Culpeper, VA 22701

December 2022

ASTON

5 mi Radius

3 mi Radius

1 mi Radius

SITE
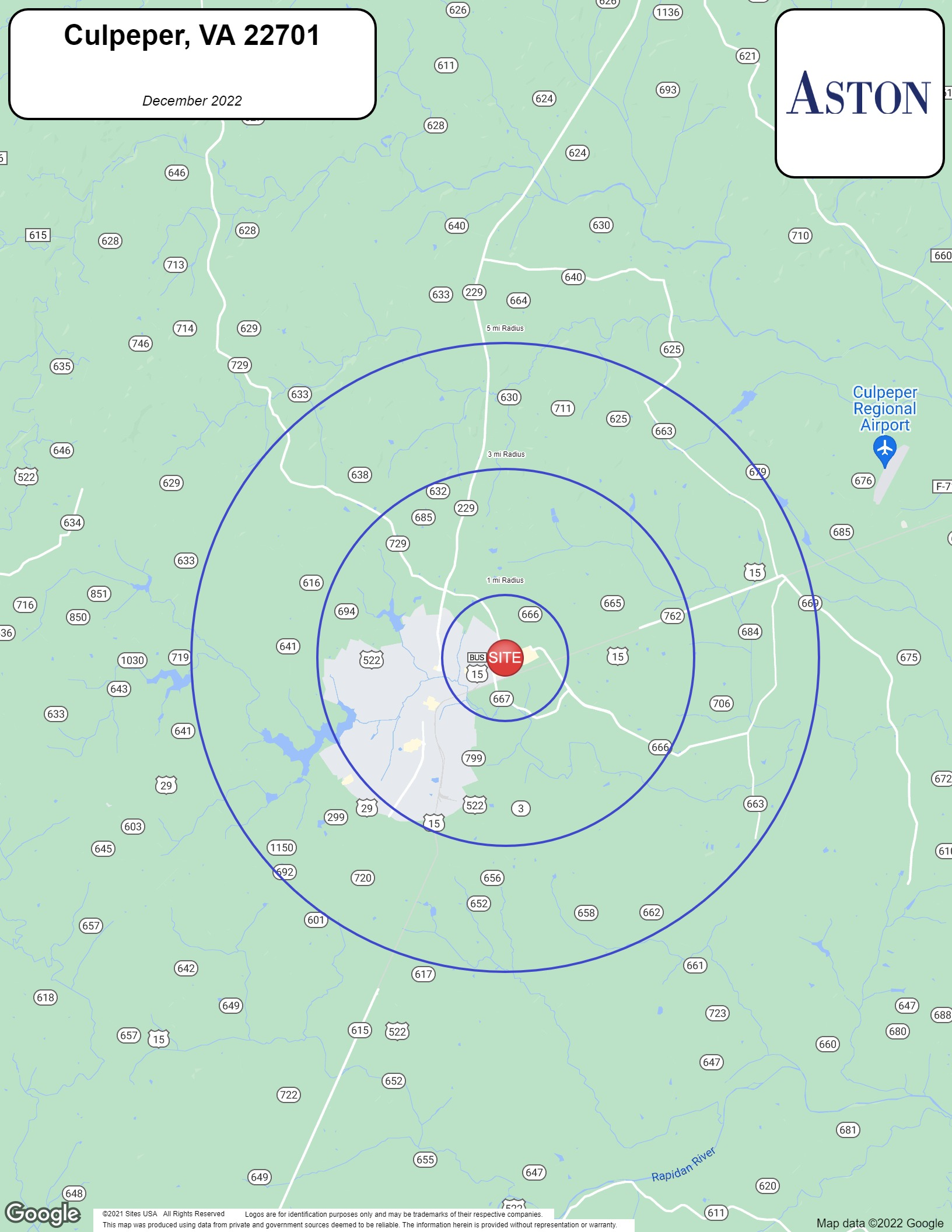
Culpeper Regional Airport

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

ASTON

Lat/Lon: 38.4829/-77.9734

Culpeper, VA 22701	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2022)	5,295		22,609		31,054	
Projected Population (2027)	5,383		23,704		32,694	
Census Population (2020)	5,273		22,021		30,093	
Census Population (2010)	4,303		18,244		25,372	
Projected Annual Growth (2022 to 2027)	88	0.3%	1,095	1.0%	1,640	1.1%
Historical Annual Growth (2020 to 2022)	22	0.2%	588	1.3%	961	1.6%
Historical Annual Growth (2010 to 2020)	970	11.3%	3,777	10.3%	4,721	9.3%
Estimated Population Density (2022)	1,686	psm	800	psm	396	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2022)	1,715		7,714		10,840	
Projected Households (2027)	1,767		8,193		11,557	
Census Households (2020)	1,702		7,473		10,441	
Census Households (2010)	1,465		6,480		9,103	
Estimated Households with Children (2022)	738	43.1%	3,020	39.1%	4,043	37.3%
Estimated Average Household Size (2022)	3.08		2.90		2.83	
Average Household Income						
Estimated Average Household Income (2022)	$78,815		$85,679		$95,811	
Projected Average Household Income (2027)	$88,869		$101,507		$110,344	
Estimated Average Family Income (2022)	$87,486		$94,802		$97,549	
Median Household Income						
Estimated Median Household Income (2022)	$74,136		$76,796		$78,232	
Projected Median Household Income (2027)	$90,320		$92,384		$94,069	
Estimated Median Family Income (2022)	$93,825		$91,950		$92,887	
Per Capita Income						
Estimated Per Capita Income (2022)	$25,542		$29,347		$33,561	
Projected Per Capita Income (2027)	$29,186		$35,194		$39,115	
Estimated Per Capita Income 5 Year Growth	$3,644	14.3%	$5,847	19.9%	$5,554	16.5%
Estimated Average Household Net Worth (2022)	$486,090		$491,234		$503,336	
Daytime Demos (2022)						
Total Businesses	291		1,125		1,388	
Total Employees	2,604		10,473		12,906	
Company Headquarter Businesses	7	2.5%	35	3.1%	45	3.3%
Company Headquarter Employees	247	9.5%	947	9.0%	1,127	8.7%
Employee Population per Business	9.0		9.3		9.3	
Residential Population per Business	18.2		20.1		22.4	

Lat/Lon: 38.4829/-77.9734

Culpeper, VA 22701	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2022)	2,753	52.0%	13,718	60.7%	19,889	64.0%
Black or African American (2022)	1,112	21.0%	4,082	18.1%	5,119	16.5%
