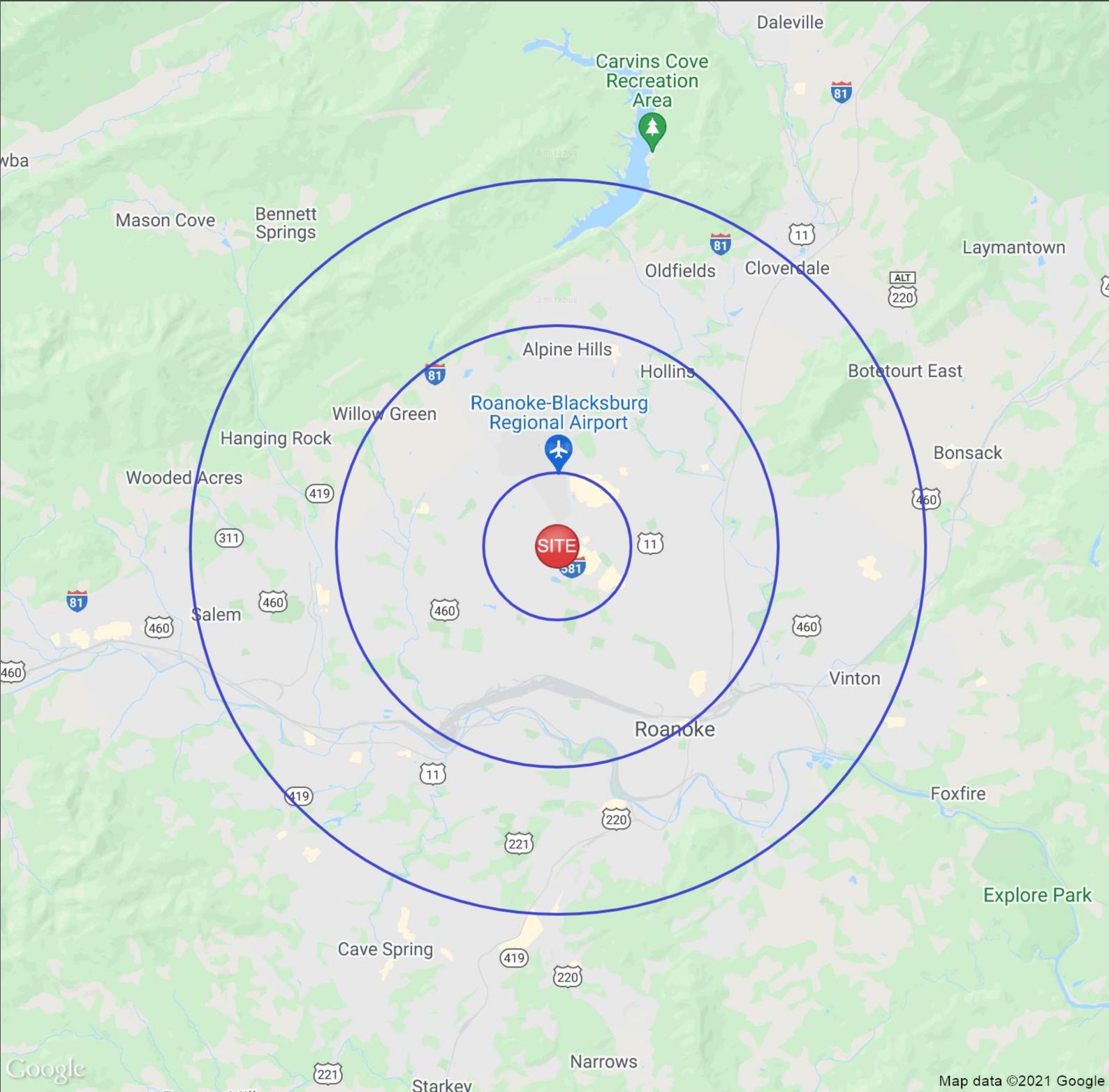


# 5004 Valley View Blvd NW

Roanoke, VA 24012



## Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	6,687	70,342	140,226
Households	2,701	29,576	59,545
Population Median Age	37.4	38.4	38.7
5 Yr Pop Growth (Total%)	0.1%	1.9%	1.7%

