

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

TRANSWESTERN



Lat/Lon: 38.229183/-77.505016

November 2009

RF5

Mills Dr & Jefferson Davis Hwy Fredericksburg, Virginia	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Population</b>						
Estimated Population (2006)	2,844		32,687		76,757	
Census Population (1990)	1,450		16,071		39,466	
Census Population (2000)	2,253		25,125		58,186	
Projected Population (2011)	3,289		38,552		91,590	
Forecasted Population (2016)	3,930		46,454		102,432	
Historical Annual Growth (1990 to 2000)	804	5.5%	9,054	5.6%	18,720	4.7%
Historical Annual Growth (2000 to 2006)	591	4.4%	7,561	5.0%	18,571	5.3%
Projected Annual Growth (2006 to 2011)	445	3.1%	5,866	3.6%	14,833	3.9%
Est. Population Density (2006)	906.06 <i>psm</i>		1,157.83 <i>psm</i>		980.40 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.23 <i>sq mi</i>		78.29 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2006)	1,063		11,901		27,500	
Census Households (1990)	527		5,577		13,480	
Census Households (2000)	841		9,122		20,884	
Projected Households (2011)	1,240		14,167		32,892	
Forecasted Households (2016)	1,300		15,021		32,167	
Households with Children (2006)	447	42.1%	5,182	43.5%	11,907	43.3%
Average Household Size (2006)	2.66		2.74		2.75	
<b>Average Household Income</b>						
Est. Average Household Income (2006)	\$75,286		\$73,400		\$70,844	
Proj. Average Household Income (2011)	\$80,960		\$78,659		\$76,076	
Average Family Income (2006)	\$84,781		\$81,285		\$78,077	
<b>Median Household Income</b>						
Est. Median Household Income (2006)	\$64,943		\$66,048		\$63,459	
Proj. Median Household Income (2011)	\$70,777		\$72,147		\$69,335	
Median Family Income (2006)	\$73,315		\$74,737		\$71,485	
<b>Per Capita Income</b>						
Est. Per Capita Income (2006)	\$29,031		\$27,009		\$25,844	
Proj. Per Capita Income (2011)	\$31,281		\$29,142		\$27,728	
Per Capita Income Est. 5 year change	\$2,250	7.8%	\$2,133	7.9%	\$1,883	7.3%
<b>Other Income</b>						
Est. Median Disposable Income (2006)	\$53,626		\$54,269		\$52,332	
Est. Median Disposable Income (2011)	\$57,727		\$58,630		\$56,575	
Disposable Income Est. 5 year change	\$4,101	7.6%	\$4,361	8.0%	\$4,242	8.1%
Est. Median Household Net Worth (2006)	\$44,079		\$45,602		\$44,990	
<b>Daytime Demos</b>						
Total Number of Businesses (2006)	160		1,101		2,470	
Total Number of Employees (2006)	1,660		11,413		27,158	
Company Headqtrs: Businesses (2006)	1	0.5%	3	0.3%	5	0.2%
Company Headqtrs: Employees (2006)	71	4.3%	373	3.3%	585	2.2%
Unemployment Rate (2006)	1.50%		1.60%		1.80%	
Employee Population per Business	10.4 to 1		10.4 to 1		11.0 to 1	
Residential Population per Business	17.8 to 1		29.7 to 1		31.1 to 1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

