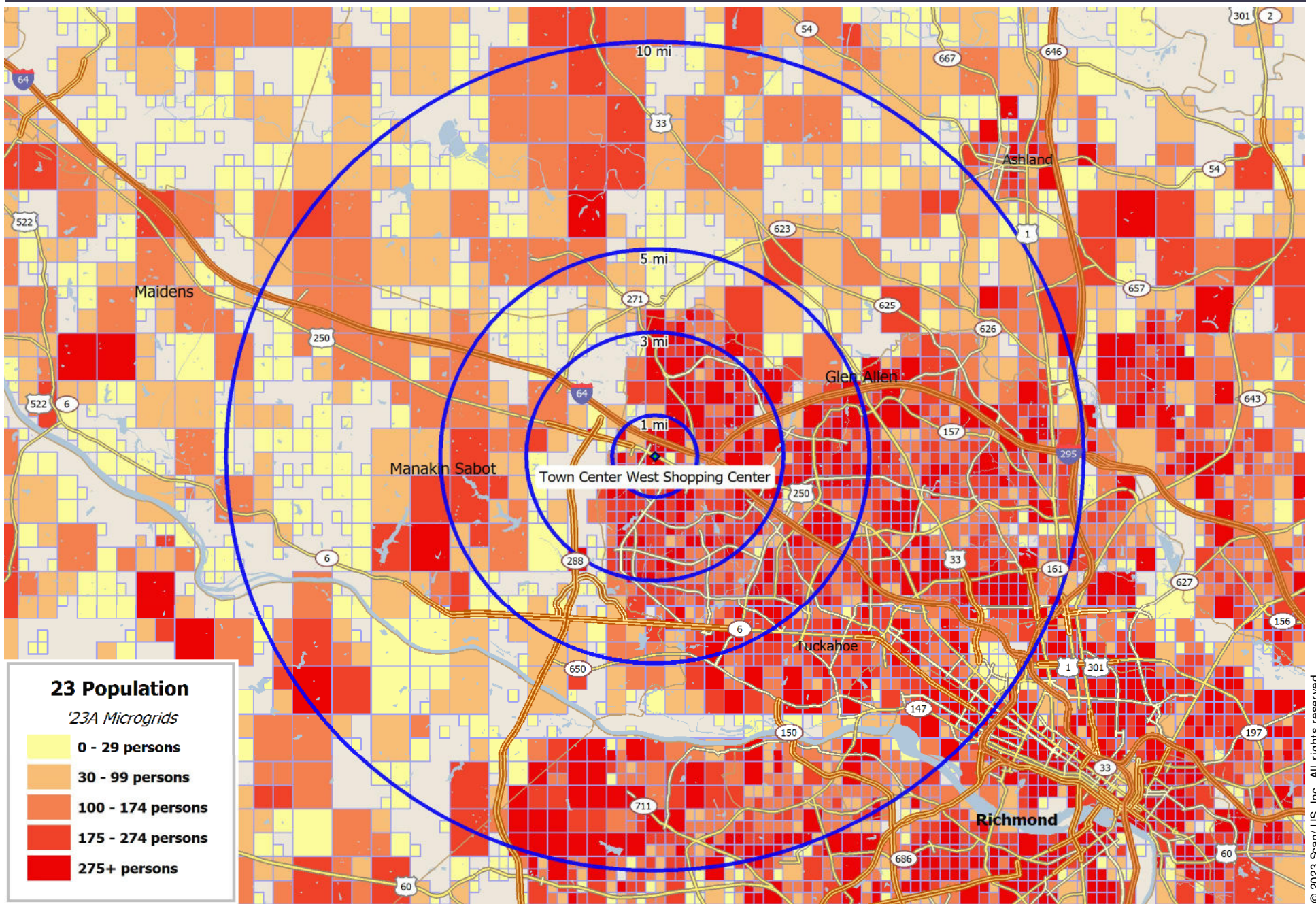
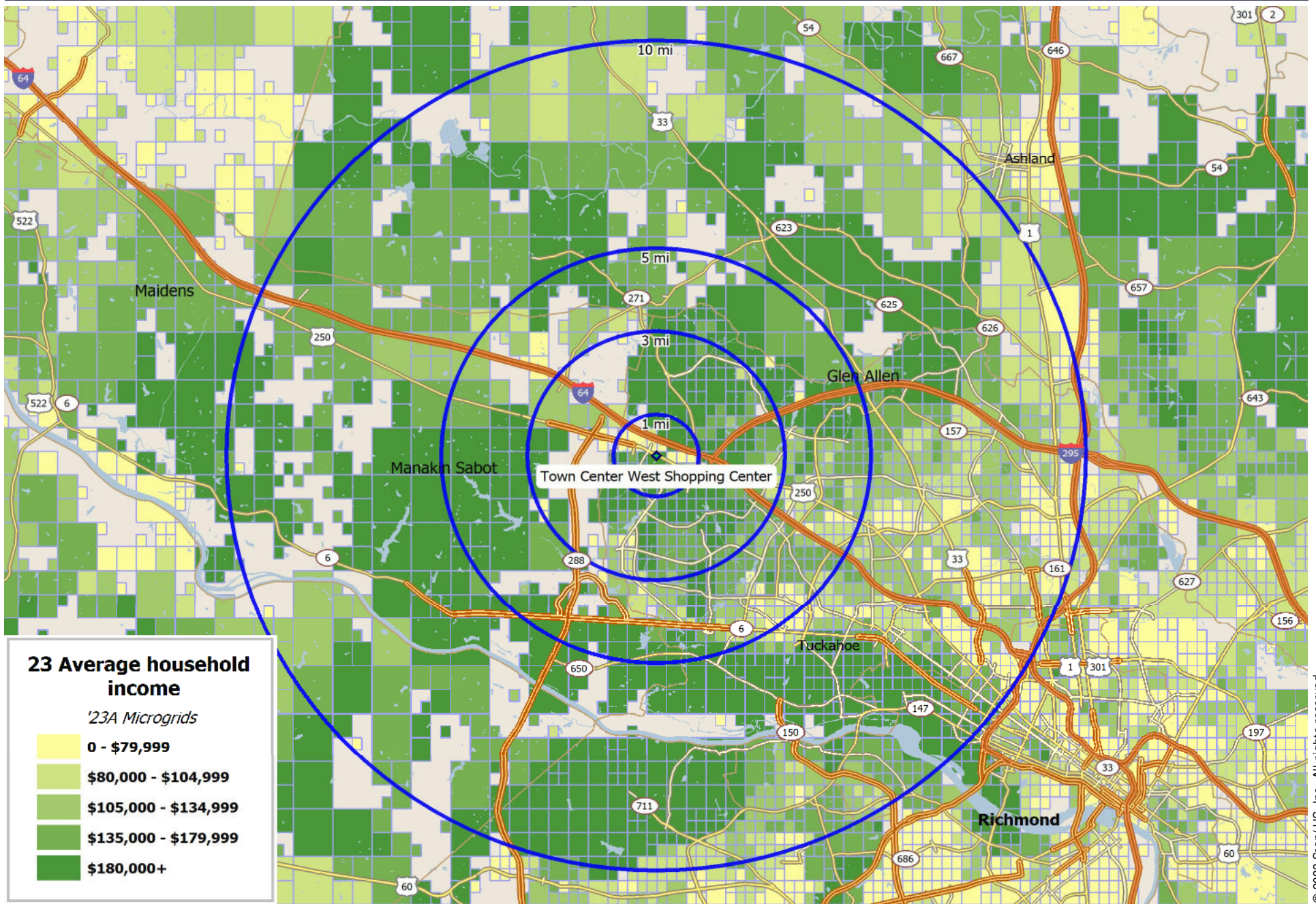


