

Demographic Detail Report

Herndon Centre III 404-434 Elden St, Herndon, VA 20170

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **37,373 SF** Rent/SF/Yr: -
 Year Built: **1985**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	16,856		151,352		246,335	
2022 Estimate	16,790		147,791		238,133	
2010 Census	15,667		132,963		215,432	
Growth 2022 - 2027	0.39%		2.41%		3.44%	
Growth 2010 - 2022	7.17%		11.15%		10.54%	
2022 Population by Age						
	16,790		147,791		238,133	
Age 0 - 4	1,077	6.41%	9,443	6.39%	14,599	6.13%
Age 5 - 9	1,159	6.90%	10,203	6.90%	15,779	6.63%
Age 10 - 14	1,130	6.73%	10,122	6.85%	16,209	6.81%
Age 15 - 19	1,008	6.00%	9,168	6.20%	15,418	6.47%
Age 20 - 24	870	5.18%	7,929	5.37%	13,652	5.73%
Age 25 - 29	935	5.57%	8,321	5.63%	13,747	5.77%
Age 30 - 34	1,138	6.78%	10,022	6.78%	15,447	6.49%
Age 35 - 39	1,390	8.28%	12,238	8.28%	18,174	7.63%
Age 40 - 44	1,444	8.60%	12,609	8.53%	18,746	7.87%
Age 45 - 49	1,342	7.99%	11,642	7.88%	17,896	7.52%
Age 50 - 54	1,183	7.05%	10,263	6.94%	16,637	6.99%
Age 55 - 59	1,065	6.34%	9,192	6.22%	15,573	6.54%
Age 60 - 64	931	5.54%	7,932	5.37%	13,740	5.77%
Age 65 - 69	744	4.43%	6,333	4.29%	11,045	4.64%
Age 70 - 74	570	3.39%	4,995	3.38%	8,732	3.67%
Age 75 - 79	382	2.28%	3,495	2.36%	6,123	2.57%
Age 80 - 84	218	1.30%	2,082	1.41%	3,616	1.52%
Age 85+	205	1.22%	1,802	1.22%	3,000	1.26%
Age 65+	2,119	12.62%	18,707	12.66%	32,516	13.65%
Median Age	38.90		38.50		38.90	
Average Age	37.80		37.60		38.10	

Demographic Detail Report

Herndon Centre III 404-434 Elden St, Herndon, VA 20170

Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	16,790		147,791		238,133	
White	11,247	66.99%	91,762	62.09%	154,029	64.68%
Black	1,795	10.69%	16,944	11.46%	22,840	9.59%
Am. Indian & Alaskan	138	0.82%	991	0.67%	1,384	0.58%
Asian	2,842	16.93%	31,710	21.46%	49,942	20.97%
Hawaiian & Pacific Island	15	0.09%	138	0.09%	203	0.09%
Other	752	4.48%	6,246	4.23%	9,735	4.09%
Population by Hispanic Origin	16,790		147,791		238,133	
Non-Hispanic Origin	13,144	78.28%	116,913	79.11%	193,654	81.32%
Hispanic Origin	3,646	21.72%	30,878	20.89%	44,478	18.68%
2022 Median Age, Male	38.50		38.10		38.30	
2022 Average Age, Male	37.20		37.00		37.60	
2022 Median Age, Female	39.30		39.00		39.50	
2022 Average Age, Female	38.30		38.20		38.70	
2022 Population by Occupation Classification	13,224		116,181		188,450	
Civilian Employed	9,799	74.10%	84,673	72.88%	134,991	71.63%
Civilian Unemployed	458	3.46%	4,354	3.75%	7,127	3.78%
Civilian Non-Labor Force	2,935	22.19%	26,783	23.05%	45,692	24.25%
Armed Forces	32	0.24%	371	0.32%	640	0.34%
Households by Marital Status						
Married	3,145		28,710		49,352	
Married No Children	1,614		14,488		24,227	
Married w/Children	1,531		14,222		25,125	
2022 Population by Education	12,596		109,082		174,311	
Some High School, No Diploma	1,162	9.23%	9,122	8.36%	13,130	7.53%
High School Grad (Incl Equivalency)	1,444	11.46%	12,672	11.62%	19,829	11.38%
Some College, No Degree	1,768	14.04%	16,675	15.29%	27,353	15.69%
Associate Degree	1,049	8.33%	8,156	7.48%	11,835	6.79%
Bachelor Degree	4,095	32.51%	33,528	30.74%	53,880	30.91%
Advanced Degree	3,078	24.44%	28,929	26.52%	48,284	27.70%

