

Roberts Street Plaza 1811 Roberts St, Winchester, Virginia, 22601, Drive Time: 15 minutes Prepared by Conrad Koneczny

Latitude: 39.168771925 Longitude: -78.17735257

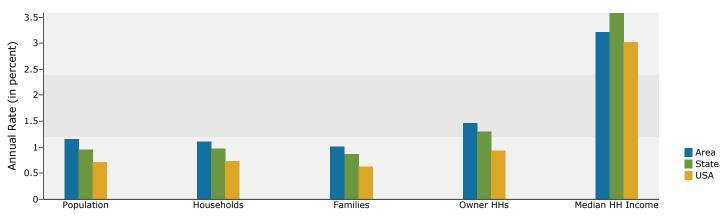
6	•			2012		2010
Summary	Cer	nsus 2010		2013		2018
Population		81,837		84,592		89,621
Households		30,990		31,939		33,755
Families		20,803		21,399		22,504
Average Household Size		2.58		2.59		2.60
Owner Occupied Housing Units		20,338		20,546		22,103
Renter Occupied Housing Units		10,651		11,393		11,652
Median Age		37.1		37.6		37.9
Trends: 2013 - 2018 Annual Rate		Area		State		National
Population		1.16%		0.96%		0.71%
Households		1.11%		0.97%		0.74%
Families		1.01%		0.87%		0.63%
Owner HHs		1.47%		1.30%		0.94%
Median Household Income		3.21%		3.58%		3.03%
II. Scholdele Transie				13	2018	
Households by Income			Number	Percent	Number	Percent
<\$15,000			2,743	8.6%	2,782	8.2%
\$15,000 - \$24,999			2,476	7.8%	2,118	6.3%
\$25,000 - \$34,999			3,486	10.9%	2,510	7.4%
\$35,000 - \$49,999			5,332	16.7%	5,549	16.4%
\$50,000 - \$74,999			5,612	17.6%	5,406	16.0%
\$75,000 - \$99,999			4,303	13.5%	4,722	14.0%
\$100,000 - \$149,999			5,296	16.6%	6,459	19.1%
\$150,000 - \$199,999			1,561	4.9%	2,712	8.0%
\$200,000+			1,131	3.5%	1,497	4.4%
Mard's a the second Taxas					+66 226	
Median Household Income			\$56,554		\$66,236	
Average Household Income			\$75,709		\$88,948	
Per Capita Income	6		\$28,695		\$33,579	
	Census 20	010	20	13	20	18
Deputation by Age	Number	Dorcont		Dorcont	Number	Dorcont
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,423	6.6%	Number 5,415	6.4%	5,734	6.4%
0 - 4 5 - 9	5,423 5,667	6.6% 6.9%	Number 5,415 5,556	6.4% 6.6%	5,734 5,640	6.4% 6.3%
0 - 4 5 - 9 10 - 14	5,423 5,667 5,522	6.6% 6.9% 6.7%	Number 5,415 5,556 5,682	6.4% 6.6% 6.7%	5,734 5,640 5,835	6.4% 6.3% 6.5%
0 - 4 5 - 9 10 - 14 15 - 19	5,423 5,667 5,522 5,958	6.6% 6.9% 6.7% 7.3%	Number 5,415 5,556 5,682 5,821	6.4% 6.6% 6.7% 6.9%	5,734 5,640 5,835 6,020	6.4% 6.3% 6.5% 6.7%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24	5,423 5,667 5,522 5,958 5,463	6.6% 6.9% 6.7% 7.3% 6.7%	Number 5,415 5,556 5,682 5,821 5,853	6.4% 6.6% 6.7% 6.9% 6.9%	5,734 5,640 5,835 6,020 5,605	6.4% 6.3% 6.5% 6.7% 6.3%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34	5,423 5,667 5,522 5,958 5,463 10,652	6.6% 6.9% 6.7% 7.3% 6.7% 13.0%	Number 5,415 5,556 5,682 5,821 5,853 11,337	6.4% 6.6% 6.7% 6.9% 6.9% 13.4%	5,734 5,640 5,835 6,020 5,605 12,504	6.4% 6.3% 6.5% 6.7% 6.3% 14.0%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44	5,423 5,667 5,522 5,958 5,463 10,652 11,198	6.6% 6.9% 6.7% 6.7% 13.0% 13.7%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839	6.4% 6.6% 6.7% 6.9% 13.4% 12.8%	5,734 5,640 5,835 6,020 5,605 12,504 11,176	6.4% 6.3% 6.5% 6.7% 6.3% 14.0% 12.5%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141	6.6% 6.9% 6.7% 6.7% 13.0% 13.7% 14.8%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189	6.4% 6.6% 6.7% 6.9% 13.4% 12.8% 14.4%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673	$\begin{array}{c} 6.4\% \\ 6.3\% \\ 6.5\% \\ 6.7\% \\ 6.3\% \\ 14.0\% \\ 12.5\% \\ 13.0\% \end{array}$
$\begin{array}{c} 0 - 4 \\ 5 - 9 \\ 10 - 14 \\ 15 - 19 \\ 20 - 24 \\ 25 - 34 \\ 35 - 44 \\ 45 - 54 \\ 55 - 64 \end{array}$	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055	6.6% 6.9% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043	6.4% 6.6% 6.7% 6.9% 13.4% 12.8% 14.4% 11.9%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443	$\begin{array}{c} 6.4\% \\ 6.3\% \\ 6.5\% \\ 6.7\% \\ 6.3\% \\ 14.0\% \\ 12.5\% \\ 13.0\% \\ 12.8\% \end{array}$
