



## Executive Summary with Charts

Papermill Plaza  
5 Weems Ln, Winchester, Virginia, 22601,  
Rings: 1, 3, 5 mile radii

Prepared by Conrad Koneczny

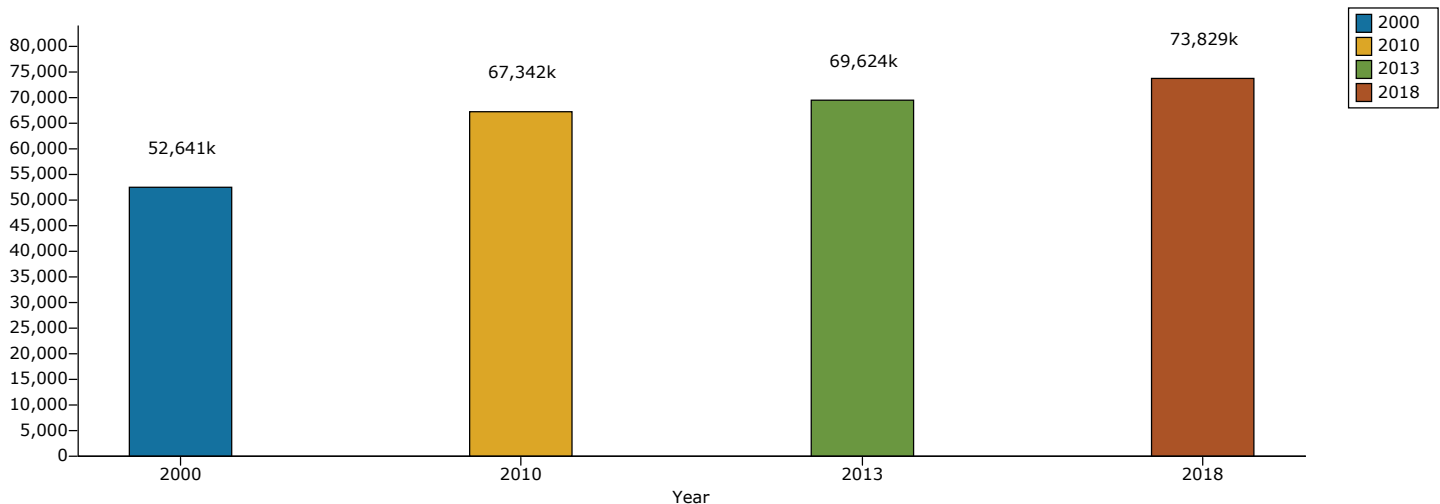
Latitude: 39.161352783

Longitude: -78.17604024

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,812	32,378	52,641
2010 Population	8,628	38,604	67,342
2013 Population	8,967	39,639	69,624
2018 Population	9,661	41,932	73,829
2000-2010 Annual Rate	2.39%	1.77%	2.49%
2010-2013 Annual Rate	1.19%	0.82%	1.03%
2013-2018 Annual Rate	1.50%	1.13%	1.18%
2013 Male Population	48.7%	49.4%	49.4%
2013 Female Population	51.3%	50.6%	50.6%
2013 Median Age	35.2	36.5	36.7

In the identified area, the current year population is 69,624. In 2010, the Census count in the area was 67,342. The rate of change since 2010 was 1.03% annually. The five-year projection for the population in the area is 73,829 representing a change of 1.18% annually from 2012 to 2017. Currently, the population is 49.4% male and 50.6% female.

Population



### Median Age

The median age in this area is 36.7, compared to U.S. median age of 37.3.

### Race and Ethnicity

2013 White Alone	72.5%	75.5%	79.4%
2013 Black Alone	8.5%	9.7%	8.2%
2013 American Indian/Alaska Native Alone	0.6%	0.5%	0.4%
2013 Asian Alone	3.9%	2.3%	2.1%
2013 Pacific Islander Alone	0.0%	0.1%	0.0%
2013 Other Race	11.4%	9.0%	7.2%
2013 Two or More Races	3.0%	3.0%	2.7%
2013 Hispanic Origin (Any Race)	18.5%	16.4%	13.8%

Persons of Hispanic origin represent 13.8% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 51.5 in the identified area, compared to 61.4 for the U.S. as a whole.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

May 23, 2014



## Executive Summary with Charts

Papermill Plaza  
5 Weems Ln, Winchester, Virginia, 22601,  
Rings: 1, 3, 5 mile radii

