

GREENBRIER SHOPPING CENTER

2000 - 2220 Plank Road, Fredericksburg, VA 22401



Greenbrier Shopping Center is strategically located at the signalized intersection of Plank Road (Route 3) and Altoona Drive, just to the east of I-95. Anchored by Burlington Coat Factory and Big Lots, Greenbrier Shopping Center is well positioned within the Fredericksburg retail corridor and also benefits from strong demographics, with an estimated annual growth rate of 3.21% within 1 mile over the next 5 years.

Retail Space Available:

2,000 SF | 6,000 SF | 6,000 SF

Center Type: Community Center
Retail GLA: 173,647 SF
Features: Signalized Intersection
Dedicated Turn Lane
Pylon Sign
Drive Thru

Parking: 655 Surface Spaces

Traffic Counts: 55,000 AADT on Plank Road

Anchor Tenants:



National/Regional Tenants:



Demographics	1 Mile	3 Mile	5 Mile
Population 2016	7,455	52,115	124,174
Population 2021	8,731	58,059	134,843
Total Households	3,533	19,548	45,185
Average HH Income	\$70,199	\$75,328	\$88,066

LEASING CONTACT

Brian Rosenberg | 571.395.8023 | brosenberg@beattykos.com

GREENBRIER SHOPPING CENTER

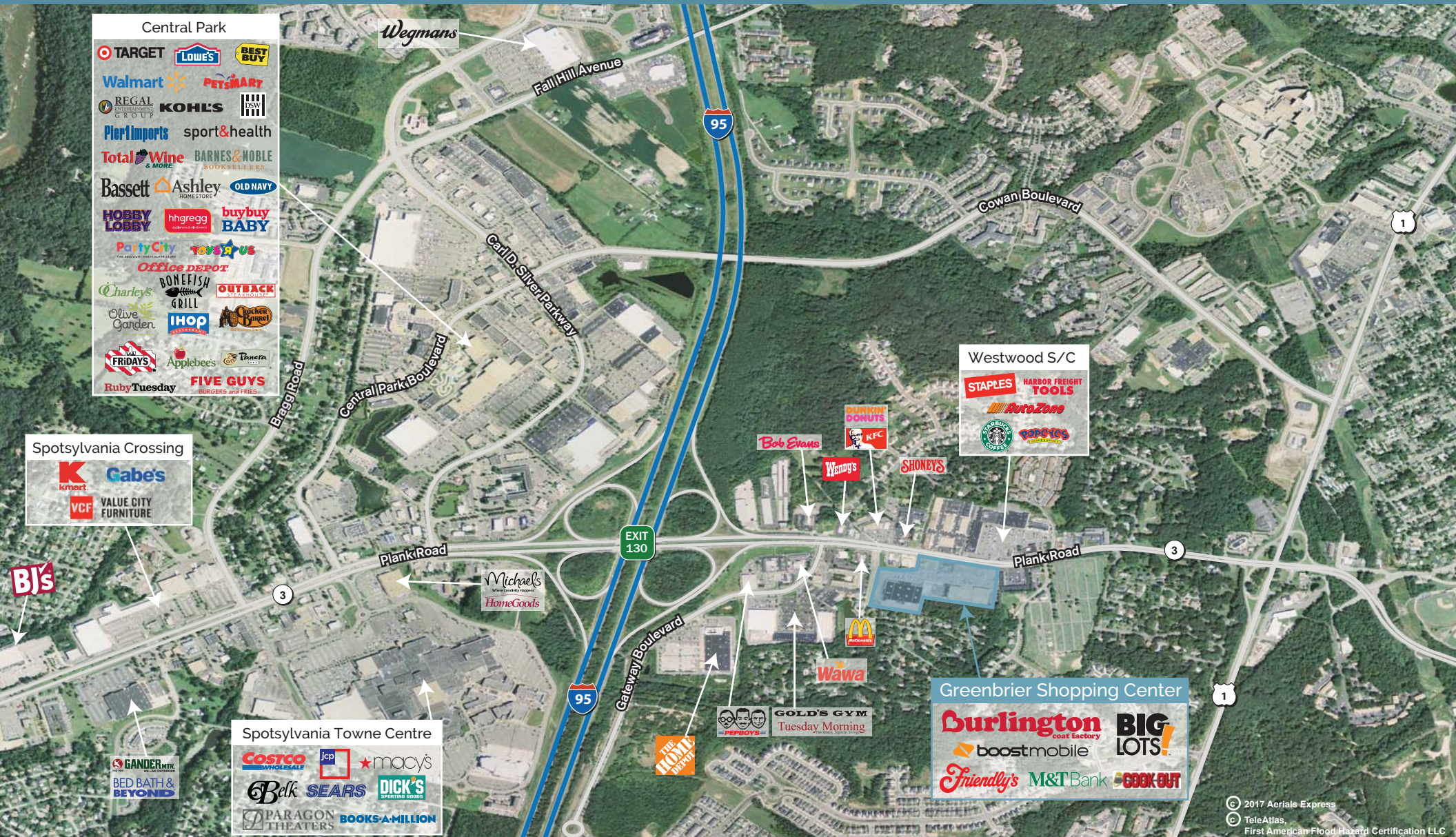
2000 - 2220 Plank Road, Fredericksburg, VA 22401