Richmond, VA: 2023 Population



Richmond, VA: 2023 Average Household Income



RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
Population						
2028 Projection	10,362		64,729		134,873	
% Change 2023-2028		5.4%		4.5%		4.2%
2023 Estimate	9,833		61,917		129,379	
% Change 2010-2023		53.5%		21.7%		15.8%
2010 Census	6,405		50,868		111,738	
% Change 2000-2010		42.5%		36.9%		22.2%
2000 Census	4,496		37,162		91,406	
Households						
2028 Projection	4,005		25,012		54,461	
% Change 2023-2028		8.2%		6.4%		5.9%
2023 Estimate	3,702		23,505		51,423	
% Change 2010-2023		51.8%		21.8%		15.4%
2010 Census	2,438		19,294		44,568	
% Change 2000-2010		59.3%		39.3%		20.2%
2000 Census	1,530		13,847		37,085	
Age, total population						
	9,833		61,917		129,379	
under 5 years	581	5.9%	3,560	5.7%	7,482	5.8%
5 to 9 years	689	7.0%	4,527	7.3%	8,621	6.7%
10 to 14 years	790	8.0%	4,853	7.8%	9,093	7.0%
15 to 19 years	670	6.8%	4,059	6.6%	8,009	6.2%
20 to 24 years	479	4.9%	2,655	4.3%	6,429	5.0%
25 to 34 years	1,481	15.1%	7,627	12.3%	17,764	13.7%
35 to 44 years	1,666	16.9%	10,516	17.0%	19,811	15.3%
45 to 54 years	1,469	14.9%	9,204	14.9%	17,438	13.5%
55 to 64 years	925	9.4%	7,233	11.7%	15,558	12.0%
65 to 74 years	552	5.6%	4,638	7.5%	11,421	8.8%
75 to 84 years	278	2.8%	2,042	3.3%	5,424	4.2%
85 years and over	254	2.6%	1,003	1.6%	2,331	1.8%
Median Age	36.05		39.00		41.42	
Age, male population						
	4,913		30,080		62,795	
under 20 years	1,493	30.4%	8,643	28.7%	16,986	27.0%
20 to 34 years	966	19.7%	4,900	16.3%	11,870	18.9%
35 to 44 years	865	17.6%	5,196	17.3%	9,822	15.6%
45 to 64 years	1,172	23.9%	8,102	26.9%	15,920	25.4%
65 to 84 years	353	7.2%	2,929	9.7%	7,455	11.9%
85 years and over	64	1.3%	310	1.0%	744	1.2%
Median Age	33.91		37.81		40.23	
Age, female population						
	4,919		31,837		66,583	
under 20 years	1,237	25.1%	8,356	26.2%	16,219	24.4%
20 to 34 years	994	20.2%	5,382	16.9%	12,323	18.5%
35 to 44 years	801	16.3%	5,320	16.7%	9,989	15.0%
45 to 64 years	1,222	24.8%	8,335	26.2%	17,076	25.6%
65 to 84 years	477	9.7%	3,751	11.8%	9,390	14.1%
85 years and over	190	3.9%	693	2.2%	1,587	2.4%
Median Age	37.80		39.62		42.34	

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
Total Aggregate Income (\$mil)	\$668.3		\$4,467.8		\$8,421.1	
Per Capita Income	\$67,969		\$72,158		\$65,088	
<u>Household Income (households)</u>	3,702		23,505		51,423	
under \$10,000	69	1.9%	362	1.5%	1,066	2.1%
\$10,000 - \$14,999	38	1.0%	335	1.4%	969	1.9%
\$15,000 - \$19,999	23	0.6%	178	0.8%	867	1.7%
\$20,000 - \$24,999	45	1.2%	301	1.3%	1,139	2.2%
\$25,000 - \$29,999	61	1.6%	402	1.7%	1,090	2.1%
\$30,000 - \$34,999	21	0.6%	214	0.9%	1,044	2.0%
\$35,000 - \$39,999	78	2.1%	348	1.5%	1,328	2.6%
\$40,000 - \$49,999	276	7.5%	1,324	5.6%	3,067	6.0%
\$50,000 - \$59,999	134	3.6%	1,199	5.1%	2,930	5.7%
\$60,000 - \$74,999	244	6.6%	1,455	6.2%	3,584	7.0%
\$75,000 - \$99,999	448	12.1%	2,278	9.7%	5,527	10.7%
\$100,000 - \$124,999	315	8.5%	2,641	11.2%	5,545	10.8%
\$125,000 - \$149,999	356	9.6%	2,039	8.7%	4,279	8.3%
\$150,000 - \$199,999	396	10.7%	3,121	13.3%	5,961	11.6%
\$200,000 - \$249,999	456	12.3%	2,784	11.8%	4,967	9.7%
\$250,000 and over	744	20.1%	4,523	19.2%	8,060	15.7%
Aggregate Household Income (\$mil)	\$666.8		\$4,462.4		\$8,407.7	
Average Household Income	\$180,106		\$189,851		\$163,502	
Median Household Income	\$135,658		\$137,075		\$118,895	
<u>Family Income (families)</u>	2,598		16,785		34,395	
under \$10,000	28	1.1%	155	0.9%	303	0.9%
\$10,000 - \$14,999	12	0.5%	107	0.6%	233	0.7%
\$15,000 - \$19,999	12	0.5%	64	0.4%	368	1.1%
\$20,000 - \$24,999	1	0.0%	97	0.6%	260	0.8%
\$25,000 - \$29,999	15	0.6%	123	0.7%	443	1.3%
\$30,000 - \$34,999	7	0.3%	153	0.9%	483	1.4%
\$35,000 - \$39,999	33	1.3%	172	1.0%	488	1.4%
\$40,000 - \$49,999	138	5.3%	602	3.6%	1,340	3.9%
\$50,000 - \$59,999	85	3.3%	503	3.0%	1,388	4.0%
\$60,000 - \$74,999	138	5.3%	674	4.0%	1,732	5.0%
\$75,000 - \$99,999	205	7.9%	1,345	8.0%	3,286	9.6%
\$100,000 - \$124,999	187	7.2%	1,701	10.1%	3,659	10.6%
\$125,000 - \$149,999	301	11.6%	1,745	10.4%	3,522	10.2%
\$150,000 - \$199,999	366	14.1%	2,770	16.5%	5,172	15.0%
\$200,000 - \$249,999	417	16.1%	2,558	15.2%	4,569	13.3%
\$250,000 and over	656	25.3%	4,015	23.9%	7,150	20.8%
Aggregate family income (\$mil)	\$577.6		\$3,766.8		\$6,908.0	
Average family income	\$222,341		\$224,415		\$200,843	
Median family income	\$159,529		\$161,142		\$146,982	
<u>Non-Family Income (non-families)</u>	1,104		6,720		17,028	
Aggregate non-family income (\$mil)	\$89.1		\$695.6		\$1,499.8	
Average non-family income	\$80,754		\$103,512		\$88,077	
Median non-family income	\$61,498		\$66,888		\$59,674	