TRANSWESTERN



Lat/Lon: 38.229183/-77.505016

November 2009

RF5

## Mills Dr & Jefferson Davis Hwy Fredericksburg, Virginia

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2006)	2,301	80.9%	26,669	81.6%	61,464	80.1%
Black or African American (2006)	415	14.6%	4,444	13.6%	11,346	14.8%
American Indian & Alaska Native (2006)	6	0.2%	64	0.2%	165	0.2%
Asian (2006)	57	2.0%	737	2.3%	1,739	2.3%
Hawaiian & Pacific Islander (2006)	2	0.1%	35	0.1%	89	0.1%
Other Race (2006)	20	0.7%	296	0.9%	809	1.1%
Two or More Races (2006)	42	1.5%	442	1.4%	1,147	1.5%
Not Hispanic or Latino Population (2006)	2,696	94.8%	30,739	94.0%	71,666	93.4%
Hispanic or Latino Population (2006)	149	5.2%	1,948	6.0%	5,092	6.6%
Not of Hispanic Origin Population (1990)	1,424	98.2%	15,802	98.3%	38,706	98.1%
Hispanic Origin Population (1990)	26	1.8%	270	1.7%	760	1.9%
Not Hispanic or Latino Population (2000)	2,190	97.2%	24,321	96.8%	56,053	96.3%
Hispanic or Latino Population (2000)	63	2.8%	804	3.2%	2,133	3.7%
Not Hispanic or Latino Population (2011)	3,075	93.5%	35,715	92.6%	84,072	91.8%
Hispanic or Latino Population (2011)	214	6.5%	2,837	7.4%	7,519	8.2%
Hist. Hispanic Ann Growth (1990 to 2006)	123	30.0%	1,678	38.9%	4,331	35.6%
Proj. Hispanic Ann Growth (2006 to 2011)	65	8.8%	889	9.1%	2,427	9.5%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2006)	227	8.0%	2,484	7.6%	5,996	7.8%
Age 5 to 9 yrs (2006)	188	6.6%	2,263	6.9%	5,521	7.2%
Age 10 to 14 yrs (2006)	198	7.0%	2,392	7.3%	5,669	7.4%
Age 15 to 19 yrs (2006)	193	6.8%	2,376	7.3%	5,698	7.4%
Age 20 to 24 yrs (2006)	287	10.1%	2,852	8.7%	6,361	8.3%
Age 25 to 29 yrs (2006)	267	9.4%	2,761	8.4%	6,322	8.2%
Age 30 to 34 yrs (2006)	220	7.7%	2,468	7.6%	5,773	7.5%
Age 35 to 39 yrs (2006)	216	7.6%	2,413	7.4%	5,600	7.3%
Age 40 to 44 yrs (2006)	221	7.8%	2,676	8.2%	5,953	7.8%
Age 45 to 49 yrs (2006)	211	7.4%	2,547	7.8%	5,716	7.4%
Age 50 to 54 yrs (2006)	178	6.3%	1,987	6.1%	4,769	6.2%
Age 55 to 59 yrs (2006)	124	4.4%	1,556	4.8%	3,789	4.9%
Age 60 to 64 yrs (2006)	110	3.9%	1,217	3.7%	2,863	3.7%
Age 65 to 74 yrs (2006)	120	4.2%	1,597	4.9%	3,646	4.7%
Age 75 to 84 yrs (2006)	58	2.0%	837	2.6%	2,198	2.9%
Age 85 yrs plus (2006)	25	0.9%	260	0.8%	884	1.2%
Median Age (2006)	30.4 yrs		31.7 yrs		31.8 yrs	
<b>Gender Age Distribution</b>						
Female Population (2006)	1,475	51.9%	16,773	51.3%	39,464	51.4%
Age 0 to 19 yrs (2006)	404	27.4%	4,645	27.7%	11,135	28.2%
Age 20 to 64 yrs (2006)	955	64.7%	10,604	63.2%	24,370	61.8%
Age 65 yrs plus (2006)	116	7.8%	1,524	9.1%	3,960	10.0%
Female Median Age (2006)	30.9 yrs		32.7 yrs		32.9 yrs	
Male Population (2006)	1,369	48.1%	15,914	48.7%	37,293	48.6%
Age 0 to 19 yrs (2006)	402	29.4%	4,870	30.6%	11,749	31.5%
Age 20 to 64 yrs (2006)	879	64.2%	9,875	62.0%	22,776	61.1%
Age 65 yrs plus (2006)	88	6.4%	1,169	7.3%	2,768	7.4%
Male Median Age (2006)	29.9 yrs		30.7 yrs		30.7 yrs	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

