

Demographic Detail Report

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225 Simons Run, Lynchburg, VA 24502

Building Type: **General Retail** Total Available: **10,000 SF**
 Secondary: - % Leased: **0%**
 GLA: **10,000 SF** Rent/SF/Yr: **\$25.00**
 Year Built: -



Radius	3 Mile	5 Mile	10 Mile
Population			
2022 Projection	34,002	82,781	154,781
2017 Estimate	33,118	80,528	150,545
2010 Census	31,112	75,975	142,592
Growth 2017 - 2022	2.67%	2.80%	2.81%
Growth 2010 - 2017	6.45%	5.99%	5.58%
2017 Population by Age			
	33,118	80,528	150,545
Age 0 - 4	2,398 7.24%	5,420 6.73%	9,157 6.08%
Age 5 - 9	1,780 5.37%	4,403 5.47%	8,242 5.47%
Age 10 - 14	1,478 4.46%	4,017 4.99%	8,274 5.50%
Age 15 - 19	2,670 8.06%	6,257 7.77%	11,793 7.83%
Age 20 - 24	5,442 16.43%	11,099 13.78%	17,373 11.54%
Age 25 - 29	3,754 11.34%	7,930 9.85%	12,262 8.15%
Age 30 - 34	2,331 7.04%	5,240 6.51%	8,588 5.70%
Age 35 - 39	1,738 5.25%	4,201 5.22%	7,531 5.00%
Age 40 - 44	1,481 4.47%	3,892 4.83%	7,775 5.16%
Age 45 - 49	1,396 4.22%	3,911 4.86%	8,273 5.50%
Age 50 - 54	1,445 4.36%	4,243 5.27%	9,243 6.14%
Age 55 - 59	1,453 4.39%	4,334 5.38%	9,476 6.29%
Age 60 - 64	1,326 4.00%	3,931 4.88%	8,561 5.69%
Age 65 - 69	1,214 3.67%	3,505 4.35%	7,535 5.01%
Age 70 - 74	999 3.02%	2,767 3.44%	5,830 3.87%
Age 75 - 79	793 2.39%	2,077 2.58%	4,205 2.79%
Age 80 - 84	635 1.92%	1,553 1.93%	3,027 2.01%
Age 85+	784 2.37%	1,746 2.17%	3,402 2.26%
Age 65+	4,425 13.36%	11,648 14.46%	23,999 15.94%
Median Age	28.70	31.10	34.80
Average Age	34.60	36.20	37.90

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Radius	3 Mile		5 Mile		10 Mile
2017 Population By Race	33,118		80,528		150,545
White	26,165	79.01%	61,484	76.35%	112,561 74.77%
Black	4,516	13.64%	14,119	17.53%	30,325 20.14%
Am. Indian & Alaskan	152	0.46%	366	0.45%	648 0.43%
Asian	1,572	4.75%	2,789	3.46%	3,931 2.61%
Hawaiian & Pacific Island	39	0.12%	67	0.08%	106 0.07%
Other	674	2.04%	1,703	2.11%	2,974 1.98%
Population by Hispanic Origin	33,118		80,528		150,545
Non-Hispanic Origin	31,796	96.01%	77,528	96.27%	146,041 97.01%
Hispanic Origin	1,322	3.99%	3,000	3.73%	4,504 2.99%
2017 Median Age, Male	28.20		30.00		33.40
2017 Average Age, Male	33.30		35.00		36.80
2017 Median Age, Female	29.20		32.20		36.30
2017 Average Age, Female	35.70		37.30		39.00
2017 Population by Occupation Classification	26,925		65,430		122,508
Civilian Employed	15,372	57.09%	38,038	58.14%	71,315 58.21%
Civilian Unemployed	687	2.55%	1,770	2.71%	3,315 2.71%
Civilian Non-Labor Force	10,810	40.15%	25,517	39.00%	47,686 38.92%
Armed Forces	56	0.21%	105	0.16%	192 0.16%
Households by Marital Status					
Married	5,101		13,047		26,849
Married No Children	3,223		8,192		16,572
Married w/Children	1,877		4,854		10,277
2017 Population by Education	21,246		53,627		102,852
Some High School, No Diploma	2,348	11.05%	6,238	11.63%	11,958 11.63%
High School Grad (Incl Equivalency)	5,013	23.60%	13,943	26.00%	26,187 25.46%
Some College, No Degree	6,264	29.48%	15,541	28.98%	28,564 27.77%
Associate Degree	1,896	8.92%	4,295	8.01%	7,147 6.95%
Bachelor Degree	3,856	18.15%	9,088	16.95%	18,602 18.09%
Advanced Degree	1,869	8.80%	4,522	8.43%	10,394 10.11%