Prepared by Conrad Koneczny

Latitude: 39.161352783

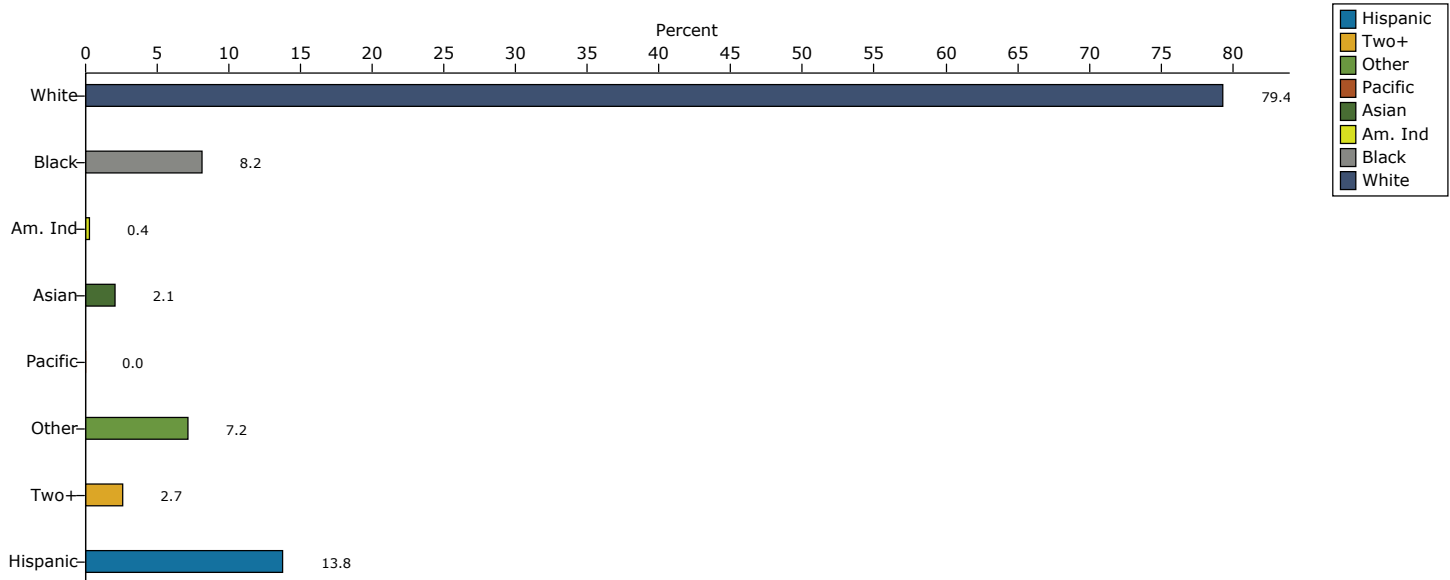
Longitude: -78.17604024

1 mile

3 miles

5 miles

Race and Ethnicity 2013

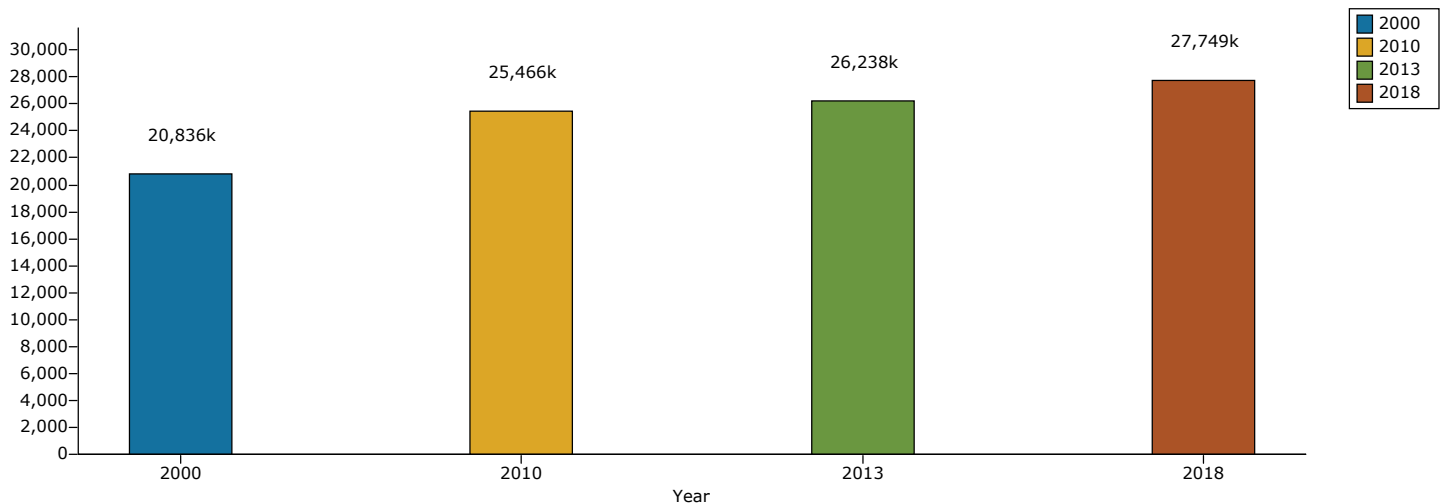


### Households

2000 Households	2,923	13,541	20,836
2010 Households	3,639	15,367	25,466
2013 Total Households	3,781	15,736	26,238
2018 Total Households	4,064	16,599	27,749
2000-2010 Annual Rate	2.22%	1.27%	2.03%
2010-2013 Annual Rate	1.19%	0.73%	0.92%
2013-2018 Annual Rate	1.45%	1.07%	1.13%
2013 Average Household Size	2.32	2.44	2.58

The household count in this area has changed from 25,466 in 2010 to 26,238 in the current year, a change of 0.92% annually. The