2%   |
| 2019 Female Population | 51.0%  | 51.1%   | 50.8%   |
| 2019 Median Age        | 33.3   | 34.5    | 35.0    |

In the identified area, the current year population is 161,072. In 2010, the Census count in the area was 113,845. The rate of change since 2010 was 3.82% annually. The five-year projection for the population in the area is 189,798 representing a change of 3.34% annually from 2019 to 2024. Currently, the population is 49.2% male and 50.8% female.

#### Median Age

The median age in this area is 33.3, compared to U.S. median age of 38.5.

#### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2019 White Alone                         | 48.9% | 54.8% | 55.2% |
| 2019 Black Alone                         | 9.5%  | 7.1%  | 7.9%  |
| 2019 American Indian/Alaska Native Alone | 0.3%  | 0.2%  | 0.3%  |
| 2019 Asian Alone                         | 32.6% | 30.1% | 26.1% |
| 2019 Pacific Islander Alone              | 0.0%  | 0.1%  | 0.1%  |
| 2019 Other Race                          | 3.5%  | 2.8%  | 5.5%  |
| 2019 Two or More Races                   | 5.1%  | 4.9%  | 5.0%  |
| 2019 Hispanic Origin (Any Race)          | 11.8% | 9.7%  | 14.5% |

Persons of Hispanic origin represent 14.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.5 in the identified area, compared to 64.8 for the U.S. as a whole.

#### Households

|                             |        |        |        |
|-----------------------------|--------|--------|--------|
| 2019 Wealth Index           | 156    | 216    | 197    |
| 2000 Households             | 735    | 8,374  | 18,939 |
| 2010 Households             | 3,112  | 20,471 | 39,071 |
| 2019 Total Households       | 4,906  | 28,887 | 54,455 |
| 2024 Total Households       | 6,064  | 34,172 | 63,648 |
| 2000-2010 Annual Rate       | 15.52% | 9.35%  | 7.51%  |
| 2010-2019 Annual Rate       | 5.04%  | 3.79%  | 3.65%  |
| 2019-2024 Annual Rate       | 4.33%  | 3.42%  | 3.17%  |
| 2019 Average Household Size | 2.87   | 3.10   | 2.96   |

The household count in this area has changed from 39,071 in 2010 to 54,455 in the current year, a change of 3.65% annually. The five-year projection of households is 63,648, a change of 3.17% annually from the current year total. Average household size is currently 2.96, compared to 2.91 in the year 2010. The number of families in the current year is 40,503 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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## Demographic Analysis

43635 Greenway Corporate Drive, Ashburn, VA  
Demographic Analysis

### Executive Summary (Rings: 1, 3, 5 mile radius)

|                                     | 1 mile    | 3 mile    | 5 mile    |
|-------------------------------------|-----------|-----------|-----------|
| <b>Mortgage Income</b>              |           |           |           |
| 2019 Percent of Income for Mortgage | 18.7%     | 17.3%     | 18.4%     |
| <b>Median Household Income</b>      |           |           |           |
| 2019 Median Household Income        | \$123,366 | \$156,740 | \$139,750 |
| 2024 Median Household Income        | \$135,048 | \$163,677 | \$152,398 |
| 2019-2024 Annual Rate               | 1.83%     | 0.87%     | 1.75%     |
| <b>Average Household Income</b>     |           |           |           |
| 2019 Average Household Income       | \$153,713 | \$182,790 | \$167,264 |
| 2024 Average Household Income       | \$168,287 | \$198,493 | \$183,394 |
| 2019-2024 Annual Rate               | 1.83%     | 1.66%     | 1.86%     |
| <b>Per Capita Income</b>            |           |           |           |
| 2019 Per Capita Income              | \$54,108  | \$59,315  | \$56,341  |
| 2024 Per Capita Income              | \$59,034  | \$63,881  | \$61,286  |
| 2019-2024 Annual Rate               | 1.76%     | 1.49%     | 1.70%     |

#### Households by Income

Current median household income is \$139,750 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$152,398 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$167,264 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$183,394 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$56,341 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$61,286 in five years, compared to \$36,530 for all U.S. households

|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| <b>Housing</b>                     |       |        |        |
| 2019 Housing Affordability Index   | 121   | 132    | 125    |
| 2000 Total Housing Units           | 789   | 8,605  | 19,552 |
| 2000 Owner Occupied Housing Units  | 677   | 7,314  | 15,249 |
| 2000 Renter Occupied Housing Units | 58    | 1,060  | 3,690  |
| 2000 Vacant Housing Units          | 54    | 231    | 613    |
| 2010 Total Housing Units           | 3,249 | 21,218 | 40,682 |
| 2010 Owner Occupied Housing Units  | 2,064 | 16,037 | 28,189 |
| 2010 Renter Occupied Housing Units | 1,048 | 4,434  | 10,882 |
| 2010 Vacant Housing Units          | 137   | 747    | 1,611  |
| 2019 Total Housing Units           | 5,117 | 30,075 | 56,541 |
| 2019 Owner Occupied Housing Units  | 2,831 | 22,893 | 41,303 |
| 2019 Renter Occupied Housing Units | 2,076 | 5,993  | 13,152 |
| 2019 Vacant Housing Units          | 211   | 1,188  | 2,086  |
| 2024 Total Housing Units           | 6,315 | 35,616 | 66,024 |
| 2024 Owner Occupied Housing Units  | 3,381 | 27,156 | 48,910 |
| 2024 Renter Occupied Housing Units | 2,682 | 7,016  | 14,738 |
| 2024 Vacant Housing Units          | 251   | 1,444  | 2,376  |

Currently, 73.0% of the 56,541 housing units in the area are owner occupied; 23.3%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 40,682 housing units in the area - 69.3% owner occupied, 26.7% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 15.75%. Median home value in the area is \$524,771, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.33% annually to \$560,602.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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## Demographic Analysis