$\begin{array}{c} 0 - 4 \\ 5 - 9 \\ 10 - 14 \\ 15 - 19 \\ 20 - 24 \\ 25 - 34 \\ 35 - 44 \\ 45 - 54 \\ 55 - 64 \\ 65 - 74 \end{array}$	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728	6.6% 6.9% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943	6.4% 6.3% 6.7% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9%
$\begin{array}{c} 0 - 4 \\ 5 - 9 \\ 10 - 14 \\ 15 - 19 \\ 20 - 24 \\ 25 - 34 \\ 35 - 44 \\ 45 - 54 \\ 55 - 64 \\ 65 - 74 \\ 75 - 84 \end{array}$	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611	6.6% 6.9% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237	6.4% 6.3% 6.7% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9% 4.7%
$\begin{array}{c} 0 - 4 \\ 5 - 9 \\ 10 - 14 \\ 15 - 19 \\ 20 - 24 \\ 25 - 34 \\ 35 - 44 \\ 45 - 54 \\ 55 - 64 \\ 65 - 74 \end{array}$	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611 1,419	6.6% 6.9% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4% 1.7%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772 1,598	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5% 1.9%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237 1,812	6.4% 6.3% 6.7% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9% 4.7% 2.0%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611 1,419 Census 20	6.6% 6.9% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4% 1.7%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772 1,598 20	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5% 1.9%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237 1,812	6.4% 6.3% 6.5% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9% 4.7% 2.0%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611 1,419 Census 20 Number	6.6% 6.9% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4% 1.7% 910 Percent	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772 1,598 20 Number	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5% 1.9% 113 Percent	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237 1,812 20 Number	6.4% 6.3% 6.5% 6.7% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9% 4.7% 2.0% 918 Percent
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611 1,419 Census 20 Number 68,093	6.6% 6.9% 6.7% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4% 1.7% 910 Percent 83.2%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772 1,598 20 Number 68,502	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5% 1.9% 1.9%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237 1,812 20 Number 68,800	6.4% 6.3% 6.5% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9% 4.7% 2.0% 18 Percent 76.8%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611 1,419 Census 20 Number 68,093 5,638	6.6% 6.9% 6.7% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4% 1.7% Percent 83.2% 6.9%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772 1,598 20 Number 68,502 6,400	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5% 1.9% 1.9%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237 1,812 20 Number 68,800 7,882	6.4% 6.3% 6.7% 6.3% 14.0% 12.5% 13.0% 12.8% 4.7% 2.0% 18 Percent 76.8% 8.8%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611 1,419 Census 20 Number 68,093 5,638 263	6.6% 6.9% 6.7% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4% 1.7% Percent 83.2% 6.9% 0.3%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772 1,598 20 Number 68,502 6,400 309	