

Demographic Summary Report

Jiffy Lube

42559 John Mosby Hwy, Chantilly, VA 20152

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,356 SF**
 Year Built: -

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	8,387		60,680		103,556	
2016 Estimate	7,032		51,122		87,657	
2010 Census	4,337		33,255		57,879	
Growth 2016 - 2021	19.27%		18.70%		18.14%	
Growth 2010 - 2016	62.14%		53.73%		51.45%	
2016 Population by Hispanic Origin	692		4,446		7,346	
2016 Population	7,032		51,122		87,657	
White	3,725	52.97%	28,341	55.44%	49,090	56.00%
Black	631	8.97%	4,078	7.98%	6,363	7.26%
Am. Indian & Alaskan	29	0.41%	204	0.40%	321	0.37%
Asian	2,340	33.28%	16,254	31.79%	28,237	32.21%
Hawaiian & Pacific Island	3	0.04%	60	0.12%	100	0.11%
Other	303	4.31%	2,184	4.27%	3,546	4.05%
U.S. Armed Forces	44		325		520	
Households						
2021 Projection	2,899		19,044		32,030	
2016 Estimate	2,428		16,045		27,140	
2010 Census	1,470		10,381		17,977	
Growth 2016 - 2021	19.40%		18.69%		18.02%	
Growth 2010 - 2016	65.17%		54.56%		50.97%	
Owner Occupied	2,133	87.85%	14,255	88.84%	23,844	87.86%
Renter Occupied	295	12.15%	1,790	11.16%	3,295	12.14%
2016 Households by HH Income	2,428		16,044		27,139	
Income: <\$25,000	133	5.48%	447	2.79%	715	2.63%
Income: \$25,000 - \$50,000	257	10.58%	1,183	7.37%	1,819	6.70%
Income: \$50,000 - \$75,000	245	10.09%	1,454	9.06%	2,242	8.26%
Income: \$75,000 - \$100,000	202	8.32%	1,092	6.81%	1,991	7.34%
Income: \$100,000 - \$125,000	426	17.55%	2,206	13.75%	3,872	14.27%
Income: \$125,000 - \$150,000	309	12.73%	2,002	12.48%	3,239	11.93%
Income: \$150,000 - \$200,000	529	21.79%	3,483	21.71%	5,432	20.02%
Income: \$200,000+	327	13.47%	4,177	26.03%	7,829	28.85%
2016 Avg Household Income	\$135,701		\$166,160		\$171,458	
2016 Med Household Income	\$122,124		\$145,479		\$147,618	

