

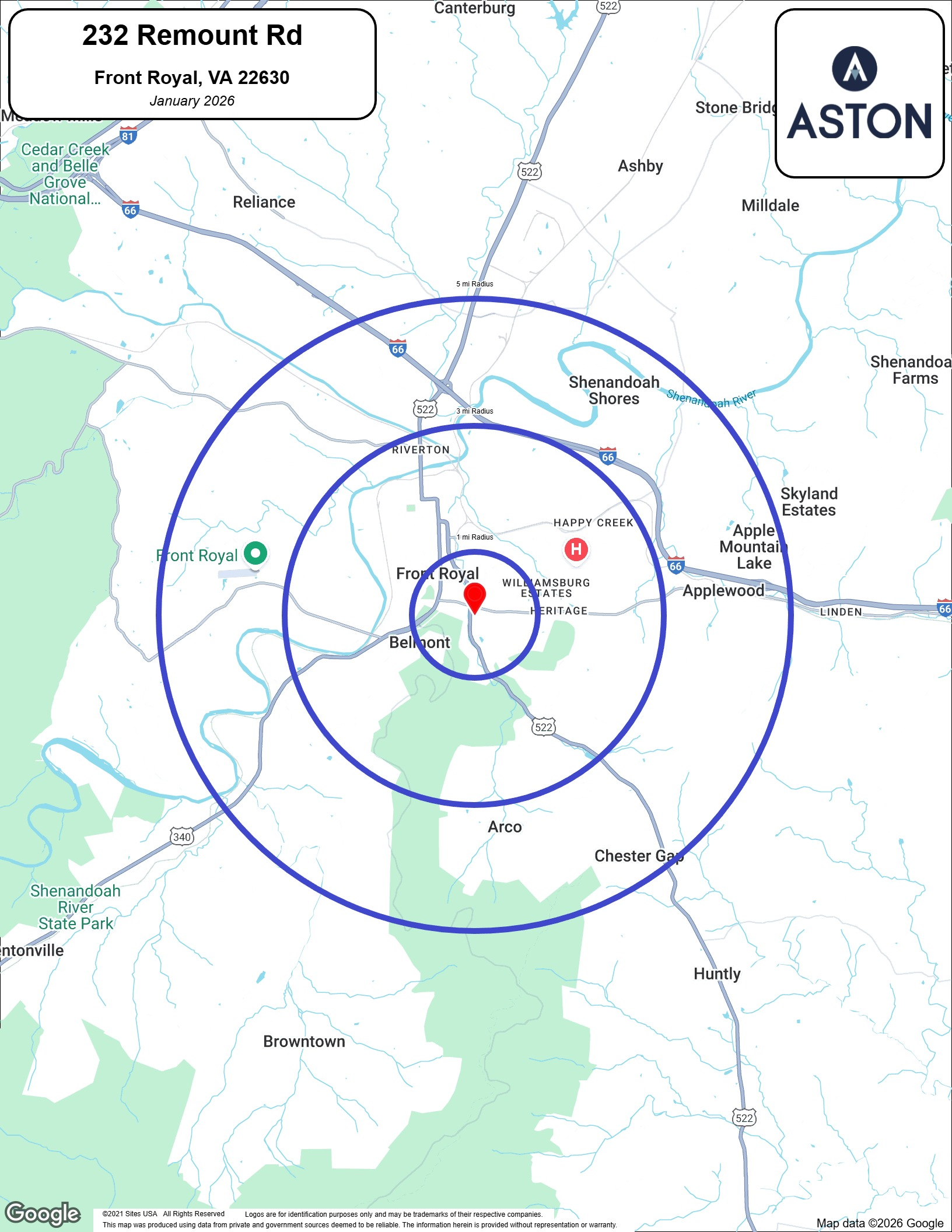
232 Remount Rd

Front Royal, VA 22630

January 2026



ASTON



Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9083/-78.1833

232 Remount Rd		1 mi radius		3 mi radius		5 mi radius	
Front Royal, VA 22630							
Population							
Estimated Population (2025)	6,287		16,666		28,108		
Projected Population (2030)	6,363		16,876		28,745		
Census Population (2020)	5,960		16,278		27,356		
Census Population (2010)	5,767		15,618		26,047		
Projected Annual Growth (2025 to 2030)	76	0.2%	210	0.3%	637	0.5%	
Historical Annual Growth (2020 to 2025)	327	1.1%	388	0.5%	752	0.5%	
Historical Annual Growth (2010 to 2020)	193	0.7%	660	0.8%	1,309	1.0%	
Estimated Population Density (2025)	2,002	psm	590	psm	358	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	
Households							
Estimated Households (2025)	2,568		6,567		10,831		
Projected Households (2030)	2,610		6,676		11,092		
Census Households (2020)	2,424		6,353		10,365		
Census Households (2010)	2,301		5,983		9,730		
Estimated Households with Children (2025)	744	29.0%	2,028	30.9%	3,303	30.5%	
Estimated Average Household Size (2025)	2.42		2.50		2.53		
Average Household Income							
Estimated Average Household Income (2025)	\$93,960		\$98,392		\$104,951		
Projected Average Household Income (2030)	\$93,274		\$97,558		\$103,996		
Estimated Average Family Income (2025)	\$115,573		\$119,285		\$124,872		
Median Household Income							
Estimated Median Household Income (2025)	\$79,027		\$81,707		\$86,348		
Projected Median Household Income (2030)	\$78,421		\$80,789		\$85,408		
Estimated Median Family Income (2025)	\$93,771		\$97,468		\$101,720		
Per Capita Income							
Estimated Per Capita Income (2025)	\$38,582		\$38,942		\$40,631		
Projected Per Capita Income (2030)	\$38,477		\$38,764		\$40,317		
Estimated Per Capita Income 5 Year Growth	-\$106	-0.3%	-\$178	-0.5%	-\$314	-0.8%	
Estimated Average Household Net Worth (2025)	\$937,011		\$980,446		\$1,130,276		
Daytime Demos (2025)							
Total Businesses	431		946		1,263		
Total Employees	3,064		7,461		9,625		
Company Headquarter Businesses	12	2.8%	28	2.9%	35	2.8%	
Company Headquarter Employees	263	8.6%	848	11.4%	925	9.6%	
