

LAND FOR SALE

14183 & 14815 Lee Hwy
Gainesville, VA



Land Available: 6.7 Acres
Sales Price: \$975,000

- 5 Acres of land in Gainesville on Rt 29 next to Lake Manassas
- Zoned A-1
- Approximately 49,000 cars pass by daily
- 200 liner feet of road frontage on Rt 29
- Agent/Owner
- Additional Acreage and Frontage Available.

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 60 years and five generations of experience



Edward B. Wright, III

9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136

Fax: 703-368-7238

Email: ebw@wright-realty.com

Community Employment Center (CEC). The purpose of the Community Employment Center classification is to provide for areas of low- to mid-rise offices, research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. CEC projects shall be located at or near the intersection of principal arterials and major collector roads or at commuter rail stations. Retail, retail service and/or residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total CEC project area. Retail and retail service use(s) shall be so located within a building or on a site that their primary purpose is to support the needs of those employed within that CEC project or living or working within the mixed-use building. Drive-in/drive-through uses are discouraged. The permitted density range for the nonresidential uses in a CEC project is 0.20-0.50 FAR. Single-family detached or multifamily housing, including elderly housing, is permitted at a density of 6-12 units per gross acre. Development in CEC projects shall occur according to phasing plan, described within the Development Evaluation Criteria section of this chapter.