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
Population by Race/Ethnicity	9,833		61,917		129,379	
White	5,494	55.9%	39,069	63.1%	81,280	62.8%
Black	1,099	11.2%	5,931	9.6%	16,105	12.4%
Asian	2,688	27.3%	13,436	21.7%	22,937	17.7%
Hawaiian/Pacific Islander	2	0.0%	11	0.0%	25	0.0%
American Indian/AK Native	23	0.2%	89	0.1%	211	0.2%
Other/multiple races	526	5.3%	3,379	5.5%	8,820	6.8%
Hispanic Origin	450	4.6%	2,622	4.2%	7,329	5.7%
Education (persons 25+)	6,624		42,281		89,798	
No high school diploma	138	2.1%	1,046	2.5%	3,593	4.0%
High school diploma	642	9.7%	3,806	9.0%	11,471	12.8%
College, no diploma	524	7.9%	4,763	11.3%	12,430	13.8%
Associate degree	376	5.7%	2,465	5.8%	5,554	6.2%
Bachelor's degree	2,683	40.5%	16,571	39.2%	32,082	35.7%
Graduate/professional degree	2,261	34.1%	13,630	32.2%	24,668	27.5%
Labor Force (persons 16+ yrs)						
Total Population, Age 16+	7,508		47,546		101,519	
Employed	5,592	74.5%	35,017	73.6%	72,053	71.0%
Unemployed	99	1.3%	995	2.1%	2,023	2.0%
In armed forces	72	1.0%	107	0.2%	158	0.2%
Not in labor force	1,745	23.2%	11,427	24.0%	27,285	26.9%
Male Population, Age 16+	3,732		22,991		48,847	
Employed	3,048	81.7%	18,588	80.8%	37,837	77.5%
Unemployed	67	1.8%	482	2.1%	982	2.0%
In armed forces	72	1.9%	107	0.5%	150	0.3%
Not in labor force	545	14.6%	3,814	16.6%	9,878	20.2%
Female Population, Age 16+	3,776		24,555		52,672	
Employed	2,544	67.4%	16,429	66.9%	34,216	65.0%
Unemployed	32	0.8%	513	2.1%	1,041	2.0%
In armed forces	0	0.0%	0	0.0%	8	0.0%
Not in labor force	1,200	31.8%	7,613	31.0%	17,407	33.0%
Vehicles Available (households)	3,702		23,505		51,423	
Households with no vehicles	91	2.5%	679	2.9%	1,896	3.7%
Households with 1 vehicle	1,410	38.1%	6,914	29.4%	16,882	32.8%
Households with 2 vehicles	1,452	39.2%	11,030	46.9%	21,701	42.2%
Households with 3+ vehicles	747	20.2%	4,881	20.8%	10,944	21.3%
Vehicles in owner households	4,289	61.6%	35,900	77.9%	72,384	73.2%
Vehicles in renter households	2,674	38.4%	10,175	22.1%	26,472	26.8%
Total vehicles available	6,963		46,075		98,856	
Average vehicles per household	1.88		1.96		1.92	

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
<u>Households</u>	3,702		23,505		51,423	
Average household size	2.60		2.61		2.49	
<u>Families</u>	2,598		16,785		34,395	
Average family size	3.15		3.16		3.11	
<u>Non-Families</u>	1,104		6,720		17,028	
Average non-family size	1.32		1.21		1.23	
<u>Group Quarters</u>	201		685		1,416	
<u>Household Type</u>						
Families	2,598		16,785		34,395	
Married couples	2,162	83.2%	14,228	84.8%	28,058	81.6%
with children	1,368	63.3%	8,049	56.6%	14,332	51.1%
Male householder, no wife	110	4.2%	639	3.8%	1,607	4.7%
with children	79	71.8%	416	65.1%	976	60.7%
Female householder, no husband	326	12.5%	1,918	11.4%	4,730	13.8%
with children	236	72.4%	1,263	65.8%	2,938	62.1%
Non-Families	1,104		6,720		17,028	
with children	5	0.5%	7	0.1%	18	0.1%
<u>Age of Householder (households)</u>						
under 25 years	122	3.3%	650	2.8%	1,651	3.2%
25 to 34 years	656	17.7%	3,546	15.1%	8,538	16.6%
35 to 44 years	926	25.0%	5,512	23.5%	10,573	20.6%
45 to 54 years	846	22.9%	4,984	21.2%	9,649	18.8%
55 to 64 years	570	15.4%	4,279	18.2%	9,287	18.1%
65 to 74 years	341	9.2%	2,864	12.2%	7,079	13.8%
75 to 84 years	154	4.2%	1,213	5.2%	3,417	6.6%
85 years and over	86	2.3%	458	1.9%	1,228	2.4%
<u>Household Size (households)</u>						
1 person	803	21.7%	5,517	23.5%	13,833	26.9%
2 person	1,154	31.2%	7,470	31.8%	17,037	33.1%
3 to 4 persons	1,447	39.1%	8,540	36.3%	16,663	32.4%
5+ persons	297	8.0%	1,979	8.4%	3,890	7.6%
<u>Total Housing Units</u>	3,952		24,693		54,095	
Occupied	3,702	93.7%	23,505	95.2%	51,422	95.1%
Owner-occupied	1,815	49.0%	16,439	69.9%	32,758	63.7%
Renter-occupied	1,887	51.0%	7,066	30.1%	18,664	36.3%
Vacant	250	6.3%	1,188	4.8%	2,673	4.9%
<u>Housing Value</u>						
Average Home Value	\$544,387		\$457,681		\$442,699	
Median Home Value	\$506,791		\$419,964		\$389,932	
Average Contract Rent	\$1,513		\$1,406		\$1,259	
Median Contract Rent	\$1,350		\$1,256		\$1,134	