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5% 1.9% 1.9% 13 Percent 81.0% 7.6% 0.4%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237 1,812 20 Number 68,800 7,882 411	6.4% 6.3% 6.5% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9% 4.7% 2.0% 918 Percent 76.8% 8.8% 0.5%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611 1,419 Census 20 Number 68,093 5,638 263 1,464	6.6% 6.9% 6.7% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4% 1.7% 910 Percent 83.2% 6.9% 0.3% 1.8%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772 1,598 20 Number 68,502 6,400 309 1,633	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5% 1.9% Percent 81.0% 7.6% 0.4% 1.9%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237 1,812 20 Number 68,800 7,882 411 1,981	6.4% 6.3% 6.7% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9% 4.7% 2.0% 918 Percent 76.8% 8.8% 0.5% 2.2%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611 1,419 Census 20 Number 68,093 5,638 263 1,464 31	6.6% 6.9% 6.7% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4% 1.7% 910 Percent 83.2% 6.9% 0.3% 1.8% 0.0%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772 1,598 20 Number 68,502 6,400 309 1,633 36	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5% 1.9% 913 Percent 81.0% 7.6% 0.4% 1.9% 0.0%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237 1,812 20 Number 68,800 7,882 411 1,981 44	6.4% 6.3% 6.7% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9% 4.7% 2.0% 918 Percent 76.8% 8.8% 0.5% 2.2%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611 1,419 Census 20 Number 68,093 5,638 263 1,464 31 4,313	6.6% 6.9% 6.7% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4% 1.7% 910 Percent 83.2% 6.9% 0.3% 1.8% 0.0% 5.3%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772 1,598 20 Number 68,502 6,400 309 1,633 36 5,441	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5% 1.9% 1.9% 7.6% 0.4% 1.9% 0.0% 6.4%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237 1,812 20 Number 68,800 7,882 411 1,981 44 44 7,745	6.4% 6.3% 6.7% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9% 4.7% 2.0% 8.8% 0.5% 8.8% 0.5% 2.2% 0.0% 8.6%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611 1,419 Census 20 Number 68,093 5,638 263 1,464 31	6.6% 6.9% 6.7% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4% 1.7% 910 Percent 83.2% 6.9% 0.3% 1.8% 0.0%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772 1,598 20 Number 68,502 6,400 309 1,633 36	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5% 1.9% 913 Percent 81.0% 7.6% 0.4% 1.9% 0.0%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237 1,812 20 Number 68,800 7,882 411 1,981 44	6.4% 6.3% 6.7% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9% 4.7% 2.0% 918 Percent 76.8% 8.8% 0.5% 2.2%
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	5,423 5,667 5,522 5,958 5,463 10,652 11,198 12,141 9,055 5,728 3,611 1,419 Census 20 Number 68,093 5,638 263 1,464 31 4,313	6.6% 6.9% 6.7% 7.3% 6.7% 13.0% 13.7% 14.8% 11.1% 7.0% 4.4% 1.7% 910 Percent 83.2% 6.9% 0.3% 1.8% 0.0% 5.3%	Number 5,415 5,556 5,682 5,821 5,853 11,337 10,839 12,189 10,043 6,486 3,772 1,598 20 Number 68,502 6,400 309 1,633 36 5,441	6.4% 6.6% 6.9% 6.9% 13.4% 12.8% 14.4% 11.9% 7.7% 4.5% 1.9% 1.9% 7.6% 0.4% 1.9% 0.0% 6.4%	5,734 5,640 5,835 6,020 5,605 12,504 11,176 11,673 11,443 7,943 4,237 1,812 20 Number 68,800 7,882 411 1,981 44 44 7,745	6.4% 6.3% 6.7% 6.3% 14.0% 12.5% 13.0% 12.8% 8.9% 4.7% 2.0% 8.8% 0.5% 8.8% 0.5% 2.2% 0.0% 8.6%