VDOT

3310

29

ZEELAND PL

STEWARTS LANDING DR

GARDNER RD

VALDERRAMA CT

OTTEN CREEK CT

TURTLE POINTOR

BONNIE BRIAR LOOP

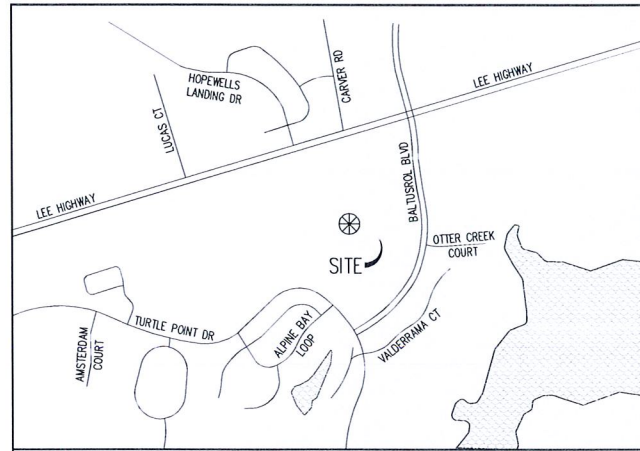
PINE BAYL DR

HOLLY KNOLL LN

Lake Manassas Swim & Tennis Center

Robert Trent Jones Golf Club





VICINITY MAP
SCALE: 1"=2000'-0"
TRUE NORTH

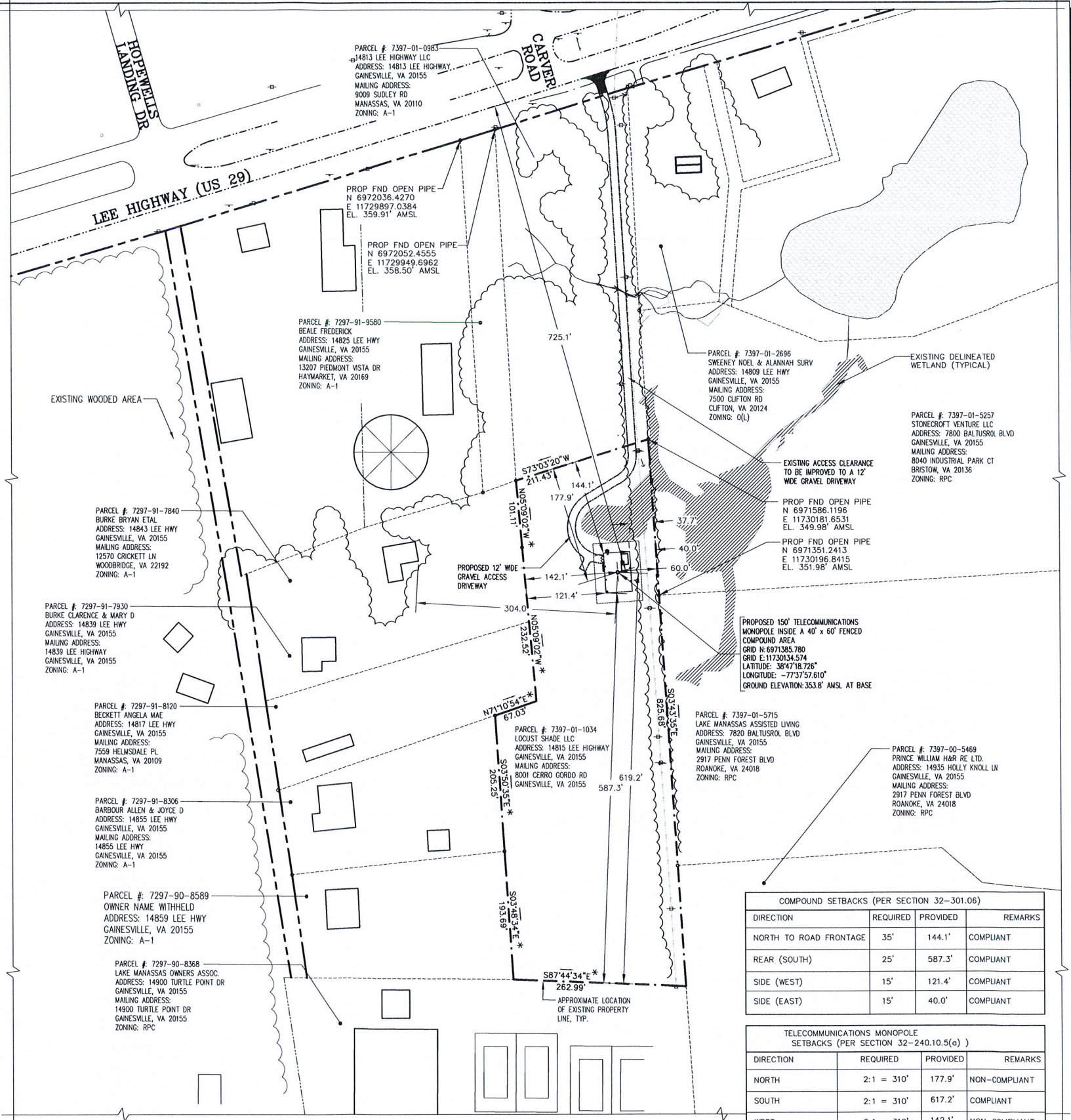
SITE NOTES

- 1.) SITE NAME: GAINESVILLE WEST
SITE NUMBER: CWS 32
- 2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3.) THE SUBJECT PARCEL INFORMATION:
OWNER: LOCUST SHADE LLC
PREMISES ADDRESS: 14815 LEE HIGHWAY
GAINESVILLE, VA 20155
MAILING ADDRESS: 8001 CERRO GORDO ROAD
GAINESVILLE, VIRGINIA 20155
COUNTY: PRINCE WILLIAM COUNTY
TAX ID: 7397-01-1034
ACCOUNT NUMBER: 015330
ZONING: A-1
USE: VACANT LAND
ACERAGE PER FIELD OBSERVATION: 4.231 AC (184,313 SQ. FT.)
ACERAGE PER COUNTY RECORDS: 2.9836 AC (129,966 SQ. FT.)
- 4.) THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
INSTRUMENT #: 2010051200403B7
- 5.) THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
- 6.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- 7.) NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- 8.) THE FLOOD ZONE OF THE PROPOSED TELECOMMUNICATIONS MONOPOLE IS AS FOLLOWS: FLOOD ZONE X, AREA OF MINIMUM FLOODING. SOURCE, FEMA FLOOD MAP FOR PRINCE WILLIAM COUNTY, VA. COMMUNITY PANEL NUMBER 51153C 0067D. EFFECTIVE DATE, JANUARY 5, 1995.
- 9.) A TITLE REPORT WAS FURNISHED FOR THIS SURVEY WITH EXCLUSION OF A RECORDED PLAT OR LEGAL DESCRIPTION OF THE SUBJECT PARCEL. * PARCEL BOUNDARY HAS BEEN CONSTRUCTED, BASED UPON COMPILED INFORMATION AND DOES NOT REPRESENT AN OFFICIALLY RECORDED PLAT.
- 10.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A TELECOMMUNICATIONS MONOPOLE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- 11.) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
- 12.) THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- 13.) THE LOCATION OF THE PROPOSED TELECOMMUNICATIONS MONOPOLE IS AS FOLLOWS: THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 38° 47' 18.726"
LONGITUDE: W 77° 37' 57.610"
ELEVATION: 353.8' AMSL AT TOWER BASE

LINE TYPE	DESCRIPTION
---	PARCEL BOUNDARY
---	EASEMENT BOUNDARY
---	RIGHT OF WAY BOUNDARY
---	CENTER LINE
---	EDGE OF ASPHALT
---	EDGE OF CONCRETE
---	EDGE OF GRAVEL
---	EDGE OF DIRT
---	RETAINING WALL
---	CURB
---	FENCE LINE - CHAIN
---	1' CONTOUR LINE
---	5' CONTOUR LINE
---	CENTER LINE OF DITCH
---	TREE OR VEGETATION LINE
---	CENTER LINE OF ACCESS AND UTILITY EASEMENTS