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

10-MI RING AREA

Population

2028 Projection	328,853	
% Change 2023-2028		3.8%
2023 Estimate	316,718	
% Change 2010-2023		11.5%
2010 Census	283,974	
% Change 2000-2010		15.5%
2000 Census	245,827	

Households

2028 Projection	135,633	
% Change 2023-2028		5.1%
2023 Estimate	129,027	
% Change 2010-2023		12.2%
2010 Census	114,969	
% Change 2000-2010		14.0%
2000 Census	100,833	

Age, total population

316,718

under 5 years	17,284	5.5%
5 to 9 years	18,752	5.9%
10 to 14 years	19,675	6.2%
15 to 19 years	19,142	6.0%
20 to 24 years	16,469	5.2%
25 to 34 years	42,697	13.5%
35 to 44 years	43,861	13.8%
45 to 54 years	40,825	12.9%
55 to 64 years	42,062	13.3%
65 to 74 years	33,854	10.7%
75 to 84 years	15,920	5.0%
85 years and over	6,176	1.9%
Median Age	43.62	

Age, male population

153,121

under 20 years	38,447	25.1%
20 to 34 years	29,097	19.0%
35 to 44 years	21,755	14.2%
45 to 64 years	39,567	25.8%
65 to 84 years	22,145	14.5%
85 years and over	2,108	1.4%
Median Age	42.31	

Age, female population

163,597

under 20 years	36,406	22.3%
20 to 34 years	30,069	18.4%
35 to 44 years	22,106	13.5%
45 to 64 years	43,320	26.5%
65 to 84 years	27,629	16.9%
85 years and over	4,068	2.5%
Median Age	44.69	

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

10-MI RING AREA

Total Aggregate Income (\$mil)	\$20,464.1	
Per Capita Income	\$64,613	
<u>Household Income (households)</u>	129,027	
under \$10,000	2,970	2.3%
\$10,000 - \$14,999	2,623	2.0%
\$15,000 - \$19,999	2,294	1.8%
\$20,000 - \$24,999	3,331	2.6%
\$25,000 - \$29,999	3,251	2.5%
\$30,000 - \$34,999	2,982	2.3%
\$35,000 - \$39,999	3,650	2.8%
\$40,000 - \$49,999	7,130	5.5%
\$50,000 - \$59,999	8,026	6.2%
\$60,000 - \$74,999	9,801	7.6%
\$75,000 - \$99,999	14,775	11.5%
\$100,000 - \$124,999	13,523	10.5%
\$125,000 - \$149,999	10,758	8.3%
\$150,000 - \$199,999	14,754	11.4%
\$200,000 - \$249,999	11,118	8.6%
\$250,000 and over	18,042	14.0%
Aggregate Household Income (\$mil)	\$20,431.4	
Average Household Income	\$158,350	
Median Household Income	\$113,634	
<u>Family Income (families)</u>	84,120	
under \$10,000	1,010	1.2%
\$10,000 - \$14,999	569	0.7%
\$15,000 - \$19,999	744	0.9%
\$20,000 - \$24,999	1,116	1.3%
\$25,000 - \$29,999	1,089	1.3%
\$30,000 - \$34,999	1,124	1.3%
\$35,000 - \$39,999	1,437	1.7%
\$40,000 - \$49,999	2,932	3.5%
\$50,000 - \$59,999	3,707	4.4%
\$60,000 - \$74,999	5,418	6.4%
\$75,000 - \$99,999	9,263	11.0%
\$100,000 - \$124,999	9,161	10.9%
\$125,000 - \$149,999	8,320	9.9%
\$150,000 - \$199,999	12,248	14.6%
\$200,000 - \$249,999	10,188	12.1%
\$250,000 and over	15,794	18.8%
Aggregate family income (\$mil)	\$16,487.6	
Average family income	\$196,001	
Median family income	\$140,301	
<u>Non-Family Income (non-families)</u>	44,908	
Aggregate non-family income (\$mil)	\$3,943.8	
Average non-family income	\$87,820	
Median non-family income	\$60,683	

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

10-MI RING AREA

Population by Race/Ethnicity

	316,718	
White	210,713	66.5%
Black	46,796	14.8%
Asian	35,826	11.3%
Hawaiian/Pacific Islander	76	0.0%
American Indian/AK Native	635	0.2%
Other/multiple races	22,672	7.2%
Hispanic Origin	19,664	6.2%

Education (persons 25+)

	225,493	
No high school diploma	12,521	5.6%
High school diploma	33,956	15.1%
College, no diploma	34,686	15.4%
Associate degree	13,801	6.1%
Bachelor's degree	73,847	32.7%
Graduate/professional degree	56,682	25.1%

Labor Force (persons 16+ yrs)

Total Population, Age 16+	253,902	
Employed	173,889	68.5%
Unemployed	4,990	2.0%
In armed forces	400	0.2%
Not in labor force	74,623	29.4%
Male Population, Age 16+	121,325	
Employed	90,879	74.9%
Unemployed	2,408	2.0%
In armed forces	346	0.3%
Not in labor force	27,692	22.8%
Female Population, Age 16+	132,577	
Employed	83,010	62.6%
Unemployed	2,582	1.9%
In armed forces	54	0.0%
Not in labor force	46,931	35.4%

Vehicles Available (households)

	129,027	
Households with no vehicles	4,910	3.8%
Households with 1 vehicle	40,824	31.6%
Households with 2 vehicles	52,422	40.6%
Households with 3+ vehicles	30,871	23.9%
Vehicles in owner households	196,120	77.1%
Vehicles in renter households	58,410	22.9%
Total vehicles available	254,530	
Average vehicles per household	1.97	