Space	Tenant	SF
2000	Big Lots	23,535
2010	Latin Beauty Salon	2,000
2012	Available	2,000
2014	Laundromat	3,000
2018	Nail Connection	1,200
2020	Boost Mobile	1,500
2022	Decatur's Crabs	375
2026	Latino Market & Jewelry	5,000
2028	Two Times New	12,000
2030	Available	6,000
2032	Taj Indian Cuisine	3,000
2042	Rent-n-Roll	5,000
2046	Available	6,000
2052	Aladin Inc.	6,000
2060	Burlington Coat Factory	80,155
2068	Friendly's	3,437
2220	Safelite AutoGlass	

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6824 Elm Street, Suite 200, McLean, VA 22101
ph: 703.821.0500 | fax: 703.442.7545 | BeattyCos.com

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Market Profile

Greenbrier Shopping Center
2000 Plank Rd, Fredericksburg, Virginia, 22401
Rings: 1, 3, 5 mile radii

Prepared by Beatty Management

Latitude: 38.29554
Longitude: -77.49329

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,972	37,260	85,367
2010 Total Population	6,241	45,572	113,218
2016 Total Population	7,455	52,115	124,174
2016 Group Quarters	29	3,197	3,369
2021 Total Population	8,731	58,059	134,843
2016-2021 Annual Rate	3.21%	2.18%	1.66%
2016 Total Daytime Population	9,874	70,635	130,770
Workers	6,257	42,288	66,040
Residents	3,617	28,347	64,730
Household Summary			
2000 Households	2,060	14,490	31,660
2000 Average Household Size	1.92	2.37	2.60
2010 Households	2,970	17,031	41,200
2010 Average Household Size	2.09	2.50	2.67
2016 Households	3,533	19,548	45,185
2016 Average Household Size	2.10	2.50	2.67
2021 Households	4,121	21,946	49,208
2021 Average Household Size	2.11	2.50	2.67
2016-2021 Annual Rate	3.13%	2.34%	1.72%
2010 Families	1,386	10,213	28,097
2010 Average Family Size	2.80	3.11	3.18
2016 Families	1,611	11,514	30,377
2016 Average Family Size	2.83	3.13	3.20
2021 Families	1,861	12,770	32,765
2021 Average Family Size	2.86	3.14	3.21
2016-2021 Annual Rate	2.93%	2.09%	1.53%
Housing Unit Summary			
2000 Housing Units	2,312	15,621	33,610
Owner Occupied Housing Units	24.2%	47.7%	61.9%
Renter Occupied Housing Units	64.9%	45.0%	32.3%
Vacant Housing Units	10.9%	7.2%	5.8%
2010 Housing Units	3,282	18,500	44,012
Owner Occupied Housing Units	30.1%	47.6%	60.5%
Renter Occupied Housing Units	60.4%	44.5%	33.1%
Vacant Housing Units	9.5%	7.9%	6.4%
2016 Housing Units	3,867	21,282	48,394
Owner Occupied Housing Units	30.0%	45.3%	58.3%
Renter Occupied Housing Units	61.4%	46.6%	35.1%
Vacant Housing Units	8.6%	8.1%	6.6%
2021 Housing Units	4,504	23,871	52,645
Owner Occupied Housing Units	30.5%	44.4%	57.7%
Renter Occupied Housing Units	61.0%	47.5%	35.8%
Vacant Housing Units	8.5%	8.1%	6.5%
Median Household Income			
2016	\$51,030	\$55,628	\$71,687
2021	\$46,500	\$49,572	\$77,459
Median Home Value			
2016	\$365,169	\$293,534	\$283,453
2021	\$398,081	\$342,916	\$332,095
Per Capita Income			
2016	\$32,502	\$28,919	\$32,236
2021	\$33,845	\$30,235	\$34,302
Median Age			
2010	31.1	32.7	34.3
2016	32.2	33.5	35.1
2021	33.3	34.5	36.1