LEGEND

- FOUND PROPERTY CORNER
- UTILITY POLE
- LIGHT POLE
- TRAFFIC FLOW
- DRAINAGE FLOW
- CULVERT
- * CONSTRUCTED BOUNDARY, SEE NOTE 9



COMPOUND SETBACKS (PER SECTION 32-301.06)

DIRECTION	REQUIRED	PROVIDED	REMARKS
NORTH TO ROAD FRONTAGE	35'	144.1'	COMPLIANT
REAR (SOUTH)	25'	587.3'	COMPLIANT
SIDE (WEST)	15'	121.4'	COMPLIANT
SIDE (EAST)	15'	40.0'	COMPLIANT

TELECOMMUNICATIONS MONOPOLE SETBACKS (PER SECTION 32-240.10.5(a))

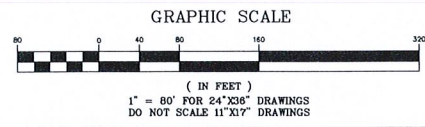
DIRECTION	REQUIRED	PROVIDED	REMARKS
NORTH	2:1 = 310'	177.9'	NON-COMPLIANT
SOUTH	2:1 = 310'	617.2'	COMPLIANT
WEST	2:1 = 310'	142.1'	NON-COMPLIANT
EAST	2:1 = 310'	60.0'	NON-COMPLIANT

MONOPOLE SETBACKS (PER SECTION 32-240.10.5(b))

DIRECTION	REQUIRED	PROVIDED	REMARKS
NORTH TO ROAD FRONTAGE	200'	725.1'	COMPLIANT

NOTE: TELECOMMUNICATIONS MONOPOLE SETBACK TO CLOSEST OFF PROPERTY RESIDENTIAL STRUCTURE = ± 304.0'

SITE PLAN
TRUE NORTH



entrex
communication services, Inc.
6600 Rockledge Drive, Suite 550
BETHESDA, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

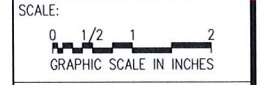
SUBMITTALS

DATE	DESCRIPTION	REV.
08-03-17	ZONING REVIEW	A
08-24-17	ZONING REVIEW	B

SEAL:

CWS
2800 Shirlington Road
Suite 802
Arlington, VA 22206
Phone 703-845-1971
Fax 703-845-1953

PROJECT NO: 1094.059
DESIGNER: R.S.
ENGINEER: C.G.



CWS 32
GAINESVILLE WEST
14815 LEE HIGHWAY
GAINESVILLE, VA 20155

TITLE:
SITE PLAN

SHEET NUMBER:
Z-1
SHEET 3 OF 10

LEE HIGHWAY - ROUTE 29
(RIGHT-OF-WAY WIDTH VARIES)

CENTERLINE NORTH-BOUND LANE
48'

ABANDONED WELL

N73°02'53"E

213.05'

UP

UP

UP

S02°38'41"E

REMAINS OF BLOCK FOUNDATION

PARCEL 7397-01-2696
CHARLES F. STEWART
(INSTRUMENT# 200501280015092)

2.4885 ACRES

GPIN: 7397-01-0983
ADDRESS: 14813 LEE HIGHWAY
ZONE: A-1

PARCEL 7297-91-9580
ANTHONY LLOYD BEALE
(INSTRUMENT# 200512020206497)

UP

334.75'

IPF

IPF

S03°44'34"E

PARCEL 7397-01-5608
LAKE MANASSAS LIMITED LIABILITY COMPANY
(DEED BOOK 2451 PAGE 1175)
(DEED BOOK 1969 PAGE 1001)

194.47'

IPF

UP

S73°02'53"W

OVERHEAD WIRES

211.43'

UP

N03°13'06"W

IPF

IPF

PARCEL 7397-01-1034
TRUSTEES OF
MANASSAS BAPTIST CHURCH
(DEED BOOK 1236 PAGE 1705)

PARCEL 7297-91-7840
FAXIE BURKE JR. & LOUISE F. BURKE
(DEED BOOK 237 PAGE 310)

IPF

Demographic Detail Report

Patient First 14800 Lee Hwy, Gainesville, VA 20155

Building Type: **Health Care** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: **7,136 SF** Rent/SF/Yr: -
 Typical Floor: **6,280 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2021 Projection	7,819	51,763	92,677
2016 Estimate	7,099	46,973	84,304
2010 Census	5,863	38,640	69,985
Growth 2016 - 2021	10.14%	10.20%	9.93%
Growth 2010 - 2016	21.08%	21.57%	20.46%

