

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			
2010 Total Population	15,138	88,033	192,531
2020 Total Population	15,830	94,590	212,951
2020 Group Quarters	84	1,658	4,833
2022 Total Population	16,375	95,718	214,799
2022 Group Quarters	84	1,658	4,833
2027 Total Population	17,063	98,531	217,892
2022-2027 Annual Rate	0.83%	0.58%	0.29%
2022 Total Daytime Population	15,728	110,288	237,889
Workers	8,436	65,163	134,247
Residents	7,292	45,125	103,642
Household Summary			
2010 Households	7,142	37,101	77,898
2010 Average Household Size	2.11	2.35	2.41
2020 Total Households	7,374	38,987	84,507
2020 Average Household Size	2.14	2.38	2.46
2022 Total Households	7,581	39,554	85,338
2022 Average Household Size	2.15	2.38	2.46
2027 Total Households	7,915	40,615	86,552
2027 Average Household Size	2.15	2.39	2.46
2022-2027 Annual Rate	0.87%	0.53%	0.28%
2010 Families	3,591	22,039	48,827
2010 Average Family Size	2.83	2.99	3.03
2022 Total Families	3,646	22,838	52,435
2022 Average Family Size	2.91	3.06	3.11
2027 Total Families	3,751	23,412	52,923
2027 Average Family Size	2.91	3.07	3.12
2022-2027 Annual Rate	0.57%	0.50%	0.19%
Housing Unit Summary			
2000 Housing Units	7,258	35,793	71,914
Owner Occupied Housing Units	30.7%	55.2%	62.8%
Renter Occupied Housing Units	62.7%	40.7%	33.3%
Vacant Housing Units	6.6%	4.1%	3.9%
2010 Housing Units	7,655	39,518	82,831
Owner Occupied Housing Units	30.7%	53.2%	60.6%
Renter Occupied Housing Units	62.6%	40.7%	33.5%
Vacant Housing Units	6.7%	6.1%	6.0%
2020 Housing Units	7,723	40,717	88,255
Vacant Housing Units	4.5%	4.2%	4.2%
2022 Housing Units	7,960	41,399	89,307
Owner Occupied Housing Units	29.8%	51.2%	59.3%
Renter Occupied Housing Units	65.5%	44.4%	36.2%
Vacant Housing Units	4.8%	4.5%	4.4%
2027 Housing Units	8,283	42,683	91,167
Owner Occupied Housing Units	29.6%	50.3%	58.6%
Renter Occupied Housing Units	66.0%	44.9%	36.3%
Vacant Housing Units	4.4%	4.8%	5.1%
Median Household Income			
2022	\$61,720	\$72,339	\$87,434
2027	\$71,423	\$84,289	\$103,578
Median Home Value			
2022	\$268,359	\$304,018	\$368,240
2027	\$380,000	\$377,169	\$460,925
Per Capita Income			
2022	\$37,979	\$43,597	\$52,361
2027	\$44,961	\$51,472	\$60,569
Median Age			
2010	31.1	35.4	36.7
2022	33.9	38.0	38.9
2027	33.5	38.7	39.6