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

April 25, 2017



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2016 Households by Income			
Household Income Base	3,533	19,548	45,185
<\$15,000	10.8%	11.6%	7.9%
\$15,000 - \$24,999	9.4%	9.2%	6.7%
\$25,000 - \$34,999	10.4%	9.4%	7.4%
\$35,000 - \$49,999	18.2%	15.1%	12.7%
\$50,000 - \$74,999	18.4%	15.9%	17.0%
\$75,000 - \$99,999	10.2%	12.6%	14.2%
\$100,000 - \$149,999	12.9%	14.9%	19.2%
\$150,000 - \$199,999	5.5%	6.5%	8.8%
\$200,000+	4.3%	4.8%	6.2%
Average Household Income	\$70,199	\$75,328	\$88,066
2021 Households by Income			
Household Income Base	4,121	21,946	49,208
<\$15,000	12.1%	13.0%	8.9%
\$15,000 - \$24,999	9.1%	8.6%	6.4%
\$25,000 - \$34,999	9.0%	8.1%	6.4%
\$35,000 - \$49,999	23.8%	20.6%	16.6%
\$50,000 - \$74,999	12.1%	9.2%	9.8%
\$75,000 - \$99,999	9.7%	12.4%	14.5%
\$100,000 - \$149,999	12.3%	14.9%	20.1%
\$150,000 - \$199,999	6.9%	7.8%	10.4%
\$200,000+	4.9%	5.2%	6.8%
Average Household Income	\$73,533	\$78,471	\$93,630
2016 Owner Occupied Housing Units by Value			
Total	1,161	9,636	28,204
<\$50,000	0.6%	3.4%	3.5%
\$50,000 - \$99,999	3.1%	2.7%	1.9%
\$100,000 - \$149,999	2.3%	5.2%	4.9%
\$150,000 - \$199,999	2.9%	11.5%	12.8%
\$200,000 - \$249,999	6.2%	14.9%	15.7%
\$250,000 - \$299,999	9.8%	14.1%	16.7%
\$300,000 - \$399,999	38.3%	26.1%	25.9%
\$400,000 - \$499,999	19.9%	10.0%	9.1%
\$500,000 - \$749,999	12.4%	6.8%	6.1%
\$750,000 - \$999,999	3.9%	2.8%	2.0%
\$1,000,000 +	0.4%	2.4%	1.4%
Average Home Value	\$392,306	\$336,059	\$316,452
2021 Owner Occupied Housing Units by Value			
Total	1,372	10,604	30,385
<\$50,000	0.4%	3.1%	3.4%
\$50,000 - \$99,999	4.8%	5.0%	3.9%
\$100,000 - \$149,999	3.4%	7.8%	8.2%
\$150,000 - \$199,999	1.6%	7.9%	9.3%
\$200,000 - \$249,999	1.5%	5.4%	5.1%
\$250,000 - \$299,999	4.7%	8.5%	10.6%
\$300,000 - \$399,999	34.2%	28.7%	29.6%
\$400,000 - \$499,999	28.4%	16.9%	16.2%
\$500,000 - \$749,999	15.0%	9.5%	9.0%
\$750,000 - \$999,999	5.3%	3.9%	2.8%
\$1,000,000 +	0.6%	3.3%	1.9%
Average Home Value	\$422,358	\$374,976	\$352,093

