

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Prepared For

TRANSWESTERN



Lat/Lon: 38.95917/-77.41322

May 2008

RF5

## 2320 Dulles Station Blvd Herndon, Virginia

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Population</b>						
Estimated Population (2006)	14,594		84,069		201,767	
Census Population (1990)	6,543		51,077		126,969	
Census Population (2000)	12,456		73,550		172,542	
Projected Population (2011)	16,256		92,316		225,338	
Forecasted Population (2016)	16,564		97,223		242,439	
Historical Annual Growth (1990 to 2000)	5,913	9.0%	22,473	4.4%	45,573	3.6%
Historical Annual Growth (2000 to 2006)	2,138	2.9%	10,518	2.4%	29,225	2.8%
Projected Annual Growth (2006 to 2011)	1,662	2.3%	8,247	2.0%	23,571	2.3%
Est. Population Density (2006)	4,655.31	<i>psm</i>	2,976.63	<i>psm</i>	2,577.50	<i>psm</i>
Trade Area Size	3.14	<i>sq mi</i>	28.24	<i>sq mi</i>	78.28	<i>sq mi</i>
<b>Households</b>						
Estimated Households (2006)	4,827		28,284		71,300	
Census Households (1990)	2,090		16,699		44,133	
Census Households (2000)	4,105		24,623		61,205	
Projected Households (2011)	5,408		31,339		79,963	
Forecasted Households (2016)	5,580		33,412		86,517	
Households with Children (2006)	2,209	45.8%	12,739	45.0%	30,316	42.5%
Average Household Size (2006)	3.02		2.97		2.82	
<b>Average Household Income</b>						
Est. Average Household Income (2006)	\$87,157		\$99,097		\$111,389	
Proj. Average Household Income (2011)	\$95,297		\$107,245		\$119,868	
Average Family Income (2006)	\$91,585		\$107,532		\$123,682	
<b>Median Household Income</b>						
Est. Median Household Income (2006)	\$83,277		\$91,932		\$98,828	
Proj. Median Household Income (2011)	\$91,452		\$100,171		\$107,782	
Median Family Income (2006)	\$87,745		\$100,645		\$110,217	
<b>Per Capita Income</b>						
Est. Per Capita Income (2006)	\$28,825		\$33,508		\$39,458	
Proj. Per Capita Income (2011)	\$31,701		\$36,515		\$42,598	
Per Capita Income Est. 5 year change	\$2,876	10.0%	\$3,007	9.0%	\$3,140	8.0%
<b>Other Income</b>						
Est. Median Disposable Income (2006)	\$65,980		\$72,349		\$77,469	
Est. Median Disposable Income (2011)	\$71,558		\$78,051		\$83,847	
Disposable Income Est. 5 year change	\$5,579	8.5%	\$5,702	7.9%	\$6,378	8.2%
Est. Median Household Net Worth (2006)	\$48,647		\$55,355		\$58,287	
<b>Daytime Demos</b>						
Total Number of Businesses (2006)	522		4,126		8,204	
Total Number of Employees (2006)	9,840		63,373		121,130	
Company Headqtrs: Businesses (2006)	10	1.9%	51	1.2%	98	1.2%
Company Headqtrs: Employees (2006)	1,103	11.2%	11,539	18.2%	18,469	15.2%
Unemployment Rate (2006)	1.80%		1.70%		1.60%	
Employee Population per Business	18.9 to 1		15.4 to 1		14.8 to 1	
Residential Population per Business	28.0 to 1		20.4 to 1		24.6 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