2016 Population by Age	7,099	46,973	84,304
Age 0 - 4	530 7.47%	3,226 6.87%	5,712 6.78%
Age 5 - 9	553 7.79%	3,685 7.84%	6,724 7.98%
Age 10 - 14	565 7.96%	3,860 8.22%	7,213 8.56%
Age 15 - 19	522 7.35%	3,432 7.31%	6,412 7.61%
Age 20 - 24	461 6.49%	2,781 5.92%	5,077 6.02%
Age 25 - 29	448 6.31%	2,399 5.11%	4,161 4.94%
Age 30 - 34	516 7.27%	2,788 5.94%	4,686 5.56%
Age 35 - 39	560 7.89%	3,363 7.16%	5,810 6.89%
Age 40 - 44	597 8.41%	3,810 8.11%	6,854 8.13%
Age 45 - 49	590 8.31%	3,810 8.11%	6,988 8.29%
Age 50 - 54	537 7.56%	3,420 7.28%	6,272 7.44%
Age 55 - 59	426 6.00%	2,732 5.82%	4,940 5.86%
Age 60 - 64	295 4.16%	2,091 4.45%	3,758 4.46%
Age 65 - 69	205 2.89%	1,776 3.78%	3,199 3.79%
Age 70 - 74	134 1.89%	1,450 3.09%	2,578 3.06%
Age 75 - 79	80 1.13%	1,051 2.24%	1,813 2.15%
Age 80 - 84	44 0.62%	676 1.44%	1,129 1.34%
Age 85+	34 0.48%	623 1.33%	976 1.16%
Age 65+	497 7.00%	5,576 11.87%	9,695 11.50%
Median Age	34.50	37.00	36.90
Average Age	33.80	36.10	35.90

Demographic Detail Report

Patient First						
14800 Lee Hwy, Gainesville, VA 20155						
Radius	1 Mile		3 Mile		5 Mile	
2016 Population By Race	7,099		46,973		84,304	
White	4,614	65.00%	33,050	70.36%	60,802	72.12%
Black	892	12.57%	5,280	11.24%	9,106	10.80%
Am. Indian & Alaskan	41	0.58%	241	0.51%	436	0.52%
Asian	1,220	17.19%	6,411	13.65%	10,499	12.45%
Hawaiian & Pacific Island	5	0.07%	34	0.07%	83	0.10%
Other	328	4.62%	1,956	4.16%	3,376	4.00%
Population by Hispanic Origin	7,099		46,973		84,304	
Non-Hispanic Origin	6,112	86.10%	41,868	89.13%	74,816	88.75%
Hispanic Origin	987	13.90%	5,104	10.87%	9,488	11.25%
2016 Median Age, Male	34.10		36.00		35.90	
2016 Average Age, Male	33.50		35.20		35.00	
2016 Median Age, Female	35.00		37.80		37.70	
2016 Average Age, Female	34.20		37.00		36.70	
2016 Population by Occupation Classification	5,345		35,514		63,374	
Civilian Employed	4,058	75.92%	25,660	72.25%	45,054	71.09%
Civilian Unemployed	130	2.43%	789	2.22%	1,333	2.10%
Civilian Non-Labor Force	1,139	21.31%	8,878	25.00%	16,537	26.09%
Armed Forces	18	0.34%	187	0.53%	450	0.71%
Households by Marital Status						
Married	1,464		10,865		19,658	
Married No Children	577		4,709		8,369	
Married w/Children	887		6,157		11,289	
2016 Population by Education	4,691		31,635		56,038	
Some High School, No Diploma	120	2.56%	927	2.93%	1,584	2.83%
High School Grad (Incl Equivalency)	726	15.48%	4,459	14.10%	7,554	13.48%
Some College, No Degree	1,211	25.82%	8,975	28.37%	15,655	27.94%
Associate Degree	223	4.75%	1,647	5.21%	2,873	5.13%
Bachelor Degree	1,677	35.75%	9,419	29.77%	16,736	29.87%
Advanced Degree	734	15.65%	6,208	19.62%	11,636	20.76%