Demographic Detail Report

Herndon Centre III

404-434 Elden St, Herndon, VA 20170

Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	18,750		163,323		260,818	
Real Estate & Finance	699	3.73%	6,073	3.72%	9,906	3.80%
Professional & Management	8,868	47.30%	74,051	45.34%	120,874	46.34%
Public Administration	640	3.41%	6,349	3.89%	10,761	4.13%
Education & Health	1,421	7.58%	13,316	8.15%	21,020	8.06%
Services	1,490	7.95%	13,198	8.08%	19,403	7.44%
Information	431	2.30%	3,009	1.84%	4,729	1.81%
Sales	1,374	7.33%	14,184	8.68%	23,181	8.89%
Transportation	712	3.80%	6,611	4.05%	9,237	3.54%
Retail	504	2.69%	5,559	3.40%	9,576	3.67%
Wholesale	92	0.49%	868	0.53%	1,303	0.50%
Manufacturing	354	1.89%	2,694	1.65%	4,577	1.75%
Production	636	3.39%	5,064	3.10%	7,493	2.87%
Construction	479	2.55%	4,065	2.49%	5,857	2.25%
Utilities	381	2.03%	4,009	2.45%	5,731	2.20%
Agriculture & Mining	19	0.10%	93	0.06%	250	0.10%
Farming, Fishing, Forestry	12	0.06%	41	0.03%	111	0.04%
Other Services	638	3.40%	4,139	2.53%	6,809	2.61%
2022 Worker Travel Time to Job	9,073		79,094		125,260	
<30 Minutes	5,673	62.53%	45,761	57.86%	70,398	56.20%
30-60 Minutes	2,452	27.03%	23,952	30.28%	39,522	31.55%
60+ Minutes	948	10.45%	9,381	11.86%	15,340	12.25%
2010 Households by HH Size	6,129		49,828		77,738	
1-Person Households	1,869	30.49%	13,163	26.42%	17,590	22.63%
2-Person Households	1,855	30.27%	15,099	30.30%	23,692	30.48%
3-Person Households	997	16.27%	8,506	17.07%	13,909	17.89%
4-Person Households	763	12.45%	7,111	14.27%	12,650	16.27%
5-Person Households	334	5.45%	3,164	6.35%	5,597	7.20%
6-Person Households	166	2.71%	1,455	2.92%	2,342	3.01%
7 or more Person Households	145	2.37%	1,330	2.67%	1,958	2.52%
2022 Average Household Size	2.50		2.60		2.70	
Households						
2027 Projection	6,565		57,095		88,918	
2022 Estimate	6,542		55,801		86,132	
2010 Census	6,129		49,828		77,738	
Growth 2022 - 2027	0.35%		2.32%		3.23%	
Growth 2010 - 2022	6.74%		11.99%		10.80%	

Demographic Detail Report

Herndon Centre III						
404-434 Elden St, Herndon, VA 20170						
Radius	1 Mile		3 Mile		5 Mile	
2022 Households by HH Income	6,541		55,799		86,133	
<\$25,000	435	6.65%	3,667	6.57%	5,153	5.98%
\$25,000 - \$50,000	643	9.83%	5,937	10.64%	8,230	9.55%
\$50,000 - \$75,000	647	9.89%	5,447	9.76%	7,838	9.10%
\$75,000 - \$100,000	725	11.08%	7,051	12.64%	10,054	11.67%
\$100,000 - \$125,000	815	12.46%	6,406	11.48%	9,375	10.88%
\$125,000 - \$150,000	703	10.75%	5,335	9.56%	8,136	9.45%
\$150,000 - \$200,000	975	14.91%	9,022	16.17%	13,731	15.94%
\$200,000+	1,598	24.43%	12,934	23.18%	23,616	27.42%
2022 Avg Household Income	\$151,250		\$148,393		\$158,515	
2022 Med Household Income	\$125,196		\$122,624		\$132,425	
2022 Occupied Housing	6,542		55,800		86,132	
Owner Occupied	3,661	55.96%	33,846	60.66%	58,585	68.02%
Renter Occupied	2,881	44.04%	21,954	39.34%	27,547	31.98%
2010 Housing Units	6,965		58,188		89,501	
1 Unit	4,050	58.15%	34,325	58.99%	60,692	67.81%
2 - 4 Units	85	1.22%	1,281	2.20%	1,716	1.92%
5 - 19 Units	1,652	23.72%	12,084	20.77%	14,282	15.96%
20+ Units	1,178	16.91%	10,498	18.04%	12,811	14.31%
2022 Housing Value	3,661		33,847		58,586	
<\$100,000	34	0.93%	333	0.98%	658	1.12%
\$100,000 - \$200,000	59	1.61%	945	2.79%	1,333	2.28%
\$200,000 - \$300,000	190	5.19%	3,558	10.51%	4,917	8.39%
\$300,000 - \$400,000	523	14.29%	5,144	15.20%	8,003	13.66%
\$400,000 - \$500,000	720	19.67%	8,073	23.85%	11,268	19.23%
\$500,000 - \$1,000,000	2,070	56.54%	14,564	43.03%	27,611	47.13%
\$1,000,000+	65	1.78%	1,230	3.63%	4,796	8.19%
2022 Median Home Value	\$573,551		\$486,008		\$556,390	
2022 Housing Units by Yr Built	6,969		58,290		89,736	
Built 2010+	502	7.20%	6,133	10.52%	8,917	9.94%
Built 2000 - 2010	1,219	17.49%	9,351	16.04%	13,155	14.66%
Built 1990 - 1999	1,447	20.76%	12,538	21.51%	19,710	21.96%
Built 1980 - 1989	1,660	23.82%	11,462	19.66%	20,012	22.30%
Built 1970 - 1979	1,447	20.76%	13,487	23.14%	20,445	22.78%
Built 1960 - 1969	319	4.58%	4,338	7.44%	6,023	6.71%
Built 1950 - 1959	164	2.35%	535	0.92%	803	0.89%
Built <1949	211	3.03%	446	0.77%	671	0.75%
2022 Median Year Built	1987		1988		1987	

