

Demographic Detail Report

Herndon Centre III 358-400 Elden St, Herndon, VA 20170

Building Type: **General Retail** Total Available: **2,500 SF**
 Secondary: **Storefront** % Leased: **95.28%**
 GLA: **52,922 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1985**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	18,099		149,472		242,638	
2020 Estimate	17,763		145,557		234,354	
2010 Census	16,035		132,913		214,415	
Growth 2020 - 2025	1.89%		2.69%		3.53%	
Growth 2010 - 2020	10.78%		9.51%		9.30%	
2020 Population by Age						
	17,763		145,557		234,354	
Age 0 - 4	1,272	7.16%	10,378	7.13%	15,690	6.69%
Age 5 - 9	1,229	6.92%	10,405	7.15%	16,208	6.92%
Age 10 - 14	1,089	6.13%	9,787	6.72%	16,251	6.93%
Age 15 - 19	890	5.01%	8,338	5.73%	14,623	6.24%
Age 20 - 24	818	4.61%	7,469	5.13%	12,873	5.49%
Age 25 - 29	1,078	6.07%	9,094	6.25%	14,138	6.03%
Age 30 - 34	1,474	8.30%	11,846	8.14%	17,326	7.39%
Age 35 - 39	1,733	9.76%	13,590	9.34%	19,707	8.41%
Age 40 - 44	1,562	8.79%	12,147	8.35%	18,158	7.75%
Age 45 - 49	1,407	7.92%	11,143	7.66%	17,782	7.59%
Age 50 - 54	1,199	6.75%	9,611	6.60%	16,288	6.95%
Age 55 - 59	1,117	6.29%	8,875	6.10%	15,456	6.60%
Age 60 - 64	942	5.30%	7,366	5.06%	12,856	5.49%
Age 65 - 69	721	4.06%	5,673	3.90%	9,908	4.23%
Age 70 - 74	533	3.00%	4,306	2.96%	7,576	3.23%
Age 75 - 79	319	1.80%	2,654	1.82%	4,662	1.99%
Age 80 - 84	179	1.01%	1,495	1.03%	2,592	1.11%
Age 85+	200	1.13%	1,380	0.95%	2,259	0.96%
Age 65+	1,952	10.99%	15,508	10.65%	26,997	11.52%
Median Age	38.00		37.00		37.60	
Average Age	37.10		36.30		36.90	

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	17,763		145,557		234,354	
White	12,104	68.14%	91,504	62.86%	153,943	65.69%
Black	1,753	9.87%	16,266	11.18%	21,809	9.31%
Am. Indian & Alaskan	133	0.75%	969	0.67%	1,338	0.57%
Asian	3,007	16.93%	30,817	21.17%	47,945	20.46%
Hawaiian & Pacific Island	14	0.08%	131	0.09%	200	0.09%
Other	751	4.23%	5,871	4.03%	9,117	3.89%
Population by Hispanic Origin	17,763		145,557		234,354	
Non-Hispanic Origin	14,347	80.77%	115,570	79.40%	190,851	81.44%
Hispanic Origin	3,416	19.23%	29,987	20.60%	43,503	18.56%
2020 Median Age, Male	37.70		36.60		37.10	
2020 Average Age, Male	36.50		35.80		36.40	
2020 Median Age, Female	38.30		37.40		38.10	
2020 Average Age, Female	37.60		36.90		37.50	
2020 Population by Occupation Classification	13,996		113,321		183,280	
Civilian Employed	10,659	76.16%	85,019	75.02%	135,392	73.87%
Civilian Unemployed	212	1.51%	1,939	1.71%	3,157	1.72%
Civilian Non-Labor Force	3,079	22.00%	26,079	23.01%	44,147	24.09%
Armed Forces	46	0.33%	284	0.25%	584	0.32%
Households by Marital Status						
Married	3,334		28,399		48,745	
Married No Children	1,804		14,245		23,850	
Married w/Children	1,530		14,155		24,895	
2020 Population by Education	13,511		106,816		170,042	
Some High School, No Diploma	1,023	7.57%	8,675	8.12%	12,148	7.14%
High School Grad (Incl Equivalency)	1,594	11.80%	12,804	11.99%	20,053	11.79%
Some College, No Degree	2,011	14.88%	17,890	16.75%	28,609	16.82%
Associate Degree	1,046	7.74%	7,635	7.15%	11,333	6.66%
Bachelor Degree	4,378	32.40%	33,389	31.26%	52,658	30.97%
Advanced Degree	3,459	25.60%	26,423	24.74%	45,241	26.61%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	20,394		164,095		261,262	
Real Estate & Finance	744	3.65%	5,720	3.49%	10,226	3.91%
Professional & Management	9,693	47.53%	71,974	43.86%	117,076	44.81%
Public Administration	1,012	4.96%	7,546	4.60%	12,136	4.65%
Education & Health	1,512	7.41%	13,191	8.04%	21,044	8.05%
Services	1,639	8.04%	13,132	8.00%	18,943	7.25%
Information	509	2.50%	3,738	2.28%	5,807	2.22%
Sales	1,774	8.70%	16,011	9.76%	26,269	10.05%
Transportation	634	3.11%	5,466	3.33%	7,694	2.94%
Retail	651	3.19%	7,210	4.39%	10,871	4.16%
Wholesale	97	0.48%	857	0.52%	1,701	0.65%
Manufacturing	290	1.42%	2,769	1.69%	4,701	1.80%
Production	492	2.41%	4,692	2.86%	6,816	2.61%
Construction	419	2.05%	3,933	2.40%	6,030	2.31%
Utilities	373	1.83%	3,815	2.32%	5,582	2.14%
Agriculture & Mining	12	0.06%	167	0.10%	261	0.10%
Farming, Fishing, Forestry	1	0.00%	65	0.04%	104	0.04%
Other Services	542	2.66%	3,809	2.32%	6,001	2.30%
2020 Worker Travel Time to Job	10,183		80,198		127,137	
<30 Minutes	6,302	61.89%	47,860	59.68%	72,779	57.24%
30-60 Minutes	2,778	27.28%	23,548	29.36%	38,782	30.50%
60+ Minutes	1,103	10.83%	8,790	10.96%	15,576	12.25%
2010 Households by HH Size	6,572		49,909		77,367	
1-Person Households	2,196	33.41%	13,196	26.44%	17,492	22.61%
2-Person Households	2,029	30.87%	15,154	30.36%	23,598	30.50%
3-Person Households	1,005	15.29%	8,531	17.09%	13,836	17.88%
4-Person Households	743	11.31%	7,131	14.29%	12,593	16.28%
5-Person Households	317	4.82%	3,151	6.31%	5,569	7.20%
6-Person Households	152	2.31%	1,440	2.89%	2,332	3.01%
7 or more Person Households	130	1.98%	1,306	2.62%	1,947	2.52%
2020 Average Household Size	2.40		2.60		2.70	
Households						
2025 Projection	7,547		56,275		87,468	
2020 Estimate	7,389		54,853		84,622	
2010 Census	6,572		49,909		77,368	
Growth 2020 - 2025	2.14%		2.59%		3.36%	
Growth 2010 - 2020	12.43%		9.91%		9.38%	