## Contact Information

Name **Jennifer L. Malina**  
 Email **jimalina@astonprop.com**  
 Phone **704.319.4938**

**ASTON**  
 p r o p e r t i e s

Prepared By  
 Prepared For

# EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.3068/-79.9704

RF5

## 5004 Valley View Blvd NW

### Roanoke, VA 24012

#### Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2021)	6,674	70,037	139,830
Projected Population (2026)	6,682	71,412	142,220
Census Population (2010)	6,689	68,506	134,925
Census Population (2000)	6,631	67,551	131,560
Projected Annual Growth (2021 to 2026)	8 -	1,375 0.4%	2,389 0.3%
Historical Annual Growth (2010 to 2021)	-15 -	1,531 0.2%	4,905 0.3%
Historical Annual Growth (2000 to 2010)	58 -	955 0.1%	3,365 0.3%
Estimated Population Density (2021)	2,126 psm	2,478 psm	1,781 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

#### Households

Estimated Households (2021)	2,706	29,429	59,313
Projected Households (2026)	2,663	29,822	59,976
Census Households (2010)	2,792	29,048	57,731
Census Households (2000)	2,850	28,682	56,338
Estimated Households with Children (2021)	805 29.8%	8,420 28.6%	15,983 26.9%
Estimated Average Household Size (2021)	2.46	2.33	2.27

#### Average Household Income

Estimated Average Household Income (2021)	\$53,112	\$59,238	\$68,140
Projected Average Household Income (2026)	\$59,308	\$70,287	\$80,379
Estimated Average Family Income (2021)	\$56,705	\$67,020	\$83,663

#### Median Household Income

Estimated Median Household Income (2021)	\$43,443	\$47,539	\$53,786
Projected Median Household Income (2026)	\$49,634	\$54,947	\$62,057
Estimated Median Family Income (2021)	\$51,360	\$60,050	\$71,016

#### Per Capita Income

Estimated Per Capita Income (2021)	\$21,550	\$25,100	\$29,197
Projected Per Capita Income (2026)	\$23,652	\$29,557	\$34,186
Estimated Per Capita Income 5 Year Growth	\$2,103 9.8%	\$4,457 17.8%	\$4,989 17.1%
Estimated Average Household Net Worth (2021)	\$246,701	\$272,696	\$391,173

#### Daytime Demos (2021)

Total Businesses	396	3,224	7,004
Total Employees	7,112	40,887	89,858
Company Headquarter Businesses	16 4.1%	147 4.5%	309 4.4%
Company Headquarter Employees	632 8.9%	7,589 18.6%	17,984 20.0%
Employee Population per Business	18.0	12.7	12.8
Residential Population per Business	16.9	21.7	20.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.3068/-79.9704