43635 Greenway Corporate Drive, Ashburn, VA  
Demographic Analysis

### Demographic and Income (Ring: 1 mile radius)

| Summary                         | Census 2010 |         | 2019      |         | 2024      |         |
|---------------------------------|-------------|---------|-----------|---------|-----------|---------|
| Population                      | 9,043       |         | 14,086    |         | 17,451    |         |
| Households                      | 3,112       |         | 4,906     |         | 6,064     |         |
| Families                        | 2,344       |         | 3,613     |         | 4,422     |         |
| Average Household Size          | 2.91        |         | 2.87      |         | 2.88      |         |
| Owner Occupied Housing Units    | 2,064       |         | 2,831     |         | 3,381     |         |
| Renter Occupied Housing Units   | 1,048       |         | 2,076     |         | 2,682     |         |
| Median Age                      | 32.0        |         | 33.3      |         | 33.9      |         |
| Trends: 2019 - 2024 Annual Rate | Area        |         | State     |         | National  |         |
| Population                      | 4.38%       |         | 0.80%     |         | 0.77%     |         |
| Households                      | 4.33%       |         | 0.74%     |         | 0.75%     |         |
| Families                        | 4.12%       |         | 0.69%     |         | 0.68%     |         |
| Owner HHs                       | 3.61%       |         | 0.99%     |         | 0.92%     |         |
| Median Household Income         | 1.83%       |         | 2.09%     |         | 2.70%     |         |
| Households by Income            |             |         | 2019      |         | 2024      |         |
|                                 |             |         | Number    | Percent | Number    | Percent |
| <\$15,000                       |             |         | 114       | 2.3%    | 125       | 2.1%    |
| \$15,000 - \$24,999             |             |         | 118       | 2.4%    | 122       | 2.0%    |
| \$25,000 - \$34,999             |             |         | 133       | 2.7%    | 136       | 2.2%    |
| \$35,000 - \$49,999             |             |         | 326       | 6.6%    | 336       | 5.5%    |
| \$50,000 - \$74,999             |             |         | 662       | 13.5%   | 722       | 11.9%   |
| \$75,000 - \$99,999             |             |         | 528       | 10.8%   | 628       | 10.4%   |
| \$100,000 - \$149,999           |             |         | 1,006     | 20.5%   | 1,241     | 20.5%   |
| \$150,000 - \$199,999           |             |         | 839       | 17.1%   | 1,160     | 19.1%   |
| \$200,000+                      |             |         | 1,179     | 24.0%   | 1,593     | 26.3%   |
| Median Household Income         |             |         | \$123,366 |         | \$135,048 |         |
| Average Household Income        |             |         | \$153,713 |         | \$168,287 |         |
| Per Capita Income               |             |         | \$54,108  |         | \$59,034  |         |
| Population by Age               | Census 2010 |         | 2019      |         | 2024      |         |
|                                 | Number      | Percent | Number    | Percent | Number    | Percent |
| 0 - 4                           | 1,040       | 11.5%   | 1,291     | 9.2%    | 1,584     | 9.1%    |
| 5 - 9                           | 875         | 9.7%    | 1,388     | 9.9%    | 1,647     | 9.4%    |
| 10 - 14                         | 647         | 7.2%    | 1,223     | 8.7%    | 1,489     | 8.5%    |
| 15 - 19                         | 473         | 5.2%    | 826       | 5.9%    | 1,119     | 6.4%    |
| 20 - 24                         | 302         | 3.3%    | 551       | 3.9%    | 633       | 3.6%    |
| 25 - 34                         | 1,830       | 20.2%   | 2,189     | 15.5%   | 2,607     | 14.9%   |
| 35 - 44                         | 1,963       | 21.7%   | 2,876     | 20.4%   | 3,600     | 20.6%   |
| 45 - 54                         | 1,210       | 13.4%   | 1,959     | 13.9%   | 2,382     | 13.6%   |
| 55 - 64                         | 471         | 5.2%    | 1,136     | 8.1%    | 1,374     | 7.9%    |
| 65 - 74                         | 154         | 1.7%    | 453       | 3.2%    | 706       | 4.0%    |
| 75 - 84                         | 60          | 0.7%    | 145       | 1.0%    | 246       | 1.4%    |
| 85+                             | 16          | 0.2%    | 47        | 0.3%    | 65        | 0.4%    |
| Race and Ethnicity              | Census 2010 |         | 2019      |         | 2024      |         |
|                                 | Number      | Percent | Number    | Percent | Number    | Percent |
| White Alone                     | 5,244       | 58.0%   | 6,889     | 48.9%   | 7,609     | 43.6%   |
| Black Alone                     | 830         | 9.2%    | 1,341     | 9.5%    | 1,721     | 9.9%    |
| American Indian Alone           | 33          | 0.4%    | 48        | 0.3%    | 61        | 0.3%    |
| Asian Alone                     | 2,298       | 25.4%   | 4,592     | 32.6%   | 6,423     | 36.8%   |
| Pacific Islander Alone          | 2           | 0.0%    | 5         | 0.0%    | 6         | 0.0%    |
| Some Other Race Alone           | 244         | 2.7%    | 498       | 3.5%    | 695       | 4.0%    |
| Two or More Races               | 391         | 4.3%    | 713       | 5.1%    | 937       | 5.4%    |
| Hispanic Origin (Any Race)      | 858         | 9.5%    | 1,656     | 11.8%   | 2,242     | 12.8%   |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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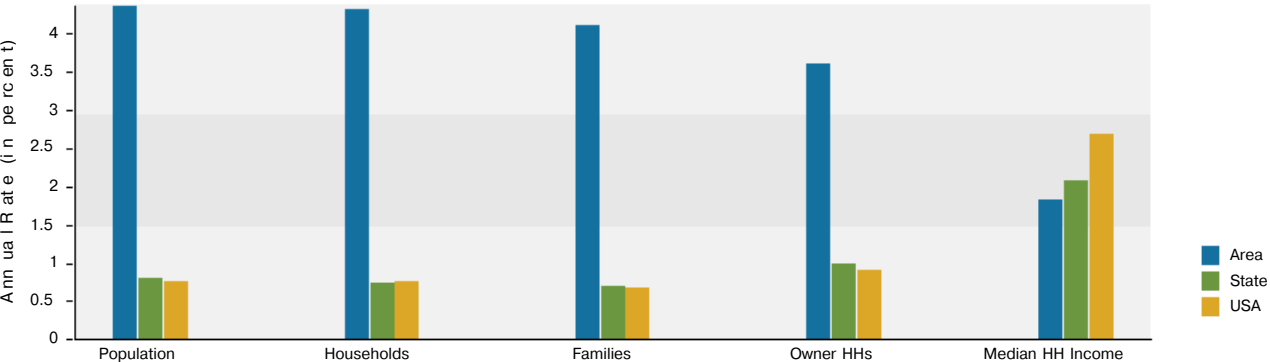
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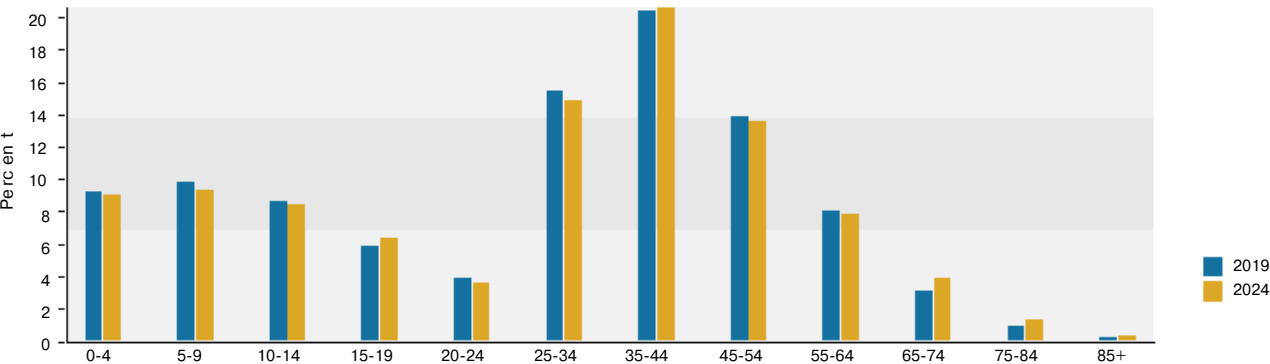
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Demographic and Income (Ring: 1 mile radius)

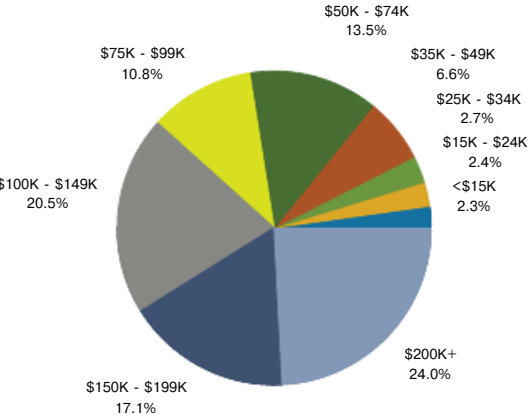
Trends 2019-2024



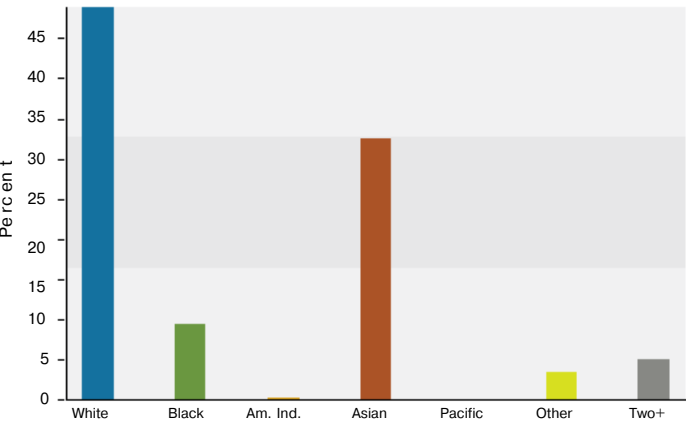
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 11.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