Demographic Detail Report

Patient First						
14800 Lee Hwy, Gainesville, VA 20155						
Radius	1 Mile		3 Mile		5 Mile	
2016 Population by Occupation	7,817		49,077		86,435	
Real Estate & Finance	340	4.35%	2,076	4.23%	3,225	3.73%
Professional & Management	3,066	39.22%	20,127	41.01%	36,062	41.72%
Public Administration	439	5.62%	2,747	5.60%	5,146	5.95%
Education & Health	713	9.12%	4,902	9.99%	8,690	10.05%
Services	520	6.65%	3,645	7.43%	6,307	7.30%
Information	150	1.92%	758	1.54%	1,538	1.78%
Sales	884	11.31%	5,692	11.60%	9,670	11.19%
Transportation	64	0.82%	818	1.67%	1,771	2.05%
Retail	442	5.65%	2,354	4.80%	3,787	4.38%
Wholesale	78	1.00%	435	0.89%	741	0.86%
Manufacturing	241	3.08%	879	1.79%	1,901	2.20%
Production	394	5.04%	1,440	2.93%	2,183	2.53%
Construction	98	1.25%	1,032	2.10%	1,960	2.27%
Utilities	263	3.36%	919	1.87%	1,398	1.62%
Agriculture & Mining	10	0.13%	112	0.23%	183	0.21%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	23	0.03%
Other Services	115	1.47%	1,141	2.32%	1,850	2.14%
2016 Worker Travel Time to Job	3,806		24,257		42,684	
<30 Minutes	1,160	30.48%	7,863	32.42%	13,766	32.25%
30-60 Minutes	1,692	44.46%	9,531	39.29%	16,300	38.19%
60+ Minutes	954	25.07%	6,863	28.29%	12,618	29.56%
2010 Households by HH Size	1,972		12,663		22,451	
1-Person Households	344	17.44%	1,786	14.10%	2,898	12.91%
2-Person Households	538	27.28%	3,900	30.80%	6,743	30.03%
3-Person Households	397	20.13%	2,272	17.94%	4,010	17.86%
4-Person Households	386	19.57%	2,648	20.91%	4,961	22.10%
5-Person Households	196	9.94%	1,302	10.28%	2,418	10.77%
6-Person Households	74	3.75%	475	3.75%	897	4.00%
7 or more Person Households	37	1.88%	280	2.21%	524	2.33%
2016 Average Household Size	3.00		3.00		3.10	
Households						
2021 Projection	2,617		16,972		29,737	
2016 Estimate	2,378		15,404		27,058	
2010 Census	1,973		12,664		22,452	
Growth 2016 - 2021	10.05%		10.18%		9.90%	
Growth 2010 - 2016	20.53%		21.64%		20.51%	

Demographic Detail Report

Patient First						
14800 Lee Hwy, Gainesville, VA 20155						
Radius	1 Mile		3 Mile		5 Mile	
2016 Households by HH Income	2,379		15,402		27,061	
<\$25,000	174	7.31%	672	4.36%	1,078	3.98%
\$25,000 - \$50,000	199	8.36%	1,359	8.82%	2,166	8.00%
\$50,000 - \$75,000	342	14.38%	1,902	12.35%	3,168	11.71%
\$75,000 - \$100,000	361	15.17%	1,875	12.17%	3,342	12.35%
\$100,000 - \$125,000	336	14.12%	2,272	14.75%	3,968	14.66%
\$125,000 - \$150,000	322	13.54%	1,869	12.13%	3,353	12.39%
\$150,000 - \$200,000	324	13.62%	2,927	19.00%	5,068	18.73%
\$200,000+	321	13.49%	2,526	16.40%	4,918	18.17%
2016 Avg Household Income	\$126,385		\$139,644		\$144,422	
2016 Med Household Income	\$108,445		\$120,829		\$123,793	
2016 Occupied Housing	2,378		15,403		27,058	
Owner Occupied	1,713	72.04%	13,272	86.17%	23,605	87.24%
Renter Occupied	665	27.96%	2,131	13.83%	3,453	12.76%
2010 Housing Units	2,464		15,985		28,022	
1 Unit	1,913	77.64%	14,694	91.92%	26,356	94.05%
2 - 4 Units	92	3.73%	180	1.13%	321	1.15%
5 - 19 Units	405	16.44%	608	3.80%	796	2.84%
20+ Units	54	2.19%	503	3.15%	549	1.96%
2016 Housing Value	1,712		13,273		23,606	
<\$100,000	1	0.06%	185	1.39%	291	1.23%
\$100,000 - \$200,000	77	4.50%	204	1.54%	261	1.11%
\$200,000 - \$300,000	308	17.99%	2,292	17.27%	3,637	15.41%
\$300,000 - \$400,000	448	26.17%	3,178	23.94%	5,845	24.76%
\$400,000 - \$500,000	403	23.54%	3,535	26.63%	6,332	26.82%
\$500,000 - \$1,000,000	464	27.10%	3,754	28.28%	6,985	29.59%
\$1,000,000+	11	0.64%	125	0.94%	255	1.08%
2016 Median Home Value	\$405,459		\$421,994		\$427,937	
2016 Housing Units by Yr Built	2,463		15,999		28,037	
Built 2010+	419	17.01%	2,828	17.68%	4,761	16.98%
Built 2000 - 2010	1,258	51.08%	9,367	58.55%	17,110	61.03%
Built 1990 - 1999	380	15.43%	2,304	14.40%	3,458	12.33%
Built 1980 - 1989	133	5.40%	577	3.61%	995	3.55%
Built 1970 - 1979	79	3.21%	339	2.12%	692	2.47%
Built 1960 - 1969	107	4.34%	267	1.67%	446	1.59%
Built 1950 - 1959	36	1.46%	131	0.82%	232	0.83%
Built <1949	51	2.07%	186	1.16%	343	1.22%
2016 Median Year Built	2003		2004		2004	