RF5

## 5004 Valley View Blvd NW

### Roanoke, VA 24012

#### Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2021)	2,318	34.7%	36,060	51.5%	92,713	66.3%
Black or African American (2021)	3,335	50.0%	26,588	38.0%	33,840	24.2%
American Indian or Alaska Native (2021)	30	0.5%	226	0.3%	393	0.3%
Asian (2021)	317	4.7%	2,534	3.6%	4,828	3.5%
Hawaiian or Pacific Islander (2021)	6	-	30	-	65	-
Other Race (2021)	459	6.9%	2,051	2.9%	3,442	2.5%
Two or More Races (2021)	209	3.1%	2,548	3.6%	4,549	3.3%
Not Hispanic or Latino Population (2021)	5,588	83.7%	64,730	92.4%	131,139	93.8%
Hispanic or Latino Population (2021)	1,086	16.3%	5,307	7.6%	8,692	6.2%
Not Hispanic or Latino Population (2026)	5,599	83.8%	65,876	92.2%	133,082	93.6%
Hispanic or Latino Population (2026)	1,082	16.2%	5,536	7.8%	9,137	6.4%
Not Hispanic or Latino Population (2010)	5,701	85.2%	64,451	94.1%	128,456	95.2%
Hispanic or Latino Population (2010)	988	14.8%	4,055	5.9%	6,469	4.8%
Not Hispanic or Latino Population (2000)	6,485	97.8%	66,555	98.5%	129,782	98.6%
Hispanic or Latino Population (2000)	147	2.2%	997	1.5%	1,778	1.4%
Projected Hispanic Annual Growth (2021 to 2026)	-4	-	228	0.9%	446	1.0%
Historic Hispanic Annual Growth (2000 to 2021)	939	30.5%	4,311	20.6%	6,913	18.5%

#### Age Distribution (2021)

Age Under 5	431	6.5%	4,403	6.3%	8,476	6.1%
Age 5 to 9 Years	435	6.5%	4,429	6.3%	8,435	6.0%
Age 10 to 14 Years	438	6.6%	4,496	6.4%	8,311	5.9%
Age 15 to 19 Years	391	5.9%	4,015	5.7%	8,330	6.0%
Age 20 to 24 Years	411	6.2%	4,103	5.9%	8,963	6.4%
Age 25 to 29 Years	512	7.7%	4,975	7.1%	9,965	7.1%
Age 30 to 34 Years	496	7.4%	5,175	7.4%	10,167	7.3%
Age 35 to 39 Years	445	6.7%	4,516	6.4%	9,006	6.4%
Age 40 to 44 Years	395	5.9%	4,137	5.9%	8,262	5.9%
Age 45 to 49 Years	376	5.6%	4,049	5.8%	8,103	5.8%
Age 50 to 54 Years	366	5.5%	4,201	6.0%	8,401	6.0%
Age 55 to 59 Years	408	6.1%	4,460	6.4%	8,891	6.4%
Age 60 to 64 Years	412	6.2%	4,385	6.3%	8,979	6.4%
Age 65 to 74 Years	735	11.0%	7,387	10.5%	14,865	10.6%
Age 75 to 84 Years	314	4.7%	3,721	5.3%	7,439	5.3%
Age 85 Years or Over	108	1.6%	1,583	2.3%	3,237	2.3%
Median Age	37.2		38.4		38.7	

#### Gender Age Distribution (2021)

Female Population	3,495	52.4%	36,748	52.5%	73,279	52.4%
Age 0 to 19 Years	842	24.1%	8,465	23.0%	16,540	22.6%
Age 20 to 64 Years	1,967	56.3%	20,706	56.3%	41,566	56.7%
Age 65 Years or Over	685	19.6%	7,578	20.6%	15,173	20.7%
Female Median Age	38.9		40.4		40.4	
Male Population	3,179	47.6%	33,289	47.5%	66,552	47.6%
Age 0 to 19 Years	853	26.8%	8,879	26.7%	17,011	25.6%
Age 20 to 64 Years	1,854	58.3%	19,297	58.0%	39,171	58.9%
Age 65 Years or Over	472	14.8%	5,113	15.4%	10,369	15.6%
Male Median Age	35.4		36.3		37.0	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.3068/-79.9704