Prepared For

TRANSWESTERN



Lat/Lon: 38.95917/-77.41322

May 2008

RF5

## 2320 Dulles Station Blvd Herndon, Virginia

1.00 mi radius      3.00 mi radius      5.00 mi radius

### Race & Ethnicity

White (2006)	7,927	54.3%	54,469	64.8%	143,343	71.0%
Black or African American (2006)	1,608	11.0%	7,254	8.6%	15,465	7.7%
American Indian & Alaska Native (2006)	23	0.2%	175	0.2%	372	0.2%
Asian (2006)	3,386	23.2%	15,458	18.4%	30,369	15.1%
Hawaiian & Pacific Islander (2006)	13	0.1%	103	0.1%	272	0.1%
Other Race (2006)	1,106	7.6%	4,175	5.0%	6,845	3.4%
Two or More Races (2006)	530	3.6%	2,434	2.9%	5,101	2.5%
Not Hispanic or Latino Population (2006)	10,572	72.4%	68,047	80.9%	172,023	85.3%
Hispanic or Latino Population (2006)	4,022	27.6%	16,021	19.1%	29,744	14.7%
Not of Hispanic Origin Population (1990)	5,930	90.6%	48,086	94.1%	120,961	95.3%
Hispanic Origin Population (1990)	613	9.4%	2,991	5.9%	6,008	4.7%
Not Hispanic or Latino Population (2000)	9,490	76.2%	62,334	84.7%	153,203	88.8%
Hispanic or Latino Population (2000)	2,967	23.8%	11,217	15.3%	19,339	11.2%
Not Hispanic or Latino Population (2011)	11,407	70.2%	72,718	78.8%	187,577	83.2%
Hispanic or Latino Population (2011)	4,849	29.8%	19,598	21.2%	37,761	16.8%
Hist. Hispanic Ann Growth (1990 to 2006)	3,409	34.7%	13,030	27.2%	23,735	24.7%
Proj. Hispanic Ann Growth (2006 to 2011)	827	4.1%	3,576	4.5%	8,017	5.4%

### Age Distribution

Age 0 to 4 yrs (2006)	1,386	9.5%	6,960	8.3%	16,214	8.0%
Age 5 to 9 yrs (2006)	1,140	7.8%	6,495	7.7%	15,181	7.5%
Age 10 to 14 yrs (2006)	1,018	7.0%	6,321	7.5%	14,900	7.4%
Age 15 to 19 yrs (2006)	1,072	7.3%	6,338	7.5%	14,221	7.0%
Age 20 to 24 yrs (2006)	1,246	8.5%	6,168	7.3%	13,529	6.7%
Age 25 to 29 yrs (2006)	1,241	8.5%	5,872	7.0%	13,271	6.6%
Age 30 to 34 yrs (2006)	1,263	8.7%	6,352	7.6%	14,851	7.4%
Age 35 to 39 yrs (2006)	1,230	8.4%	6,903	8.2%	16,359	8.1%
Age 40 to 44 yrs (2006)	1,170	8.0%	7,240	8.6%	17,639	8.7%
Age 45 to 49 yrs (2006)	1,079	7.4%	7,307	8.7%	17,388	8.6%
Age 50 to 54 yrs (2006)	853	5.8%	5,988	7.1%	15,204	7.5%
Age 55 to 59 yrs (2006)	700	4.8%	4,520	5.4%	12,504	6.2%
Age 60 to 64 yrs (2006)	477	3.3%	3,043	3.6%	8,584	4.3%
Age 65 to 74 yrs (2006)	468	3.2%	2,794	3.3%	7,521	3.7%
Age 75 to 84 yrs (2006)	190	1.3%	1,201	1.4%	3,002	1.5%
Age 85 yrs plus (2006)	61	0.4%	567	0.7%	1,399	0.7%
Median Age (2006)	29.8	yrs	32.6	yrs	34.1	yrs

### Gender Age Distribution

Female Population (2006)	7,178	49.2%	41,422	49.3%	100,683	49.9%
Age 0 to 19 yrs (2006)	2,222	31.0%	12,513	30.2%	29,253	29.1%
Age 20 to 64 yrs (2006)	4,555	63.5%	26,324	63.6%	64,753	64.3%
Age 65 yrs plus (2006)	401	5.6%	2,585	6.2%	6,677	6.6%
Female Median Age (2006)	30.6	yrs	33.7	yrs	35.1	yrs
Male Population (2006)	7,417	50.8%	42,647	50.7%	101,084	50.1%
Age 0 to 19 yrs (2006)	2,394	32.3%	13,601	31.9%	31,262	30.9%
Age 20 to 64 yrs (2006)	4,704	63.4%	27,068	63.5%	64,575	63.9%
Age 65 yrs plus (2006)	318	4.3%	1,977	4.6%	5,246	5.2%
Male Median Age (2006)	29.1	yrs	31.6	yrs	33.1	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