Demographic Detail Report

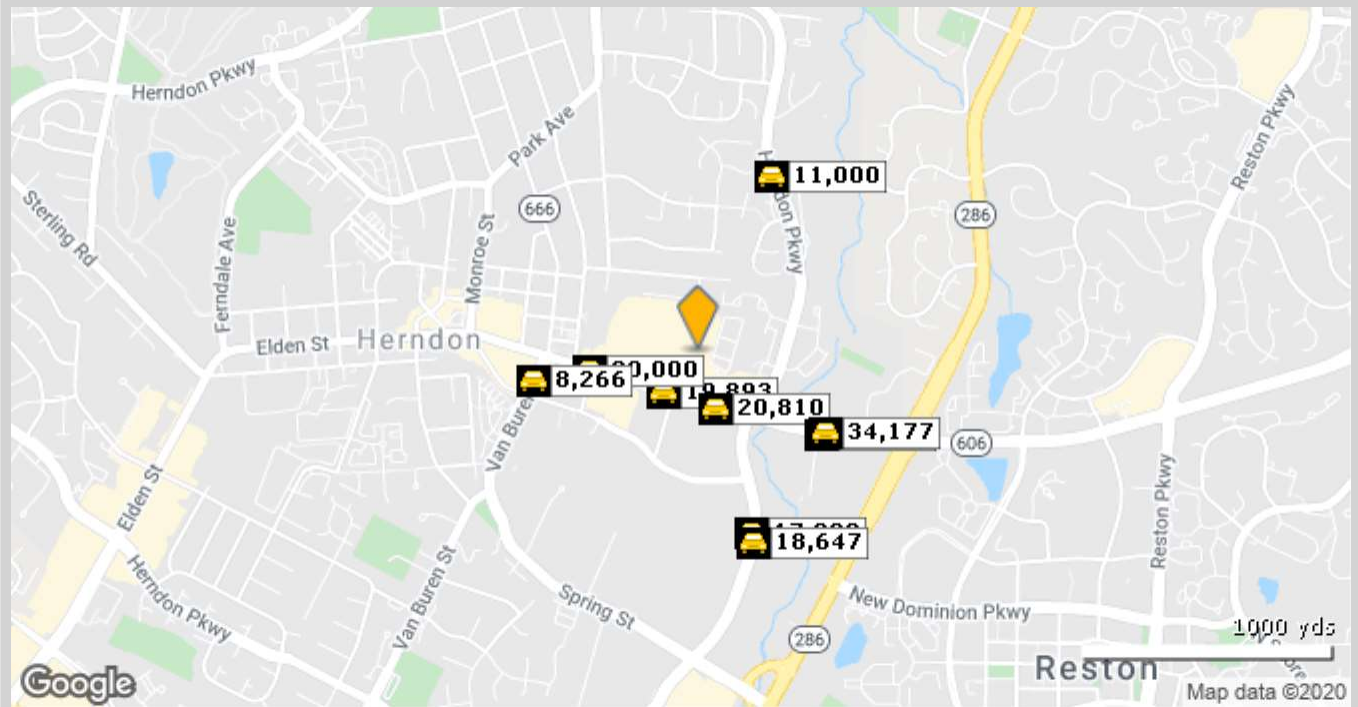
Herndon Centre III						
358-400 Elden St, Herndon, VA 20170						
Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	7,389		54,854		84,621	
<\$25,000	518	7.01%	3,693	6.73%	5,189	6.13%
\$25,000 - \$50,000	627	8.49%	5,472	9.98%	8,030	9.49%
\$50,000 - \$75,000	676	9.15%	6,101	11.12%	8,605	10.17%
\$75,000 - \$100,000	1,012	13.70%	7,510	13.69%	10,365	12.25%
\$100,000 - \$125,000	963	13.03%	6,461	11.78%	9,501	11.23%
\$125,000 - \$150,000	778	10.53%	5,382	9.81%	8,158	9.64%
\$150,000 - \$200,000	1,073	14.52%	8,212	14.97%	12,348	14.59%
\$200,000+	1,742	23.58%	12,023	21.92%	22,425	26.50%
2020 Avg Household Income	\$149,701		\$144,526		\$155,108	
2020 Med Household Income	\$122,364		\$117,996		\$126,901	
2020 Occupied Housing	7,389		54,853		84,622	
Owner Occupied	3,991	54.01%	33,278	60.67%	57,744	68.24%
Renter Occupied	3,398	45.99%	21,575	39.33%	26,878	31.76%
2010 Housing Units	7,892		57,368		88,119	
1 Unit	3,828	48.50%	33,656	58.67%	60,595	68.76%
2 - 4 Units	44	0.56%	1,335	2.33%	1,739	1.97%
5 - 19 Units	1,799	22.80%	12,738	22.20%	14,987	17.01%
20+ Units	2,221	28.14%	9,639	16.80%	10,798	12.25%
2020 Housing Value	3,990		33,278		57,744	
<\$100,000	14	0.35%	324	0.97%	544	0.94%
\$100,000 - \$200,000	136	3.41%	1,378	4.14%	1,766	3.06%
\$200,000 - \$300,000	177	4.44%	3,584	10.77%	4,938	8.55%
\$300,000 - \$400,000	722	18.10%	5,833	17.53%	9,476	16.41%
\$400,000 - \$500,000	746	18.70%	7,538	22.65%	10,351	17.93%