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

April 25, 2017



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Latitude: 38.29554
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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	6,239	45,573	113,218
0 - 4	6.7%	6.7%	6.9%
5 - 9	5.8%	6.5%	7.2%
10 - 14	3.9%	5.7%	7.1%
15 - 24	20.2%	19.9%	16.1%
25 - 34	19.1%	14.1%	13.6%
35 - 44	12.6%	12.1%	13.8%
45 - 54	11.7%	12.6%	14.2%
55 - 64	9.1%	10.1%	10.3%
65 - 74	4.6%	5.9%	5.8%
75 - 84	4.2%	4.2%	3.5%
85 +	2.1%	2.2%	1.5%
18 +	80.9%	77.5%	74.3%
2016 Population by Age			
Total	7,454	52,113	124,173
0 - 4	6.3%	6.3%	6.5%
5 - 9	5.7%	6.2%	6.7%
10 - 14	5.0%	6.0%	6.9%
15 - 24	16.8%	18.5%	15.2%
25 - 34	21.1%	15.1%	14.6%
35 - 44	12.0%	11.5%	12.8%
45 - 54	10.9%	11.9%	13.3%
55 - 64	9.6%	10.7%	11.1%
65 - 74	6.1%	7.4%	7.4%
75 - 84	4.2%	4.1%	3.7%
85 +	2.2%	2.3%	1.7%
18 +	80.7%	78.3%	76.1%
2021 Population by Age			
Total	8,730	58,059	134,844
0 - 4	6.3%	6.3%	6.4%
5 - 9	5.5%	5.9%	6.4%
10 - 14	4.6%	5.8%	6.6%
15 - 24	15.1%	17.3%	14.2%
25 - 34	22.1%	15.4%	14.9%
35 - 44	12.7%	12.2%	13.5%
45 - 54	10.1%	10.9%	11.9%
55 - 64	9.4%	10.9%	11.5%
65 - 74	7.2%	8.4%	8.4%
75 - 84	4.7%	4.6%	4.3%
85 +	2.4%	2.3%	1.8%
18 +	81.1%	78.7%	76.8%
2010 Population by Sex			
Males	2,996	21,353	54,166
Females	3,245	24,219	59,052
2016 Population by Sex			
Males	3,573	24,582	59,539
Females	3,882	27,534	64,634
2021 Population by Sex			
Males	4,167	27,553	64,824
Females	4,564	30,506	70,019

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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Latitude: 38.29554
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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	6,242	45,572	113,217
White Alone	68.8%	68.6%	71.3%
Black Alone	18.4%	19.2%	17.5%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	3.9%	2.7%	2.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.3%	5.4%	4.3%
Two or More Races	4.1%	3.7%	3.7%
Hispanic Origin	9.2%	10.3%	9.4%
Diversity Index	57.6	58.6	55.2
2016 Population by Race/Ethnicity			
Total	7,453	52,115	124,174
White Alone	67.9%	65.9%	68.5%
Black Alone	18.9%	20.1%	18.2%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	4.0%	3.0%	3.1%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	4.3%	6.2%	5.2%
Two or More Races	4.3%	4.2%	4.5%
Hispanic Origin	9.6%	12.0%	11.6%
Diversity Index	58.8	62.4	60.0
2021 Population by Race/Ethnicity			
Total	8,732	58,059	134,842
White Alone	66.3%	63.5%	65.8%
Black Alone	19.6%	21.0%	18.9%
American Indian Alone	0.5%	0.4%	0.5%
Asian Alone	4.4%	3.3%	3.5%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	4.4%	6.8%	6.0%
Two or More Races	4.6%	4.8%	5.2%
Hispanic Origin	10.2%	13.5%	13.5%
Diversity Index	60.8	65.6	64.0
2010 Population by Relationship and Household Type			
Total	6,241	45,572	113,218
In Households	99.6%	93.4%	97.2%
In Family Households	65.2%	73.0%	81.9%
Householder	21.5%	22.5%	24.8%
Spouse	14.8%	15.6%	18.4%
Child	22.5%	27.6%	31.8%
Other relative	3.3%	4.1%	4.0%
Nonrelative	3.1%	3.3%	2.9%
In Nonfamily Households	34.4%	20.4%	15.3%
In Group Quarters	0.4%	6.6%	2.8%
Institutionalized Population	0.1%	1.0%	0.5%
Noninstitutionalized Population	0.3%	5.6%	2.3%