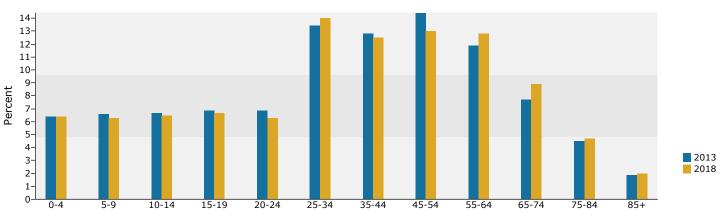
Roberts Street Plaza 1811 Roberts St, Winchester, Virginia, 22601, Drive Time: 15 minutes Prepared by Conrad Koneczny

Latitude: 39.168771925 Longitude: -78.17735257

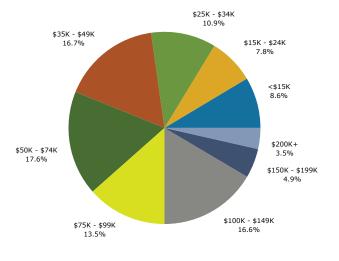
Trends 2013-2018



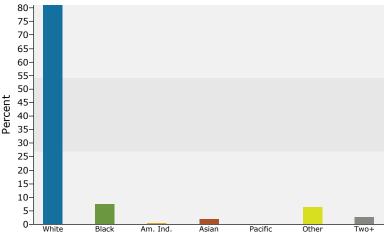
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 12.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Roberts Street Plaza 1811 Roberts St, Winchester, Virginia, 22601, Drive Time: 30 minutes Prepared by Conrad Koneczny

