

HAYFIELD SHOPPING CENTER

7590 Telegraph Road, Alexandria, VA 22315



Hayfield Shopping Center is strategically located at the signalized intersection of Telegraph Road and Hayfield Road in Alexandria, Virginia. Surrounded by many high income neighborhoods and within walking distance of both the area's elementary and secondary schools, Hayfield Shopping Center offers retailers a great opportunity in a well established neighborhood center.

Retail Space Available:

1,300 SF

Center Type: Neighborhood Center
Retail GLA: 94,849 SF
Year Built: 1984
Features: Signalized Intersection
Dedicated Turn Lane
Pylon Sign
Parking: 441 Surface Spaces
Traffic Counts: 20,000 AADT on Telegraph Road
13,000 AADT on Hayfield Road
Anchor Tenant:



National/Regional Tenants:



Demographics	1 Mile	3 Mile	5 Mile
Population 2016	9,895	109,433	304,513
Population 2021	10,216	112,714	314,737
Total Households	4,249	39,682	117,272
Average HH Income	\$132,861	\$117,512	\$117,759



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LEASING CONTACT

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HAYFIELD SHOPPING CENTER

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Space	Tenant	SF
7550	House of Dynasty	3,965
7554	KoChix	2,000
7556	Life Champ Martial Arts	2,000
7558	Giant	50,764
7560	Crest Cleaners	3,000
7562	TJ's Hair Studio	1,500
7564	Season Nails	1,500
7566	Subway	1,500
7570	Dancensations	7,875
7574	Hayfield Dental Care	3,375
7576	Hayfield Dental Care	2,000
7578A	Hot Bagel	1,500
7578B	Stone Hot Pizza	1,500
7580	McDonald's	2,000
7584	H & R Block	2,600
7588	Katana Sushi	1,300
7590	Available	1,300
7592	Starfit Studio	1,300
7594	Tommy's Barber Shop	1,300
7598	Hayfield Medical Center	2,570

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Market Profile

Hayfield Shopping Center
7590 Telegraph Rd, Alexandria, Virginia, 22315
Rings: 1, 3, 5 mile radii

Prepared by Beatty Management

Latitude: 38.75222
Longitude: -77.13955

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,082	93,061	263,875
2010 Total Population	9,576	105,912	293,300
2016 Total Population	9,895	109,433	304,513
2016 Group Quarters	1	490	1,351
2021 Total Population	10,216	112,714	314,737
2016-2021 Annual Rate	0.64%	0.59%	0.66%
2016 Total Daytime Population	6,221	102,917	284,825
Workers	2,222	53,403	147,267
Residents	3,999	49,514	137,558
Household Summary			
2000 Households	3,831	35,190	104,188
2000 Average Household Size	2.37	2.63	2.52
2010 Households	4,103	38,715	113,683
2010 Average Household Size	2.33	2.72	2.57
2016 Households	4,249	39,682	117,272
2016 Average Household Size	2.33	2.75	2.59
2021 Households	4,387	40,732	120,931
2021 Average Household Size	2.33	2.76	2.59
2016-2021 Annual Rate	0.64%	0.52%	0.62%
2010 Families	2,437	26,009	71,506
2010 Average Family Size	3.01	3.29	3.20
2016 Families	2,503	26,514	73,290
2016 Average Family Size	3.01	3.32	3.23
2021 Families	2,571	27,137	75,272
2021 Average Family Size	3.02	3.33	3.24
2016-2021 Annual Rate	0.54%	0.47%	0.54%
Housing Unit Summary			
2000 Housing Units	3,902	36,047	107,245
Owner Occupied Housing Units	61.1%	63.1%	57.2%
Renter Occupied Housing Units	37.0%	34.6%	40.0%
Vacant Housing Units	1.8%	2.4%	2.9%
2010 Housing Units	4,309	40,596	119,133
Owner Occupied Housing Units	56.3%	61.2%	56.8%
Renter Occupied Housing Units	38.9%	34.2%	38.6%
Vacant Housing Units	4.8%	4.6%	4.6%
2016 Housing Units	4,465	41,743	122,999
Owner Occupied Housing Units	54.1%	59.2%	54.9%
Renter Occupied Housing Units	41.0%	35.9%	40.4%
Vacant Housing Units	4.8%	4.9%	4.7%
2021 Housing Units	4,611	42,920	126,849
Owner Occupied Housing Units	54.2%	58.9%	54.7%
Renter Occupied Housing Units	41.0%	36.0%	40.6%
Vacant Housing Units	4.9%	5.1%	4.7%
Median Household Income			
2016	\$109,426	\$98,058	\$91,029
2021	\$117,034	\$106,061	\$101,594
Median Home Value			
2016	\$446,695	\$417,241	\$436,745
2021	\$455,745	\$447,891	\$462,774
Per Capita Income			
2016	\$57,724	\$42,800	\$45,432
2021	\$62,710	\$46,158	\$49,011
Median Age			
2010	36.7	35.3	36.5
2016	38.0	36.4	37.5
2021	39.0	36.9	38.1

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.