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2022 Households by Income			
Household Income Base	7,581	39,554	85,331
<\$15,000	4.5%	4.5%	4.3%
\$15,000 - \$24,999	7.2%	6.8%	5.8%
\$25,000 - \$34,999	7.7%	5.9%	5.1%
\$35,000 - \$49,999	17.7%	14.2%	11.7%
\$50,000 - \$74,999	22.4%	20.2%	16.8%
\$75,000 - \$99,999	16.1%	12.1%	11.4%
\$100,000 - \$149,999	15.5%	17.6%	17.3%
\$150,000 - \$199,999	4.9%	9.3%	11.2%
\$200,000+	4.0%	9.5%	16.5%
Average Household Income	\$82,702	\$105,429	\$131,695
2027 Households by Income			
Household Income Base	7,915	40,615	86,545
<\$15,000	3.6%	3.4%	3.2%
\$15,000 - \$24,999	5.8%	5.3%	4.6%
\$25,000 - \$34,999	7.9%	5.2%	4.3%
\$35,000 - \$49,999	16.8%	12.8%	10.1%
\$50,000 - \$74,999	17.9%	18.2%	14.9%
\$75,000 - \$99,999	14.8%	11.6%	11.0%
\$100,000 - \$149,999	19.8%	18.5%	17.8%
\$150,000 - \$199,999	7.7%	12.2%	14.2%
\$200,000+	5.8%	12.7%	19.9%
Average Household Income	\$97,896	\$124,792	\$152,414
2022 Owner Occupied Housing Units by Value			
Total	2,359	21,171	52,964
<\$50,000	0.5%	0.3%	0.3%
\$50,000 - \$99,999	0.2%	0.3%	0.3%
\$100,000 - \$149,999	1.6%	2.2%	1.6%
\$150,000 - \$199,999	15.0%	9.1%	7.2%
\$200,000 - \$249,999	25.5%	19.9%	13.7%
\$250,000 - \$299,999	19.6%	17.2%	12.9%
\$300,000 - \$399,999	16.2%	25.3%	20.6%
\$400,000 - \$499,999	7.4%	12.1%	15.2%
\$500,000 - \$749,999	11.7%	10.8%	22.5%
\$750,000 - \$999,999	1.7%	2.0%	4.1%
\$1,000,000 - \$1,499,999	0.2%	0.3%	1.0%
\$1,500,000 - \$1,999,999	0.4%	0.4%	0.5%
\$2,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$328,446	\$352,162	\$423,208
2027 Owner Occupied Housing Units by Value			
Total	2,438	21,450	53,389
<\$50,000	0.2%	0.1%	0.1%
\$50,000 - \$99,999	0.0%	0.1%	0.1%
\$100,000 - \$149,999	0.2%	0.6%	0.4%
\$150,000 - \$199,999	4.6%	3.7%	3.0%
\$200,000 - \$249,999	13.7%	12.7%	8.5%
\$250,000 - \$299,999	15.7%	14.2%	9.6%
\$300,000 - \$399,999	19.5%	24.2%	17.6%
\$400,000 - \$499,999	10.6%	16.1%	17.6%
\$500,000 - \$749,999	29.5%	21.2%	33.5%
\$750,000 - \$999,999	4.2%	4.8%	7.2%
\$1,000,000 - \$1,499,999	0.6%	1.1%	1.6%
\$1,500,000 - \$1,999,999	1.1%	1.1%	0.7%
\$2,000,000 +	0.1%	0.1%	0.2%
Average Home Value	\$448,965	\$441,957	\$500,236

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Population by Age			
Total	15,140	88,032	192,533
0 - 4	7.9%	6.9%	6.7%
5 - 9	5.1%	5.9%	6.5%
10 - 14	4.1%	5.7%	6.3%
15 - 24	13.9%	12.5%	12.9%
25 - 34	28.2%	18.4%	15.2%
35 - 44	13.4%	14.3%	14.5%
45 - 54	10.7%	13.7%	14.4%
55 - 64	8.0%	10.6%	11.1%
65 - 74	4.5%	5.8%	6.1%
75 - 84	3.4%	4.3%	4.3%
85 +	0.9%	2.0%	2.1%
18 +	80.5%	78.0%	76.8%
2022 Population by Age			
Total	16,373	95,715	214,798
0 - 4	6.6%	5.9%	5.8%
5 - 9	5.8%	5.9%	6.1%
10 - 14	5.2%	5.9%	6.6%
15 - 24	12.7%	11.7%	12.2%
25 - 34	21.9%	15.8%	13.5%
35 - 44	17.1%	15.1%	14.5%
45 - 54	10.2%	12.1%	12.6%
55 - 64	8.9%	11.5%	12.1%
65 - 74	6.2%	8.8%	9.3%
75 - 84	3.8%	4.8%	4.8%
85 +	1.5%	2.5%	2.5%
18 +	79.9%	79.2%	77.9%
2027 Population by Age			
Total	17,064	98,531	217,891
0 - 4	6.7%	6.0%	5.9%
5 - 9	5.4%	5.6%	6.0%
10 - 14	4.8%	5.7%	6.1%
15 - 24	14.7%	12.0%	12.2%
25 - 34	21.1%	15.6%	13.6%
35 - 44	15.5%	14.6%	14.2%
45 - 54	11.2%	12.4%	12.6%
55 - 64	8.5%	10.6%	11.2%
65 - 74	6.7%	9.4%	9.9%
75 - 84	4.0%	5.8%	6.0%
85 +	1.5%	2.5%	2.5%
18 +	80.3%	79.5%	78.5%
2010 Population by Sex			
Males	7,285	42,248	91,597
Females	7,853	45,785	100,934
2022 Population by Sex			
Males	7,964	46,375	102,968
Females	8,411	49,343	111,831
2027 Population by Sex			
Males	8,315	47,712	104,576
Females	8,748	50,819	113,316