Latitude: 39.168771925 Longitude: -78.17735257

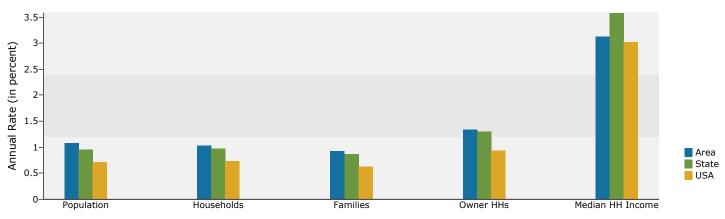
Production Cline 31 1.55 21.8.55 21.8.55 21.8.55 20.844 20.844 Households 80.953 83.444 80.953 83.444 80.957 Average Household Size 2.37 2.38 2.37 2.38 2.37 Owner Occupied Houseng Units 25.6 30.2 30.8 30.7 Population 1.00% 0.94% 0.74% 30.7 Population 1.00% 0.94% 0.74% 30.7 Household Income 3.12% 3.05% 0.27% 0.65% Owner Hits 1.34% 0.97% 0.63% 0.94% Mouseholds by Income 3.12% 3.05% 0.94% 3.05% Mousehold Income 3.12% 3.03% 10.5% 3.03% S13.000 - \$24,999 16.045 3.9.2% 6.453 7.3% 5.35 S20,00 - \$49,999 12.270 3.3.3% 15.256 18.5% 15.3% 15.3% 15.3% S13.000 - \$49,999 12.270 3.3.3% 15.5% <th>Summary</th> <th>Car</th> <th>1sus 2010</th> <th></th> <th>2013</th> <th></th> <th>2018</th>	Summary	Car	1sus 2010		2013		2018	
Households 80,033 83,449 87,830 Families 55,470 55,999 59,679 Average Household Size 2,57 2,58 2,597 Owner Occupied Housing Units 56,979 57,305 61,327 Renter Occupied Housing Units 23,974 26,139 26,980 Median Age 35,5 39,22 39,81 Teards: 2013 - 2013 Annual Rate Area State Nextonal Population 1.08% 0.97% 0.63% 0.74% Households 1.23% 3.58% 3.33% Teards: 2013 - 2013 Annual Rate Area State Number Families 0.92% 0.67% 0.63% 0.74% Mousehold Income 3.12% 3.58% 3.03% 3.58% 3.03% Household Income 3.650 1.02% 5.335 6.1% 3.58% 3.536 5.5% 351,000 - \$43,999 15,050 1.26% 1.55% 1.5% 3.5% 5.5% 7.5% 351,000 - \$	•	Cei						
Families 55,470 55,979 52,58 2,525 Owner Occupied Hausing Units 55,979 57,303 26,530 26,580 Median Age 38,5 39,2 39,83 Trends: 2013 - 2013 Annual Rate Areas State Netional Appulation 1.09% 0.07% 0.71% Households 1.09% 0.07% 0.74% Households 1.09% 0.07% 0.74% Owner Hits 1.09% 0.07% 0.74% Median Inschold Income 3.12% 3.53% 0.07% Muscholds by Income * 203************************************							,	
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75 - 84 8,868 4.2% 9,340 4.3% 10,775 4.7% 85+ 3,03 1.6% 3,657 1.7% 4,122 1.8% Census 2010 2013 2013 Race and Ethnicity Number Percent Number Percent White Alone 184,044 87.0% 186,526 85.4% 189,890 82.4% Black Alone 13,017 6.2% 14,682 6.7% 17,851 7.7% American Indian Alone 622 0.3% 720 0.3% 924 0.4% Asian Alone 2,500 1.2% 2,951 1.4% 3,871 1.7% Pacific Islander Alone 78 0.0% 95 0.0% 125 0.1% Some Other Race Alone 6,287 3.0% 7,882 3.6% 11,148 4.8% Hispanic Origin (Any Race) 13,605 6.4% 17,098 7.8% 24,172 10.5% Data Note: Income is expressed in current dollars. 13,605 6.4% 17,098 7.8% 24,172 10.5%			12.2%			31,534	13.7%	
85+ 3,303 1.6% 3,657 1.7% 4,122 1.8% Census 2010 2013 2018 Race and Ethnicity Number Percent Number Purcent Purcent Number Percent Number Percent Number Purcent Pur		15,534	7.3%	17,934	8.2%	22,312	9.7%	
Census 2010 2013 2014 Race and Ethnicity Number Percent Number Percent White Alone 184,044 87.0% 186,526 85.4% 189,890 82.4% Black Alone 13,017 6.2% 14,682 6.7% 17,851 7.7% American Indian Alone 622 0.3% 720 0.3% 924 0.4% Asian Alone 2,500 1.2% 2,951 1.4% 3,871 1.7% Pacific Islander Alone 78 0.0% 95 0.0% 125 0.1% Some Other Race Alone 6,287 3.0% 7,882 3.6% 11,148 4.8% Two or More Races 4,989 2.4% 5,493 2.5% 6,637 2.9% Hispanic Origin (Any Race) 13,605 6.4% 17,098 7.8% 24,172 10.5%	75 - 84		4.2%	9,340	4.3%	10,775	4.7%	
Race and Ethnicity Number Percent Number Percent Number Percent White Alone 184,044 87.0% 186,526 85.4% 189,890 82.4% Black Alone 13,017 6.2% 14,682 6.7% 17,851 7.7% American Indian Alone 622 0.3% 720 0.3% 924 0.4% Asian Alone 2,500 1.2% 2,951 1.4% 3,871 1.7% Pacific Islander Alone 78 0.0% 95 0.0% 125 0.1% Some Other Race Alone 6,287 3.0% 7,882 3.6% 11,148 4.8% Two or More Races 4,989 2.4% 5,493 2.5% 6,637 2.9% Hispanic Origin (Any Race) 13,605 6.4% 17,098 7.8% 24,172 10.5%	85+			3,657	1.7%	4,122	1.8%	