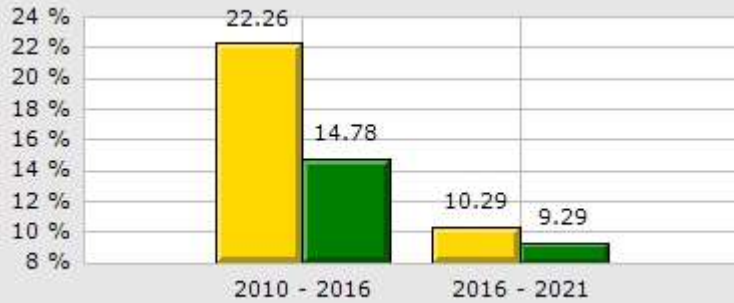
Patient First

14800 Lee Hwy, Gainesville, VA 20155

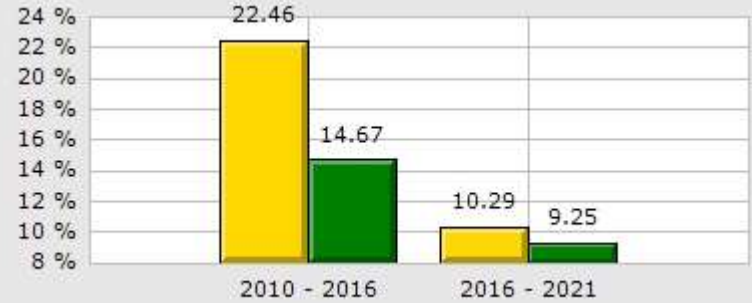
Type: **Health Care/Hospital**
 County: **Prince William**

