

Town Center at Sterling Sterling, Virginia	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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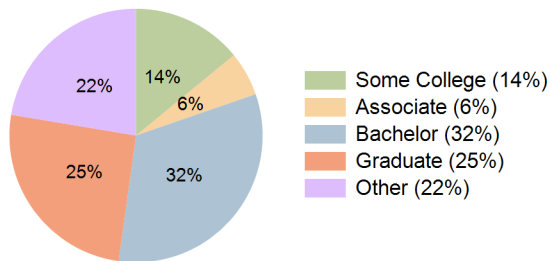
Current Year Demographics

Current Population	12,293	103,448	201,281	133,864
Total Daytime Pop	6,520	80,652	240,420	126,016
Workplace Pop	1,927	31,015	150,984	62,802
Average Household Income	\$146,606	\$147,345	\$142,683	\$148,774
Median Household Income	\$118,810	\$119,179	\$114,298	\$118,471
Total Households	4,001	35,106	73,332	47,756
Median Home Value	\$579,937	\$607,688	\$604,577	\$621,392
Bachelors Degree	32.7%	31.6%	32.7%	32.5%
Graduate Degree	23.1%	24.0%	25.8%	25.4%
Total Consumer Spending/Capita (Weekly)	\$401	\$398	\$393	\$397

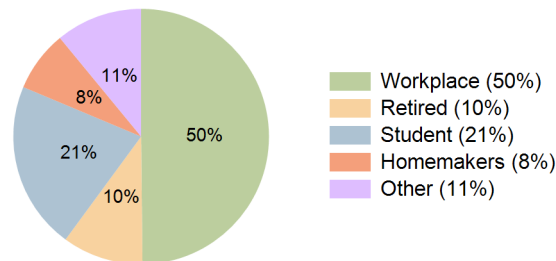
2023 Demographic Projections

Projected Population	11,843	101,503	203,883	132,727
Projected 5 Year Annual Growth Rate (Pop)	-0.7%	-0.4%	0.3%	-0.2%
Projected Households	3,852	34,516	74,660	47,610
Projected 5 Year Annual Growth Rate (HH)	-0.8%	-0.3%	0.4%	-0.1%

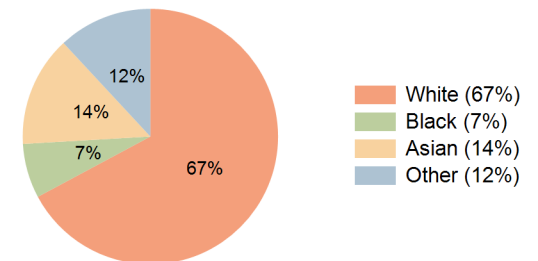
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

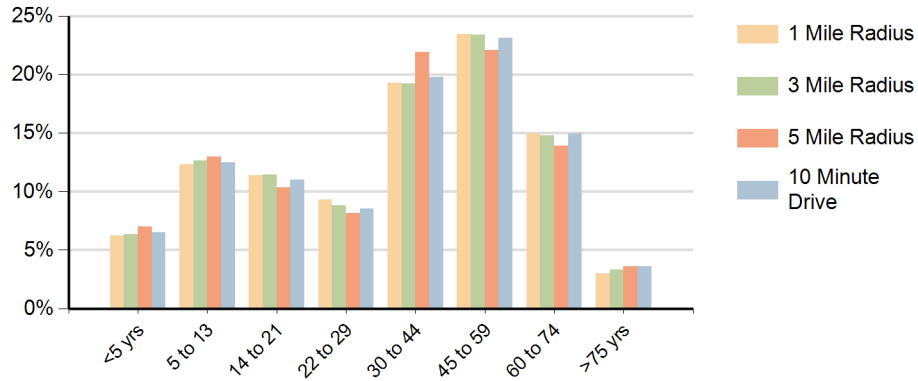


Race (10 Minute Drive)

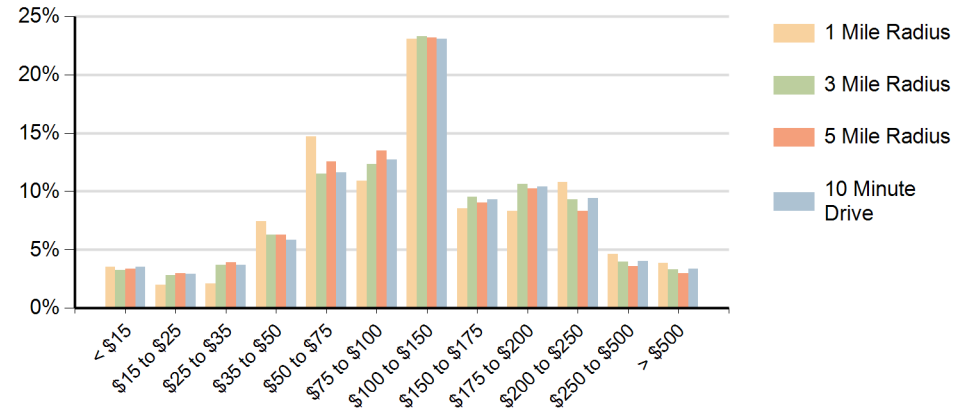


Hispanic Ethnicity
17% Hispanic | 83% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Town Center at Sterling Sterling, Virginia		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	12,293	103,448	201,281	133,864
	2010 Census Population	12,127	100,368	190,050	128,813
	2000 Census Population	11,528	89,287	158,992	113,648
	Historical Annual Growth 2000 to 2010	0.5%	1.2%	1.8%	1.3%
	Estimated Annual Growth 2010 to 2018	0.2%	0.4%	0.7%	0.5%
	Projected Annual Growth 2018 to 2023	-0.7%	-0.4%	0.3%	-0.2%
Households	Current Estimated Households	4,001	35,106	73,332	47,756
	2010 Census Households	3,944	33,975	68,810	45,627
	2000 Census Households	3,729	30,707	56,401	40,230
	Historical Annual Growth 2000 to 2010	0.6%	1.0%	2.0%	1.3%
	Estimated Annual Growth 2010 to 2018	0.2%	0.4%	0.8%	0.6%
	Projected Annual Growth 2018 to 2023	-0.8%	-0.3%	0.4%	-0.1%
	Population per Household	3.1	2.9	2.7	2.8
Ethnic	Hispanic or Latino Population	20%	19%	18%	17%
	Non Hispanic or Latino Population	80%	81%	82%	83%
Race	White	60.3%	66.0%	62.6%	67.2%
	Black or African American	7.0%	6.8%	8.5%	6.9%
	Asian & Pacific Islander	17.3%	14.1%	16.6%	14.0%
	Other Races	15.4%	13.1%	12.3%	11.9%