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Population by Race/Ethnicity			
Total	15,138	88,033	192,531
White Alone	55.0%	66.3%	71.8%
Black Alone	20.1%	16.7%	13.8%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	17.9%	10.5%	9.2%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.1%	3.3%	2.5%
Two or More Races	3.6%	2.7%	2.4%
Hispanic Origin	6.8%	7.7%	5.9%
Diversity Index	67.1	58.7	51.7
2020 Population by Race/Ethnicity			
Total	15,830	94,590	212,951
White Alone	42.6%	55.8%	61.5%
Black Alone	22.2%	16.5%	13.6%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	21.7%	14.1%	13.5%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	4.7%	5.4%	4.0%
Two or More Races	8.3%	7.7%	7.0%
Hispanic Origin	9.1%	9.9%	7.8%
Diversity Index	76.1	69.9	63.9
2022 Population by Race/Ethnicity			
Total	16,376	95,718	214,799
White Alone	41.7%	55.1%	60.9%
Black Alone	22.2%	16.3%	13.6%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	22.2%	14.7%	13.9%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	4.8%	5.5%	4.0%
Two or More Races	8.6%	7.9%	7.2%
Hispanic Origin	9.3%	10.0%	7.9%
Diversity Index	76.5	70.4	64.5
2027 Population by Race/Ethnicity			
Total	17,063	98,530	217,893
White Alone	39.5%	52.9%	58.8%
Black Alone	22.0%	16.1%	13.5%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	23.6%	16.0%	15.0%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	5.1%	5.8%	4.3%
Two or More Races	9.3%	8.6%	7.9%
Hispanic Origin	9.4%	10.1%	8.0%
Diversity Index	77.5	72.0	66.4
2010 Population by Relationship and Household Type			
Total	15,137	88,032	192,532
In Households	99.7%	98.9%	97.6%
In Family Households	69.1%	76.9%	78.5%
Householder	23.6%	25.0%	25.4%
Spouse	16.2%	18.4%	19.6%
Child	23.6%	27.5%	28.6%
Other relative	3.7%	3.8%	3.3%
Nonrelative	2.1%	2.1%	1.7%
In Nonfamily Households	30.6%	22.0%	19.1%
In Group Quarters	0.3%	1.1%	2.4%
Institutionalized Population	0.2%	1.1%	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.

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2022 Population 25+ by Educational Attainment			
Total	11,408	67,676	148,818
Less than 9th Grade	2.5%	2.8%	2.2%
9th - 12th Grade, No Diploma	3.8%	4.2%	3.5%
High School Graduate	14.3%	15.2%	13.0%
GED/Alternative Credential	2.8%	2.7%	2.5%
Some College, No Degree	19.2%	17.4%	15.1%
Associate Degree	9.8%	8.1%	7.2%
Bachelor's Degree	29.6%	30.7%	33.0%
Graduate/Professional Degree	18.0%	18.8%	23.6%
2022 Population 15+ by Marital Status			
Total	13,493	78,844	175,083
Never Married	40.5%	34.9%	32.3%
Married	42.9%	49.6%	52.8%
Widowed	4.6%	4.8%	4.9%
Divorced	12.1%	10.6%	10.1%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	9,480	52,854	115,909
Population 16+ Employed	96.8%	96.0%	96.6%
Population 16+ Unemployment rate	3.2%	4.0%	3.3%
Population 16-24 Employed	14.2%	12.4%	12.4%
Population 16-24 Unemployment rate	4.6%	10.7%	8.9%
Population 25-54 Employed	69.5%	65.0%	64.0%
Population 25-54 Unemployment rate	3.5%	2.9%	2.2%
Population 55-64 Employed	11.7%	16.1%	17.1%
Population 55-64 Unemployment rate	0.9%	3.1%	3.5%
Population 65+ Employed	4.6%	6.5%	6.5%
Population 65+ Unemployment rate	0.2%	3.0%	2.7%
2022 Employed Population 16+ by Industry			
Total	9,173	50,758	112,026
Agriculture/Mining	0.3%	0.2%	0.2%
Construction	6.5%	6.3%	5.3%
Manufacturing	3.9%	4.3%	4.7%
Wholesale Trade	1.7%	1.8%	2.0%
Retail Trade	10.9%	11.0%	9.9%
Transportation/Utilities	4.2%	5.2%	4.6%
Information	1.4%	1.7%	1.6%
Finance/Insurance/Real Estate	15.0%	13.7%	14.5%
Services	48.8%	49.8%	51.4%
Public Administration	7.4%	5.9%	5.7%
2022 Employed Population 16+ by Occupation			
Total	9,175	50,757	112,027
White Collar	74.8%	72.9%	76.1%
Management/Business/Financial	17.7%	20.3%	23.1%
Professional	36.0%	31.6%	32.5%
Sales	7.3%	9.9%	10.1%
Administrative Support	13.7%	11.1%	10.4%
Services	12.0%	14.0%	12.5%
Blue Collar	13.2%	13.1%	11.4%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	3.4%	3.8%	3.0%
Installation/Maintenance/Repair	1.5%	2.0%	1.8%
Production	2.8%	2.6%	2.3%
Transportation/Material Moving	5.4%	4.6%	4.2%