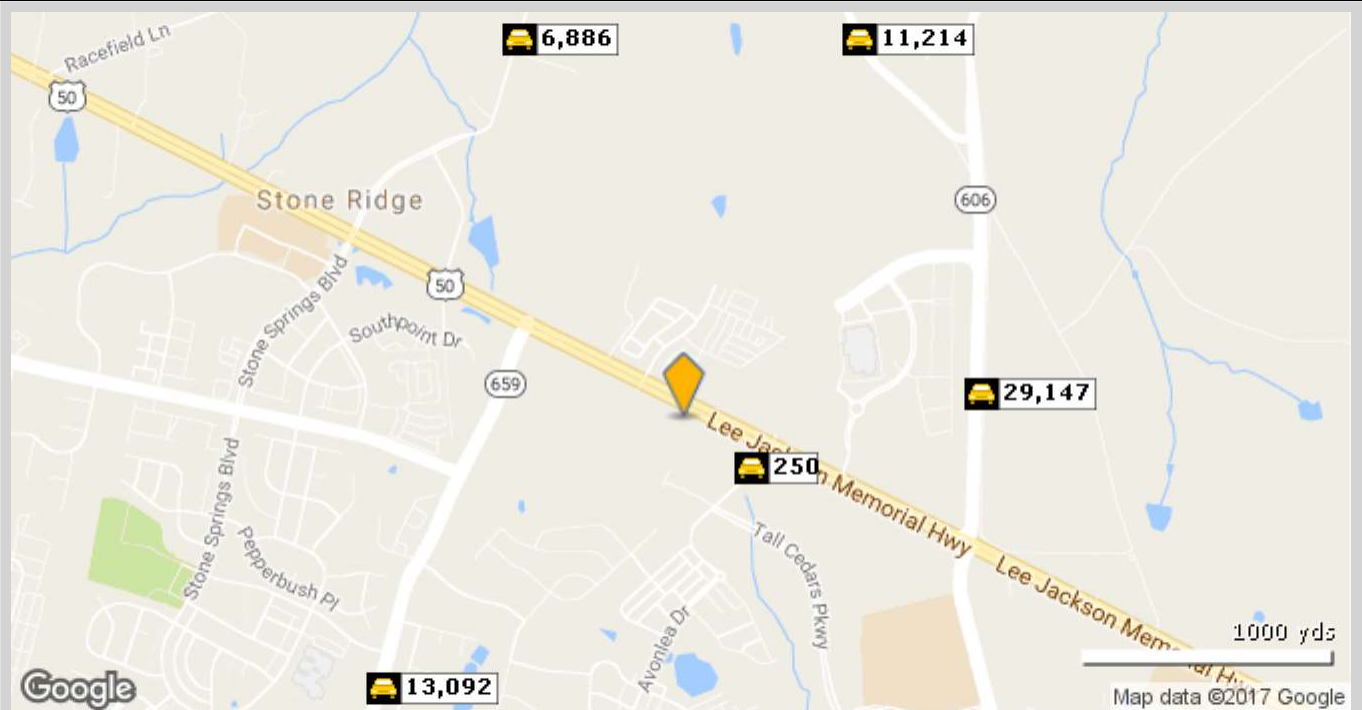


Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Pinebrook Rd	John Mosby Hwy	0.06 NE	2015	250	MPSI	.20
2	Old Ox Rd	John Mosby Hwy	0.35 S	2015	29,147	MPSI	.69
3	Gum Spring Rd	Greenstone Dr	0.08 N	2015	13,092	MPSI	.92
4	Gum Spring Rd	Azalea Ln	0.04 S	2015	6,886	MPSI	.96
5	Evergreen Mills Rd	Arcola Rd	0.23 NW	2015	11,214	MPSI	.97



Demographic Detail Report

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Population						
2021 Projection	8,387		60,680		103,556	
2016 Estimate	7,032		51,122		87,657	
2010 Census	4,337		33,255		57,879	
Growth 2016 - 2021	19.27%		18.70%		18.14%	
Growth 2010 - 2016	62.14%		53.73%		51.45%	
2016 Population by Age	7,032		51,122		87,657	
Age 0 - 4	637	9.06%	4,235	8.28%	7,047	8.04%
Age 5 - 9	692	9.84%	5,063	9.90%	8,610	9.82%
Age 10 - 14	582	8.28%	4,836	9.46%	8,417	9.60%
Age 15 - 19	398	5.66%	3,624	7.09%	6,369	7.27%
Age 20 - 24	265	3.77%	2,367	4.63%	4,160	4.75%
Age 25 - 29	338	4.81%	2,271	4.44%	3,847	4.39%
Age 30 - 34	666	9.47%	3,737	7.31%	6,050	6.90%
Age 35 - 39	857	12.19%	5,140	10.05%	8,414	9.60%
Age 40 - 44	801	11.39%	5,430	10.62%	9,173	10.46%
Age 45 - 49	591	8.40%	4,541	8.88%	7,889	9.00%
Age 50 - 54	418	5.94%	3,456	6.76%	6,092	6.95%
Age 55 - 59	288	4.10%	2,376	4.65%	4,226	4.82%
Age 60 - 64	190	2.70%	1,556	3.04%	2,809	3.20%
Age 65 - 69	127	1.81%	1,045	2.04%	1,919	2.19%
Age 70 - 74	86	1.22%	685	1.34%	1,261	1.44%
Age 75 - 79	51	0.73%	399	0.78%	724	0.83%
Age 80 - 84	26	0.37%	215	0.42%	385	0.44%
Age 85+	18	0.26%	147	0.29%	266	0.30%
Age 65+	308	4.38%	2,491	4.87%	4,555	5.20%
Median Age	34.50		34.20		34.40	
Average Age	31.60		31.80		32.00	



Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile
2016 Population By Race	7,032		51,122		87,657
White	3,725	52.97%	28,341	55.44%	49,090 56.00%
Black	631	8.97%	4,078	7.98%	6,363 7.26%
Am. Indian & Alaskan	29	0.41%	204	0.40%	321 0.37%
Asian	2,340	33.28%	16,254	31.79%	28,237 32.21%
Hawaiian & Pacific Island	3	0.04%	60	0.12%	100 0.11%
Other	303	4.31%	2,184	4.27%	3,546 4.05%
Population by Hispanic Origin	7,032		51,122		87,657
Non-Hispanic Origin	6,339	90.15%	46,676	91.30%	80,311 91.62%
Hispanic Origin	692	9.84%	4,446	8.70%	7,346 8.38%
2016 Median Age, Male	34.90		34.30		34.40
2016 Average Age, Male	31.50		31.60		31.90
2016 Median Age, Female	34.20		34.20		34.50
2016 Average Age, Female	31.70		31.90		32.20
2016 Population by Occupation Classification	5,040		36,264		62,306
Civilian Employed	3,893	77.24%	27,501	75.84%	47,647 76.47%
Civilian Unemployed	120	2.38%	867	2.39%	1,380 2.21%
Civilian Non-Labor Force	991	19.66%	7,634	21.05%	12,858 20.64%
Armed Forces	36	0.71%	262	0.72%	421 0.68%
Households by Marital Status					
Married	1,574		11,739		20,190
Married No Children	548		3,504		6,004
Married w/Children	1,025		8,235		14,186
2016 Population by Education	4,768		32,670		55,730
Some High School, No Diploma	199	4.17%	1,166	3.57%	1,777 3.19%
High School Grad (Incl Equivalency)	358	7.51%	2,908	8.90%	5,179 9.29%
Some College, No Degree	1,002	21.02%	5,882	18.00%	9,673 17.36%
Associate Degree	310	6.50%	1,673	5.12%	2,675 4.80%
Bachelor Degree	2,005	42.05%	12,871	39.40%	21,883 39.27%
Advanced Degree	894	18.75%	8,170	25.01%	14,543 26.10%