RF5

## 5004 Valley View Blvd NW

### Roanoke, VA 24012

#### Household Income Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	40	1.5%	448	1.5%	2,286	3.9%
HH Income \$150,000 to \$199,999	29	1.1%	590	2.0%	1,907	3.2%
HH Income \$100,000 to \$149,999	208	7.7%	2,839	9.6%	6,704	11.3%
HH Income \$75,000 to \$99,999	309	11.4%	3,774	12.8%	7,392	12.5%
HH Income \$50,000 to \$74,999	491	18.1%	6,167	21.0%	12,155	20.5%
HH Income \$35,000 to \$49,999	610	22.5%	4,013	13.6%	7,970	13.4%
HH Income \$25,000 to \$34,999	439	16.2%	3,792	12.9%	6,614	11.2%
HH Income \$15,000 to \$24,999	253	9.3%	3,247	11.0%	6,051	10.2%
HH Income Under \$15,000	327	12.1%	4,558	15.5%	8,234	13.9%
HH Income \$35,000 or More	1,687	62.3%	17,832	60.6%	38,414	64.8%
HH Income \$75,000 or More	586	21.7%	7,651	26.0%	18,289	30.8%

#### Housing (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	2,893		31,813		63,782	
Housing Units Occupied	2,706	93.5%	29,429	92.5%	59,313	93.0%
Housing Units Owner-Occupied	1,392	51.4%	16,212	55.1%	33,462	56.4%
Housing Units, Renter-Occupied	1,314	48.6%	13,217	44.9%	25,851	43.6%
Housing Units, Vacant	188	6.9%	2,384	8.1%	4,469	7.5%

#### Marital Status (2021)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	2,183	40.6%	23,610	41.6%	43,788	38.2%
Currently Married	1,622	30.2%	17,064	30.1%	39,771	34.7%
Separated	207	3.9%	2,249	4.0%	4,073	3.6%
Widowed	476	8.9%	4,774	8.4%	8,617	7.5%
Divorced	882	16.4%	9,011	15.9%	18,358	16.0%

#### Household Type (2021)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	5,268	78.9%	53,793	76.8%	104,021	74.4%
Population Non-Family	1,393	20.9%	14,870	21.2%	30,837	22.1%
Population Group Quarters	13	0.2%	1,374	2.0%	4,973	3.6%
Family Households	1,643	60.7%	17,217	58.5%	34,116	57.5%
Non-Family Households	1,062	39.3%	12,212	41.5%	25,197	42.5%
Married Couple with Children	308	19.0%	3,682	21.6%	8,056	20.3%
Average Family Household Size	3.2		3.1		3.0	

#### Household Size (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	827	30.6%	10,187	34.6%	20,864	35.2%
2 Person Households	837	30.9%	9,117	31.0%	19,186	32.3%
3 Person Households	489	18.1%	4,724	16.1%	9,056	15.3%
4 Person Households	288	10.6%	3,033	10.3%	6,020	10.2%
5 Person Households	154	5.7%	1,409	4.8%	2,570	4.3%
6 or More Person Households	111	4.1%	958	3.3%	1,617	2.7%

#### Household Vehicles (2021)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	405	15.0%	3,814	13.0%	6,318	10.7%
Households with 1 Vehicles Available	845	31.2%	10,805	36.7%	22,342	37.7%
Households with 2 or More Vehicles Available	1,456	53.8%	14,809	50.3%	30,653	51.7%
Total Vehicles Available	4,386		48,429		99,471	
Average Vehicles Per Household	1.6		1.6		1.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.3068/-79.9704

RF5

## 5004 Valley View Blvd NW

### Roanoke, VA 24012

#### Labor Force (2021)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	5,301		55,949		113,198	
Estimated Civilian Employed	2,853	53.8%	31,608	56.5%	63,989	56.5%
Estimated Civilian Unemployed	221	4.2%	2,282	4.1%	4,312	3.8%
Estimated in Armed Forces	36	0.7%	166	0.3%	182	0.2%
Estimated Not in Labor Force	2,190	41.3%	21,893	39.1%	44,715	39.5%
Unemployment Rate	4.2%		4.1%		3.8%	