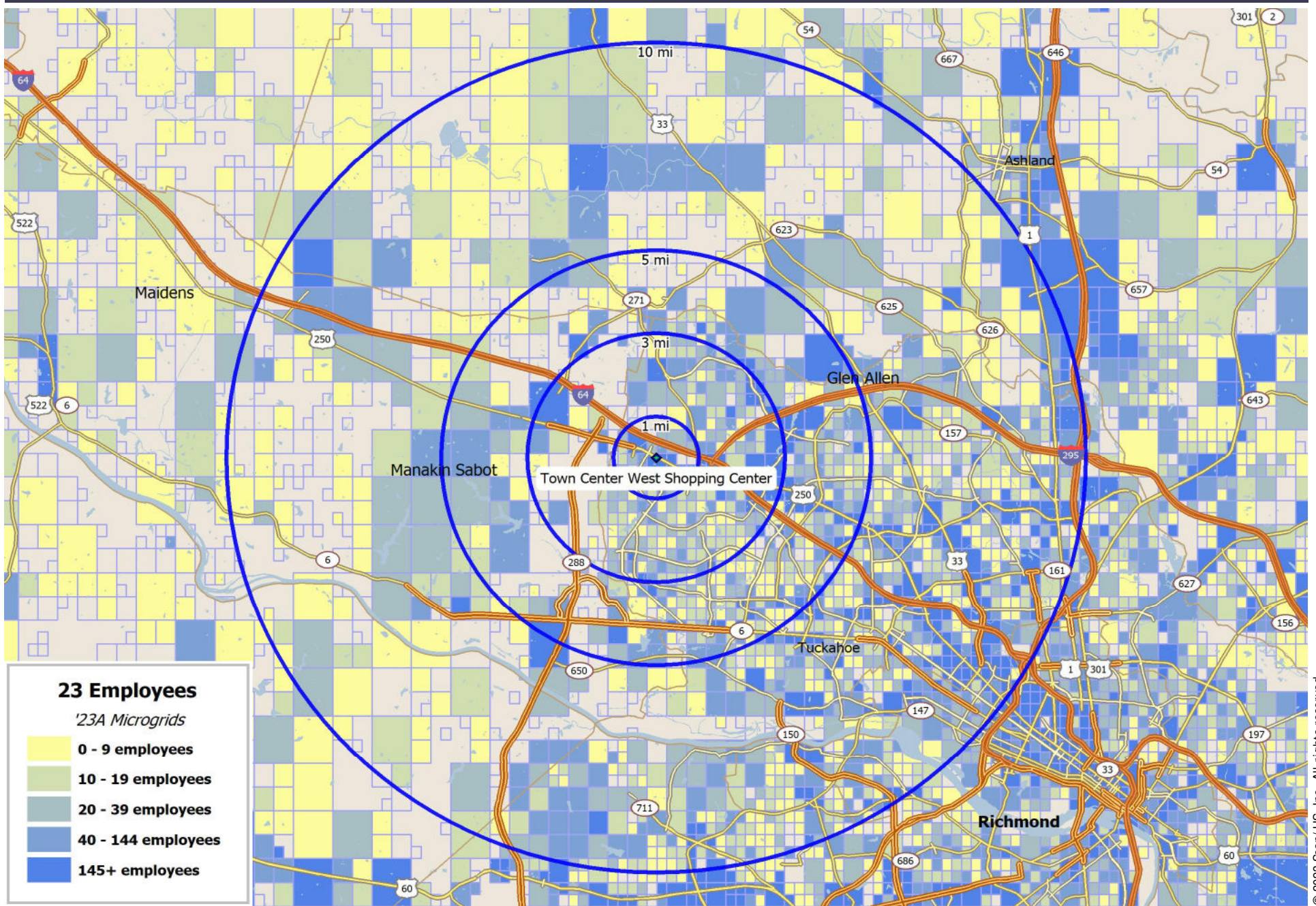
RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

10-MI RING AREA

<u>Households</u>	129,027	
Average household size	2.41	
<u>Families</u>	84,120	
Average family size	3.03	
<u>Non-Families</u>	44,908	
Average non-family size	1.24	
<u>Group Quarters</u>	6,220	
<u>Household Type</u>		
Families	84,120	
Married couples	65,221	77.5%
with children	29,199	44.8%
Male householder, no wife	4,290	5.1%
with children	2,363	55.1%
Female householder, no husband	12,799	15.2%
with children	7,568	59.1%
Non-Families	44,908	
with children	38	0.1%
<u>Age of Householder (households)</u>		
under 25 years	3,674	2.8%
25 to 34 years	20,252	15.7%
35 to 44 years	23,276	18.0%
45 to 54 years	22,458	17.4%
55 to 64 years	24,674	19.1%
65 to 74 years	20,882	16.2%
75 to 84 years	10,183	7.9%
85 years and over	3,627	2.8%
<u>Household Size (households)</u>		
1 person	36,732	28.5%
2 person	45,800	35.5%
3 to 4 persons	37,544	29.1%
5+ persons	8,952	6.9%
<u>Total Housing Units</u>	135,138	
Occupied	129,028	95.5%
Owner-occupied	89,469	69.3%
Renter-occupied	39,559	30.7%
Vacant	6,110	4.5%
<u>Housing Value</u>		
Average Home Value	\$445,011	
Median Home Value	\$386,245	
Average Contract Rent	\$1,209	
Median Contract Rent	\$1,097	