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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2016 Population 25+ by Educational Attainment			
Total	4,936	32,818	80,313
Less than 9th Grade	0.7%	2.6%	2.4%
9th - 12th Grade, No Diploma	4.0%	5.9%	5.3%
High School Graduate	25.9%	25.0%	25.0%
GED/Alternative Credential	0.9%	2.9%	3.1%
Some College, No Degree	22.1%	21.4%	21.8%
Associate Degree	7.3%	6.5%	7.4%
Bachelor's Degree	22.8%	21.0%	20.7%
Graduate/Professional Degree	16.3%	14.7%	14.3%
2016 Population 15+ by Marital Status			
Total	6,189	42,451	99,235
Never Married	40.1%	39.2%	33.5%
Married	44.3%	44.5%	52.1%
Widowed	6.0%	6.1%	5.2%
Divorced	9.6%	10.2%	9.3%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	95.2%	93.8%	95.4%
Civilian Unemployed	4.8%	6.2%	4.6%
2016 Employed Population 16+ by Industry			
Total	3,898	23,930	59,718
Agriculture/Mining	0.1%	0.4%	0.2%
Construction	8.2%	5.6%	6.9%
Manufacturing	2.6%	3.4%	3.2%
Wholesale Trade	1.5%	1.3%	2.0%
Retail Trade	11.8%	11.9%	11.7%
Transportation/Utilities	2.4%	3.5%	4.2%
Information	0.7%	1.1%	1.4%
Finance/Insurance/Real Estate	5.8%	6.8%	6.7%
Services	55.5%	53.2%	48.9%
Public Administration	11.3%	12.8%	14.7%
2016 Employed Population 16+ by Occupation			
Total	3,897	23,930	59,717
White Collar	64.9%	64.9%	65.9%
Management/Business/Financial	16.2%	15.8%	16.7%
Professional	27.9%	25.8%	25.5%
Sales	9.1%	9.9%	10.3%
Administrative Support	11.7%	13.5%	13.4%
Services	19.3%	21.0%	18.6%
Blue Collar	15.7%	14.1%	15.4%
Farming/Forestry/Fishing	0.0%	0.2%	0.1%
Construction/Extraction	5.8%	4.1%	5.2%
Installation/Maintenance/Repair	1.1%	2.2%	2.9%
Production	4.5%	2.6%	2.5%
Transportation/Material Moving	4.3%	5.1%	4.9%
2010 Population By Urban/ Rural Status			
Total Population	6,241	45,572	113,218
Population Inside Urbanized Area	100.0%	98.4%	96.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	1.6%	3.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	2,970	17,031	41,199
Households with 1 Person	39.2%	30.4%	24.5%
Households with 2+ People	60.8%	69.6%	75.5%
Family Households	46.7%	60.0%	68.2%
Husband-wife Families	32.1%	41.6%	50.6%
With Related Children	13.8%	19.0%	25.0%
Other Family (No Spouse Present)	14.5%	18.3%	17.6%
Other Family with Male Householder	4.2%	4.6%	4.7%
With Related Children	2.6%	2.7%	2.9%
Other Family with Female Householder	10.3%	13.8%	12.9%
With Related Children	7.5%	9.6%	8.9%
Nonfamily Households	14.1%	9.6%	7.3%
All Households with Children	24.4%	31.8%	37.4%
Multigenerational Households	1.9%	4.1%	4.8%
Unmarried Partner Households	7.6%	7.0%	6.4%
Male-female	6.8%	6.3%	5.7%
Same-sex	0.8%	0.7%	0.6%
2010 Households by Size			
Total	2,969	17,030	41,200
1 Person Household	39.2%	30.4%	24.5%
2 Person Household	30.7%	30.9%	31.4%
3 Person Household	14.6%	15.9%	17.0%
4 Person Household	9.4%	12.4%	14.8%
5 Person Household	4.3%	6.1%	7.4%
6 Person Household	1.2%	2.4%	2.9%
7 + Person Household	0.6%	1.9%	2.0%
2010 Households by Tenure and Mortgage Status			
Total	2,970	17,031	41,200
Owner Occupied	33.3%	51.7%	64.6%
Owned with a Mortgage/Loan	26.5%	39.5%	53.0%
Owned Free and Clear	6.8%	12.2%	11.7%
Renter Occupied	66.7%	48.3%	35.4%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,282	18,500	44,012
Housing Units Inside Urbanized Area	100.0%	98.5%	96.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	1.5%	3.6%