American Indian or Alaska Native (2022)	78	1.5%	183	0.8%	215	0.7%
Asian (2022)	187	3.5%	677	3.0%	811	2.6%
Hawaiian or Pacific Islander (2022)	1	-	8	-	11	-
Other Race (2022)	581	11.0%	1,968	8.7%	2,501	8.1%
Two or More Races (2022)	582	11.0%	1,974	8.7%	2,509	8.1%
Not Hispanic or Latino Population (2022)	4,024	76.0%	18,506	81.9%	25,961	83.6%
Hispanic or Latino Population (2022)	1,271	24.0%	4,103	18.1%	5,093	16.4%
Not Hispanic or Latino Population (2027)	4,104	76.2%	19,450	82.1%	27,390	83.8%
Hispanic or Latino Population (2027)	1,279	23.8%	4,254	17.9%	5,304	16.2%
Not Hispanic or Latino Population (2020)	3,744	71.0%	17,238	78.3%	24,233	80.5%
Hispanic or Latino Population (2020)	1,529	29.0%	4,783	21.7%	5,861	19.5%
Not Hispanic or Latino Population (2010)	3,421	79.5%	15,576	85.4%	22,110	87.1%
Hispanic or Latino Population (2010)	882	20.5%	2,668	14.6%	3,262	12.9%
Projected Hispanic Annual Growth (2022 to 2027)	8	0.1%	150	0.7%	211	0.8%
Historic Hispanic Annual Growth (2010 to 2022)	389	3.7%	1,435	4.5%	1,832	4.7%
Age Distribution (2022)						
Age Under 5	490	9.3%	1,840	8.1%	2,346	7.6%
Age 5 to 9 Years	440	8.3%	1,827	8.1%	2,382	7.7%
Age 10 to 14 Years	419	7.9%	1,720	7.6%	2,298	7.4%
Age 15 to 19 Years	408	7.7%	1,592	7.0%	2,129	6.9%
Age 20 to 24 Years	395	7.5%	1,429	6.3%	1,882	6.1%
Age 25 to 29 Years	395	7.5%	1,540	6.8%	1,988	6.4%
Age 30 to 34 Years	382	7.2%	1,589	7.0%	2,047	6.6%
Age 35 to 39 Years	333	6.3%	1,533	6.8%	2,038	6.6%
Age 40 to 44 Years	338	6.4%	1,450	6.4%	2,000	6.4%
Age 45 to 49 Years	301	5.7%	1,232	5.4%	1,712	5.5%
Age 50 to 54 Years	273	5.2%	1,201	5.3%	1,743	5.6%
Age 55 to 59 Years	283	5.3%	1,323	5.9%	1,975	6.4%
Age 60 to 64 Years	243	4.6%	1,211	5.4%	1,787	5.8%
Age 65 to 74 Years	359	6.8%	1,847	8.2%	2,736	8.8%
Age 75 to 84 Years	200	3.8%	996	4.4%	1,478	4.8%
Age 85 Years or Over	36	0.7%	280	1.2%	512	1.6%
Median Age	30.5		34.1		35.9	
Gender Age Distribution (2022)						
Female Population	2,694	50.9%	11,596	51.3%	15,939	51.3%
Age 0 to 19 Years	867	32.2%	3,487	30.1%	4,602	28.9%
Age 20 to 64 Years	1,482	55.0%	6,320	54.5%	8,683	54.5%
Age 65 Years or Over	345	12.8%	1,790	15.4%	2,653	16.6%
Female Median Age	30.8		34.7		36.4	
Male Population	2,601	49.1%	11,013	48.7%	15,115	48.7%
Age 0 to 19 Years	889	34.2%	3,492	31.7%	4,553	30.1%
Age 20 to 64 Years	1,461	56.2%	6,188	56.2%	8,490	56.2%
Age 65 Years or Over	250	9.6%	1,333	12.1%	2,073	13.7%
Male Median Age	30.2		33.5		35.4	