Richmond, VA: 2023 Employees



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RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
Total Establishments	529		3,461		6,909	
<u>Establishments by Type</u>						
Industrial	31	5.9%	269	7.8%	633	9.2%
Mining	0	0.0%	2	0.7%	8	1.3%
Construction	1	3.2%	10	3.7%	41	6.5%
Construction, <10 employees	18	58.1%	106	39.4%	253	40.0%
High-tech/research	1	3.2%	6	2.2%	16	2.5%
Trans/comm/utilities	5	16.1%	70	26.0%	148	23.4%
Wholesale/industrial	3	9.7%	47	17.5%	105	16.6%
Warehousing	2	6.5%	14	5.2%	31	4.9%
General industrial	1	3.2%	14	5.2%	31	4.9%
Manufacturing	5	0.9%	46	1.3%	116	1.7%
Heavy manufacturing	0	0.0%	0	0.0%	3	2.6%
General manufacturing	0	0.0%	4	8.7%	9	7.8%
Light manufacturing	0	0.0%	3	6.5%	8	6.9%
Manufacturing, <10 employees	5	100.0%	39	84.8%	96	82.8%
Commercial	257	48.6%	902	26.1%	1,696	24.5%
Retail trade	109	42.4%	286	31.7%	523	30.8%
Restaurants/bars	66	25.7%	220	24.4%	368	21.7%
Personal/rental/repair services	51	19.8%	186	20.6%	368	21.7%
Automotive repair services	0	0.0%	21	2.3%	42	2.5%
Hotels/motels	3	1.2%	34	3.8%	56	3.3%
Theaters/retail amusements	0	0.0%	9	1.0%	18	1.1%
Equipment rental	1	0.4%	15	1.7%	35	2.1%
Wholesale/commercial	11	4.3%	32	3.5%	62	3.7%
General commercial	16	6.2%	99	11.0%	224	13.2%
Offices	203	38.4%	2,031	58.7%	3,989	57.7%
Business and corporate administration	6	3.0%	38	1.9%	67	1.7%
Finance/ins/real estate	6	3.0%	74	3.6%	160	4.0%
Finance/ins/real estate, <10 employees	35	17.2%	492	24.2%	990	24.8%
Professional services	40	19.7%	500	24.6%	986	24.7%
Business services	13	6.4%	167	8.2%	331	8.3%
General office	36	17.7%	377	18.6%	710	17.8%
Medical services	67	33.0%	383	18.9%	745	18.7%
Other	26	4.9%	181	5.2%	407	5.9%
Schools and colleges	4	15.4%	34	18.8%	73	17.9%
Libraries	0	0.0%	1	0.6%	4	1.0%
Hospitals/medical services	2	7.7%	16	8.8%	37	9.1%
Museums/art galleries/gardens	0	0.0%	6	3.3%	8	2.0%
Outdoor recreation/amusement parks	5	19.2%	43	23.8%	90	22.1%
Public administration	2	7.7%	9	5.0%	26	6.4%
Churches	5	19.2%	45	24.9%	110	27.0%
Other, not elsewhere classified	8	30.8%	27	14.9%	59	14.5%
Agriculture	4	0.8%	32	0.9%	70	1.0%
Agricultural production	0	0.0%	0	0.0%	1	1.4%
Agricultural services	4	100.0%	32	100.0%	69	98.6%

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
Total Employees	4,915		32,964		69,872	
Employees by Type						
Industrial	94	1.9%	1,788	5.4%	8,283	11.9%
Mining	0	0.0%	194	10.9%	265	3.2%
Construction	12	12.8%	232	13.0%	1,866	22.5%
Construction, <10 employees	46	48.9%	261	14.6%	613	7.4%
High-tech/research	2	2.1%	16	0.9%	92	1.1%
Trans/comm/utilities	17	18.1%	286	16.0%	874	10.6%
Wholesale/industrial	9	9.6%	654	36.6%	4,240	51.2%
Warehousing	3	3.2%	57	3.2%	173	2.1%
General industrial	5	5.3%	88	4.9%	160	1.9%
Manufacturing	13	0.3%	3,454	10.5%	5,648	8.1%
Heavy manufacturing	0	0.0%	0	0.0%	1,186	21.0%
General manufacturing	0	0.0%	320	9.3%	1,104	19.5%
Light manufacturing	0	0.0%	3,027	87.6%	3,091	54.7%
Manufacturing, <10 employees	13	100.0%	107	3.1%	267	4.7%
Commercial	3,169	64.5%	9,400	28.5%	18,321	26.2%
Retail trade	1,204	38.0%	3,264	34.7%	5,378	29.4%
Restaurants/bars	1,402	44.2%	3,045	32.4%	4,847	26.5%
Personal/rental/repair services	140	4.4%	652	6.9%	1,247	6.8%
Automotive repair services	1	0.0%	113	1.2%	224	1.2%
Hotels/motels	105	3.3%	596	6.3%	791	4.3%
Theaters/retail amusements	14	0.4%	68	0.7%	150	0.8%
Equipment rental	1	0.0%	28	0.3%	138	0.8%
Wholesale/commercial	130	4.1%	315	3.4%	496	2.7%
General commercial	172	5.4%	1,319	14.0%	5,050	27.6%
Offices	895	18.2%	14,131	42.9%	29,127	41.7%
Business and corporate administration	88	9.8%	342	2.4%	524	1.8%
Finance/ins/real estate	47	5.3%	2,455	17.4%	7,559	26.0%
Finance/ins/real estate, <10 employees	92	10.3%	1,296	9.2%	2,630	9.0%
Professional services	155	17.3%	3,621	25.6%	8,091	27.8%
Business services	47	5.3%	2,788	19.7%	3,441	11.8%
General office	153	17.1%	2,090	14.8%	3,944	13.5%
Medical services	313	35.0%	1,539	10.9%	2,938	10.1%
Other	711	14.5%	4,039	12.3%	8,139	11.6%
Schools and colleges	113	15.9%	849	21.0%	2,259	27.8%
Libraries	0	0.0%	7	0.2%	24	0.3%
Hospitals/medical services	66	9.3%	1,442	35.7%	2,485	30.5%
Museums/art galleries/gardens	0	0.0%	23	0.6%	25	0.3%
Outdoor recreation/amusement parks	370	52.0%	900	22.3%	1,277	15.7%
Public administration	100	14.1%	449	11.1%	1,197	14.7%
Churches	19	2.7%	138	3.4%	344	4.2%
Other, not elsewhere classified	43	6.0%	231	5.7%	528	6.5%
Agriculture	31	0.6%	151	0.5%	351	0.5%
Agricultural production	0	0.0%	0	0.0%	2	0.6%
Agricultural services	31	100.0%	151	100.0%	349	99.4%

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

10-MI RING AREA

Total Establishments

18,751

Establishments by Type

Industrial	1,952	10.4%
Mining	24	1.2%
Construction	171	8.8%
Construction, <10 employees	820	42.0%
High-tech/research	33	1.7%
Trans/comm/utilities	407	20.9%
Wholesale/industrial	323	16.5%
Warehousing	96	4.9%
General industrial	78	4.0%
Manufacturing	374	2.0%
Heavy manufacturing	13	3.5%
General manufacturing	20	5.3%
Light manufacturing	35	9.4%
Manufacturing, <10 employees	306	81.8%
Commercial	4,442	23.7%
Retail trade	1,401	31.5%
Restaurants/bars	852	19.2%
Personal/rental/repair services	940	21.2%
Automotive repair services	195	4.4%
Hotels/motels	123	2.8%
Theaters/retail amusements	40	0.9%
Equipment rental	98	2.2%
Wholesale/commercial	178	4.0%
General commercial	615	13.8%
Offices	10,570	56.4%
Business and corporate administration	179	1.7%
Finance/ins/real estate	354	3.3%
Finance/ins/real estate, <10 employees	2,601	24.6%
Professional services	2,322	22.0%
Business services	899	8.5%
General office	1,967	18.6%
Medical services	2,248	21.3%
Other	1,182	6.3%
Schools and colleges	215	18.2%
Libraries	14	1.2%
Hospitals/medical services	100	8.5%
Museums/art galleries/gardens	26	2.2%
Outdoor recreation/amusement parks	206	17.4%
Public administration	97	8.2%
Churches	376	31.8%
Other, not elsewhere classified	148	12.5%
Agriculture	234	1.2%
Agricultural production	5	2.1%
Agricultural services	229	97.9%