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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Top 3 Tapestry Segments			
	1. Enterprising Professionals	Old and Newcomers (8F)	Soccer Moms (4A)
	2. Old and Newcomers (8F)	Set to Impress (11D)	Home Improvement (4B)
	3. Young and Restless (11B)	Enterprising Professionals	Bright Young Professionals
2016 Consumer Spending			
Apparel & Services: Total \$	\$6,868,134	\$39,432,504	\$104,281,618
Average Spent	\$1,943.99	\$2,017.21	\$2,307.88
Spending Potential Index	97	100	115
Education: Total \$	\$4,647,386	\$27,939,116	\$72,895,706
Average Spent	\$1,315.42	\$1,429.26	\$1,613.27
Spending Potential Index	93	101	114
Entertainment/Recreation: Total \$	\$9,333,916	\$55,449,705	\$149,827,979
Average Spent	\$2,641.92	\$2,836.59	\$3,315.88
Spending Potential Index	91	97	114
Food at Home: Total \$	\$16,702,088	\$96,714,669	\$252,952,926
Average Spent	\$4,727.45	\$4,947.55	\$5,598.16
Spending Potential Index	95	99	112
Food Away from Home: Total \$	\$10,626,688	\$60,746,440	\$161,284,616
Average Spent	\$3,007.84	\$3,107.55	\$3,569.43
Spending Potential Index	97	100	115
Health Care: Total \$	\$15,823,985	\$97,706,020	\$265,376,806
Average Spent	\$4,478.91	\$4,998.26	\$5,873.12
Spending Potential Index	85	94	111
HH Furnishings & Equipment: Total \$	\$5,724,690	\$33,903,530	\$91,927,422
Average Spent	\$1,620.35	\$1,734.37	\$2,034.47
Spending Potential Index	92	98	115
Personal Care Products & Services: Total \$	\$2,409,940	\$14,132,353	\$37,964,104
Average Spent	\$682.12	\$722.96	\$840.19
Spending Potential Index	93	99	115
Shelter: Total \$	\$53,182,479	\$308,964,378	\$815,609,474
Average Spent	\$15,053.07	\$15,805.42	\$18,050.45
Spending Potential Index	97	101	116
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,006,677	\$43,203,987	\$118,522,900
Average Spent	\$1,983.21	\$2,210.15	\$2,623.06
Spending Potential Index	85	95	113
Travel: Total \$	\$5,671,607	\$34,861,617	\$97,213,012
Average Spent	\$1,605.32	\$1,783.39	\$2,151.44
Spending Potential Index	86	96	116
Vehicle Maintenance & Repairs: Total \$	\$3,326,331	\$19,704,008	\$52,788,636
Average Spent	\$941.50	\$1,007.98	\$1,168.28
Spending Potential Index	91	97	113

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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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