Employee Population per Business	7.1		7.9		7.6		
Residential Population per Business	14.6		17.6		22.3		

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Race & Ethnicity

White (2025)	5,017	79.8%	13,323	79.9%	23,090	82.1%
Black or African American (2025)	529	8.4%	1,366	8.2%	1,845	6.6%
American Indian or Alaska Native (2025)	35	0.6%	71	0.4%	108	0.4%
Asian (2025)	114	1.8%	299	1.8%	485	1.7%
Hawaiian or Pacific Islander (2025)	-	-	4	-	8	-
Other Race (2025)	159	2.5%	433	2.6%	673	2.4%
Two or More Races (2025)	432	6.9%	1,170	7.0%	1,898	6.8%
Not Hispanic or Latino Population (2025)	5,704	90.7%	15,157	90.9%	25,670	91.3%
Hispanic or Latino Population (2025)	583	9.3%	1,510	9.1%	2,438	8.7%
Not Hispanic or Latino Population (2030)	5,713	89.8%	15,177	89.9%	25,916	90.2%
Hispanic or Latino Population (2030)	650	10.2%	1,699	10.1%	2,829	9.8%
Not Hispanic or Latino Population (2020)	5,530	92.8%	15,138	93.0%	25,566	93.5%
Hispanic or Latino Population (2020)	430	7.2%	1,140	7.0%	1,790	6.5%
Not Hispanic or Latino Population (2010)	5,527	95.8%	14,959	95.8%	25,013	96.0%
Hispanic or Latino Population (2010)	240	4.2%	659	4.2%	1,034	4.0%
Projected Hispanic Annual Growth (2025 to 2030)	67	2.3%	190	2.5%	391	3.2%
Historic Hispanic Annual Growth (2010 to 2025)	343	9.5%	850	8.6%	1,405	9.1%

Age Distribution (2025)

Age Under 5	400	6.4%	1,025	6.1%	1,647	5.9%
Age 5 to 9 Years	367	5.8%	1,027	6.2%	1,705	6.1%
Age 10 to 14 Years	355	5.6%	1,003	6.0%	1,643	5.8%
Age 15 to 19 Years	387	6.2%	1,018	6.1%	1,794	6.4%
Age 20 to 24 Years	367	5.8%	1,028	6.2%	1,820	6.5%
Age 25 to 29 Years	419	6.7%	1,089	6.5%	1,736	6.2%
Age 30 to 34 Years	433	6.9%	1,182	7.1%	1,923	6.8%
Age 35 to 39 Years	430	6.8%	1,147	6.9%	1,859	6.6%
Age 40 to 44 Years	389	6.2%	1,038	6.2%	1,752	6.2%
Age 45 to 49 Years	352	5.6%	877	5.3%	1,481	5.3%
Age 50 to 54 Years	341	5.4%	957	5.7%	1,681	6.0%
Age 55 to 59 Years	412	6.6%	1,036	6.2%	1,858	6.6%
Age 60 to 64 Years	433	6.9%	1,125	6.7%	2,055	7.3%
Age 65 to 74 Years	679	10.8%	1,782	10.7%	3,038	10.8%
Age 75 to 84 Years	382	6.1%	981	5.9%	1,581	5.6%
Age 85 Years or Over	143	2.3%	352	2.1%	533	1.9%
Median Age	39.2		38.6		39.0	