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

10-MI RING AREA

Total Employees

177,091

Employees by Type

Industrial	25,899	14.6%
Mining	3,372	13.0%
Construction	6,281	24.3%
Construction, <10 employees	2,154	8.3%
High-tech/research	1,218	4.7%
Trans/comm/utilities	4,478	17.3%
Wholesale/industrial	6,935	26.8%
Warehousing	755	2.9%
General industrial	706	2.7%
Manufacturing	9,029	5.1%
Heavy manufacturing	1,630	18.1%
General manufacturing	2,426	26.9%
Light manufacturing	4,024	44.6%
Manufacturing, <10 employees	949	10.5%
Commercial	39,603	22.4%
Retail trade	12,662	32.0%
Restaurants/bars	10,776	27.2%
Personal/rental/repair services	2,814	7.1%
Automotive repair services	943	2.4%
Hotels/motels	1,539	3.9%
Theaters/retail amusements	294	0.7%
Equipment rental	433	1.1%
Wholesale/commercial	1,546	3.9%
General commercial	8,596	21.7%
Offices	73,533	41.5%
Business and corporate administration	1,457	2.0%
Finance/ins/real estate	17,508	23.8%
Finance/ins/real estate, <10 employees	7,061	9.6%
Professional services	15,957	21.7%
Business services	6,255	8.5%
General office	13,683	18.6%
Medical services	11,612	15.8%
Other	27,955	15.8%
Schools and colleges	7,744	27.7%
Libraries	77	0.3%
Hospitals/medical services	9,008	32.2%
Museums/art galleries/gardens	555	2.0%
Outdoor recreation/amusement parks	2,205	7.9%
Public administration	4,895	17.5%
Churches	2,249	8.0%
Other, not elsewhere classified	1,222	4.4%
Agriculture	1,072	0.6%
Agricultural production	14	1.3%
Agricultural services	1,058	98.7%

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

	<u>1 MI RING</u>	<u>3 MI RING</u>	<u>5 MI RING</u>
Households	3,702	23,505	51,423
Owner households	1,815	16,439	32,758
Renter households	1,887	7,066	18,664
Average Household income	\$180,106	\$189,851	\$163,502
Average Annual Household Spending	\$106,857	\$108,392	\$98,922

Average Annual Spending by Category

Food	\$11,528	10.8%	\$11,826	10.9%	\$10,867	11.0%
Food at home	\$6,869	59.6%	\$7,055	59.7%	\$6,563	60.4%
Cereals/bakery products	\$867	12.6%	\$889	12.6%	\$827	12.6%
Meats/poultry/fish/eggs	\$1,479	21.5%	\$1,515	21.5%	\$1,417	21.6%
Dairy products	\$620	9.0%	\$638	9.0%	\$595	9.1%
Fruits/vegetables	\$1,304	19.0%	\$1,337	18.9%	\$1,244	19.0%
Other food at home	\$2,590	37.7%	\$2,667	37.8%	\$2,471	37.7%
Food away from home	\$4,659	40.4%	\$4,771	40.3%	\$4,303	39.6%
Alcoholic beverages	\$872	0.8%	\$909	0.8%	\$808	0.8%
Tobacco products	\$327	0.3%	\$326	0.3%	\$335	0.3%
Housing	\$35,234	33.0%	\$35,249	32.5%	\$32,765	33.1%
Shelter	\$20,145	57.2%	\$20,057	56.9%	\$18,602	56.8%
Owned dwellings	\$8,586	42.6%	\$12,298	61.3%	\$10,490	56.4%
Mortgage interest/charges	\$3,620	42.2%	\$5,072	41.2%	\$4,211	40.1%
Property taxes	\$2,276	26.5%	\$3,276	26.6%	\$2,810	26.8%
Maintenance/repairs/insurance	\$2,690	31.3%	\$3,950	32.1%	\$3,469	33.1%
Rented dwellings	\$9,553	47.4%	\$5,606	28.0%	\$6,241	33.6%
Other lodging	\$2,004	9.9%	\$2,151	10.7%	\$1,869	10.0%
Household furnishings & equipment	\$4,512	12.8%	\$4,559	12.9%	\$4,181	12.8%
Household textiles	\$173	3.8%	\$174	3.8%	\$163	3.9%
Furniture	\$1,336	29.6%	\$1,323	29.0%	\$1,190	28.5%
Floor coverings	\$69	1.5%	\$68	1.5%	\$59	1.4%
Major appliances	\$820	18.2%	\$843	18.5%	\$784	18.7%
Small appliances/housewares	\$213	4.7%	\$213	4.7%	\$199	4.8%
Miscellaneous household equipment	\$1,901	42.1%	\$1,937	42.5%	\$1,785	42.7%
Utilities/fuels/public services	\$6,163	17.5%	\$6,205	17.6%	\$5,934	18.1%
Household operations	\$3,121	8.9%	\$3,106	8.8%	\$2,806	8.6%
Housekeeping supplies	\$1,285	3.6%	\$1,314	3.7%	\$1,234	3.8%
Apparel	\$2,465	2.3%	\$2,486	2.3%	\$2,229	2.3%
Men & boys	\$577	23.4%	\$590	23.7%	\$534	24.0%
Men, 16 yrs and over	\$416	72.1%	\$435	73.7%	\$396	74.0%
Boys, 2 to 15 yrs	\$161	27.9%	\$155	26.3%	\$139	26.0%
Women & girls	\$918	37.2%	\$929	37.4%	\$838	37.6%
Women, 16 yrs and over	\$744	81.1%	\$757	81.5%	\$687	82.0%
Girls, 2 to 15 yrs	\$174	18.9%	\$172	18.5%	\$151	18.0%