White Alone 184,044 87.0% 186,526 85.4% 189,890 82.4% Black Alone 13,017 6.2% 14,682 6.7% 17,851 7.7% American Indian Alone 622 0.3% 720 0.3% 924 0.4% Asian Alone 2,500 1.2% 2,951 1.4% 3,871 1.7% Pacific Islander Alone 78 0.0% 95 0.0% 125 0.1% Some Other Race Alone 6,287 3.0% 7,882 3.6% 11,148 4.8% Two or More Races 4,989 2.4% 5,493 2.5% 6,637 2.9% Hispanic Origin (Any Race) 13,605 6.4% 17,098 7.8% 24,172 10.5%		Census 2010		2013		2018		
Black Alone 13,017 6.2% 14,682 6.7% 17,851 7.7% American Indian Alone 622 0.3% 720 0.3% 924 0.4% Asian Alone 2,500 1.2% 2,951 1.4% 3,871 1.7% Pacific Islander Alone 78 0.0% 95 0.0% 125 0.1% Some Other Race Alone 6,287 3.0% 7,882 3.6% 11,148 4.8% Two or More Races 4,989 2.4% 5,493 2.5% 6,637 2.9% Hispanic Origin (Any Race) 13,605 6.4% 17,098 7.8% 24,172 10.5% Data Note: Income is expressed in current dollars. 13,605 6.4% 17,098 7.8% 24,172 10.5%	Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
American Indian Alone 622 0.3% 720 0.3% 924 0.4% Asian Alone 2,500 1.2% 2,951 1.4% 3,871 1.7% Pacific Islander Alone 78 0.0% 95 0.0% 125 0.1% Some Other Race Alone 6,287 3.0% 7,882 3.6% 11,148 4.8% Two or More Races 4,989 2.4% 5,493 2.5% 6,637 2.9% Hispanic Origin (Any Race) 13,605 6.4% 17,098 7.8% 24,172 10.5%	White Alone	184,044	87.0%	186,526	85.4%	189,890	82.4%	
Asian Alone 2,500 1.2% 2,951 1.4% 3,871 1.7% Pacific Islander Alone 78 0.0% 95 0.0% 125 0.1% Some Other Race Alone 6,287 3.0% 7,882 3.6% 11,148 4.8% Two or More Races 4,989 2.4% 5,493 2.5% 6,637 2.9% Hispanic Origin (Any Race) 13,605 6.4% 17,098 7.8% 24,172 10.5% Data Note: Income is expressed in current dollars. 401/25 401/25 401/25 401/25 401/25	Black Alone	13,017	6.2%	14,682	6.7%	17,851	7.7%	
Pacific Islander Alone 78 0.0% 95 0.0% 125 0.1% Some Other Race Alone 6,287 3.0% 7,882 3.6% 11,148 4.8% Two or More Races 4,989 2.4% 5,493 2.5% 6,637 2.9% Hispanic Origin (Any Race) 13,605 6.4% 17,098 7.8% 24,172 10.5% Data Note: Income is expressed in current dollars. 13,605 6.4% 17,098 7.8% 24,172 10.5%	American Indian Alone	622	0.3%	720	0.3%	924	0.4%	
Some Other Race Alone 6,287 3.0% 7,882 3.6% 11,148 4.8% Two or More Races 4,989 2.4% 5,493 2.5% 6,637 2.9% Hispanic Origin (Any Race) 13,605 6.4% 17,098 7.8% 24,172 10.5% Data Note: Income is expressed in current dollars. 13,605 6.4% 17,098 7.8% 24,172 10.5%	Asian Alone	2,500	1.2%	2,951	1.4%	3,871	1.7%	
Two or More Races 4,989 2.4% 5,493 2.5% 6,637 2.9% Hispanic Origin (Any Race) 13,605 6.4% 17,098 7.8% 24,172 10.5% Data Note: Income is expressed in current dollars. 1	Pacific Islander Alone	78	0.0%	95	0.0%	125	0.1%	
Hispanic Origin (Any Race) 13,605 6.4% 17,098 7.8% 24,172 10.5% Data Note: Income is expressed in current dollars. 24,172 10.5% 24,172 10.5%	Some Other Race Alone	6,287	3.0%	7,882	3.6%	11,148	4.8%	
Data Note: Income is expressed in current dollars.	Two or More Races	4,989	2.4%	5,493	2.5%	6,637	2.9%	
Data Note: Income is expressed in current dollars.								
Data Note: Income is expressed in current dollars.	Hispanic Origin (Any Race)	13,605	6.4%	17,098	7.8%	24,172	10.5%	
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.	Data Note: Income is expressed in current dollars.							
	Source: U.S. Census Bureau, Census 2010 Summary File	1. Esri forecasts for 2	2013 and 2018.					