## Demographic Analysis

43635 Greenway Corporate Drive, Ashburn, VA  
Demographic Analysis

### Demographic and Income (Ring: 3 mile radius)

| Summary                         | Census 2010 |         | 2019      |         | 2024      |         |
|---------------------------------|-------------|---------|-----------|---------|-----------|---------|
| Population                      | 61,937      |         | 89,484    |         | 106,751   |         |
| Households                      | 20,471      |         | 28,887    |         | 34,172    |         |
| Families                        | 16,093      |         | 22,485    |         | 26,499    |         |
| Average Household Size          | 3.03        |         | 3.10      |         | 3.12      |         |
| Owner Occupied Housing Units    | 16,037      |         | 22,893    |         | 27,156    |         |
| Renter Occupied Housing Units   | 4,434       |         | 5,993     |         | 7,016     |         |
| Median Age                      | 33.5        |         | 34.5      |         | 34.3      |         |
| Trends: 2019 - 2024 Annual Rate | Area        |         | State     |         | National  |         |
| Population                      | 3.59%       |         | 0.80%     |         | 0.77%     |         |
| Households                      | 3.42%       |         | 0.74%     |         | 0.75%     |         |
| Families                        | 3.34%       |         | 0.69%     |         | 0.68%     |         |
| Owner HHs                       | 3.47%       |         | 0.99%     |         | 0.92%     |         |
| Median Household Income         | 0.87%       |         | 2.09%     |         | 2.70%     |         |
| Households by Income            |             |         | 2019      |         | 2024      |         |
|                                 |             |         | Number    | Percent | Number    | Percent |
| <\$15,000                       |             |         | 551       | 1.9%    | 550       | 1.6%    |
| \$15,000 - \$24,999             |             |         | 453       | 1.6%    | 424       | 1.2%    |
| \$25,000 - \$34,999             |             |         | 595       | 2.1%    | 566       | 1.7%    |
| \$35,000 - \$49,999             |             |         | 1,125     | 3.9%    | 1,082     | 3.2%    |
| \$50,000 - \$74,999             |             |         | 2,618     | 9.1%    | 2,655     | 7.8%    |
| \$75,000 - \$99,999             |             |         | 2,294     | 7.9%    | 2,530     | 7.4%    |
| \$100,000 - \$149,999           |             |         | 5,701     | 19.7%   | 6,606     | 19.3%   |
| \$150,000 - \$199,999           |             |         | 5,956     | 20.6%   | 7,524     | 22.0%   |
| \$200,000+                      |             |         | 9,593     | 33.2%   | 12,236    | 35.8%   |
| Median Household Income         |             |         | \$156,740 |         | \$163,677 |         |
| Average Household Income        |             |         | \$182,790 |         | \$198,493 |         |
| Per Capita Income               |             |         | \$59,315  |         | \$63,881  |         |
| Population by Age               | Census 2010 |         | 2019      |         | 2024      |         |
|                                 | Number      | Percent | Number    | Percent | Number    | Percent |
| 0 - 4                           | 6,169       | 10.0%   | 7,686     | 8.6%    | 9,263     | 8.7%    |
| 5 - 9                           | 6,459       | 10.4%   | 8,673     | 9.7%    | 10,161    | 9.5%    |
| 10 - 14                         | 5,351       | 8.6%    | 8,355     | 9.3%    | 9,517     | 8.9%    |
| 15 - 19                         | 3,693       | 6.0%    | 5,899     | 6.6%    | 7,307     | 6.8%    |
| 20 - 24                         | 1,876       | 3.0%    | 3,681     | 4.1%    | 4,059     | 3.8%    |
| 25 - 34                         | 9,028       | 14.6%   | 11,027    | 12.3%   | 14,258    | 13.4%   |
| 35 - 44                         | 13,019      | 21.0%   | 16,442    | 18.4%   | 19,075    | 17.9%   |
| 45 - 54                         | 9,213       | 14.9%   | 13,023    | 14.6%   | 14,543    | 13.6%   |
| 55 - 64                         | 4,132       | 6.7%    | 8,452     | 9.4%    | 9,903     | 9.3%    |
| 65 - 74                         | 1,684       | 2.7%    | 4,037     | 4.5%    | 5,561     | 5.2%    |
| 75 - 84                         | 979         | 1.6%    | 1,550     | 1.7%    | 2,334     | 2.2%    |
| 85+                             | 335         | 0.5%    | 660       | 0.7%    | 772       | 0.7%    |
| Race and Ethnicity              | Census 2010 |         | 2019      |         | 2024      |         |
|                                 | Number      | Percent | Number    | Percent | Number    | Percent |
| White Alone                     | 40,464      | 65.3%   | 49,065    | 54.8%   | 52,763    | 49.4%   |
| Black Alone                     | 4,369       | 7.1%    | 6,349     | 7.1%    | 7,764     | 7.3%    |
| American Indian Alone           | 140         | 0.2%    | 195       | 0.2%    | 232       | 0.2%    |
| Asian Alone                     | 13,021      | 21.0%   | 26,924    | 30.1%   | 36,989    | 34.6%   |
| Pacific Islander Alone          | 29          | 0.0%    | 48        | 0.1%    | 58        | 0.1%    |
| Some Other Race Alone           | 1,374       | 2.2%    | 2,512     | 2.8%    | 3,297     | 3.1%    |
| Two or More Races               | 2,541       | 4.1%    | 4,391     | 4.9%    | 5,649     | 5.3%    |
| Hispanic Origin (Any Race)      | 4,930       | 8.0%    | 8,674     | 9.7%    | 11,239    | 10.5%   |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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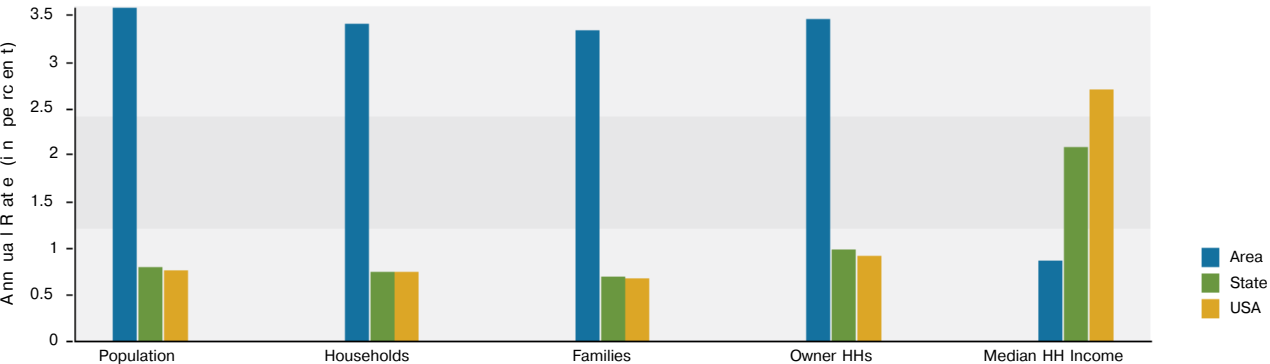


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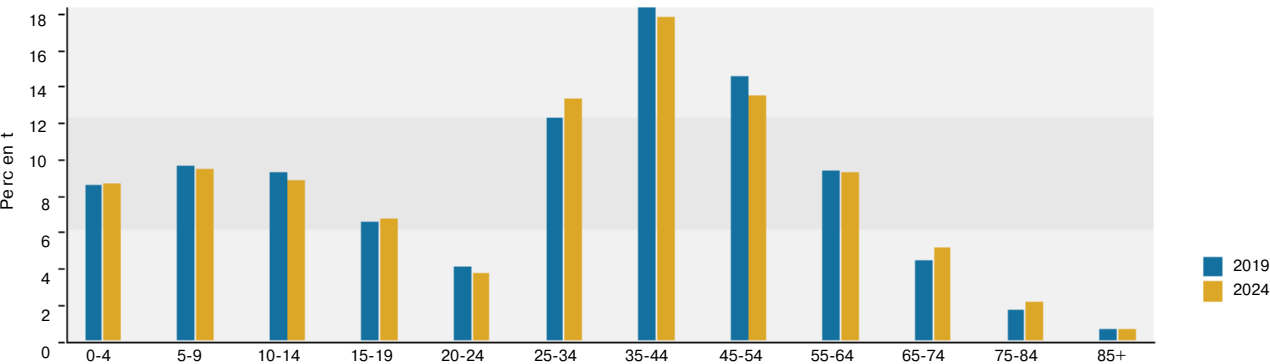


Demographic and Income (Ring: 3 mile radius)

