

Tuckernuck Commons
9110 W Broad St, Henrico, VA, 23294
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 37.63669
Longitude: -77.55053

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	12,709	78,611	166,916
2010 Total Population	14,729	88,697	192,622
2021 Total Population	15,470	94,475	209,154
2021 Group Quarters	45	1,007	4,761
2026 Total Population	15,603	97,721	217,911
2021-2026 Annual Rate	0.17%	0.68%	0.82%
2021 Total Daytime Population	15,600	105,684	230,051
Workers	8,964	61,991	130,286
Residents	6,636	43,693	99,765
Household Summary			
2000 Households	6,610	34,382	69,451
2000 Average Household Size	1.91	2.24	2.32
2010 Households	7,022	37,374	78,098
2010 Average Household Size	2.09	2.35	2.41
2021 Households	7,235	39,474	84,093
2021 Average Household Size	2.13	2.37	2.43
2026 Households	7,287	40,700	87,462
2026 Average Household Size	2.14	2.38	2.44
2021-2026 Annual Rate	0.14%	0.61%	0.79%
2010 Families	3,518	22,281	48,942
2010 Average Family Size	2.80	2.98	3.02
2021 Families	3,492	22,985	51,781
2021 Average Family Size	2.88	3.03	3.07
2026 Families	3,470	23,568	53,545
2026 Average Family Size	2.89	3.05	3.09
2021-2026 Annual Rate	-0.13%	0.50%	0.67%
Housing Unit Summary			
2000 Housing Units	7,076	35,855	72,249
Owner Occupied Housing Units	28.9%	55.4%	62.9%
Renter Occupied Housing Units	64.5%	40.5%	33.3%
Vacant Housing Units	6.6%	4.1%	3.9%
2010 Housing Units	7,523	39,837	83,002
Owner Occupied Housing Units	29.1%	53.3%	60.5%
Renter Occupied Housing Units	64.2%	40.6%	33.6%
Vacant Housing Units	6.7%	6.2%	5.9%
2021 Housing Units	7,774	42,403	89,295
Owner Occupied Housing Units	26.3%	50.5%	57.2%
Renter Occupied Housing Units	66.8%	42.6%	37.0%
Vacant Housing Units	6.9%	6.9%	5.8%
2026 Housing Units	7,882	43,862	93,103
Owner Occupied Housing Units	26.5%	50.3%	56.7%
Renter Occupied Housing Units	65.9%	42.5%	37.2%
Vacant Housing Units	7.5%	7.2%	6.1%
Median Household Income			
2021	\$56,697	\$67,024	\$78,855
2026	\$60,560	\$73,735	\$86,912
Median Home Value			
2021	\$225,204	\$288,685	\$340,789
2026	\$292,681	\$346,950	\$408,419
Per Capita Income			
2021	\$32,713	\$39,084	\$46,249
2026	\$35,944	\$43,847	\$51,399
Median Age			
2010	30.8	35.4	36.7
2021	33.7	37.9	38.7
2026	33.0	38.6	39.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

Tuckernuck Commons
9110 W Broad St, Henrico, VA, 23294
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 37.63669
Longitude: -77.55053