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Radius	3 Mile		5 Mile		10 Mile	
2017 Population by Occupation	28,508		70,964		133,201	
Real Estate & Finance	723	2.54%	1,582	2.23%	3,418	2.57%
Professional & Management	7,359	25.81%	16,652	23.47%	33,068	24.83%
Public Administration	562	1.97%	1,292	1.82%	2,424	1.82%
Education & Health	4,988	17.50%	11,506	16.21%	20,252	15.20%
Services	2,734	9.59%	7,644	10.77%	13,027	9.78%
Information	129	0.45%	633	0.89%	1,122	0.84%
Sales	3,736	13.11%	9,474	13.35%	17,930	13.46%
Transportation	295	1.03%	973	1.37%	1,716	1.29%
Retail	2,059	7.22%	4,877	6.87%	8,855	6.65%
Wholesale	215	0.75%	787	1.11%	1,788	1.34%
Manufacturing	1,669	5.85%	4,435	6.25%	8,545	6.42%
Production	1,765	6.19%	4,737	6.68%	8,703	6.53%
Construction	941	3.30%	2,561	3.61%	4,831	3.63%
Utilities	466	1.63%	1,450	2.04%	2,971	2.23%
Agriculture & Mining	133	0.47%	217	0.31%	416	0.31%
Farming, Fishing, Forestry	37	0.13%	99	0.14%	212	0.16%
Other Services	697	2.44%	2,045	2.88%	3,923	2.95%
2017 Worker Travel Time to Job	14,843		36,882		69,274	
<30 Minutes	12,926	87.08%	31,749	86.08%	57,566	83.10%
30-60 Minutes	1,208	8.14%	3,659	9.92%	8,822	12.73%
60+ Minutes	709	4.78%	1,474	4.00%	2,886	4.17%
2010 Households by HH Size	11,182		28,980		55,084	
1-Person Households	3,482	31.14%	8,947	30.87%	15,984	29.02%
2-Person Households	4,008	35.84%	10,075	34.77%	19,139	34.75%
3-Person Households	1,787	15.98%	4,717	16.28%	9,073	16.47%
4-Person Households	1,152	10.30%	3,184	10.99%	6,570	11.93%
5-Person Households	505	4.52%	1,356	4.68%	2,805	5.09%
6-Person Households	180	1.61%	493	1.70%	1,027	1.86%
7 or more Person Households	68	0.61%	208	0.72%	486	0.88%
2017 Average Household Size	2.30		2.30		2.40	
Households						
2022 Projection	12,249		31,629		59,861	
2017 Estimate	11,878		30,679		58,117	
2010 Census	11,182		28,980		55,083	
Growth 2017 - 2022	3.12%		3.10%		3.00%	
Growth 2010 - 2017	6.22%		5.86%		5.51%	

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Radius	3 Mile	5 Mile	10 Mile
2017 Households by HH Income	11,878	30,678	58,118
<\$25,000	2,806 23.62%	7,808 25.45%	14,334 24.66%
\$25,000 - \$50,000	3,406 28.67%	9,243 30.13%	15,927 27.40%
\$50,000 - \$75,000	2,624 22.09%	5,827 18.99%	10,177 17.51%
\$75,000 - \$100,000	1,382 11.63%	3,649 11.89%	7,217 12.42%
\$100,000 - \$125,000	790 6.65%	2,064 6.73%	4,166 7.17%
\$125,000 - \$150,000	408 3.43%	920 3.00%	2,477 4.26%
\$150,000 - \$200,000	228 1.92%	682 2.22%	1,990 3.42%
\$200,000+	234 1.97%	485 1.58%	1,830 3.15%
2017 Avg Household Income	\$59,245	\$57,060	\$64,820
2017 Med Household Income	\$47,429	\$43,710	\$47,394
2017 Occupied Housing	11,879	30,679	58,117
Owner Occupied	6,760 56.91%	18,317 59.71%	37,357 64.28%
Renter Occupied	5,119 43.09%	12,362 40.29%	20,760 35.72%
2010 Housing Units	12,189	30,280	58,240
1 Unit	8,144 66.81%	21,804 72.01%	44,264 76.00%
2 - 4 Units	1,177 9.66%	2,846 9.40%	5,096 8.75%
5 - 19 Units	1,400 11.49%	3,462 11.43%	5,456 9.37%
20+ Units	1,468 12.04%	2,168 7.16%	3,424 5.88%
2017 Housing Value	6,760	18,317	37,355
<\$100,000	744 11.01%	3,721 20.31%	6,990 18.71%
\$100,000 - \$200,000	4,524 66.92%	9,915 54.13%	16,733 44.79%
\$200,000 - \$300,000	1,156 17.10%	3,240 17.69%	7,435 19.90%
\$300,000 - \$400,000	112 1.66%	572 3.12%	3,276 8.77%
\$400,000 - \$500,000	33 0.49%	266 1.45%	1,006 2.69%
\$500,000 - \$1,000,000	81 1.20%	255 1.39%	1,381 3.70%
\$1,000,000+	110 1.63%	348 1.90%	534 1.43%
2017 Median Home Value	\$158,266	\$154,841	\$169,846
2017 Housing Units by Yr Built	12,713	32,766	62,670
Built 2010+	545 4.29%	1,321 4.03%	2,534 4.04%
Built 2000 - 2010	3,689 29.02%	5,626 17.17%	8,983 14.33%
Built 1990 - 1999	1,020 8.02%	3,676 11.22%	8,160 13.02%
Built 1980 - 1989	1,407 11.07%	4,775 14.57%	8,889 14.18%
Built 1970 - 1979	2,121 16.68%	5,739 17.52%	10,161 16.21%
Built 1960 - 1969	1,953 15.36%	4,005 12.22%	7,306 11.66%
Built 1950 - 1959	1,270 9.99%	3,355 10.24%	6,381 10.18%
Built <1949	708 5.57%	4,269 13.03%	10,256 16.37%
2017 Median Year Built	1981	1977	1976