Traffic Count Report

Herndon Centre III

404-434 Elden St, Herndon, VA 20170

Building Type: **General Retail**

Secondary: -

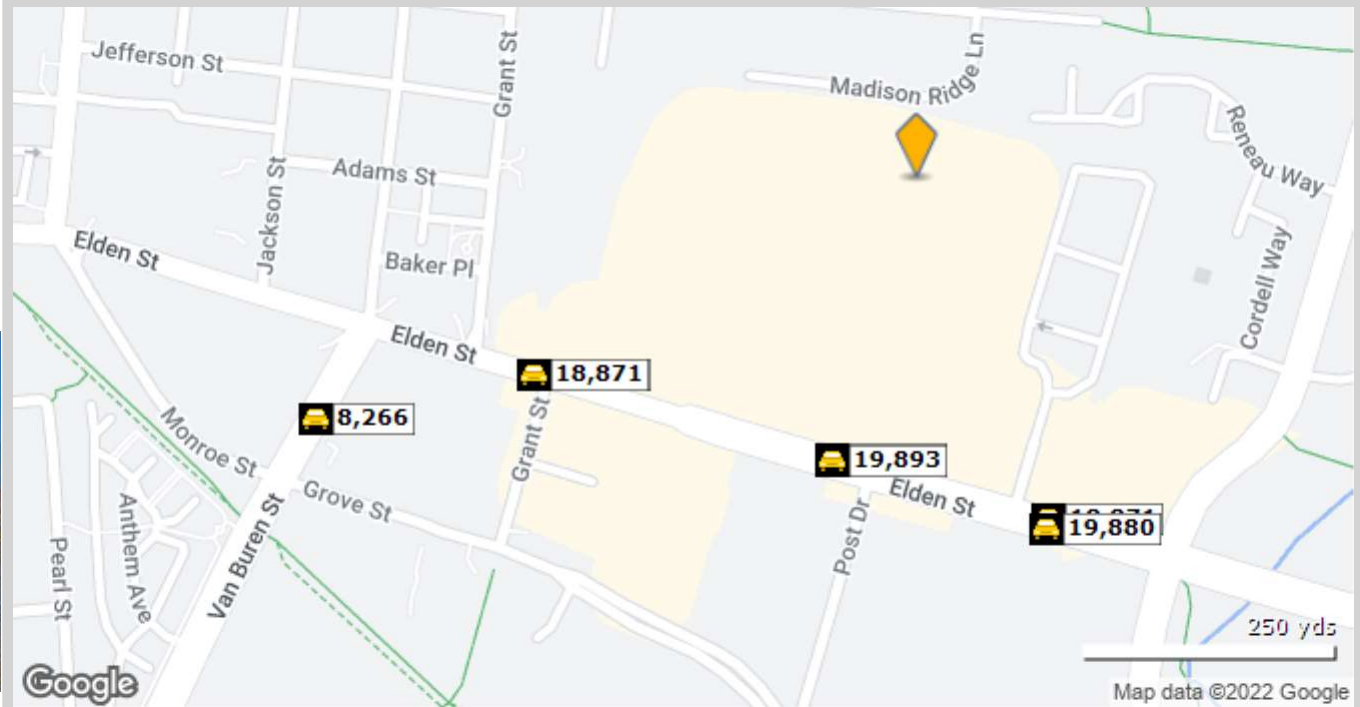
GLA: **37,373 SF**

Year Built: **1985**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



	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	2022	20,187	MPSI	.17
2	Elden St	Post Dr	0.02 E	2020	21,065	MPSI	.17
3	Elden St	Post Dr	0.02 E	2018	19,893	MPSI	.17
4	Elden Street	Jonquil Ln	0.02 W	2022	18,871	MPSI	.21
5	Elden St	Jonquil Ln	0.02 NW	2022	19,781	MPSI	.21
6	Elden St	Jonquil Ln	0.02 NW	2021	19,880	MPSI	.21
7	Elden St	Grant St	0.01 E	2020	20,216	MPSI	.24
8	Elden St	Grant St	0.01 E	2022	19,796	MPSI	.25
9	Elden Street	Grant St	0.01 E	2022	18,871	MPSI	.25
10	Van Buren St	Monroe St	0.04 SW	2018	8,266	MPSI	.37