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
Average Annual Spending by Category						
Apparel (cont'd)						
Children under 2 yrs	\$74	3.0%	\$69	2.8%	\$67	3.0%
Footwear	\$468	19.0%	\$467	18.8%	\$419	18.8%
Other apparel	\$425	17.3%	\$428	17.2%	\$367	16.5%
Transportation	\$15,842	14.8%	\$15,711	14.5%	\$14,843	15.0%
Vehicle purchases	\$8,027	50.7%	\$8,205	52.2%	\$7,625	51.4%
Cars and trucks, new	\$4,650	57.9%	\$4,801	58.5%	\$4,320	56.7%
Cars and trucks, used	\$3,313	41.3%	\$3,342	40.7%	\$3,246	42.6%
Other vehicles	\$64	0.8%	\$62	0.8%	\$59	0.8%
Gasoline & motor oil	\$2,610	16.5%	\$2,668	17.0%	\$2,583	17.4%
Other vehicle expenses	\$4,241	26.8%	\$4,380	27.9%	\$4,169	28.1%
Finance charges	\$395	9.3%	\$405	9.2%	\$375	9.0%
Maintenance and repairs	\$1,113	26.2%	\$1,156	26.4%	\$1,108	26.6%
Insurance	\$831	19.6%	\$862	19.7%	\$785	18.8%
Rental/leasing/other	\$1,902	44.8%	\$1,957	44.7%	\$1,901	45.6%
Public & other transportation	\$960	6.1%	\$454	2.9%	\$462	3.1%
Health care	\$7,524	7.0%	\$7,959	7.3%	\$7,508	7.6%
Health Insurance	\$5,197	69.1%	\$5,500	69.1%	\$5,220	69.5%
Medical services	\$1,401	18.6%	\$1,469	18.5%	\$1,339	17.8%
Drugs	\$701	9.3%	\$754	9.5%	\$726	9.7%
Medical supplies	\$225	3.0%	\$235	2.9%	\$223	3.0%
Entertainment	\$6,781	6.3%	\$6,799	6.3%	\$6,085	6.2%
Fees and admissions	\$1,380	20.3%	\$1,358	20.0%	\$1,157	19.0%
Audio/visual equipment/services	\$1,516	22.4%	\$1,534	22.6%	\$1,452	23.9%
Pets/toys/playground equipment	\$1,499	22.1%	\$1,506	22.2%	\$1,388	22.8%
Other entertainment supplies	\$2,386	35.2%	\$2,400	35.3%	\$2,089	34.3%
Personal care products and services	\$1,077	1.0%	\$1,104	1.0%	\$1,009	1.0%
Reading	\$149	0.1%	\$155	0.1%	\$143	0.1%
Education	\$2,548	2.4%	\$2,542	2.3%	\$2,101	2.1%
Personal insurance & pensions	\$15,343	14.4%	\$15,837	14.6%	\$13,435	13.6%
Pensions/social security	\$14,486	94.4%	\$14,935	94.3%	\$12,639	94.1%
Life/other personal insurance	\$857	5.6%	\$902	5.7%	\$796	5.9%
Cash contributions	\$5,573	5.2%	\$5,866	5.4%	\$5,306	5.4%
Miscellaneous	\$1,585	1.5%	\$1,613	1.5%	\$1,478	1.5%

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

10-MI RING AREA

Households	129,027
Owner households	89,469
Renter households	39,559
Average Household income	\$158,350
Average Annual Household Spending	\$94,320

Average Annual Spending by Category

Food	\$10,294	10.9%
Food at home	\$6,280	61.0%
Cereals/bakery products	\$791	12.6%
Meats/poultry/fish/eggs	\$1,358	21.6%
Dairy products	\$571	9.1%
Fruits/vegetables	\$1,190	19.0%
Other food at home	\$2,360	37.6%
Food away from home	\$4,013	39.0%
Alcoholic beverages	\$756	0.8%
Tobacco products	\$331	0.4%
Housing	\$31,452	33.3%
Shelter	\$17,755	56.5%
Owned dwellings	\$10,728	60.4%
Mortgage interest/charges	\$4,176	38.9%
Property taxes	\$2,892	27.0%
Maintenance/repairs/insurance	\$3,660	34.1%
Rented dwellings	\$5,164	29.1%
Other lodging	\$1,861	10.5%
Household furnishings & equipment	\$4,010	12.8%
Household textiles	\$159	4.0%
Furniture	\$1,118	27.9%
Floor coverings	\$55	1.4%
Major appliances	\$761	19.0%
Small appliances/housewares	\$192	4.8%
Miscellaneous household equipment	\$1,725	43.0%
Utilities/fuels/public services	\$5,836	18.6%
Household operations	\$2,637	8.4%
Housekeeping supplies	\$1,207	3.8%
Apparel	\$2,057	2.2%
Men & boys	\$497	24.1%
Men, 16 yrs and over	\$375	75.4%
Boys, 2 to 15 yrs	\$122	24.6%
Women & girls	\$778	37.8%
Women, 16 yrs and over	\$645	82.8%
Girls, 2 to 15 yrs	\$134	17.2%

RICHMOND, VA: 200 TOWNE CENTER WEST BLVD
SITE LOCATED AT 37.65677, 77.62943

Town Center West Shopping Center

10-MI RING AREA

Average Annual Spending by Category

Apparel (cont'd)

Children under 2 yrs	\$61	3.0%
Footwear	\$384	18.7%
Other apparel	\$334	16.2%

Transportation

\$14,723 15.6%

Vehicle purchases	\$7,392	50.2%
Cars and trucks, new	\$4,149	56.1%
Cars and trucks, used	\$3,187	43.1%
Other vehicles	\$57	0.8%
Gasoline & motor oil	\$2,560	17.4%
Other vehicle expenses	\$4,129	28.0%
Finance charges	\$361	8.8%
Maintenance and repairs	\$1,105	26.8%
Insurance	\$761	18.4%
Rental/leasing/other	\$1,902	46.0%
Public & other transportation	\$637	4.3%

Health care

\$7,394 7.8%

Health Insurance	\$5,167	69.9%
Medical services	\$1,277	17.3%
Drugs	\$728	9.9%
Medical supplies	\$222	3.0%

Entertainment

\$5,743 6.1%

Fees and admissions	\$1,044	18.2%
Audio/visual equipment/services	\$1,413	24.6%
Pets/toys/playground equipment	\$1,337	23.3%
Other entertainment supplies	\$1,950	34.0%

Personal care products and services

\$955 1.0%

Reading

\$139 0.1%

Education

\$1,839 1.9%

Personal insurance & pensions

\$12,050 12.8%

Pensions/social security	\$11,299	93.8%
Life/other personal insurance	\$751	6.2%

Cash contributions

\$5,161 5.5%

Miscellaneous

\$1,417 1.5%