Gender Age Distribution (2025)

Female Population	3,158	50.2%	8,391	50.3%	13,803	49.1%
Age 0 to 19 Years	727	23.0%	1,960	23.4%	3,215	23.3%
Age 20 to 64 Years	1,769	56.0%	4,781	57.0%	7,947	57.6%
Age 65 Years or Over	662	21.0%	1,650	19.7%	2,640	19.1%
Female Median Age	40.0		39.1		39.9	
Male Population	3,129	49.8%	8,275	49.7%	14,305	50.9%
Age 0 to 19 Years	781	25.0%	2,113	25.5%	3,575	25.0%
Age 20 to 64 Years	1,806	57.7%	4,698	56.8%	8,219	57.5%
Age 65 Years or Over	542	17.3%	1,464	17.7%	2,512	17.6%
Male Median Age	38.4		38.1		38.2	

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5 mi radius

Household Income Distribution (2025)

HH Income \$200,000 or More	246	9.6%	663	10.1%	1,220	11.3%
HH Income \$150,000 to \$199,999	172	6.7%	537	8.2%	1,058	9.8%
HH Income \$100,000 to \$149,999	400	15.6%	1,085	16.5%	2,019	18.6%
HH Income \$75,000 to \$99,999	329	12.8%	975	14.8%	1,418	13.1%
HH Income \$50,000 to \$74,999	629	24.5%	1,367	20.8%	2,111	19.5%
HH Income \$35,000 to \$49,999	277	10.8%	693	10.6%	980	9.1%
HH Income \$25,000 to \$34,999	203	7.9%	467	7.1%	587	5.4%
HH Income \$15,000 to \$24,999	112	4.4%	378	5.8%	622	5.7%
HH Income Under \$15,000	199	7.8%	402	6.1%	815	7.5%
HH Income \$35,000 or More	2,054	80.0%	5,319	81.0%	8,807	81.3%
HH Income \$75,000 or More	1,148	44.7%	3,259	49.6%	5,715	52.8%

Housing (2025)

Total Housing Units	2,752		7,016		11,630	
Housing Units Occupied	2,568	93.3%	6,567	93.6%	10,831	93.1%
Housing Units Owner-Occupied	1,469	57.2%	3,976	60.5%	7,443	68.7%
Housing Units, Renter-Occupied	1,099	42.8%	2,591	39.5%	3,388	31.3%
Housing Units, Vacant	185	7.2%	449	6.8%	799	7.4%

Marital Status (2025)

Never Married	1,668	32.3%	4,188	30.8%	6,883	29.8%
Currently Married	2,319	44.9%	5,894	43.3%	11,054	47.8%
Separated	266	5.2%	736	5.4%	1,061	4.6%
Widowed	388	7.5%	1,025	7.5%	1,485	6.4%
Divorced	525	10.2%	1,769	13.0%	2,628	11.4%

Household Type (2025)

Population Family	4,854	77.2%	13,177	79.1%	22,346	79.5%
Population Non-Family	1,361	21.6%	3,233	19.4%	5,052	18.0%
Population Group Quarters	73	1.2%	257	1.5%	710	2.5%
Family Households	1,553	60.5%	4,170	63.5%	7,126	65.8%
Non-Family Households	1,014	39.5%	2,397	36.5%	3,704	34.2%
Married Couple with Children	426	18.3%	1,189	20.2%	2,103	19.0%
Average Family Household Size	3.1		3.2		3.1	

Household Size (2025)

1 Person Households	799	31.1%	1,902	29.0%	2,925	27.0%
2 Person Households	859	33.5%	2,199	33.5%	3,790	35.0%
3 Person Households	384	14.9%	1,022	15.6%	1,701	15.7%
4 Person Households	280	10.9%	759	11.6%	1,259	11.6%
5 Person Households	126	4.9%	357	5.4%	620	5.7%
6 or More Person Households	120	4.7%	328	5.0%	534	4.9%