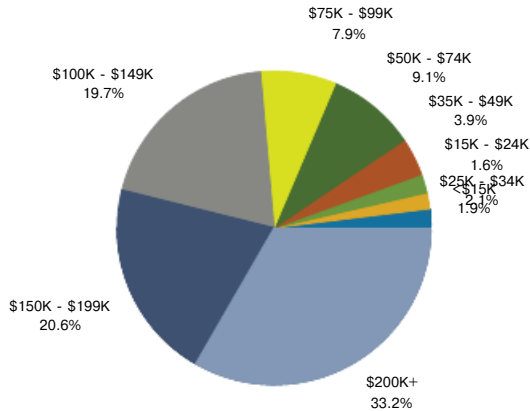
Trends 2019-2024



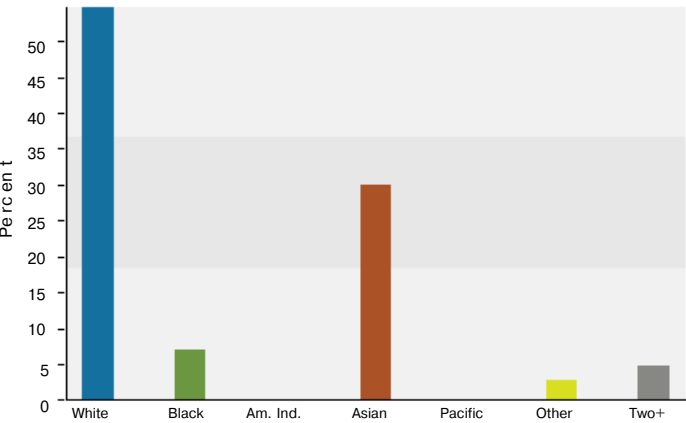
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 9.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

## Demographic Analysis

43635 Greenway Corporate Drive, Ashburn, VA  
Demographic Analysis

### Demographic and Income (Ring: 5 mile radius)

| Summary                         | Census 2010 |         | 2019      |         | 2024      |         |
|---------------------------------|-------------|---------|-----------|---------|-----------|---------|
| Population                      | 113,845     |         | 161,072   |         | 189,798   |         |
| Households                      | 39,071      |         | 54,455    |         | 63,648    |         |
| Families                        | 29,205      |         | 40,503    |         | 47,216    |         |
| Average Household Size          | 2.91        |         | 2.96      |         | 2.98      |         |
| Owner Occupied Housing Units    | 28,189      |         | 41,303    |         | 48,910    |         |
| Renter Occupied Housing Units   | 10,882      |         | 13,152    |         | 14,738    |         |
| Median Age                      | 33.4        |         | 35.0      |         | 34.7      |         |
| Trends: 2019 - 2024 Annual Rate | Area        |         | State     |         | National  |         |
| Population                      | 3.34%       |         | 0.80%     |         | 0.77%     |         |
| Households                      | 3.17%       |         | 0.74%     |         | 0.75%     |         |
| Families                        | 3.11%       |         | 0.69%     |         | 0.68%     |         |
| Owner HHs                       | 3.44%       |         | 0.99%     |         | 0.92%     |         |
| Median Household Income         | 1.75%       |         | 2.09%     |         | 2.70%     |         |
|                                 |             |         | 2019      |         | 2024      |         |
| Households by Income            |             |         | Number    | Percent | Number    | Percent |
| <\$15,000                       |             |         | 1,299     | 2.4%    | 1,222     | 1.9%    |
| \$15,000 - \$24,999             |             |         | 1,082     | 2.0%    | 959       | 1.5%    |
| \$25,000 - \$34,999             |             |         | 1,479     | 2.7%    | 1,363     | 2.1%    |
| \$35,000 - \$49,999             |             |         | 2,500     | 4.6%    | 2,329     | 3.7%    |
| \$50,000 - \$74,999             |             |         | 6,070     | 11.1%   | 6,132     | 9.6%    |
| \$75,000 - \$99,999             |             |         | 5,675     | 10.4%   | 6,292     | 9.9%    |
| \$100,000 - \$149,999           |             |         | 10,736    | 19.7%   | 12,616    | 19.8%   |
| \$150,000 - \$199,999           |             |         | 10,242    | 18.8%   | 13,118    | 20.6%   |
| \$200,000+                      |             |         | 15,371    | 28.2%   | 19,617    | 30.8%   |
|                                 |             |         |           |         |           |         |
| Median Household Income         |             |         | \$139,750 |         | \$152,398 |         |
| Average Household Income        |             |         | \$167,264 |         | \$183,394 |         |
| Per Capita Income               |             |         | \$56,341  |         | \$61,286  |         |
|                                 |             |         | 2019      |         | 2024      |         |
| Population by Age               | Census 2010 |         | 2019      |         | 2024      |         |
|                                 | Number      | Percent | Number    | Percent | Number    | Percent |
| 0 - 4                           | 10,908      | 9.6%    | 13,244    | 8.2%    | 15,689    | 8.3%    |
| 5 - 9                           | 10,756      | 9.4%    | 14,714    | 9.1%    | 16,804    | 8.9%    |
| 10 - 14                         | 8,792       | 7.7%    | 14,399    | 8.9%    | 16,057    | 8.5%    |
| 15 - 19                         | 6,511       | 5.7%    | 10,301    | 6.4%    | 12,930    | 6.8%    |
| 20 - 24                         | 4,645       | 4.1%    | 7,289     | 4.5%    | 8,293     | 4.4%    |
| 25 - 34                         | 18,657      | 16.4%   | 20,545    | 12.8%   | 26,018    | 13.7%   |
| 35 - 44                         | 22,924      | 20.1%   | 29,174    | 18.1%   | 32,203    | 17.0%   |
| 45 - 54                         | 16,383      | 14.4%   | 23,528    | 14.6%   | 26,613    | 14.0%   |
| 55 - 64                         | 8,313       | 7.3%    | 15,394    | 9.6%    | 18,184    | 9.6%    |
| 65 - 74                         | 3,597       | 3.2%    | 8,148     | 5.1%    | 10,855    | 5.7%    |
| 75 - 84                         | 1,747       | 1.5%    | 3,176     | 2.0%    | 4,731     | 2.5%    |
| 85+                             | 613         | 0.5%    | 1,161     | 0.7%    | 1,420     | 0.7%    |
|                                 |             |         | 2019      |         | 2024      |         |
| Race and Ethnicity              | Census 2010 |         | 2019      |         | 2024      |         |
|                                 | Number      | Percent | Number    | Percent | Number    | Percent |
| White Alone                     | 72,261      | 63.5%   | 88,872    | 55.2%   | 95,430    | 50.3%   |
| Black Alone                     | 8,983       | 7.9%    | 12,676    | 7.9%    | 15,267    | 8.0%    |
| American Indian Alone           | 311         | 0.3%    | 414       | 0.3%    | 478       | 0.3%    |
| Asian Alone                     | 21,761      | 19.1%   | 42,049    | 26.1%   | 57,196    | 30.1%   |
| Pacific Islander Alone          | 74          | 0.1%    | 121       | 0.1%    | 139       | 0.1%    |
| Some Other Race Alone           | 5,643       | 5.0%    | 8,834     | 5.5%    | 10,979    | 5.8%    |
| Two or More Races               | 4,812       | 4.2%    | 8,107     | 5.0%    | 10,310    | 5.4%    |
|                                 |             |         |           |         |           |         |
| Hispanic Origin (Any Race)      | 14,770      | 13.0%   | 23,342    | 14.5%   | 29,077    | 15.3%   |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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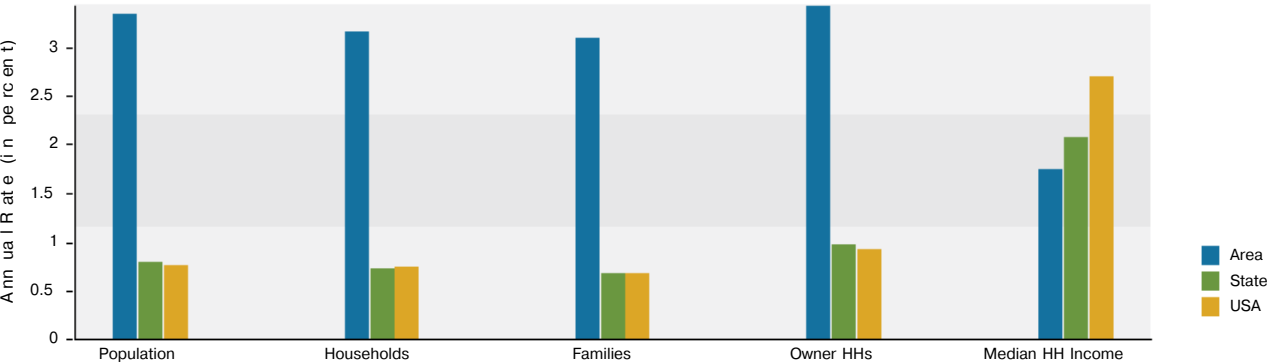
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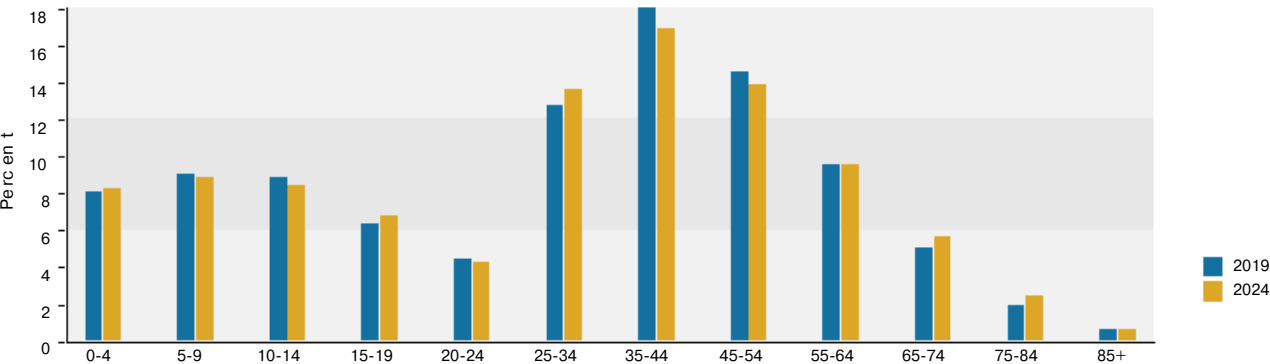
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Demographic and Income (Ring: 5 mile radius)