	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	7,235	39,474	84,093
<\$15,000	5.1%	5.2%	5.1%
\$15,000 - \$24,999	8.1%	7.6%	6.6%
\$25,000 - \$34,999	8.5%	6.3%	5.6%
\$35,000 - \$49,999	19.7%	15.0%	12.7%
\$50,000 - \$74,999	23.5%	21.0%	17.7%
\$75,000 - \$99,999	15.5%	12.1%	11.6%
\$100,000 - \$149,999	13.4%	16.7%	16.8%
\$150,000 - \$199,999	3.9%	8.2%	9.9%
\$200,000+	2.3%	7.9%	13.9%
Average Household Income	\$70,687	\$93,653	\$115,297
2026 Households by Income			
Household Income Base	7,287	40,700	87,462
<\$15,000	4.4%	4.5%	4.4%
\$15,000 - \$24,999	7.3%	6.8%	5.8%
\$25,000 - \$34,999	7.8%	5.7%	5.1%
\$35,000 - \$49,999	18.0%	13.8%	11.7%
\$50,000 - \$74,999	23.4%	20.0%	16.7%
\$75,000 - \$99,999	16.8%	12.4%	11.6%
\$100,000 - \$149,999	14.7%	17.5%	17.3%
\$150,000 - \$199,999	4.9%	9.8%	11.6%
\$200,000+	2.6%	9.6%	15.8%
Average Household Income	\$77,778	\$105,410	\$128,392
2021 Owner Occupied Housing Units by Value			
Total	2,037	21,411	51,081
<\$50,000	1.6%	0.9%	0.7%
\$50,000 - \$99,999	0.9%	0.7%	0.7%
\$100,000 - \$149,999	7.0%	5.9%	4.3%
\$150,000 - \$199,999	28.4%	13.3%	10.7%
\$200,000 - \$249,999	24.0%	18.2%	13.1%
\$250,000 - \$299,999	14.3%	14.1%	11.6%
\$300,000 - \$399,999	14.3%	25.8%	22.0%
\$400,000 - \$499,999	4.6%	12.3%	16.0%
\$500,000 - \$749,999	4.2%	6.4%	14.9%
\$750,000 - \$999,999	0.6%	1.8%	4.0%
\$1,000,000 - \$1,499,999	0.1%	0.3%	1.5%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.3%
\$2,000,000 +	0.0%	0.0%	0.3%
Average Home Value	\$256,456	\$318,945	\$393,768
2026 Owner Occupied Housing Units by Value			
Total	2,086	22,059	52,800
<\$50,000	0.6%	0.3%	0.2%
\$50,000 - \$99,999	0.2%	0.3%	0.2%
\$100,000 - \$149,999	3.2%	3.0%	1.9%
\$150,000 - \$199,999	14.5%	7.8%	6.0%
\$200,000 - \$249,999	19.0%	13.6%	9.6%
\$250,000 - \$299,999	14.6%	12.6%	9.7%
\$300,000 - \$399,999	21.6%	26.5%	20.8%
\$400,000 - \$499,999	9.7%	17.4%	19.5%
\$500,000 - \$749,999	14.7%	13.1%	22.2%
\$750,000 - \$999,999	1.6%	4.1%	6.8%
\$1,000,000 - \$1,499,999	0.1%	0.8%	2.1%
\$1,500,000 - \$1,999,999	0.0%	0.5%	0.7%
\$2,000,000 +	0.0%	0.0%	0.4%
Average Home Value	\$340,839	\$390,199	\$467,064

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

Tuckernuck Commons
9110 W Broad St, Henrico, VA, 23294
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 37.63669
Longitude: -77.55053

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	14,730	88,698	192,623
0 - 4	8.0%	6.9%	6.7%
5 - 9	5.1%	6.0%	6.5%
10 - 14	4.1%	5.7%	6.3%
15 - 24	14.1%	12.5%	12.9%
25 - 34	28.7%	18.3%	15.1%
35 - 44	13.4%	14.4%	14.5%
45 - 54	10.6%	13.7%	14.4%
55 - 64	7.8%	10.6%	11.1%
65 - 74	4.4%	5.8%	6.1%
75 - 84	3.1%	4.2%	4.3%
85 +	0.7%	2.0%	2.1%
18 +	80.4%	77.9%	76.7%
2021 Population by Age			
Total	15,470	94,476	209,155
0 - 4	6.7%	5.9%	5.8%
5 - 9	5.8%	5.9%	6.1%
10 - 14	5.2%	6.0%	6.6%
15 - 24	12.8%	11.6%	12.4%
25 - 34	22.4%	15.8%	13.4%
35 - 44	17.7%	15.5%	14.7%
45 - 54	10.1%	12.1%	12.5%
55 - 64	8.6%	11.6%	12.1%
65 - 74	6.0%	8.8%	9.2%
75 - 84	3.4%	4.5%	4.7%
85 +	1.3%	2.3%	2.5%
18 +	79.9%	79.0%	77.9%
2026 Population by Age			
Total	15,605	97,721	217,910
0 - 4	6.7%	5.9%	5.9%
5 - 9	5.3%	5.7%	6.0%
10 - 14	4.7%	5.7%	6.1%
15 - 24	14.7%	11.9%	12.4%
25 - 34	22.2%	15.5%	13.4%
35 - 44	15.3%	14.9%	14.4%
45 - 54	11.2%	12.4%	12.6%
55 - 64	8.4%	10.8%	11.2%
65 - 74	6.3%	9.4%	9.8%
75 - 84	3.7%	5.5%	5.8%
85 +	1.4%	2.3%	2.5%
18 +	80.6%	79.4%	78.4%
2010 Population by Sex			
Males	7,109	42,601	91,528
Females	7,620	46,096	101,094
2021 Population by Sex			
Males	7,544	45,830	100,032
Females	7,926	48,645	109,123
2026 Population by Sex			
Males	7,624	47,468	104,469
Females	7,979	50,253	113,442

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

Tuckernuck Commons
9110 W Broad St, Henrico, VA, 23294
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 37.63669
Longitude: -77.55053