2 Mile (Yellow)
County (Green)

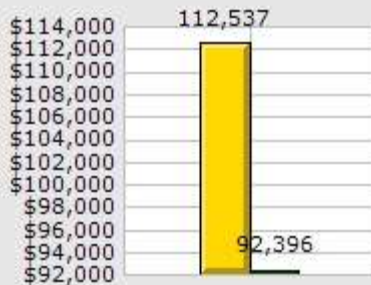
Population Growth



Household Growth



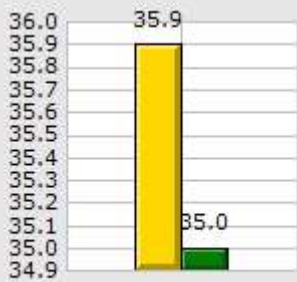
2016 Med Household Inc



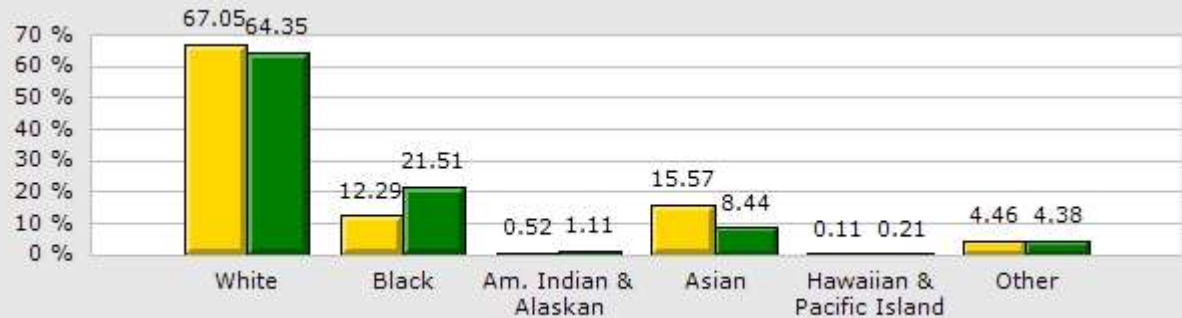
2016 Households by Household Income



2016 Median Age



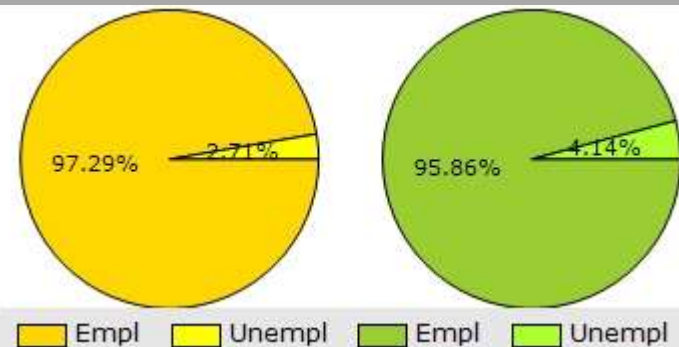
2016 Population by Race



2016 Renter vs. Owner



2016 Employed vs. Unemployed



Demographic Market Comparison Report

2 mile radius

Patient First

14800 Lee Hwy, Gainesville, VA 20155

Type: **Health Care/Hospital**
 County: **Prince William**

	2 Mile		County	
Population Growth				
Growth 2010 - 2016	22.26%		14.78%	
Growth 2016 - 2021	10.29%		9.29%	
Empl	14,289	97.29%	245,032	95.86%
Unempl	398	2.71%	10,591	4.14%
2016 Population by Race				
	25,599		461,430	
White	17,164	67.05%	296,935	64.35%
Black	3,147	12.29%	99,268	21.51%
Am. Indian & Alaskan	134	0.52%	5,106	1.11%
Asian	3,985	15.57%	38,952	8.44%
Hawaiian & Pacific Island	27	0.11%	958	0.21%
Other	1,142	4.46%	20,211	4.38%
Household Growth				
Growth 2010 - 2016	22.46%		14.67%	
Growth 2016 - 2021	10.29%		9.25%	
Renter Occupied	1,464	17.51%	39,831	26.56%
Owner Occupied	6,899	82.49%	110,137	73.44%
2016 Households by Household Income				
	8,366		149,968	
Income <\$25K	477	5.70%	11,011	7.34%
Income \$25K - \$50K	887	10.60%	23,398	15.60%
Income \$50K - \$75K	1,043	12.47%	25,811	17.21%
Income \$75K - \$100K	1,116	13.34%	21,217	14.15%
Income \$100K - \$125K	1,316	15.73%	17,876	11.92%
Income \$125K - \$150K	1,084	12.96%	13,808	9.21%
Income \$150K - \$200K	1,256	15.01%	18,666	12.45%
Income \$200K+	1,187	14.19%	18,181	12.12%
2016 Med Household Inc	\$112,537		\$92,396	
2016 Median Age	35.90		35.00	

Demographic Summary Report

Patient First 14800 Lee Hwy, Gainesville, VA 20155

Building Type: **Health Care**
 Class: -
 RBA: **7,136 SF**
 Typical Floor: **6,280 SF**

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2021 Projection	7,819	51,763	92,677
2016 Estimate	7,099	46,973	84,304
2010 Census	5,863	38,640	69,985
Growth 2016 - 2021	10.14%	10.20%	9.93%
Growth 2010 - 2016	21.08%	21.57%	20.46%
2016 Population by Hispanic Origin	988	5,105	9,488
2016 Population	7,099	46,973	84,304
White	4,614 65.00%	33,050 70.36%	60,802 72.12%
Black	892 12.57%	5,280 11.24%	9,106 10.80%
Am. Indian & Alaskan	41 0.58%	241 0.51%	436 0.52%
Asian	1,220 17.19%	6,411 13.65%	10,499 12.45%
Hawaiian & Pacific Island	5 0.07%	34 0.07%	83 0.10%
Other	328 4.62%	1,956 4.16%	3,376 4.00%
U.S. Armed Forces	19	214	519
Households			
2021 Projection	2,617	16,972	29,737
2016 Estimate	2,378	15,404	27,058
2010 Census	1,973	12,664	22,452
Growth 2016 - 2021	10.05%	10.18%	9.90%
Growth 2010 - 2016	20.53%	21.64%	20.51%
Owner Occupied	1,713 72.04%	13,272 86.16%	23,605 87.24%
Renter Occupied	665 27.96%	2,131 13.83%	3,453 12.76%
2016 Households by HH Income	2,379	15,402	27,061
Income: <\$25,000	174 7.31%	672 4.36%	1,078 3.98%
Income: \$25,000 - \$50,000	199 8.36%	1,359 8.82%	2,166 8.00%
Income: \$50,000 - \$75,000	342 14.38%	1,902 12.35%	3,168 11.71%
Income: \$75,000 - \$100,000	361 15.17%	1,875 12.17%	3,342 12.35%
Income: \$100,000 - \$125,000	336 14.12%	2,272 14.75%	3,968 14.66%
Income: \$125,000 - \$150,000	322 13.54%	1,869 12.13%	3,353 12.39%
Income: \$150,000 - \$200,000	324 13.62%	2,927 19.00%	5,068 18.73%
Income: \$200,000+	321 13.49%	2,526 16.40%	4,918 18.17%
2016 Avg Household Income	\$126,385	\$139,644	\$144,422
2016 Med Household Income	\$108,445	\$120,829	\$123,793