five-year projection of households is 27,749, a change of 1.13% annually from the current year total. Average household size is currently 2.58, compared to 2.57 in the year 2010. The number of families in the current year is 17,216 in the specified area.

Households



**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

May 23, 2014



## Executive Summary with Charts

Papermill Plaza  
5 Weems Ln, Winchester, Virginia, 22601,  
Rings: 1, 3, 5 mile radii

Prepared by Conrad Koneczny

Latitude: 39.161352783

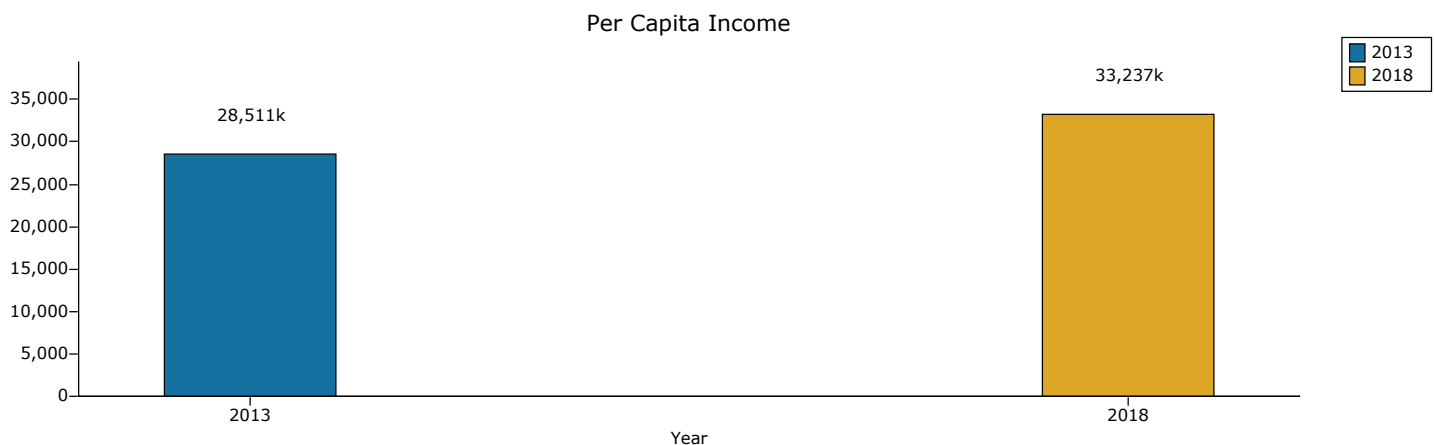
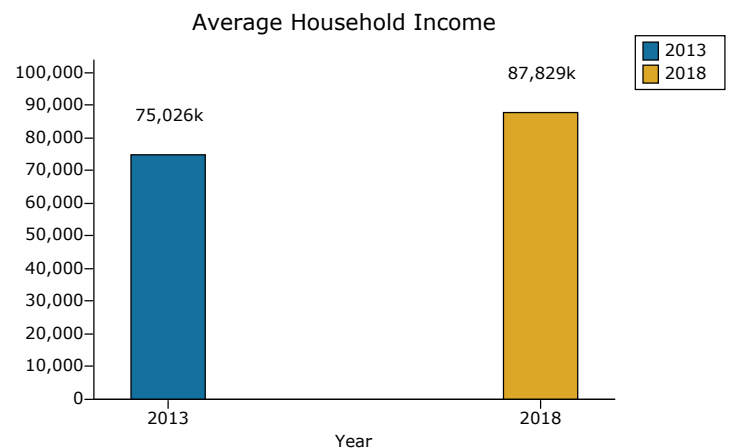
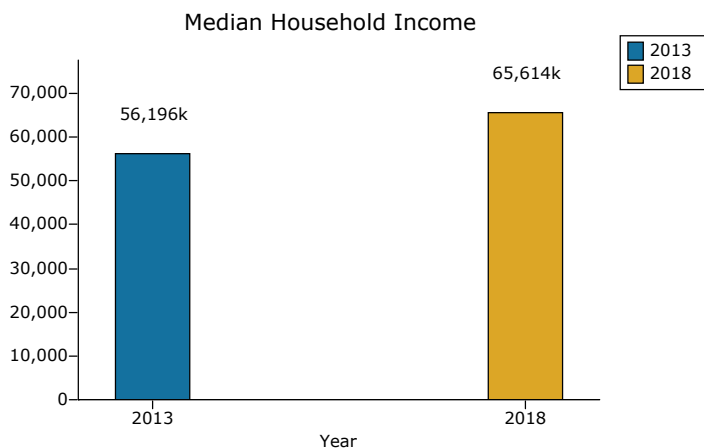
Longitude: -78.17604024