\$500,000 - \$1,000,000	1,951	48.90%	13,071	39.28%	25,503	44.17%
\$1,000,000+	244	6.12%	1,550	4.66%	5,166	8.95%
2020 Median Home Value	\$551,256		\$473,228		\$535,231	
2020 Housing Units by Yr Built	7,891		57,462		88,286	
Built 2010+	916	11.61%	5,207	9.06%	7,807	8.84%
Built 2000 - 2010	1,867	23.66%	9,515	16.56%	13,039	14.77%
Built 1990 - 1999	1,531	19.40%	12,453	21.67%	19,384	21.96%
Built 1980 - 1989	1,588	20.12%	11,516	20.04%	20,109	22.78%
Built 1970 - 1979	1,328	16.83%	13,551	23.58%	20,440	23.15%
Built 1960 - 1969	304	3.85%	4,254	7.40%	6,026	6.83%
Built 1950 - 1959	150	1.90%	524	0.91%	808	0.92%
Built <1949	207	2.62%	442	0.77%	673	0.76%
2020 Median Year Built	1991		1988		1987	

Traffic Count Report

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Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **52,922 SF**
 Year Built: **1985**
 Total Available: **2,500 SF**
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 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Elden St	Post Dr	0.02 E	2018	19,893	MPSI	.11
2	Elden St	Jonquil Ln	0.02 NW	2018	20,810	MPSI	.13
3	Elden St	Grant St	0.01 E	2016	20,000	AADT	.25
4	Elden St	Carlisle Dr	0.01 W	2018	32,077	MPSI	.35
5	Elden St	Carlisle Dr	0.02 W	2018	34,177	MPSI	.35
6	Van Buren St	Monroe St	0.04 SW	2018	8,266	MPSI	.38
7	Herndon Pkwy	Grove St	0.13 N	2016	17,000	AADT	.43
8	Herndon Pkwy	Leona Ln	0.10 SE	2018	13,656	MPSI	.45
9	Herndon Pkwy	Leona Ln	0.10 SE	2017	11,000	MPSI	.45
10	Herndon Pkwy	Grove St	0.15 N	2018	18,647	MPSI	.45