Prepared For



Lat/Lon: 38.95917/-77.41322

May 2008

RF5

2320 Dulles Station Blvd Herndon, 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)	266	5.5%	2,287	8.1%	7,877	11.0%
HH Income \$150,000 to \$199,999 (2006)	376	7.8%	2,765	9.8%	7,637	10.7%
HH Income \$100,000 to \$149,999 (2006)	1,143	23.7%	7,216	25.5%	18,401	25.8%
HH Income \$75,000 to \$99,999 (2006)	965	20.0%	5,010	17.7%	12,116	17.0%
HH Income \$50,000 to \$74,999 (2006)	831	17.2%	4,834	17.1%	11,327	15.9%
HH Income \$35,000 to \$49,999 (2006)	547	11.3%	2,743	9.7%	6,211	8.7%
HH Income \$25,000 to \$34,999 (2006)	318	6.6%	1,487	5.3%	3,183	4.5%
HH Income \$15,000 to \$24,999 (2006)	200	4.1%	993	3.5%	2,330	3.3%
HH Income \$0 to \$14,999 (2006)	180	3.7%	949	3.4%	2,218	3.1%
HH Income \$35,000+ (2006)	4,128	85.5%	24,856	87.9%	63,569	89.2%
HH Income \$75,000+ (2006)	2,751	57.0%	17,278	61.1%	46,031	64.6%
<b>Housing</b>						
Total Housing Units (2006)	5,399		30,350		75,897	
Housing Units, Occupied (2006)	4,827	89.4%	28,284	93.2%	71,300	93.9%
<i>Housing Units, Owner-Occupied (2006)</i>	2,883	59.7%	20,277	71.7%	53,118	74.5%
<i>Housing Units, Renter-Occupied (2006)</i>	1,944	40.3%	8,007	28.3%	18,182	25.5%
Housing Units, Vacant (2006)	572	10.6%	2,065	6.8%	4,597	6.1%
Median Years in Residence (2006)	2.5	<i>yrs</i>	3.1	<i>yrs</i>	3.3	<i>yrs</i>
<b>Marital Status</b>						
Never Married (2006)	3,510	31.8%	17,675	27.5%	40,053	25.8%
Now Married (2006)	5,628	50.9%	36,626	57.0%	91,074	58.6%
Separated (2006)	813	7.4%	3,839	6.0%	7,562	4.9%
Widowed (2006)	339	3.1%	1,782	2.8%	4,354	2.8%
Divorced (2006)	760	6.9%	4,376	6.8%	12,439	8.0%
<b>Household Type</b>						
Population Family (2006)	12,523	85.8%	73,787	87.8%	176,037	87.2%
Population Non-Family (2006)	2,071	14.2%	10,121	12.0%	25,362	12.6%
Population Group Qtrs (2006)	0	0.0%	161	0.2%	368	0.2%
Family Households (2006)	3,365	69.7%	20,576	72.7%	50,923	71.4%
Married Couple With Children (2006)	1,427	25.4%	9,180	25.1%	22,300	24.5%
Average Family Household Size (2006)	3.72		3.59		3.46	
Non-Family Households (2006)	1,462	30.3%	7,708	27.3%	20,377	28.6%
<b>Household Size</b>						
1 Person Household (2006)	1,035	21.4%	5,532	19.6%	14,812	20.8%
2 Person Households (2006)	1,267	26.3%	7,713	27.3%	21,128	29.6%
3 Person Households (2006)	868	18.0%	5,336	18.9%	13,101	18.4%
4 Person Households (2006)	796	16.5%	5,353	18.9%	13,115	18.4%
5 Person Households (2006)	426	8.8%	2,499	8.8%	5,578	7.8%
6+ Person Households (2006)	433	9.0%	1,851	6.5%	3,566	5.0%
<b>Household Vehicles</b>						
Total Vehicles Available (2006)	9,598		61,047		153,033	
Household: 0 Vehicles Available (2006)	160	3.3%	839	3.0%	2,027	2.8%
Household: 1 Vehicles Available (2006)	1,608	33.3%	7,789	27.5%	19,122	26.8%
Household: 2+ Vehicles Available (2006)	3,058	63.4%	19,656	69.5%	50,152	70.3%
Average Vehicles Per Household (2006)	2.0		2.2		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