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	14,728	88,697	192,623
White Alone	53.9%	66.4%	71.8%
Black Alone	20.7%	16.6%	14.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	18.4%	10.6%	9.1%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.0%	3.3%	2.5%
Two or More Races	3.6%	2.7%	2.4%
Hispanic Origin	6.7%	7.6%	5.9%
Diversity Index	67.9	58.8	51.8
2021 Population by Race/Ethnicity			
Total	15,470	94,475	209,154
White Alone	45.9%	59.6%	65.3%
Black Alone	21.0%	17.2%	14.6%
American Indian Alone	0.3%	0.3%	0.2%
Asian Alone	24.4%	15.1%	13.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.6%	4.1%	3.1%
Two or More Races	4.7%	3.7%	3.3%
Hispanic Origin	8.5%	9.8%	7.8%
Diversity Index	73.5	66.5	60.1
2026 Population by Race/Ethnicity			
Total	15,604	97,721	217,911
White Alone	41.8%	55.8%	61.6%
Black Alone	21.1%	17.3%	14.9%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	27.4%	17.8%	15.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.0%	4.5%	3.6%
Two or More Races	5.3%	4.3%	3.9%
Hispanic Origin	9.6%	11.1%	9.0%
Diversity Index	75.7	70.1	64.4
2010 Population by Relationship and Household Type			
Total	14,729	88,697	192,622
In Households	99.7%	99.0%	97.6%
In Family Households	69.0%	77.1%	78.5%
Householder	23.6%	25.1%	25.4%
Spouse	16.2%	18.5%	19.5%
Child	23.6%	27.6%	28.7%
Other relative	3.7%	3.8%	3.3%
Nonrelative	2.1%	2.1%	1.7%
In Nonfamily Households	30.7%	21.9%	19.1%
In Group Quarters	0.3%	1.0%	2.4%
Institutionalized Population	0.2%	1.0%	0.9%
Noninstitutionalized Population	0.1%	0.0%	1.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

Tuckernuck Commons
9110 W Broad St, Henrico, VA, 23294
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 37.63669
Longitude: -77.55053

	1 mile	3 miles	5 miles
2021 Population 25+ by Educational Attainment			
Total	10,758	66,691	144,476
Less than 9th Grade	2.7%	3.1%	2.5%
9th - 12th Grade, No Diploma	4.0%	4.4%	3.8%
High School Graduate	13.6%	14.5%	12.8%
GED/Alternative Credential	2.5%	2.5%	2.4%
Some College, No Degree	21.1%	18.8%	16.4%
Associate Degree	9.1%	7.4%	6.6%
Bachelor's Degree	29.3%	30.4%	32.3%
Graduate/Professional Degree	17.8%	18.8%	23.2%
2021 Population 15+ by Marital Status			
Total	12,734	77,673	170,383
Never Married	41.6%	35.1%	32.9%
Married	42.1%	49.2%	51.7%
Widowed	4.1%	4.7%	4.9%
Divorced	12.3%	11.1%	10.6%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	9,306	53,932	115,693
Population 16+ Employed	95.1%	93.9%	94.7%
Population 16+ Unemployment rate	4.9%	6.1%	5.3%
Population 16-24 Employed	13.8%	11.9%	12.0%
Population 16-24 Unemployment rate	4.9%	12.9%	11.5%
Population 25-54 Employed	69.8%	64.7%	63.6%
Population 25-54 Unemployment rate	5.7%	5.0%	3.9%
Population 55-64 Employed	11.5%	16.1%	17.0%
Population 55-64 Unemployment rate	1.5%	5.9%	6.2%
Population 65+ Employed	4.9%	7.3%	7.3%
Population 65+ Unemployment rate	0.0%	4.3%	3.9%
2021 Employed Population 16+ by Industry			
Total	8,852	50,645	109,601
Agriculture/Mining	0.2%	0.2%	0.2%
Construction	6.0%	6.1%	5.3%
Manufacturing	3.9%	4.3%	4.7%
Wholesale Trade	1.8%	1.8%	2.0%
Retail Trade	10.6%	10.7%	9.7%
Transportation/Utilities	3.5%	4.8%	4.4%
Information	1.4%	1.7%	1.6%
Finance/Insurance/Real Estate	16.6%	14.6%	15.2%
Services	48.1%	49.4%	50.9%
Public Administration	7.9%	6.4%	6.1%
2021 Employed Population 16+ by Occupation			
Total	8,854	50,645	109,600
White Collar	77.0%	74.7%	77.5%
Management/Business/Financial	18.3%	21.0%	23.7%
Professional	37.4%	32.8%	33.4%
Sales	7.6%	9.9%	10.2%
Administrative Support	13.7%	11.0%	10.3%
Services	10.7%	12.9%	11.6%
Blue Collar	12.4%	12.3%	10.9%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	3.2%	3.7%	3.0%
Installation/Maintenance/Repair	1.6%	1.9%	1.7%
Production	2.7%	2.5%	2.2%
Transportation/Material Moving	4.8%	4.2%	3.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

Tuckernuck Commons
9110 W Broad St, Henrico, VA, 23294
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 37.63669
Longitude: -77.55053