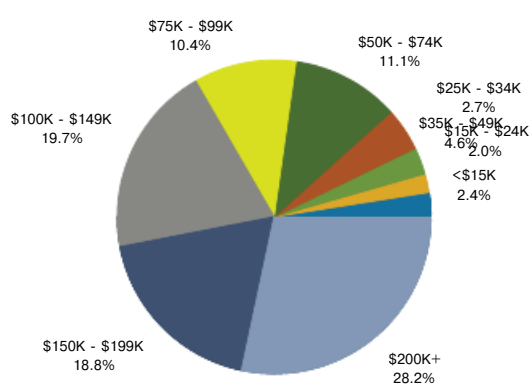
Trends 2019-2024



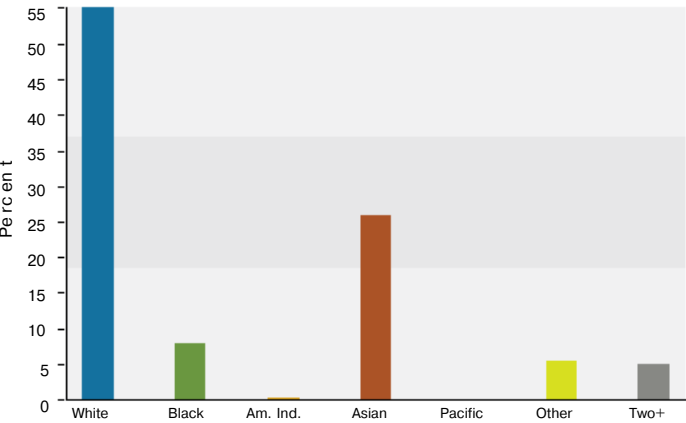
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 14.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Housing Profile (Ring: 1 mile radius)

| Population            |        | Households                   |           |
|-----------------------|--------|------------------------------|-----------|
| 2010 Total Population | 9,043  | 2019 Median Household Income | \$123,366 |
| 2019 Total Population | 14,086 | 2024 Median Household Income | \$135,048 |
| 2024 Total Population | 17,451 | 2019-2024 Annual Rate        | 1.83%     |
| 2019-2024 Annual Rate | 4.38%  |                              |           |

| Housing Units by Occupancy Status and Tenure | Census 2010 |         | 2019   |         | 2024   |         |
|--|-------------|---------|--------|---------|--------|---------|
|  | Number      | Percent | Number | Percent | Number | Percent |
| Total Housing Units                          | 3,249       | 100.0%  | 5,117  | 100.0%  | 6,315  | 100.0%  |
| Occupied                                     | 3,112       | 95.8%   | 4,907  | 95.9%   | 6,063  | 96.0%   |
| Owner  | 2,064       | 63.5%   | 2,831  | 55.3%   | 3,381  | 53.5%   |
| Renter                                       | 1,048       | 32.3%   | 2,076  | 40.6%   | 2,682  | 42.5%   |
| Vacant                                       | 137         | 4.2%    | 211    | 4.1%    | 251    | 4.0%    |

| Owner Occupied Housing Units by Value | 2019      |         | 2024      |         |
|---------------------------------------|-----------|---------|-----------|---------|
|                                       | Number    | Percent | Number    | Percent |
| Total                                 | 2,831     | 100.0%  | 3,380     | 100.0%  |
| <\$50,000                             | 16        | 0.6%    | 13        | 0.4%    |
| \$50,000-\$99,999                     | 19        | 0.7%    | 14        | 0.4%    |
| \$100,000-\$149,999                   | 8         | 0.3%    | 4         | 0.1%    |
| \$150,000-\$199,999                   | 46        | 1.6%    | 45        | 1.3%    |
| \$200,000-\$249,999                   | 67        | 2.4%    | 68        | 2.0%    |
| \$250,000-\$299,999                   | 201       | 7.1%    | 254       | 7.5%    |
| \$300,000-\$399,999                   | 446       | 15.8%   | 443       | 13.1%   |
| \$400,000-\$499,999                   | 844       | 29.8%   | 997       | 29.5%   |
| \$500,000-\$749,999                   | 977       | 34.5%   | 1,249     | 37.0%   |
| \$750,000-\$999,999                   | 199       | 7.0%    | 283       | 8.4%    |
| \$1,000,000-\$1,499,999               | 8         | 0.3%    | 10        | 0.3%    |
| \$1,500,000-\$1,999,999               | 0         | 0.0%    | 0         | 0.0%    |
| \$2,000,000+                          | 0         | 0.0%    | 0         | 0.0%    |
| Median Value                          | \$472,571 |         | \$485,155 |         |
| Average Value                         | \$498,720 |         | \$514,601 |         |

| Census 2010 Housing Units | Number | Percent |
|---------------------------|--------|---------|
| Total                     | 3,249  | 100.0%  |
| In Urbanized Areas        | 3,249  | 100.0%  |
| In Urban Clusters         | 0      | 0.0%    |
| Rural Housing Units       | 0      | 0.0%    |

Data Note: Persons of Hispanic Origin may be of any race. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

## Demographic Analysis

43635 Greenway Corporate Drive, Ashburn, VA  
Demographic Analysis

### Housing Profile (Ring: 1 mile radius)

| Census 2010 Owner Occupied Housing Units by Mortgage Status | Number | Percent |
|---|--------|---------|
| Total   | 2,064  | 100.0%  |
| Owned with a Mortgage/Loan                                  | 2,010  | 97.4%   |
| Owned Free and Clear  | 54     | 2.6%    |

| Census 2010 Vacant Housing Units by Status | Number | Percent |
|--|--------|---------|
| Total                                      | 135    | 100.0%  |
| For Rent                                   | 34     | 25.2%   |
| Rented- Not Occupied                       | 7      | 5.2%    |
| For Sale Only                              | 23     | 17.0%   |
| Sold - Not Occupied                        | 4      | 3.0%    |
| Seasonal/Recreational/Occasional Use       | 5      | 3.7%    |
| For Migrant Workers                        | 1      | 0.7%    |
| Other Vacant                               | 61     | 45.2%   |

| Census 2010 Occupied Housing Units by Age of Householder and Home Ownership | Occupied Units | Owner Occupied Units |               |
|---|----------------|----------------------|---------------|
|   |                | Number               | % of Occupied |
| Total   | 3,111          | 2,064                | 66.3%         |
| 15-24   | 57             | 4                    | 7.0%          |
| 25-34   | 861            | 462                  | 53.7%         |
| 35-44   | 1,109          | 792                  | 71.4%         |
| 45-54   | 725            | 550                  | 75.9%         |
| 55-64   | 259            | 188                  | 72.6%         |
| 65-74   | 69             | 51                   | 73.9%         |
| 75-84   | 27             | 15                   | 55.6%         |
| 85+   | 4              | 2                    | 50.0%         |

| Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership | Occupied Units | Owner Occupied Units |               |
|--|----------------|----------------------|---------------|
|  |                | Number               | % of Occupied |
| Total  | 3,113          | 2,065                | 66.3%         |
| White Alone  | 1,953          | 1,295                | 66.3%         |
| Black/African American Alone   | 338            | 134                  | 39.6%         |
| American Indian/Alaska Native Alone  | 8              | 3                    | 37.5%         |
| Asian Alone  | 655            | 558                  | 85.2%         |
| Pacific Islander Alone   | 2              | 2                    | 100.0%        |
| Other Race Alone   | 76             | 21                   | 27.6%         |
| Two or More Races  | 81             | 52                   | 64.2%         |
| Hispanic Origin  | 249            | 102                  | 41.0%         |

| Census 2010 Occupied Housing Units by Size and Home Ownership | Occupied Units | Owner Occupied Units |               |
|---|----------------|----------------------|---------------|
|   |                | Number               | % of Occupied |
| Total   | 3,113          | 2,065                | 66.3%         |
| 1-Person  | 571            | 257                  | 45.0%         |
| 2-Person  | 824            | 504                  | 61.2%         |
| 3-Person  | 681            | 487                  | 71.5%         |
| 4-Person  | 693            | 549                  | 79.2%         |
| 5-Person  | 239            | 184                  | 77.0%         |
| 6-Person  | 70             | 56                   | 80.0%         |
| 7+ Person   | 35             | 28                   | 80.0%         |

| 2019 Housing Affordability     |       |
|--------------------------------|-------|
| Housing Affordability Index    | 121   |
| Percent of Income for Mortgage | 18.7% |

**Data Note:** Persons of Hispanic Origin may be of any race. **Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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**Demographic Analysis**  
**43635 Greenway Corporate Drive, Ashburn, VA**  
**Demographic Analysis**

**Housing Profile (Ring: 3 mile radius)**

| Population            |         | Households                   |           |
|-----------------------|---------|------------------------------|-----------|
| 2010 Total Population | 61,937  | 2019 Median Household Income | \$156,740 |
| 2019 Total Population | 89,484  | 2024 Median Household Income | \$163,677 |
| 2024 Total Population | 106,751 | 2019-2024 Annual Rate        | 0.87%     |
| 2019-2024 Annual Rate | 3.59%   |                              |           |

| Housing Units by Occupancy Status and Tenure | Census 2010 |         | 2019   |         | 2024   |         |
|--|-------------|---------|--------|---------|--------|---------|
|  | Number      | Percent | Number | Percent | Number | Percent |
| Total Housing Units                          | 21,218      | 100.0%  | 30,075 | 100.0%  | 35,616 | 100.0%  |
| Occupied                                     | 20,471      | 96.5%   | 28,886 | 96.0%   | 34,172 | 95.9%   |
| Owner  | 16,037      | 75.6%   | 22,893 | 76.1%   | 27,156 | 76.2%   |
| Renter                                       | 4,434       | 20.9%   | 5,993  | 19.9%   | 7,016  | 19.7%   |
| Vacant                                       | 747         | 3.5%    | 1,188  | 4.0%    | 1,444  | 4.1%    |

| Owner Occupied Housing Units by Value | 2019      |         | 2024      |         |
|---------------------------------------|-----------|---------|-----------|---------|
|                                       | Number    | Percent | Number    | Percent |
| Total                                 | 22,894    | 100.0%  | 27,155    | 100.0%  |
| <\$50,000                             | 178       | 0.8%    | 112       | 0.4%    |
| \$50,000-\$99,999                     | 65        | 0.3%    | 41        | 0.2%    |
| \$100,000-\$149,999                   | 88        | 0.4%    | 52        | 0.2%    |
| \$150,000-\$199,999                   | 393       | 1.7%    | 298       | 1.1%    |
| \$200,000-\$249,999                   | 324       | 1.4%    | 270       | 1.0%    |
| \$250,000-\$299,999                   | 807       | 3.5%    | 790       | 2.9%    |
| \$300,000-\$399,999                   | 3,128     | 13.7%   | 3,027     | 11.1%   |
| \$400,000-\$499,999                   | 4,272     | 18.7%   | 4,809     | 17.7%   |
| \$500,000-\$749,999                   | 10,054    | 43.9%   | 12,515    | 46.1%   |
| \$750,000-\$999,999                   | 3,112     | 13.6%   | 4,523     | 16.7%   |
| \$1,000,000-\$1,499,999               | 378       | 1.7%    | 561       | 2.1%    |
| \$1,500,000-\$1,999,999               | 39        | 0.2%    | 73        | 0.3%    |
| \$2,000,000+                          | 56        | 0.2%    | 84        | 0.3%    |
| Median Value                          | \$554,506 |         | \$583,470 |         |
| Average Value                         | \$571,094 |         | \$602,597 |         |

| Census 2010 Housing Units | Number | Percent |
|---------------------------|--------|---------|
| Total                     | 21,218 | 100.0%  |
| In Urbanized Areas        | 20,753 | 97.8%   |
| In Urban Clusters         | 0      | 0.0%    |
| Rural Housing Units       | 465    | 2.2%    |

**Data Note:** Persons of Hispanic Origin may be of any race. **Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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## Demographic Analysis

43635 Greenway Corporate Drive, Ashburn, VA  
Demographic Analysis

### Housing Profile (Ring: 3 mile radius)

| Census 2010 Owner Occupied Housing Units by Mortgage Status | Number | Percent |
|---|--------|---------|
| Total   | 16,037 | 100.0%  |
| Owned with a Mortgage/Loan                                  | 15,318 | 95.5%   |
| Owned Free and Clear  | 719    | 4.5%    |

| Census 2010 Vacant Housing Units by Status | Number | Percent |
|--|--------|---------|
| Total                                      | 761    | 100.0%  |
| For Rent                                   | 233    | 30.6%   |
| Rented- Not Occupied                       | 15     | 2.0%    |
| For Sale Only                              | 219    | 28.8%   |
| Sold - Not Occupied                        | 61     | 8.0%    |
| Seasonal/Recreational/Occasional Use       | 52     | 6.8%    |
| For Migrant Workers                        | 1      | 0.1%    |
| Other Vacant                               | 180    | 23.7%   |

| Census 2010 Occupied Housing Units by Age of Householder and Home Ownership | Occupied Units | Owner Occupied Units |               |
|---|----------------|----------------------|---------------|
|   |                | Number               | % of Occupied |
| Total   | 20,471         | 16,038               | 78.3%         |
| 15-24   | 259            | 46                   | 17.8%         |
| 25-34   | 3,886          | 2,560                | 65.9%         |
| 35-44   | 7,038          | 5,793                | 82.3%         |
| 45-54   | 5,348          | 4,627                | 86.5%         |
| 55-64   | 2,290          | 1,986                | 86.7%         |
| 65-74   | 858            | 665                  | 77.5%         |
| 75-84   | 593            | 296                  | 49.9%         |
| 85+   | 199            | 65                   | 32.7%         |

| Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership | Occupied Units | Owner Occupied Units |               |
|--|----------------|----------------------|---------------|
|  |                | Number               | % of Occupied |
| Total  | 20,471         | 16,037               | 78.3%         |
| White Alone  | 14,275         | 11,349               | 79.5%         |
| Black/African American Alone   | 1,637          | 953                  | 58.2%         |
| American Indian/Alaska Native Alone  | 38             | 22                   | 57.9%         |
| Asian Alone  | 3,648          | 3,168                | 86.8%         |
| Pacific Islander Alone   | 11             | 8                    | 72.7%         |
| Other Race Alone   | 356            | 154                  | 43.3%         |
| Two or More Races  | 506            | 383                  | 75.7%         |
| Hispanic Origin  | 1,312          | 788                  | 60.1%         |

| Census 2010 Occupied Housing Units by Size and Home Ownership | Occupied Units | Owner Occupied Units |               |
|---|----------------|----------------------|---------------|
|   |                | Number               | % of Occupied |
| Total   | 20,471         | 16,037               | 78.3%         |
| 1-Person  | 3,414          | 2,120                | 62.1%         |
| 2-Person  | 4,992          | 3,735                | 74.8%         |
| 3-Person  | 4,085          | 3,326                | 81.4%         |
| 4-Person  | 5,072          | 4,389                | 86.5%         |
| 5-Person  | 1,958          | 1,661                | 84.8%         |
| 6-Person  | 664            | 560                  | 84.3%         |
| 7+ Person   | 286            | 246                  | 86.0%         |

| 2019 Housing Affordability     |       |
|--------------------------------|-------|
| Housing Affordability Index    | 132   |
| Percent of Income for Mortgage | 17.3% |