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Description	2010		2016		2021	
Population	20,939		25,599		28,232	
Age 0 - 4	1,808	8.63%	1,849	7.22%	1,811	6.41%
Age 5 - 9	1,950	9.31%	2,046	7.99%	1,963	6.95%
Age 10 - 14	1,702	8.13%	2,086	8.15%	2,113	7.48%
Age 15 - 19	1,358	6.49%	1,840	7.19%	2,098	7.43%
Age 20 - 24	888	4.24%	1,538	6.01%	1,903	6.74%
Age 25 - 29	1,362	6.50%	1,409	5.50%	1,677	5.94%
Age 30 - 34	1,727	8.25%	1,686	6.59%	1,640	5.81%
Age 35 - 39	2,031	9.70%	1,978	7.73%	1,813	6.42%
Age 40 - 44	2,005	9.58%	2,157	8.43%	2,041	7.23%
Age 45 - 49	1,685	8.05%	2,089	8.16%	2,162	7.66%
Age 50 - 54	1,283	6.13%	1,851	7.23%	2,094	7.42%
Age 55 - 59	875	4.18%	1,462	5.71%	1,847	6.54%
Age 60 - 64	802	3.83%	1,080	4.22%	1,494	5.29%
Age 65 - 69	526	2.51%	855	3.34%	1,157	4.10%
Age 70 - 74	397	1.90%	648	2.53%	887	3.14%
Age 75 - 79	247	1.18%	452	1.77%	650	2.30%
Age 80 - 84	158	0.75%	288	1.13%	430	1.52%
Age 85+	135	0.64%	284	1.11%	452	1.60%
Age 15+	15,479	73.92%	19,617	76.63%	22,345	79.15%
Age 20+	14,121	67.44%	17,777	69.44%	20,247	71.72%
Age 65+	1,463	6.99%	2,527	9.87%	3,576	12.67%
Median Age	34		36		38	
Average Age	32.80		35.10		37.10	
Population By Race	20,939		25,599		28,232	
White	14,495	69.22%	17,164	67.05%	18,939	67.08%
Black	2,477	11.83%	3,147	12.29%	3,463	12.27%
Am. Indian & Alaskan	111	0.53%	133	0.52%	148	0.52%
Asian	2,970	14.18%	3,985	15.57%	4,389	15.55%
Hawaiian & Pacific Islander	23	0.11%	28	0.11%	33	0.12%
Other	836	3.99%	1,142	4.46%	1,261	4.47%

Patient First						
14800 Lee Hwy, Gainesville, VA 20155						
Description	2010		2016		2021	
Population by Race (Hispanic)	2,255		3,110		3,438	
White	1,933	85.72%	2,685	86.33%	2,970	86.39%
Black	119	5.28%	158	5.08%	172	5.00%
Am. Indian & Alaskan	69	3.06%	83	2.67%	92	2.68%
Asian	27	1.20%	35	1.13%	41	1.19%
Hawaiian & Pacific Islander	15	0.67%	17	0.55%	19	0.55%
Other	92	4.08%	132	4.24%	143	4.16%
Household by Household Income	6,830		8,366		9,225	
<\$25,000	266	3.89%	477	5.70%	566	6.14%
\$25,000 - \$50,000	670	9.81%	887	10.60%	1,005	10.89%
\$50,000 - \$75,000	824	12.06%	1,043	12.47%	1,149	12.46%
\$75,000 - \$100,000	1,080	15.81%	1,116	13.34%	1,198	12.99%
\$100,000 - \$125,000	1,119	16.38%	1,316	15.73%	1,437	15.58%
\$125,000 - \$150,000	1,144	16.75%	1,084	12.96%	1,145	12.41%
\$150,000 - \$200,000	982	14.38%	1,256	15.01%	1,386	15.02%
\$200,000+	745	10.91%	1,187	14.19%	1,339	14.51%
Average Household Income	\$126,249		\$129,805		\$129,743	
Median Household Income	\$112,846		\$112,537		\$112,082	