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$48,973	\$50,055	\$56,196
2018 Median Household Income	\$54,451	\$56,454	\$65,614
2013-2018 Annual Rate	2.14%	2.44%	3.15%
<b>Average Household Income</b>			
2013 Average Household Income	\$69,364	\$69,716	\$75,026
2018 Average Household Income	\$80,049	\$81,485	\$87,829
2013-2018 Annual Rate	2.91%	3.17%	3.20%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$29,409	\$27,694	\$28,511
2018 Per Capita Income	\$33,799	\$32,217	\$33,237
2013-2018 Annual Rate	2.82%	3.07%	3.12%
<b>Households by Income</b>			

Current median household income is \$56,196 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$65,614 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$75,026 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$87,829 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$28,511 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$33,237 in five years, compared to \$29,882 for all U.S. households



**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

May 23, 2014



## Executive Summary with Charts

Papermill Plaza  
5 Weems Ln, Winchester, Virginia, 22601,  
Rings: 1, 3, 5 mile radii

Prepared by Conrad Koneczny  
Latitude: 39.161352783  
Longitude: -78.17604024

	1 mile	3 miles	5 miles
<b>Housing</b>			
2000 Total Housing Units	3,054	14,282	21,877
2000 Owner Occupied Housing Units	1,165	7,093	12,968
2000 Owner Occupied Housing Units	1,757	6,448	7,867
2000 Vacant Housing Units	132	741	1,042
2010 Total Housing Units	4,077	17,008	27,648
2010 Owner Occupied Housing Units	1,531	8,211	16,045
2010 Renter Occupied Housing Units	2,108	7,156	9,421
2010 Vacant Housing Units	438	1,641	2,182
2013 Total Housing Units	4,159	17,309	28,503
2013 Owner Occupied Housing Units	1,545	8,205	16,193
2013 Renter Occupied Housing Units	2,237	7,531	10,045
2013 Vacant Housing Units	378	1,573	2,265
2018 Total Housing Units	4,375	18,221	30,094
2018 Owner Occupied Housing Units	1,681	8,853	17,444
2018 Renter Occupied Housing Units	2,382	7,746	10,305
2018 Vacant Housing Units	311	1,622	2,345

Currently, 56.8% of the 28,503 housing units in the area are owner occupied; 35.2%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 27,648 housing units in the area - 58.0% owner occupied, 34.1% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 1.36%. Median home value in the area is \$190,749, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 4.31% annually to \$235,574.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

May 23, 2014