#### Occupation (2021)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	2,853		31,608		63,989	
Management, Business, Financial Operations	291	10.2%	3,449	10.9%	8,183	12.8%
Professional, Related	277	9.7%	5,146	16.3%	12,583	19.7%
Service	687	24.1%	6,696	21.2%	12,483	19.5%
Sales, Office	743	26.1%	7,776	24.6%	15,673	24.5%
Farming, Fishing, Forestry	-	-	54	0.2%	75	0.1%
Construct, Extraction, Maintenance	252	8.8%	2,643	8.4%	5,041	7.9%
Production, Transport Material Moving	602	21.1%	5,844	18.5%	9,951	15.6%
White Collar Workers	1,312	46.0%	16,372	51.8%	36,439	56.9%
Blue Collar Workers	1,542	54.0%	15,236	48.2%	27,550	43.1%

#### Consumer Expenditure (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$123.06 M		\$1.44 B		\$3.17 B	
Total Non-Retail Expenditure	\$64.97 M	52.8%	\$759.37 M	52.8%	\$1.68 B	52.9%
Total Retail Expenditure	\$58.1 M	47.2%	\$679.11 M	47.2%	\$1.5 B	47.1%
Apparel	\$4.25 M	3.4%	\$49.68 M	3.5%	\$110.26 M	3.5%
Contributions	\$3.73 M	3.0%	\$44.12 M	3.1%	\$100.37 M	3.2%
Education	\$3.2 M	2.6%	\$38.42 M	2.7%	\$89.08 M	2.8%
Entertainment	\$6.68 M	5.4%	\$78.75 M	5.5%	\$175.8 M	5.5%
Food and Beverages	\$18.45 M	15.0%	\$215.29 M	15.0%	\$471.41 M	14.9%
Furnishings and Equipment	\$4.17 M	3.4%	\$49.04 M	3.4%	\$109.36 M	3.4%
Gifts	\$2.81 M	2.3%	\$32.94 M	2.3%	\$75.44 M	2.4%
Health Care	\$10.78 M	8.8%	\$125.57 M	8.7%	\$273.81 M	8.6%
Household Operations	\$4.71 M	3.8%	\$55.34 M	3.8%	\$123.23 M	3.9%
Miscellaneous Expenses	\$2.31 M	1.9%	\$27 M	1.9%	\$59.82 M	1.9%
Personal Care	\$1.64 M	1.3%	\$19.27 M	1.3%	\$42.52 M	1.3%
Personal Insurance	\$787.22 K	0.6%	\$9.32 M	0.6%	\$21.24 M	0.7%
Reading	\$265.16 K	0.2%	\$3.11 M	0.2%	\$6.91 M	0.2%
Shelter	\$26.34 M	21.4%	\$306.9 M	21.3%	\$674.78 M	21.3%
Tobacco	\$881.74 K	0.7%	\$10.06 M	0.7%	\$21.06 M	0.7%
Transportation	\$22.37 M	18.2%	\$261.27 M	18.2%	\$575.7 M	18.1%
Utilities	\$9.7 M	7.9%	\$112.41 M	7.8%	\$242.47 M	7.6%

#### Educational Attainment (2021)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	4,568		48,591		97,315	
Elementary (Grade Level 0 to 8)	102	2.2%	1,958	4.0%	3,608	3.7%
Some High School (Grade Level 9 to 11)	384	8.4%	4,832	9.9%	8,062	8.3%
High School Graduate	1,734	38.0%	17,937	36.9%	31,746	32.6%
Some College	1,177	25.8%	10,373	21.3%	19,482	20.0%
Associate Degree Only	530	11.6%	4,732	9.7%	10,030	10.3%
Bachelor Degree Only	502	11.0%	6,073	12.5%	15,414	15.8%
Graduate Degree	139	3.0%	2,685	5.5%	8,973	9.2%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.3068/-79.9704