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Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

ASTON

Lat/Lon: 38.4829/-77.9734

Culpeper, VA 22701	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2022)						
HH Income $200,000 or More	114	6.6%	488	6.3%	721	6.7%
HH Income $150,000 to $199,999	108	6.3%	696	9.0%	956	8.8%
HH Income $100,000 to $149,999	379	22.1%	1,532	19.9%	2,204	20.3%
HH Income $75,000 to $99,999	301	17.6%	1,234	16.0%	1,771	16.3%
HH Income $50,000 to $74,999	273	15.9%	1,377	17.9%	1,999	18.4%
HH Income $35,000 to $49,999	63	3.7%	572	7.4%	902	8.3%
HH Income $25,000 to $34,999	113	6.6%	682	8.8%	852	7.9%
HH Income $15,000 to $24,999	207	12.0%	695	9.0%	835	7.7%
HH Income Under $15,000	156	9.1%	438	5.7%	599	5.5%
HH Income $35,000 or More	1,239	72.3%	5,899	76.5%	8,553	78.9%
HH Income $75,000 or More	902	52.6%	3,950	51.2%	5,652	52.1%
Housing (2022)						
Total Housing Units	1,811		8,180		11,540	
Housing Units Occupied	1,715	94.7%	7,714	94.3%	10,840	93.9%
Housing Units Owner-Occupied	991	57.8%	4,901	63.5%	7,232	66.7%
Housing Units, Renter-Occupied	724	42.2%	2,813	36.5%	3,608	33.3%
Housing Units, Vacant	96	5.6%	466	6.0%	701	6.5%
Marital Status (2022)						
Never Married	1,469	37.2%	6,197	36.0%	8,260	34.4%
Currently Married	1,545	39.1%	7,283	42.3%	10,546	43.9%
Separated	236	6.0%	991	5.8%	1,306	5.4%
Widowed	155	3.9%	625	3.6%	1,113	4.6%
Divorced	541	13.7%	2,127	12.3%	2,804	11.7%
Household Type (2022)						
Population Family	4,596	86.8%	19,281	85.3%	26,498	85.3%
Population Non-Family	692	13.1%	3,068	13.6%	4,158	13.4%
Population Group Quarters	7	0.1%	260	1.1%	398	1.3%
Family Households	1,250	72.9%	5,508	71.4%	7,773	71.7%
Non-Family Households	464	27.1%	2,205	28.6%	3,067	28.3%
Married Couple with Children	434	28.1%	1,920	26.4%	2,664	25.3%
Average Family Household Size	3.7		3.5		3.4	
Household Size (2022)						
1 Person Households	364	21.2%	1,744	22.6%	2,467	22.8%
2 Person Households	432	25.2%	2,255	29.2%	3,375	31.1%
3 Person Households	347	20.2%	1,387	18.0%	1,916	17.7%
4 Person Households	268	15.6%	1,201	15.6%	1,618	14.9%
5 Person Households	155	9.0%	617	8.0%	809	7.5%
6 or More Person Households	149	8.7%	511	6.6%	654	6.0%
Household Vehicles (2022)						
Households with 0 Vehicles Available	127	7.4%	302	3.9%	376	3.5%
Households with 1 Vehicles Available	456	26.6%	2,221	28.8%	2,990	27.6%
Households with 2 or More Vehicles Available	1,132	66.0%	5,191	67.3%	7,474	68.9%
Total Vehicles Available	3,331		15,887		22,989	
Average Vehicles Per Household	1.9		2.1		2.1	