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2010 Households by Type			
Total	7,142	37,108	77,896
Households with 1 Person	37.6%	32.3%	29.9%
Households with 2+ People	62.4%	67.7%	70.1%
Family Households	50.3%	59.4%	62.7%
Husband-wife Families	34.7%	43.8%	48.3%
With Related Children	16.4%	20.7%	23.6%
Other Family (No Spouse Present)	15.6%	15.6%	14.4%
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	11.5%	11.6%	10.7%
With Related Children	7.3%	7.3%	6.7%
Nonfamily Households	12.1%	8.3%	7.4%
All Households with Children	26.4%	30.6%	32.6%
Multigenerational Households	2.1%	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	7,139	37,103	77,899
1 Person Household	37.6%	32.3%	29.9%
2 Person Household	33.0%	32.0%	32.3%
3 Person Household	15.5%	16.4%	16.3%
4 Person Household	9.5%	12.3%	13.9%
5 Person Household	2.9%	4.5%	5.2%
6 Person Household	1.0%	1.7%	1.7%
7 + Person Household	0.4%	0.9%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	7,142	37,098	77,900
Owner Occupied	32.9%	56.6%	64.4%
Owned with a Mortgage/Loan	24.7%	44.5%	50.2%
Owned Free and Clear	8.2%	12.1%	14.2%
Renter Occupied	67.1%	43.4%	35.6%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	106	110	110
Percent of Income for Mortgage	22.9%	22.1%	22.2%
Wealth Index	53	97	136
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	7,655	39,518	82,831
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	15,138	88,033	192,531
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.

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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)	Bright Young Professionals (8C)	Boomburbs (1C)
2022 Consumer Spending			
Apparel & Services: Total \$	\$15,301,811	\$97,427,693	\$257,774,688
Average Spent	\$2,018.44	\$2,463.16	\$3,020.63
Spending Potential Index	84	102	125
Education: Total \$	\$12,239,205	\$81,806,887	\$221,808,892
Average Spent	\$1,614.46	\$2,068.23	\$2,599.18
Spending Potential Index	82	105	133
Entertainment/Recreation: Total \$	\$21,371,751	\$143,135,398	\$384,818,803
Average Spent	\$2,819.12	\$3,618.73	\$4,509.35
Spending Potential Index	77	99	123
Food at Home: Total \$	\$37,778,703	\$243,940,217	\$643,630,515
Average Spent	\$4,983.34	\$6,167.27	\$7,542.13
Spending Potential Index	80	100	122
Food Away from Home: Total \$	\$27,477,035	\$173,813,026	\$459,071,417
Average Spent	\$3,624.46	\$4,394.32	\$5,379.45
Spending Potential Index	84	102	125
Health Care: Total \$	\$39,671,661	\$270,975,416	\$726,909,622
Average Spent	\$5,233.04	\$6,850.77	\$8,518.01
Spending Potential Index	74	97	120
HH Furnishings & Equipment: Total \$	\$15,088,486	\$101,397,926	\$273,224,860
Average Spent	\$1,990.30	\$2,563.53	\$3,201.68
Spending Potential Index	78	100	125
Personal Care Products & Services: Total \$	\$6,265,040	\$40,998,358	\$109,253,796
Average Spent	\$826.41	\$1,036.52	\$1,280.25
Spending Potential Index	81	102	126
Shelter: Total \$	\$142,534,111	\$926,442,927	\$2,469,437,444
Average Spent	\$18,801.49	\$23,422.23	\$28,937.14
Spending Potential Index	82	102	126
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,908,020	\$105,175,515	\$287,334,823
Average Spent	\$1,966.50	\$2,659.04	\$3,367.02
Spending Potential Index	72	98	124
Travel: Total \$	\$16,540,791	\$114,184,122	\$312,891,058
Average Spent	\$2,181.87	\$2,886.79	\$3,666.49
Spending Potential Index	76	101	128
Vehicle Maintenance & Repairs: Total \$	\$7,643,459	\$49,729,721	\$131,079,096
Average Spent	\$1,008.24	\$1,257.26	\$1,536.00
Spending Potential Index	80	100	122

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.