RF5

## 5004 Valley View Blvd NW

Roanoke, VA 24012

### Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	1,843	66.0%	19,917	68.6%	39,545	68.5%
1 Attached Unit	98	3.5%	1,417	4.9%	2,925	5.1%
2 to 4 Units	126	4.5%	2,390	8.2%	4,690	8.1%
5 to 9 Units	103	3.7%	1,174	4.0%	2,276	3.9%
10 to 19 Units	415	14.8%	2,365	8.1%	5,602	9.7%
20 to 49 Units	44	1.6%	984	3.4%	2,000	3.5%
50 or More Units	54	1.9%	1,010	3.5%	1,699	2.9%
Mobile Home or Trailer	23	0.8%	170	0.6%	561	1.0%
Other Structure	-	-	2	-	13	-

### Homes Built By Year (2021)

Homes Built 2010 or later	24	0.8%	952	3.3%	1,837	3.2%
Homes Built 2000 to 2009	97	3.5%	1,158	4.0%	3,236	5.6%
Homes Built 1990 to 1999	126	4.5%	1,599	5.5%	4,276	7.4%
Homes Built 1980 to 1989	345	12.4%	2,789	9.6%	6,371	11.0%
Homes Built 1970 to 1979	477	17.1%	4,419	15.2%	9,103	15.8%
Homes Built 1960 to 1969	417	14.9%	5,544	19.1%	9,148	15.8%
Homes Built 1950 to 1959	530	19.0%	5,557	19.1%	10,322	17.9%
Homes Built Before 1949	691	24.7%	7,412	25.5%	15,021	26.0%

### Home Values (2021)

Home Values \$1,000,000 or More	4	0.3%	130	0.8%	229	0.7%
Home Values \$500,000 to \$999,999	39	2.8%	366	2.3%	1,350	4.0%
Home Values \$400,000 to \$499,999	21	1.5%	294	1.8%	1,313	3.9%
Home Values \$300,000 to \$399,999	66	4.7%	738	4.6%	2,700	8.1%
Home Values \$200,000 to \$299,999	96	6.9%	1,954	12.1%	5,680	17.0%
Home Values \$150,000 to \$199,999	332	23.9%	4,559	28.1%	8,361	25.0%
Home Values \$100,000 to \$149,999	440	31.6%	5,006	30.9%	8,227	24.6%
Home Values \$70,000 to \$99,999	258	18.6%	2,104	13.0%	3,395	10.1%
Home Values \$50,000 to \$69,999	58	4.1%	520	3.2%	1,009	3.0%
Home Values \$25,000 to \$49,999	28	2.0%	215	1.3%	459	1.4%
Home Values Under \$25,000	49	3.5%	327	2.0%	739	2.2%
Owner-Occupied Median Home Value	\$131,428		\$149,456		\$177,361	
Renter-Occupied Median Rent	\$718		\$718		\$734	

### Transportation To Work (2021)

Drive to Work Alone	2,489	83.0%	25,711	80.3%	51,725	80.4%
Drive to Work in Carpool	292	9.8%	2,915	9.1%	4,814	7.5%
Travel to Work by Public Transportation	74	2.5%	1,287	4.0%	1,737	2.7%
Drive to Work on Motorcycle	3	-	18	-	72	0.1%
Walk or Bicycle to Work	53	1.8%	844	2.6%	2,333	3.6%
Other Means	30	1.0%	263	0.8%	624	1.0%
Work at Home	57	1.9%	978	3.1%	3,039	4.7%

### Travel Time (2021)

Travel to Work in 14 Minutes or Less	474	15.8%	5,698	17.8%	12,840	20.0%
Travel to Work in 15 to 29 Minutes	1,389	46.4%	15,059	47.0%	28,753	44.7%
Travel to Work in 30 to 59 Minutes	794	26.5%	8,626	26.9%	16,443	25.6%
Travel to Work in 60 Minutes or More	149	5.0%	1,289	4.0%	2,923	4.5%
Average Minutes Travel to Work	22.1		21.0		20.5	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.