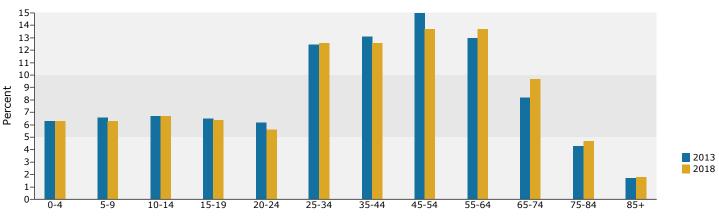
Roberts Street Plaza 1811 Roberts St, Winchester, Virginia, 22601, Drive Time: 30 minutes Prepared by Conrad Koneczny

Latitude: 39.168771925 Longitude: -78.17735257

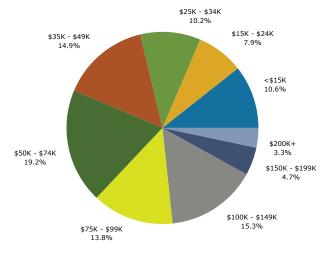
Trends 2013-2018



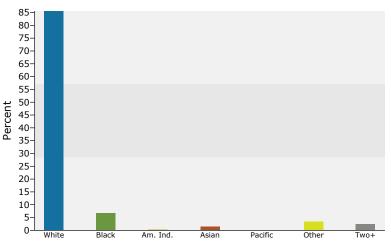
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 7.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Roberts Street Plaza 1811 Roberts St, Winchester, Virginia, 22601, Drive Time: 45 minutes Prepared by Conrad Koneczny