ASTON

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Culpeper, VA 22701	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2022)						
Estimated Labor Population Age 16 Years or Over	3,852		16,846		23,538	
Estimated Civilian Employed	2,408	62.5%	10,869	64.5%	15,157	64.4%
Estimated Civilian Unemployed	119	3.1%	371	2.2%	457	1.9%
Estimated in Armed Forces	-	-	68	0.4%	72	0.3%
Estimated Not in Labor Force	1,325	34.4%	5,538	32.9%	7,852	33.4%
Unemployment Rate	3.1%		2.2%		1.9%	
Occupation (2022)						
Occupation: Population Age 16 Years or Over	2,408		10,869		15,157	
Management, Business, Financial Operations	241	10.0%	1,280	11.8%	1,794	11.8%
Professional, Related	617	25.6%	2,493	22.9%	3,427	22.6%
Service	527	21.9%	2,050	18.9%	3,004	19.8%
Sales, Office	429	17.8%	2,379	21.9%	3,242	21.4%
Farming, Fishing, Forestry	40	1.6%	151	1.4%	214	1.4%
Construct, Extraction, Maintenance	249	10.3%	1,036	9.5%	1,496	9.9%
Production, Transport Material Moving	306	12.7%	1,480	13.6%	1,980	13.1%
White Collar Workers	1,287	53.5%	6,152	56.6%	8,462	55.8%
Blue Collar Workers	1,121	46.5%	4,718	43.4%	6,695	44.2%
Consumer Expenditure (2022)						
Total Household Expenditure	$101.87 M		$487.37 M		$738.54 M	
Total Non-Retail Expenditure	$53.62 M	52.6%	$256.66 M	52.7%	$388.88 M	52.7%
Total Retail Expenditure	$48.25 M	47.4%	$230.71 M	47.3%	$349.67 M	47.3%
Apparel	$3.63 M	3.6%	$17.29 M	3.5%	$26.16 M	3.5%
Contributions	$3.26 M	3.2%	$15.8 M	3.2%	$24.15 M	3.3%
Education	$3.07 M	3.0%	$14.62 M	3.0%	$22.22 M	3.0%
Entertainment	$5.78 M	5.7%	$27.71 M	5.7%	$42.1 M	5.7%
Food and Beverages	$15.1 M	14.8%	$71.94 M	14.8%	$108.79 M	14.7%
Furnishings and Equipment	$3.58 M	3.5%	$17.19 M	3.5%	$26.12 M	3.5%
Gifts	$2.46 M	2.4%	$11.79 M	2.4%	$18.05 M	2.4%
Health Care	$8.51 M	8.4%	$40.98 M	8.4%	$62.19 M	8.4%
Household Operations	$3.97 M	3.9%	$19.1 M	3.9%	$29 M	3.9%
Miscellaneous Expenses	$1.91 M	1.9%	$9.18 M	1.9%	$13.94 M	1.9%
Personal Care	$1.37 M	1.3%	$6.55 M	1.3%	$9.92 M	1.3%
Personal Insurance	$714.39 K	0.7%	$3.45 M	0.7%	$5.28 M	0.7%
Reading	$218.13 K	0.2%	$1.05 M	0.2%	$1.6 M	0.2%
Shelter	$21.5 M	21.1%	$102.6 M	21.1%	$155.11 M	21.0%
Tobacco	$610.92 K	0.6%	$2.89 M	0.6%	$4.34 M	0.6%
Transportation	$18.7 M	18.4%	$89.46 M	18.4%	$135.63 M	18.4%
Utilities	$7.48 M	7.3%	$35.75 M	7.3%	$53.96 M	7.3%
Educational Attainment (2022)						
Adult Population Age 25 Years or Over	3,144		14,202		20,017	
Elementary (Grade Level 0 to 8)	333	10.6%	843	5.9%	1,045	5.2%
Some High School (Grade Level 9 to 11)	210	6.7%	1,112	7.8%	1,546	7.7%
High School Graduate	705	22.4%	3,813	26.9%	5,637	28.2%
Some College	733	23.3%	3,273	23.0%	4,500	22.5%
Associate Degree Only	353	11.2%	1,188	8.4%	1,760	8.8%
Bachelor Degree Only	487	15.5%	2,248	15.8%	3,315	16.6%
Graduate Degree	322	10.2%	1,724	12.1%	2,213	11.1%