Household Vehicles (2025)

Households with 0 Vehicles Available	257	10.0%	506	7.7%	691	6.4%
Households with 1 Vehicles Available	810	31.6%	1,924	29.3%	2,714	25.1%
Households with 2 or More Vehicles Available	1,500	58.4%	4,137	63.0%	7,425	68.6%
Total Vehicles Available	4,844		13,073		22,969	
Average Vehicles Per Household	1.9		2.0		2.1	

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Labor Force (2025)

Estimated Labor Population Age 16 Years or Over	5,085		13,407		22,778	
Estimated Civilian Employed	3,298	64.9%	8,454	63.1%	13,857	60.8%
Estimated Civilian Unemployed	47	0.9%	321	2.4%	608	2.7%
Estimated in Armed Forces	1	-	7	-	7	-
Estimated Not in Labor Force	1,739	34.2%	4,625	34.5%	8,307	36.5%
Unemployment Rate	0.9%		2.4%		2.7%	

Occupation (2025)

Occupation: Population Age 16 Years or Over	3,298		8,454		13,856	
Management, Business, Financial Operations	373	11.3%	1,026	12.1%	1,992	14.4%
Professional, Related	671	20.3%	1,756	20.8%	3,044	22.0%
Service	703	21.3%	1,661	19.7%	2,417	17.4%
Sales, Office	729	22.1%	1,752	20.7%	2,864	20.7%
Farming, Fishing, Forestry	19	0.6%	39	0.5%	82	0.6%
Construct, Extraction, Maintenance	417	12.6%	1,070	12.7%	1,769	12.8%
Production, Transport Material Moving	385	11.7%	1,149	13.6%	1,688	12.2%
White Collar Workers	1,774	53.8%	4,534	53.6%	7,899	57.0%
Blue Collar Workers	1,524	46.2%	3,920	46.4%	5,956	43.0%

Consumer Expenditure (2025)

Total Household Expenditure	\$247.51 M		\$660.52 M		\$1.14 B	
Total Non-Retail Expenditure	\$122.9 M	49.7%	\$328.78 M	49.8%	\$563.82 M	49.7%
Total Retail Expenditure	\$124.61 M	50.3%	\$331.74 M	50.2%	\$571.25 M	50.3%
Alcoholic Beverages	\$1.49 M	0.6%	\$3.98 M	0.6%	\$6.84 M	0.6%
Apparel	\$4.53 M	1.8%	\$12.06 M	1.8%	\$20.66 M	1.8%
Contributions	\$7.67 M	3.1%	\$20.52 M	3.1%	\$35.55 M	3.1%
Education	\$5.49 M	2.2%	\$14.69 M	2.2%	\$25.36 M	2.2%
Entertainment	\$14.04 M	5.7%	\$37.36 M	5.7%	\$63.99 M	5.6%
Food Away From Home	\$10.76 M	4.3%	\$28.66 M	4.3%	\$49.13 M	4.3%
Grocery	\$16.51 M	6.7%	\$43.6 M	6.6%	\$73.48 M	6.5%
Health Care	\$16.98 M	6.9%	\$43.62 M	6.6%	\$72.58 M	6.4%
Household Furnishings and Equipment	\$6.49 M	2.6%	\$17.3 M	2.6%	\$29.69 M	2.6%
Household Operations	\$4.58 M	1.9%	\$12.19 M	1.8%	\$20.87 M	1.8%
Miscellaneous Expenses	\$4.19 M	1.7%	\$11.14 M	1.7%	\$19.11 M	1.7%
Personal Care	\$3.22 M	1.3%	\$8.52 M	1.3%	\$14.41 M	1.3%
Shelter	\$40.38 M	16.3%	\$106.34 M	16.1%	\$176.79 M	15.6%
Tax and Retirement	\$58.18 M	23.5%	\$157.89 M	23.9%	\$280.26 M	24.7%
Tobacco and Related	\$1.29 M	0.5%	\$3.37 M	0.5%	\$5.54 M	0.5%
Transportation	\$39.92 M	16.1%	\$108.13 M	16.4%	\$188.41 M	16.6%
Utilities	\$11.8 M	4.8%	\$31.15 M	4.7%	\$52.41 M	4.6%

Educational Attainment (2025)