TRANSWESTERN



Lat/Lon: 38.229183/-77.505016

November 2009

RF5

Mills Dr & Jefferson Davis Hwy Fredericksburg, Virginia	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2006)	37	3.5%	304	2.6%	674	2.5%
HH Income \$150,000 to \$199,999 (2006)	36	3.3%	351	3.0%	840	3.1%
HH Income \$100,000 to \$149,999 (2006)	177	16.6%	2,084	17.5%	4,424	16.1%
HH Income \$75,000 to \$99,999 (2006)	166	15.6%	2,139	18.0%	4,803	17.5%
HH Income \$50,000 to \$74,999 (2006)	267	25.1%	2,851	24.0%	6,443	23.4%
HH Income \$35,000 to \$49,999 (2006)	182	17.1%	1,908	16.0%	4,268	15.5%
HH Income \$25,000 to \$34,999 (2006)	81	7.7%	904	7.6%	2,439	8.9%
HH Income \$15,000 to \$24,999 (2006)	79	7.4%	927	7.8%	2,231	8.1%
HH Income \$0 to \$14,999 (2006)	40	3.7%	432	3.6%	1,377	5.0%
HH Income \$35,000+ (2006)	864	81.2%	9,637	81.0%	21,453	78.0%
HH Income \$75,000+ (2006)	415	39.0%	4,879	41.0%	10,741	39.1%
<b>Housing</b>						
Total Housing Units (2006)	1,092		12,287		28,328	
Housing Units, Occupied (2006)	1,063	97.3%	11,901	96.9%	27,500	97.1%
<i>Housing Units, Owner-Occupied (2006)</i>	766	72.1%	8,994	75.6%	20,615	75.0%
<i>Housing Units, Renter-Occupied (2006)</i>	297	27.9%	2,908	24.4%	6,885	25.0%
Housing Units, Vacant (2006)	29	2.7%	386	3.1%	828	2.9%
Median Years in Residence (2006)	3.1	<i>yrs</i>	3.6	<i>yrs</i>	3.5	<i>yrs</i>
<b>Marital Status</b>						
Never Married (2006)	513	23.0%	5,534	21.7%	14,134	23.7%
Now Married (2006)	1,301	58.3%	15,626	61.2%	35,092	58.9%
Separated (2006)	82	3.7%	1,070	4.2%	2,767	4.6%
Widowed (2006)	78	3.5%	936	3.7%	2,477	4.2%
Divorced (2006)	256	11.5%	2,381	9.3%	5,104	8.6%
<b>Household Type</b>						
Population Family (2006)	2,432	85.5%	28,613	87.5%	66,388	86.5%
Population Non-Family (2006)	396	13.9%	3,984	12.2%	9,304	12.1%
Population Group Qtrs (2006)	16	0.6%	89	0.3%	1,065	1.4%
Family Households (2006)	762	71.6%	8,849	74.3%	20,376	74.1%
Married Couple With Children (2006)	324	24.9%	3,823	24.5%	8,573	24.4%
Average Family Household Size (2006)	3.19		3.23		3.26	
Non-Family Households (2006)	302	28.4%	3,053	25.7%	7,124	25.9%
<b>Household Size</b>						
1 Person Household (2006)	229	21.6%	2,368	19.9%	5,453	19.8%
2 Person Households (2006)	343	32.3%	3,749	31.5%	8,735	31.8%
3 Person Households (2006)	213	20.0%	2,369	19.9%	5,312	19.3%
4 Person Households (2006)	173	16.3%	2,090	17.6%	4,781	17.4%
5 Person Households (2006)	70	6.6%	896	7.5%	2,150	7.8%
6+ Person Households (2006)	35	3.3%	431	3.6%	1,069	3.9%
<b>Household Vehicles</b>						
Total Vehicles Available (2006)	2,173		24,776		58,023	
Household: 0 Vehicles Available (2006)	23	2.2%	289	2.4%	885	3.2%
Household: 1 Vehicles Available (2006)	291	27.4%	3,196	26.9%	7,037	25.6%
Household: 2+ Vehicles Available (2006)	749	70.4%	8,416	70.7%	19,577	71.2%
Average Vehicles Per Household (2006)	2.0		2.1		2.1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