Prepared For

TRANSWESTERN



Lat/Lon: 38.95917/-77.41322

May 2008

RF5

## 2320 Dulles Station Blvd Herndon, Virginia

1.00 mi radius      3.00 mi radius      5.00 mi radius

### Labor Force

Est. Labor: Population Age 16+ (2006)	10,875		63,112		152,714	
Est. Civilian Employed (2006)	8,181	75.2%	47,408	75.1%	115,209	75.4%
Est. Civilian Unemployed (2006)	195	1.8%	1,054	1.7%	2,519	1.6%
Est. in Armed Forces (2006)	63	0.6%	374	0.6%	944	0.6%
Est. not in Labor Force (2006)	2,436	22.4%	14,275	22.6%	34,042	22.3%

### Occupation

Occupation: Population Age 16+ (2000)	6,999		41,151		97,765	
Mgmt, Business, & Financial Operations (2000)	1,408	20.1%	9,090	22.1%	24,306	24.9%
Professional and Related (2000)	1,705	24.4%	11,544	28.1%	29,992	30.7%
Service (2000)	1,252	17.9%	5,304	12.9%	10,509	10.7%
Sales and Office (2000)	1,655	23.6%	9,888	24.0%	22,991	23.5%
Farming, Fishing, and Forestry (2000)	19	0.3%	59	0.1%	105	0.1%
Construct, Extraction, & Maintenance (2000)	562	8.0%	2,801	6.8%	5,053	5.2%
Production, Transp. & Material Moving (2000)	399	5.7%	2,465	6.0%	4,808	4.9%
Percent White Collar Workers (2000)		68.1%		74.2%		79.1%
Percent Blue Collar Workers (2000)		31.9%		25.8%		20.9%

### Consumer Expenditure (in \$,000,000s)

Total Household Expenditure (2006)	\$311		\$1,981		\$5,410	
Total Non-Retail Expenditures (2006)	\$176	56.5%	\$1,119	56.5%	\$3,058	56.5%
Total Retail Expenditures (2006)	\$136	43.5%	\$861	43.5%	\$2,352	43.5%
Apparel (2006)	\$5	1.5%	\$29	1.5%	\$80	1.5%
Contributions (2006)	\$13	4.0%	\$85	4.3%	\$243	4.5%
Education (2006)	\$9	2.7%	\$57	2.9%	\$160	3.0%
Entertainment (2006)	\$18	5.8%	\$116	5.9%	\$319	5.9%
Food And Beverages (2006)	\$48	15.5%	\$303	15.3%	\$820	15.1%
Furnishings And Equipment (2006)	\$15	4.7%	\$94	4.8%	\$260	4.8%
Gifts (2006)	\$9	2.9%	\$59	3.0%	\$167	3.1%
Health Care (2006)	\$19	6.0%	\$115	5.8%	\$311	5.8%
Household Operations (2006)	\$12	3.9%	\$80	4.1%	\$225	4.1%
Miscellaneous Expenses (2006)	\$5	1.7%	\$33	1.7%	\$89	1.6%
Personal Care (2006)	\$5	1.5%	\$29	1.5%	\$80	1.5%
Personal Insurance (2006)	\$3	1.1%	\$23	1.2%	\$65	1.2%
Reading (2006)	\$1	0.3%	\$7	0.3%	\$18	0.3%
Shelter (2006)	\$62	20.1%	\$400	20.2%	\$1,098	20.3%
Tobacco (2006)	\$2	0.6%	\$11	0.6%	\$29	0.5%
Transportation (2006)	\$64	20.7%	\$404	20.4%	\$1,089	20.1%
Utilities (2006)	\$22	6.9%	\$134	6.8%	\$359	6.6%

### Educational Attainment

Adult Population (25 Years or Older) (2006)	8,732		51,787		127,723	
Elementary (0 to 8) (2006)	347	4.0%	1,425	2.8%	2,564	2.0%
Some High School (9 to 11) (2006)	304	3.5%	1,659	3.2%	3,290	2.6%
High School Graduate (12) (2006)	1,560	17.9%	8,884	17.2%	18,536	14.5%
Some College (13 to 16) (2006)	1,103	12.6%	7,191	13.9%	17,495	13.7%
Associate Degree Only (2006)	528	6.0%	3,816	7.4%	9,535	7.5%
Bachelor Degree Only (2006)	2,965	34.0%	16,739	32.3%	43,506	34.1%
Graduate Degree (2006)	1,924	22.0%	12,072	23.3%	32,796	25.7%