Latitude: 39.168771925 Longitude: -78.17735257

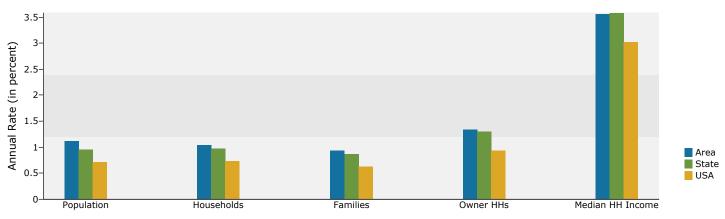
Summary	Cer	1sus 2010		2013		2018	
Population	CEI	437,083		450,695		476,498	
Households		166,293		171,389		180,553	
Families		116,023		119,053		124,765	
Average Household Size		2.59		2.59		2.60	
Owner Occupied Housing Units		121,175		121,873		130,265	
Renter Occupied Housing Units		45,117		49,517		50,287	
Median Age		39.1		39.9		40.4	
Trends: 2013 - 2018 Annual Rate		Area		State		National	
Population		1.12%		0.96%		0.71%	
Households		1.05%		0.97%		0.74%	
Families		0.94%		0.87%		0.63%	
Owner HHs		1.34%		1.30%		0.94%	
Median Household Income		3.56%		3.58%		3.03%	
Hedian Household Income		5.50 %	21	013	21)18	
Households by Income			Number	Percent	Number	Percent	
<\$15,000			17,145	10.0%	16,489	9.1%	
\$15,000 - \$24,999				7.9%	10,489	5.9%	
			13,611			7.3%	
\$25,000 - \$34,999			17,073	10.0%	13,182		
\$35,000 - \$49,999			23,556	13.7%	22,388	12.4%	
\$50,000 - \$74,999 \$75,000 - \$00,000			32,360	18.9%	32,402	17.9%	
\$75,000 - \$99,999 \$100,000 - \$140,000			24,387	14.2%	29,242	16.2%	
\$100,000 - \$149,999			26,240	15.3%	31,831	17.6%	
\$150,000 - \$199,999			9,844	5.7%	15,282	8.5%	
\$200,000+			7,173	4.2%	9,004	5.0%	
Median Household Income			\$58,685		\$69,889		
Average Household Income			\$79,255		\$93,842		
Per Capita Income			\$30,300		\$35,718		
	Census 20	Census 2010		2013		2018	
Population by Age	Number	Percent	Number	Percent	Number	Percent	
0 - 4	28,247	6.5%	27,984	6.2%	29,314	6.2%	
5 - 9	30,241	6.9%	30,023	6.7%	30,537	6.4%	
10 - 14	30,443	7.0%	31,089	6.9%	32,534	6.8%	
15 - 19	29,805	6.8%	29,306	6.5%	30,537	6.4%	
20 - 24	24,423	5.6%	26,465	5.9%	25,609	5.4%	
25 - 34	51,535	11.8%	53,586	11.9%	56,896	11.9%	
35 - 44	61,674	14.1%	59,441	13.2%	60,159	12.6%	
45 - 54	69,135	15.8%	69,251	15.4%	67,555	14.2%	
55 - 64	54,489	12.5%	59,736	13.3%	66,345	13.9%	
65 - 74	32,560	7.4%	37,581	8.3%	46,718	9.8%	
75 - 84	17,860	4.1%	18,878	4.2%	22,041	4.6%	
85+	6,673	1.5%	7,356	1.6%	8,254	1.7%	
001	Census 20			013		018	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
White Alone	384,735	88.0%	390,208	86.6%	399,289	83.8%	
Black Alone	25,568	5.8%	28,951	6.4%	35,258	7.4%	
American Indian Alone	1,163	0.3%	1,318	0.3%	1,627	0.3%	
Asian Alone	5,281	1.2%	6,400	1.4%	8,989	1.9%	
Pacific Islander Alone	170	0.0%	223	0.0%	328	0.1%	
Some Other Race Alone	9,678	2.2%	12,067	2.7%	16,955	3.6%	
Two or More Races	10,487	2.2%	11,528	2.7%	14,052	2.9%	
	10,407	2.7 /0	11,520	2.070	17,032	2.7/0	
Hispanic Origin (Any Race) Data Note: Income is expressed in current dollars.	23,430	5.4%	29,374	6.5%	41,578	8.7%	
Source: U.S. Census Bureau, Census 2010 Summary File 1	. Esri forecasts for 2	2013 and 2018.					



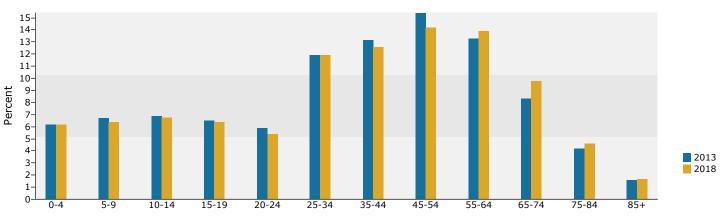
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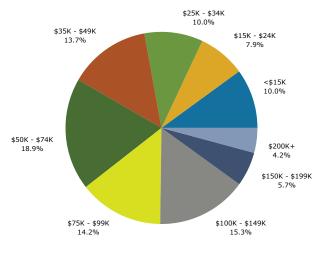
Trends 2013-2018



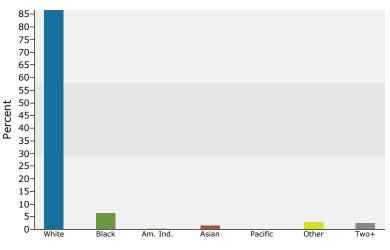
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.