TRANSWESTERN



Lat/Lon: 38.229183/-77.505016

November 2009

RF5

Mills Dr & Jefferson Davis Hwy Fredericksburg, Virginia	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2006)	2,196		25,110		58,516	
Est. Civilian Employed (2006)	1,621	73.8%	17,884	71.2%	40,800	69.7%
Est. Civilian Unemployed (2006)	34	1.5%	391	1.6%	1,050	1.8%
Est. in Armed Forces (2006)	25	1.1%	271	1.1%	621	1.1%
Est. not in Labor Force (2006)	517	23.5%	6,564	26.1%	16,046	27.4%
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	1,230		13,155		29,807	
Mgmt, Business, & Financial Operations (2000)	204	16.6%	2,091	15.9%	4,437	14.9%
Professional and Related (2000)	271	22.0%	3,025	23.0%	6,548	22.0%
Service (2000)	149	12.1%	1,714	13.0%	4,146	13.9%
Sales and Office (2000)	354	28.8%	3,756	28.6%	8,549	28.7%
Farming, Fishing, and Forestry (2000)	1	0.1%	6	0.0%	14	0.0%
Construct, Extraction, & Maintenance (2000)	104	8.4%	1,197	9.1%	2,792	9.4%
Production, Transp. & Material Moving (2000)	148	12.0%	1,365	10.4%	3,320	11.1%
Percent White Collar Workers (2000)	67.4%		67.4%		65.5%	
Percent Blue Collar Workers (2000)	32.6%		32.6%		34.5%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2006)	\$62		\$679		\$1,528	
Total Non-Retail Expenditures (2006)	\$35	56.2%	\$382	56.3%	\$859	56.2%
Total Retail Expenditures (2006)	\$27	43.8%	\$297	43.7%	\$669	43.8%
Apparel (2006)	\$1	1.5%	\$10	1.5%	\$22	1.5%
Contributions (2006)	\$2	3.8%	\$25	3.7%	\$56	3.7%
Education (2006)	\$2	2.4%	\$16	2.4%	\$37	2.4%
Entertainment (2006)	\$4	5.8%	\$39	5.8%	\$89	5.8%
Food And Beverages (2006)	\$10	15.8%	\$108	15.9%	\$243	15.9%
Furnishings And Equipment (2006)	\$3	4.6%	\$31	4.6%	\$70	4.6%
Gifts (2006)	\$2	2.7%	\$18	2.7%	\$41	2.7%
Health Care (2006)	\$4	6.2%	\$42	6.2%	\$96	6.3%
Household Operations (2006)	\$2	3.7%	\$25	3.7%	\$56	3.7%
Miscellaneous Expenses (2006)	\$1	1.7%	\$12	1.7%	\$26	1.7%
Personal Care (2006)	\$1	1.5%	\$10	1.5%	\$23	1.5%
Personal Insurance (2006)	\$1	1.1%	\$7	1.0%	\$16	1.0%
Reading (2006)	\$0		\$2	0.3%	\$5	0.3%
Shelter (2006)	\$12	19.9%	\$135	19.9%	\$304	19.9%
Tobacco (2006)	\$0		\$5	0.7%	\$10	0.7%
Transportation (2006)	\$13	21.1%	\$144	21.2%	\$323	21.1%
Utilities (2006)	\$4	7.2%	\$49	7.2%	\$110	7.2%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2006)	1,751		20,320		47,513	
Elementary (0 to 8) (2006)	27	1.5%	385	1.9%	1,270	2.7%
Some High School (9 to 11) (2006)	121	6.9%	1,365	6.7%	3,937	8.3%
High School Graduate (12) (2006)	459	26.2%	6,065	29.8%	14,377	30.3%
Some College (13 to 16) (2006)	424	24.2%	4,755	23.4%	11,093	23.3%
Associate Degree Only (2006)	136	7.8%	1,532	7.5%	3,212	6.8%
Bachelor Degree Only (2006)	413	23.6%	4,367	21.5%	9,356	19.7%
Graduate Degree (2006)	171	9.8%	1,850	9.1%	4,267	9.0%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