**Data Note:** Persons of Hispanic Origin may be of any race. **Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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## Demographic Analysis

43635 Greenway Corporate Drive, Ashburn, VA  
Demographic Analysis

### Housing Profile (Ring: 5 mile radius)

| Population            |         | Households                   |           |
|-----------------------|---------|------------------------------|-----------|
| 2010 Total Population | 113,845 | 2019 Median Household Income | \$139,750 |
| 2019 Total Population | 161,072 | 2024 Median Household Income | \$152,398 |
| 2024 Total Population | 189,798 | 2019-2024 Annual Rate        | 1.75%     |
| 2019-2024 Annual Rate | 3.34%   |                              |           |

| Housing Units by Occupancy Status and Tenure | Census 2010 |         | 2019   |         | 2024   |         |
|--|-------------|---------|--------|---------|--------|---------|
|  | Number      | Percent | Number | Percent | Number | Percent |
| Total Housing Units                          | 40,682      | 100.0%  | 56,541 | 100.0%  | 66,024 | 100.0%  |
| Occupied                                     | 39,071      | 96.0%   | 54,455 | 96.3%   | 63,648 | 96.4%   |
| Owner  | 28,189      | 69.3%   | 41,303 | 73.0%   | 48,910 | 74.1%   |
| Renter                                       | 10,882      | 26.7%   | 13,152 | 23.3%   | 14,738 | 22.3%   |
| Vacant                                       | 1,611       | 4.0%    | 2,086  | 3.7%    | 2,376  | 3.6%    |

| Owner Occupied Housing Units by Value | 2019      |         | 2024      |         |
|---------------------------------------|-----------|---------|-----------|---------|
|                                       | Number    | Percent | Number    | Percent |
| Total                                 | 41,304    | 100.0%  | 48,911    | 100.0%  |
| <\$50,000                             | 281       | 0.7%    | 176       | 0.4%    |
| \$50,000-\$99,999                     | 130       | 0.3%    | 84        | 0.2%    |
| \$100,000-\$149,999                   | 283       | 0.7%    | 193       | 0.4%    |
| \$150,000-\$199,999                   | 781       | 1.9%    | 616       | 1.3%    |
| \$200,000-\$249,999                   | 1,242     | 3.0%    | 1,142     | 2.3%    |
| \$250,000-\$299,999                   | 1,940     | 4.7%    | 1,845     | 3.8%    |
| \$300,000-\$399,999                   | 6,900     | 16.7%   | 6,900     | 14.1%   |
| \$400,000-\$499,999                   | 7,480     | 18.1%   | 8,471     | 17.3%   |
| \$500,000-\$749,999                   | 16,299    | 39.5%   | 20,744    | 42.4%   |
| \$750,000-\$999,999                   | 4,860     | 11.8%   | 7,098     | 14.5%   |
| \$1,000,000-\$1,499,999               | 869       | 2.1%    | 1,277     | 2.6%    |
| \$1,500,000-\$1,999,999               | 84        | 0.2%    | 137       | 0.3%    |
| \$2,000,000+                          | 155       | 0.4%    | 228       | 0.5%    |
| Median Value                          | \$524,771 |         | \$560,602 |         |
| Average Value                         | \$552,105 |         | \$585,935 |         |

| Census 2010 Housing Units | Number | Percent |
|---------------------------|--------|---------|
| Total                     | 40,682 | 100.0%  |
| In Urbanized Areas        | 39,551 | 97.2%   |
| In Urban Clusters         | 0      | 0.0%    |
| Rural Housing Units       | 1,131  | 2.8%    |

**Data Note:** Persons of Hispanic Origin may be of any race. **Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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## Demographic Analysis

43635 Greenway Corporate Drive, Ashburn, VA  
Demographic Analysis

### Housing Profile (Ring: 5 mile radius)

| Census 2010 Owner Occupied Housing Units by Mortgage Status | Number | Percent |
|---|--------|---------|
| Total   | 28,189 | 100.0%  |
| Owned with a Mortgage/Loan                                  | 26,599 | 94.4%   |
| Owned Free and Clear  | 1,590  | 5.6%    |

| Census 2010 Vacant Housing Units by Status | Number | Percent |
|--|--------|---------|
| Total                                      | 1,594  | 100.0%  |
| For Rent                                   | 571    | 35.8%   |
| Rented- Not Occupied                       | 33     | 2.1%    |
| For Sale Only                              | 425    | 26.7%   |
| Sold - Not Occupied                        | 113    | 7.1%    |
| Seasonal/Recreational/Occasional Use       | 117    | 7.3%    |
| For Migrant Workers                        | 3      | 0.2%    |
| Other Vacant                               | 332    | 20.8%   |

| Census 2010 Occupied Housing Units by Age of Householder and Home Ownership | Occupied Units | Owner Occupied Units |               |
|---|----------------|----------------------|---------------|
|   |                | Number               | % of Occupied |
| Total   | 39,070         | 28,189               | 72.1%         |
| 15-24   | 793            | 137                  | 17.3%         |
| 25-34   | 8,104          | 4,594                | 56.7%         |
| 35-44   | 12,467         | 9,570                | 76.8%         |
| 45-54   | 9,578          | 7,718                | 80.6%         |
| 55-64   | 4,721          | 3,875                | 82.1%         |
| 65-74   | 1,938          | 1,536                | 79.3%         |
| 75-84   | 1,082          | 633                  | 58.5%         |
| 85+   | 387            | 126                  | 32.6%         |

| Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership | Occupied Units | Owner Occupied Units |               |
|--|----------------|----------------------|---------------|
|  |                | Number               | % of Occupied |
| Total  | 39,072         | 28,189               | 72.1%         |
| White Alone  | 26,806         | 19,992               | 74.6%         |
| Black/African American Alone   | 3,490          | 1,818                | 52.1%         |
| American Indian/Alaska Native Alone  | 80             | 45                   | 56.2%         |
| Asian Alone  | 6,258          | 5,034                | 80.4%         |
| Pacific Islander Alone   | 24             | 13                   | 54.2%         |
| Other Race Alone   | 1,362          | 588                  | 43.2%         |
| Two or More Races  | 1,052          | 699                  | 66.4%         |
| Hispanic Origin  | 3,764          | 1,948                | 51.8%         |

| Census 2010 Occupied Housing Units by Size and Home Ownership | Occupied Units | Owner Occupied Units |               |
|---|----------------|----------------------|---------------|
|   |                | Number               | % of Occupied |
| Total   | 39,073         | 28,190               | 72.1%         |
| 1-Person  | 7,611          | 4,242                | 55.7%         |
| 2-Person  | 10,118         | 7,096                | 70.1%         |
| 3-Person  | 7,498          | 5,685                | 75.8%         |
| 4-Person  | 8,348          | 6,862                | 82.2%         |
| 5-Person  | 3,469          | 2,758                | 79.5%         |
| 6-Person  | 1,292          | 1,001                | 77.5%         |
| 7+ Person   | 737            | 546                  | 74.1%         |

| 2019 Housing Affordability     |       |
|--------------------------------|-------|
| Housing Affordability Index    | 125   |
| Percent of Income for Mortgage | 18.4% |