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	7,022	37,374	78,098
Households with 1 Person	37.7%	32.1%	29.9%
Households with 2+ People	62.3%	67.9%	70.1%
Family Households	50.1%	59.6%	62.7%
Husband-wife Families	34.3%	44.0%	48.2%
With Related Children	16.1%	20.8%	23.5%
Other Family (No Spouse Present)	15.8%	15.6%	14.5%
Other Family with Male Householder	4.1%	4.1%	3.7%
With Related Children	2.5%	2.3%	2.0%
Other Family with Female Householder	11.7%	11.6%	10.8%
With Related Children	7.5%	7.3%	6.8%
Nonfamily Households	12.2%	8.3%	7.4%
All Households with Children	26.4%	30.8%	32.7%
Multigenerational Households	2.0%	2.9%	2.7%
Unmarried Partner Households	7.7%	5.9%	5.3%
Male-female	7.0%	5.2%	4.7%
Same-sex	0.7%	0.7%	0.6%
2010 Households by Size			
Total	7,022	37,375	78,098
1 Person Household	37.7%	32.1%	29.9%
2 Person Household	33.1%	32.0%	32.3%
3 Person Household	15.5%	16.5%	16.3%
4 Person Household	9.4%	12.3%	13.9%
5 Person Household	2.8%	4.5%	5.2%
6 Person Household	1.0%	1.7%	1.7%
7 + Person Household	0.5%	0.9%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	7,022	37,374	78,098
Owner Occupied	31.2%	56.8%	64.2%
Owned with a Mortgage/Loan	23.6%	44.6%	50.1%
Owned Free and Clear	7.6%	12.2%	14.2%
Renter Occupied	68.8%	43.2%	35.8%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	141	130	130
Percent of Income for Mortgage	16.7%	18.1%	18.1%
Wealth Index	50	101	136
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	7,523	39,837	83,002
Housing Units Inside Urbanized Area	100.0%	100.0%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.3%
2010 Population By Urban/ Rural Status			
Total Population	14,729	88,697	192,622
Population Inside Urbanized Area	100.0%	100.0%	99.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

Tuckernuck Commons
9110 W Broad St, Henrico, VA, 23294
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 37.63669
Longitude: -77.55053

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Young and Restless (11B)	Parks and Rec (5C)	In Style (5B)
2.	Metro Renters (3B)	Young and Restless (11B)	Parks and Rec (5C)
3.	Bright Young Professionals (8C)	In Style (5B)	Boomburbs (1C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$12,504,114	\$86,237,735	\$222,290,074
Average Spent	\$1,728.28	\$2,184.67	\$2,643.38
Spending Potential Index	82	103	125
Education: Total \$	\$9,960,337	\$72,478,181	\$191,244,014
Average Spent	\$1,376.69	\$1,836.10	\$2,274.20
Spending Potential Index	80	106	132
Entertainment/Recreation: Total \$	\$17,431,173	\$126,957,380	\$332,247,046
Average Spent	\$2,409.28	\$3,216.23	\$3,950.95
Spending Potential Index	75	100	122
Food at Home: Total \$	\$30,849,822	\$215,832,032	\$555,396,701
Average Spent	\$4,263.97	\$5,467.70	\$6,604.55
Spending Potential Index	78	100	121
Food Away from Home: Total \$	\$22,462,007	\$153,792,235	\$395,749,420
Average Spent	\$3,104.63	\$3,896.04	\$4,706.09
Spending Potential Index	82	103	124
Health Care: Total \$	\$32,349,575	\$240,422,341	\$628,445,068
Average Spent	\$4,471.26	\$6,090.65	\$7,473.21
Spending Potential Index	72	98	120
HH Furnishings & Equipment: Total \$	\$12,307,086	\$89,909,125	\$235,770,167
Average Spent	\$1,701.05	\$2,277.68	\$2,803.68
Spending Potential Index	75	101	124
Personal Care Products & Services: Total \$	\$5,114,681	\$36,318,758	\$94,298,320
Average Spent	\$706.94	\$920.07	\$1,121.36
Spending Potential Index	79	103	125
Shelter: Total \$	\$116,330,950	\$820,273,366	\$2,130,071,704
Average Spent	\$16,078.91	\$20,780.09	\$25,329.95
Spending Potential Index	80	103	126
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,145,264	\$93,400,255	\$248,217,805
Average Spent	\$1,678.68	\$2,366.12	\$2,951.71
Spending Potential Index	70	99	123
Travel: Total \$	\$13,469,446	\$101,373,416	\$269,965,840
Average Spent	\$1,861.71	\$2,568.11	\$3,210.32
Spending Potential Index	74	102	127
Vehicle Maintenance & Repairs: Total \$	\$6,242,963	\$44,020,088	\$113,153,095
Average Spent	\$862.88	\$1,115.17	\$1,345.57
Spending Potential Index	78	101	121

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.