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

Prepared For



Lat/Lon: 38.95917/-77.41322

May 2008

RF5

## 2320 Dulles Station Blvd Herndon, Virginia

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Units In Structure</b>						
1 Detached Unit (2000)	976	22.0%	11,742	45.9%	28,480	45.0%
1 Attached Unit (2000)	1,863	42.0%	7,320	28.6%	18,803	29.7%
2 to 4 Units (2000)	71	1.6%	404	1.6%	981	1.6%
5 to 9 Units (2000)	160	3.6%	1,114	4.4%	4,529	7.2%
10 to 19 Units (2000)	534	12.0%	2,433	9.5%	5,225	8.3%
20 to 49 Units (2000)	499	11.3%	1,320	5.2%	2,474	3.9%
50 or more Units (2000)	319	7.2%	1,006	3.9%	2,194	3.5%
Mobile Home or Trailer (2000)	13	0.3%	217	0.8%	529	0.8%
Other Structure (2000)	0		7	0.0%	16	0.0%
<b>Homes Built By Year</b>						
Homes Built 1999 to 2000	878	19.8%	2,156	8.4%	4,187	6.6%
Homes Built 1995 to 1998	1,032	23.3%	4,345	17.0%	8,234	13.0%
Homes Built 1990 to 1994	459	10.3%	2,497	9.8%	6,701	10.6%
Homes Built 1980 to 1989	732	16.5%	6,981	27.3%	19,698	31.2%
Homes Built 1970 to 1979	1,141	25.7%	7,086	27.7%	17,481	27.6%
Homes Built 1960 to 1969	151	3.4%	1,742	6.8%	5,581	8.8%
Homes Built 1950 to 1959	15	0.3%	382	1.5%	775	1.2%
Homes Built Before 1949	28	0.6%	373	1.5%	575	0.9%
<b>Home Values</b>						
Home Values \$1,000,000 or More (2000)	0		17	0.1%	82	0.2%
Home Values \$500,000 to \$999,999 (2000)	10	0.5%	108	0.7%	1,349	3.4%
Home Values \$400,000 to \$499,999 (2000)	33	1.5%	518	3.3%	2,109	5.3%
Home Values \$300,000 to \$399,999 (2000)	144	6.8%	1,817	11.6%	5,495	13.8%
Home Values \$200,000 to \$299,999 (2000)	496	23.5%	5,192	33.1%	12,543	31.5%
Home Values \$150,000 to \$199,999 (2000)	704	33.4%	4,471	28.5%	10,198	25.6%
Home Values \$100,000 to \$149,999 (2000)	546	25.9%	2,490	15.9%	6,386	16.1%
Home Values \$70,000 to \$99,999 (2000)	170	8.1%	982	6.3%	1,353	3.4%
Home Values \$50,000 to \$69,999 (2000)	0		11	0.1%	91	0.2%
Home Values \$25,000 to \$49,999 (2000)	0		33	0.2%	85	0.2%
Home Values \$0 to \$24,999 (2000)	4	0.2%	24	0.2%	70	0.2%
Owner Occupied Median Home Value (2000)	\$167,947		\$205,092		\$228,195	
Renter Occupied Median Rent (2000)	\$947		\$919		\$940	
<b>Transportation To Work</b>						
Drive to Work Alone (2000)	5,487	77.9%	32,563	78.6%	77,491	78.7%
Drive to Work in Carpool (2000)	927	13.2%	5,229	12.6%	11,270	11.4%
Travel to Work - Public Transportation (2000)	271	3.9%	1,312	3.2%	3,478	3.5%
Drive to Work on Motorcycle (2000)	11	0.2%	32	0.1%	71	0.1%
Walk or Bicycle to Work (2000)	142	2.0%	666	1.6%	1,403	1.4%
Other Means (2000)	46	0.7%	210	0.5%	457	0.5%
Work at Home (2000)	161	2.3%	1,442	3.5%	4,327	4.4%
<b>Travel Time</b>						
Travel to Work in 14 Minutes or Less (2000)	1,846	26.8%	9,942	24.8%	20,949	22.2%
Travel to Work in 14 to 29 Minutes (2000)	2,529	36.7%	14,405	36.0%	34,208	36.3%
Travel to Work in 30 to 59 Minutes (2000)	1,955	28.4%	12,074	30.2%	30,139	32.0%
Travel to Work in 60 Minutes or More (2000)	555	8.1%	3,591	9.0%	8,874	9.4%
Average Travel Time to Work (2000)	25.0	mins	25.3	mins	26.0	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.