**Data Note:** Persons of Hispanic Origin may be of any race. **Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

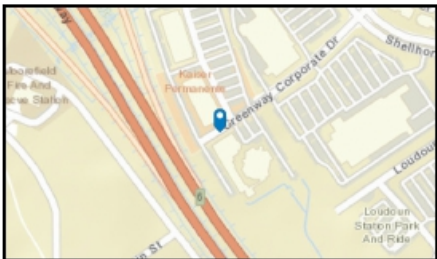
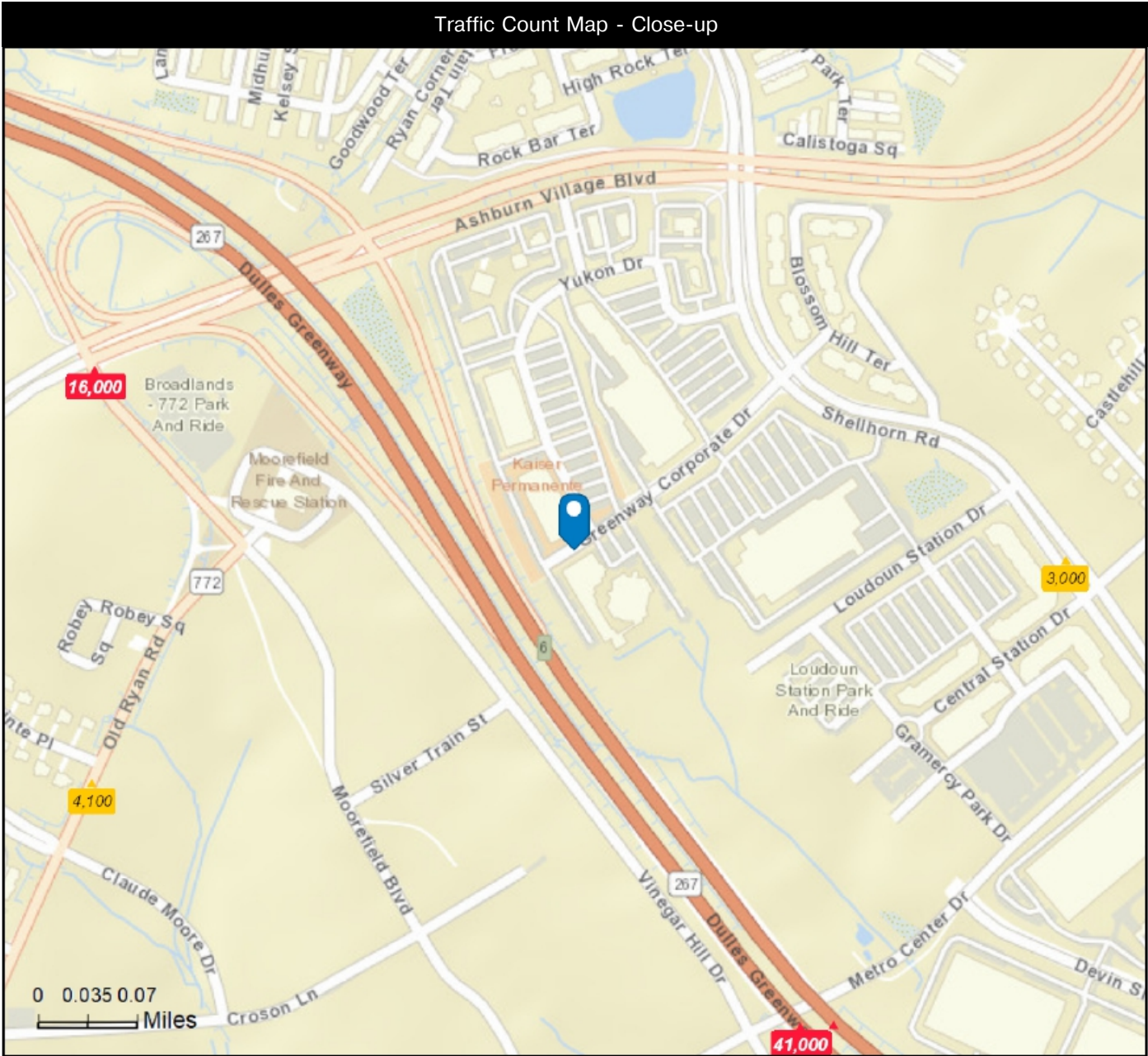
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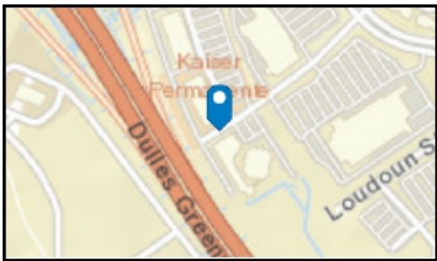
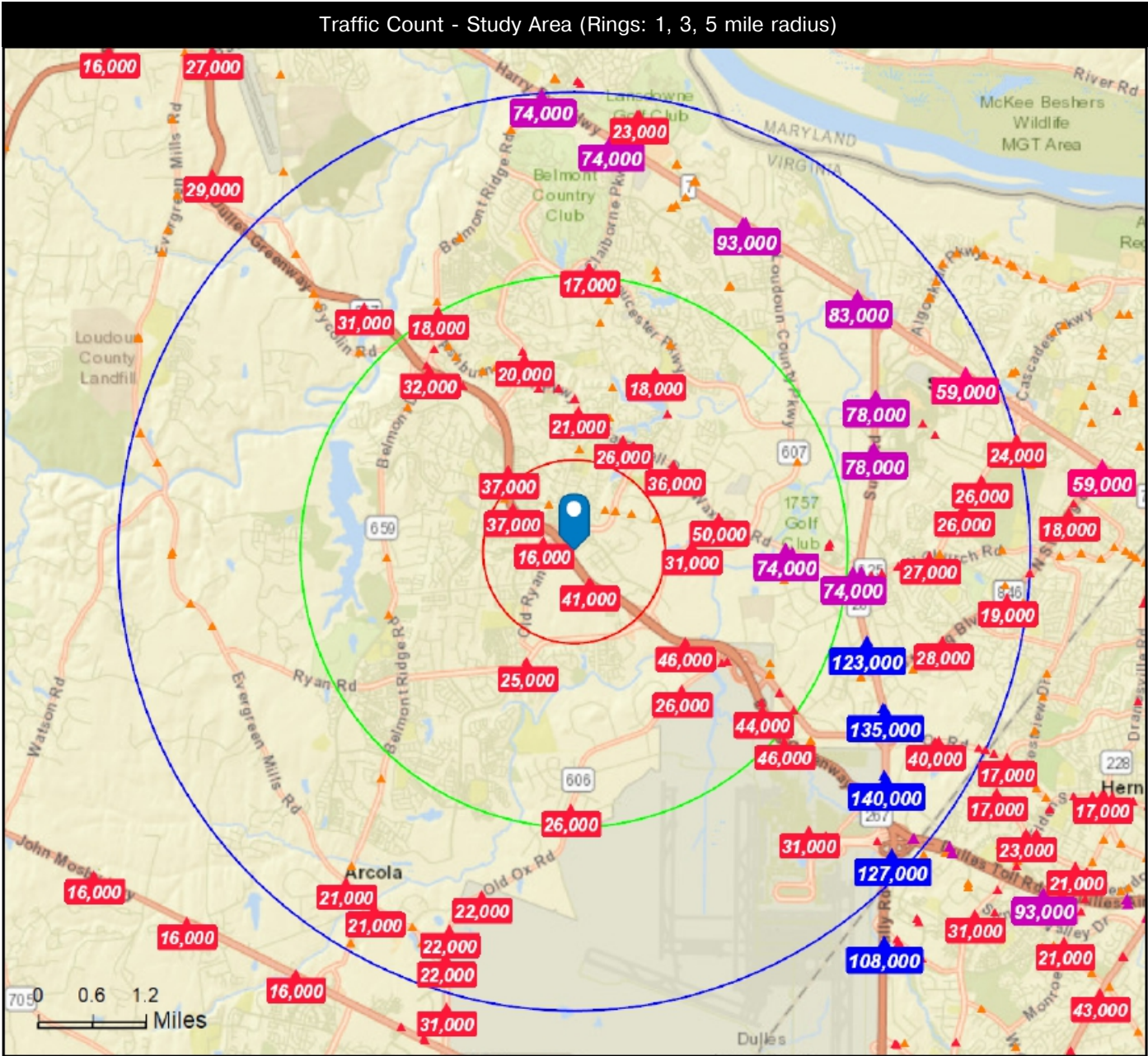


**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



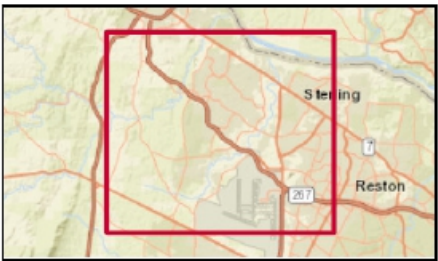
Source: ©2019 Kalibrate Technologies (Q4 2019).





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Source: ©2019 Kalibrate Technologies (Q4 2019).