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Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

ASTON

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Culpeper, VA 22701	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2022)						
1 Detached Unit	1,130	77.1%	5,328	82.2%	7,799	85.7%
1 Attached Unit	188	12.8%	988	15.2%	1,223	13.4%
2 to 4 Units	64	4.4%	332	5.1%	376	4.1%
5 to 9 Units	46	3.2%	255	3.9%	362	4.0%
10 to 19 Units	193	13.1%	408	6.3%	523	5.7%
20 to 49 Units	42	2.9%	195	3.0%	212	2.3%
50 or More Units	16	1.1%	39	0.6%	66	0.7%
Mobile Home or Trailer	30	2.1%	141	2.2%	241	2.6%
Other Structure	6	0.4%	28	0.4%	39	0.4%
Homes Built By Year (2022)						
Homes Built 2010 or later	196	13.4%	670	10.3%	890	9.8%
Homes Built 2000 to 2009	525	35.8%	2,632	40.6%	3,379	37.1%
Homes Built 1990 to 1999	200	13.7%	860	13.3%	1,426	15.7%
Homes Built 1980 to 1989	266	18.1%	919	14.2%	1,369	15.0%
Homes Built 1970 to 1979	154	10.5%	825	12.7%	1,297	14.2%
Homes Built 1960 to 1969	144	9.8%	648	10.0%	961	10.6%
Homes Built 1950 to 1959	147	10.0%	481	7.4%	577	6.3%
Homes Built Before 1949	83	5.7%	679	10.5%	940	10.3%
Home Values (2022)						
Home Values $1,000,000 or More	2	0.2%	9	0.2%	39	0.5%
Home Values $500,000 to $999,999	20	2.0%	203	4.1%	464	6.4%
Home Values $400,000 to $499,999	128	12.9%	614	12.5%	825	11.4%
Home Values $300,000 to $399,999	163	16.4%	1,548	31.6%	2,189	30.3%
Home Values $200,000 to $299,999	462	46.6%	1,650	33.7%	2,359	32.6%
Home Values $150,000 to $199,999	79	7.9%	347	7.1%	601	8.3%
Home Values $100,000 to $149,999	82	8.2%	263	5.4%	390	5.4%
Home Values $70,000 to $99,999	33	3.4%	161	3.3%	202	2.8%
Home Values $50,000 to $69,999	1	0.1%	20	0.4%	27	0.4%
Home Values $25,000 to $49,999	6	0.6%	26	0.5%	49	0.7%
Home Values Under $25,000	16	1.7%	58	1.2%	88	1.2%
Owner-Occupied Median Home Value	$270,571		$293,129		$293,856	
Renter-Occupied Median Rent	$952		$1,014		$1,009	
Transportation To Work (2022)						
Drive to Work Alone	1,709	71.0%	8,323	76.6%	11,788	77.8%
Drive to Work in Carpool	481	20.0%	1,572	14.5%	1,995	13.2%
Travel to Work by Public Transportation	-	-	79	0.7%	106	0.7%
Drive to Work on Motorcycle	1	-	3	-	16	0.1%
Walk or Bicycle to Work	111	4.6%	290	2.7%	324	2.1%
Other Means	36	1.5%	115	1.1%	177	1.2%
Work at Home	69	2.9%	488	4.5%	751	5.0%
Travel Time (2022)						
Travel to Work in 14 Minutes or Less	783	32.5%	3,522	32.4%	4,806	31.7%
Travel to Work in 15 to 29 Minutes	557	23.1%	2,173	20.0%	3,216	21.2%
Travel to Work in 30 to 59 Minutes	404	16.8%	2,296	21.1%	3,144	20.7%
Travel to Work in 60 Minutes or More	595	24.7%	2,391	22.0%	3,241	21.4%
Average Minutes Travel to Work	22.1		24.4		23.5	

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