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Radius	1 Mile		3 Mile		5 Mile	
2016 Population by Occupation	7,373		53,304		92,977	
Real Estate & Finance	309	4.19%	2,456	4.61%	4,021	4.32%
Professional & Management	3,277	44.45%	26,720	50.13%	47,113	50.67%
Public Administration	463	6.28%	2,774	5.20%	4,266	4.59%
Education & Health	426	5.78%	3,854	7.23%	6,981	7.51%
Services	475	6.44%	2,508	4.71%	4,413	4.75%
Information	87	1.18%	1,288	2.42%	2,696	2.90%
Sales	799	10.84%	5,360	10.06%	8,766	9.43%
Transportation	164	2.22%	996	1.87%	1,982	2.13%
Retail	339	4.60%	2,324	4.36%	3,965	4.26%
Wholesale	18	0.24%	358	0.67%	566	0.61%
Manufacturing	173	2.35%	1,130	2.12%	2,041	2.20%
Production	171	2.32%	837	1.57%	1,483	1.60%
Construction	116	1.57%	691	1.30%	1,353	1.46%
Utilities	259	3.51%	627	1.18%	1,086	1.17%
Agriculture & Mining	0	0.00%	27	0.05%	41	0.04%
Farming, Fishing, Forestry	0	0.00%	4	0.01%	11	0.01%
Other Services	297	4.03%	1,350	2.53%	2,193	2.36%
2016 Worker Travel Time to Job	3,706		25,660		44,744	
<30 Minutes	1,033	27.87%	8,460	32.97%	16,652	37.22%
30-60 Minutes	1,859	50.16%	11,801	45.99%	19,141	42.78%
60+ Minutes	814	21.96%	5,399	21.04%	8,951	20.00%
2010 Households by HH Size	1,470		10,382		17,977	
1-Person Households	214	14.56%	1,255	12.09%	2,173	12.09%
2-Person Households	425	28.91%	2,434	23.44%	4,183	23.27%
3-Person Households	331	22.52%	2,217	21.35%	3,785	21.05%
4-Person Households	322	21.90%	2,790	26.87%	4,836	26.90%
5-Person Households	113	7.69%	1,125	10.84%	1,972	10.97%
6-Person Households	43	2.93%	373	3.59%	678	3.77%
7 or more Person Households	22	1.50%	188	1.81%	350	1.95%
2016 Average Household Size	2.90		3.20		3.20	
Households						
2021 Projection	2,899		19,044		32,030	
2016 Estimate	2,428		16,045		27,140	
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\$200,000+	327	13.47%	4,177	26.03%	7,829 28.85%
2016 Avg Household Income	\$135,701		\$166,160		\$171,458
2016 Med Household Income	\$122,124		\$145,479		\$147,618
2016 Occupied Housing	2,428		16,045		27,139
Owner Occupied	2,133	87.85%	14,255	88.84%	23,844 87.86%
Renter Occupied	295	12.15%	1,790	11.16%	3,295 12.14%
2010 Housing Units	2,578		16,711		27,926
1 Unit	2,366	91.78%	15,673	93.79%	25,501 91.32%
2 - 4 Units	6	0.23%	72	0.43%	223 0.80%
5 - 19 Units	158	6.13%	803	4.81%	1,672 5.99%
20+ Units	48	1.86%	163	0.98%	530 1.90%
2016 Housing Value	2,134		14,255		23,844
<\$100,000	95	4.45%	256	1.80%	629 2.64%
\$100,000 - \$200,000	24	1.12%	372	2.61%	600 2.52%
\$200,000 - \$300,000	298	13.96%	906	6.36%	1,305 5.47%
\$300,000 - \$400,000	592	27.74%	2,468	17.31%	3,740 15.69%
\$400,000 - \$500,000	498	23.34%	2,535	17.78%	4,131 17.33%
\$500,000 - \$1,000,000	624	29.24%	7,439	52.19%	12,903 54.11%
\$1,000,000+	3	0.14%	279	1.96%	536 2.25%
2016 Median Home Value	\$411,646		\$539,689		\$558,785
2016 Housing Units by Yr Built	2,578		16,744		28,331
Built 2010+	996	38.63%	5,957	35.58%	9,622 33.96%
Built 2000 - 2010	1,465	56.83%	8,660	51.72%	14,505 51.20%
Built 1990 - 1999	97	3.76%	1,682	10.05%	2,587 9.13%
Built 1980 - 1989	2	0.08%	47	0.28%	714 2.52%
Built 1970 - 1979	2	0.08%	50	0.30%	338 1.19%
Built 1960 - 1969	2	0.08%	77	0.46%	161 0.57%
Built 1950 - 1959	8	0.31%	140	0.84%	195 0.69%
Built <1949	6	0.23%	131	0.78%	209 0.74%
2016 Median Year Built	2008		2007		2007