TRANSWESTERN



Lat/Lon: 38.229183/-77.505016

November 2009

RF5

Mills Dr & Jefferson Davis Hwy Fredericksburg, Virginia		1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Units In Structure</b>							
1 Detached Unit (2000)	502	57.2%	6,441	67.3%	15,151	68.9%	
1 Attached Unit (2000)	217	24.7%	1,686	17.6%	2,539	11.5%	
2 to 4 Units (2000)	34	3.8%	243	2.5%	509	2.3%	
5 to 9 Units (2000)	27	3.1%	212	2.2%	653	3.0%	
10 to 19 Units (2000)	31	3.6%	389	4.1%	1,312	6.0%	
20 to 49 Units (2000)	12	1.4%	108	1.1%	222	1.0%	
50 or more Units (2000)	20	2.3%	190	2.0%	669	3.0%	
Mobile Home or Trailer (2000)	35	4.0%	281	2.9%	930	4.2%	
Other Structure (2000)	0		19	0.2%	20	0.1%	
<b>Homes Built By Year</b>							
Homes Built 1999 to 2000	69	7.8%	638	6.7%	1,270	5.8%	
Homes Built 1995 to 1998	178	20.3%	1,875	19.6%	3,901	17.7%	
Homes Built 1990 to 1994	159	18.1%	1,760	18.4%	3,850	17.5%	
Homes Built 1980 to 1989	375	42.7%	3,284	34.3%	6,136	27.9%	
Homes Built 1970 to 1979	45	5.2%	1,177	12.3%	3,783	17.2%	
Homes Built 1960 to 1969	13	1.5%	295	3.1%	1,094	5.0%	
Homes Built 1950 to 1959	16	1.8%	247	2.6%	764	3.5%	
Homes Built Before 1949	23	2.7%	293	3.1%	1,208	5.5%	
<b>Home Values</b>							
Home Values \$1,000,000 or More (2000)	0		6	0.1%	6	0.0%	
Home Values \$500,000 to \$999,999 (2000)	0		7	0.1%	27	0.2%	
Home Values \$400,000 to \$499,999 (2000)	3	0.6%	23	0.4%	63	0.5%	
Home Values \$300,000 to \$399,999 (2000)	5	0.9%	65	1.0%	134	1.0%	
Home Values \$200,000 to \$299,999 (2000)	61	11.3%	581	9.2%	1,329	9.7%	
Home Values \$150,000 to \$199,999 (2000)	114	21.2%	1,367	21.7%	2,789	20.4%	
Home Values \$100,000 to \$149,999 (2000)	213	39.8%	2,598	41.2%	5,809	42.4%	
Home Values \$70,000 to \$99,999 (2000)	117	21.7%	1,408	22.3%	3,012	22.0%	
Home Values \$50,000 to \$69,999 (2000)	20	3.7%	204	3.2%	379	2.8%	
Home Values \$25,000 to \$49,999 (2000)	4	0.7%	34	0.5%	119	0.9%	
Home Values \$0 to \$24,999 (2000)	0		19	0.3%	31	0.2%	
Owner Occupied Median Home Value (2000)	\$136,114		\$132,854		\$130,849		
Renter Occupied Median Rent (2000)	\$686		\$691		\$663		
<b>Transportation To Work</b>							
Drive to Work Alone (2000)	981	78.5%	10,483	78.5%	23,515	77.7%	
Drive to Work in Carpool (2000)	184	14.8%	1,905	14.3%	4,356	14.4%	
Travel to Work - Public Transportation (2000)	17	1.4%	331	2.5%	853	2.8%	
Drive to Work on Motorcycle (2000)	0		0		0		
Walk or Bicycle to Work (2000)	19	1.6%	122	0.9%	393	1.3%	
Other Means (2000)	10	0.8%	133	1.0%	236	0.8%	
Work at Home (2000)	37	3.0%	375	2.8%	892	2.9%	
<b>Travel Time</b>							
Travel to Work in 14 Minutes or Less (2000)	280	23.1%	3,072	23.7%	7,515	25.6%	
Travel to Work in 14 to 29 Minutes (2000)	429	35.4%	4,265	32.9%	9,338	31.8%	
Travel to Work in 30 to 59 Minutes (2000)	222	18.3%	2,725	21.0%	6,324	21.5%	
Travel to Work in 60 Minutes or More (2000)	281	23.2%	2,911	22.4%	6,177	21.0%	
Average Travel Time to Work (2000)	32.7	mins	32.5	mins	32.1	mins	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.