Adult Population Age 25 Years or Over	4,412		11,565		19,498	
Elementary (Grade Level 0 to 8)	290	6.6%	621	5.4%	866	4.4%
Some High School (Grade Level 9 to 11)	485	11.0%	986	8.5%	1,492	7.6%
High School Graduate	1,599	36.2%	4,215	36.4%	6,935	35.6%
Some College	997	22.6%	2,830	24.5%	4,330	22.2%
Associate Degree Only	269	6.1%	740	6.4%	1,299	6.7%
Bachelor Degree Only	526	11.9%	1,433	12.4%	2,870	14.7%
Graduate Degree	246	5.6%	741	6.4%	1,706	8.7%

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Units In Structure (2025)

1 Detached Unit	1,637	71.1%	4,662	77.9%	8,457	86.9%
1 Attached Unit	229	9.9%	658	11.0%	801	8.2%
2 to 4 Units	267	11.6%	505	8.4%	543	5.6%
5 to 9 Units	222	9.6%	299	5.0%	320	3.3%
10 to 19 Units	107	4.7%	237	4.0%	396	4.1%
20 to 49 Units	14	0.6%	33	0.6%	59	0.6%
50 or More Units	57	2.5%	89	1.5%	98	1.0%
Mobile Home or Trailer	34	1.5%	83	1.4%	158	1.6%
Other Structure	-	-	-	-	-	-

Homes Built By Year (2025)

Homes Built 2010 or later	90	3.9%	292	4.9%	614	6.3%
Homes Built 2000 to 2009	162	7.0%	542	9.1%	1,306	13.4%
Homes Built 1990 to 1999	386	16.8%	1,009	16.9%	1,999	20.5%
Homes Built 1980 to 1989	374	16.2%	854	14.3%	1,518	15.6%
Homes Built 1970 to 1979	515	22.4%	1,379	23.0%	2,062	21.2%
Homes Built 1960 to 1969	230	10.0%	484	8.1%	695	7.1%
Homes Built 1950 to 1959	331	14.4%	836	14.0%	1,092	11.2%
Homes Built Before 1949	480	20.8%	1,172	19.6%	1,545	15.9%

Home Values (2025)

Home Values \$1,000,000 or More	17	1.1%	26	0.6%	113	1.5%
Home Values \$500,000 to \$999,999	96	6.5%	350	8.8%	874	11.7%
Home Values \$400,000 to \$499,999	154	10.5%	397	10.0%	1,018	13.7%
Home Values \$300,000 to \$399,999	534	36.3%	1,325	33.3%	2,200	29.6%
Home Values \$200,000 to \$299,999	385	26.2%	1,137	28.6%	2,140	28.8%
Home Values \$150,000 to \$199,999	168	11.4%	351	8.8%	447	6.0%
Home Values \$100,000 to \$149,999	63	4.3%	161	4.1%	213	2.9%
Home Values \$70,000 to \$99,999	7	0.5%	38	1.0%	58	0.8%
Home Values \$50,000 to \$69,999	4	0.3%	10	0.2%	20	0.3%
Home Values \$25,000 to \$49,999	11	0.8%	75	1.9%	121	1.6%
Home Values Under \$25,000	30	2.1%	107	2.7%	239	3.2%
Owner-Occupied Median Home Value	\$301,190		\$304,276		\$325,875	
Renter-Occupied Median Rent	\$996		\$1,019		\$1,015	

Transportation To Work (2025)

Drive to Work Alone	2,394	72.6%	6,134	72.6%	9,966	71.9%
Drive to Work in Carpool	459	13.9%	970	11.5%	1,433	10.3%
Travel to Work by Public Transportation	76	2.3%	187	2.2%	198	1.4%
Drive to Work on Motorcycle	-	-	8	-	9	-
Walk or Bicycle to Work	167	5.1%	333	3.9%	592	4.3%
Other Means	28	0.9%	70	0.8%	91	0.7%
Work at Home	174	5.3%	751	8.9%	1,567	11.3%

Travel Time (2025)

Travel to Work in 14 Minutes or Less	841	25.5%	2,389	28.3%	3,373	24.3%
Travel to Work in 15 to 29 Minutes	596	18.1%	1,391	16.5%	2,337	16.9%
Travel to Work in 30 to 59 Minutes	936	28.4%	2,156	25.5%	3,332	24.0%
Travel to Work in 60 Minutes or More	752	22.8%	1,767	20.9%	3,247	23.4%
Average Minutes Travel to Work	31.0		28.3		31.8	