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2016 Households by Income			
Household Income Base	4,249	39,682	117,270
<\$15,000	2.3%	4.1%	5.0%
\$15,000 - \$24,999	1.5%	4.0%	4.4%
\$25,000 - \$34,999	2.4%	5.4%	5.2%
\$35,000 - \$49,999	5.4%	8.2%	9.4%
\$50,000 - \$74,999	13.4%	14.8%	16.4%
\$75,000 - \$99,999	16.6%	14.3%	13.7%
\$100,000 - \$149,999	29.5%	23.5%	21.4%
\$150,000 - \$199,999	13.7%	12.7%	11.2%
\$200,000+	15.2%	13.0%	13.4%
Average Household Income	\$132,861	\$117,512	\$117,759
2021 Households by Income			
Household Income Base	4,387	40,732	120,929
<\$15,000	2.2%	4.2%	5.2%
\$15,000 - \$24,999	1.3%	3.9%	4.3%
\$25,000 - \$34,999	1.8%	4.5%	4.4%
\$35,000 - \$49,999	5.5%	9.1%	10.8%
\$50,000 - \$74,999	8.2%	9.5%	10.5%
\$75,000 - \$99,999	15.8%	14.0%	13.7%
\$100,000 - \$149,999	32.2%	25.8%	23.4%
\$150,000 - \$199,999	16.4%	15.0%	13.3%
\$200,000+	16.5%	14.0%	14.5%
Average Household Income	\$144,337	\$127,204	\$127,360
2016 Owner Occupied Housing Units by Value			
Total	2,416	24,679	67,515
<\$50,000	0.4%	2.6%	1.8%
\$50,000 - \$99,999	0.0%	2.0%	1.3%
\$100,000 - \$149,999	0.0%	2.3%	1.9%
\$150,000 - \$199,999	0.8%	3.0%	3.4%
\$200,000 - \$249,999	2.6%	4.8%	5.5%
\$250,000 - \$299,999	5.4%	8.4%	8.4%
\$300,000 - \$399,999	22.6%	23.3%	20.5%
\$400,000 - \$499,999	38.8%	21.4%	19.6%
\$500,000 - \$749,999	25.9%	22.7%	24.4%
\$750,000 - \$999,999	1.7%	8.0%	10.3%
\$1,000,000 +	1.7%	1.6%	2.9%
Average Home Value	\$474,234	\$453,876	\$483,932
2021 Owner Occupied Housing Units by Value			
Total	2,497	25,248	69,391
<\$50,000	0.3%	2.1%	1.5%
\$50,000 - \$99,999	0.0%	3.1%	2.0%
\$100,000 - \$149,999	0.0%	2.6%	2.3%
\$150,000 - \$199,999	0.4%	1.5%	2.2%
\$200,000 - \$249,999	0.5%	1.7%	2.0%
\$250,000 - \$299,999	2.6%	4.4%	4.9%
\$300,000 - \$399,999	19.3%	21.1%	18.8%
\$400,000 - \$499,999	48.1%	28.4%	25.9%
\$500,000 - \$749,999	25.1%	24.4%	26.0%
\$750,000 - \$999,999	2.0%	9.1%	11.4%
\$1,000,000 +	1.6%	1.7%	2.9%
Average Home Value	\$487,555	\$479,587	\$508,267

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.

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Latitude: 38.75222
Longitude: -77.13955

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	9,575	105,911	293,299
0 - 4	7.1%	8.0%	7.4%
5 - 9	6.0%	7.1%	6.5%
10 - 14	5.5%	6.2%	5.8%
15 - 24	10.2%	11.5%	11.0%
25 - 34	18.1%	16.7%	16.8%
35 - 44	18.0%	16.7%	16.1%
45 - 54	16.5%	15.7%	15.2%
55 - 64	11.0%	10.7%	11.1%
65 - 74	4.8%	4.6%	5.3%
75 - 84	2.2%	2.2%	3.1%
85 +	0.4%	0.8%	1.6%
18 +	77.7%	74.9%	76.7%
2016 Population by Age			
Total	9,895	109,431	304,513
0 - 4	6.3%	7.2%	6.7%
5 - 9	6.7%	7.4%	6.9%
10 - 14	6.1%	6.8%	6.4%
15 - 24	10.1%	11.7%	11.2%
25 - 34	15.7%	14.6%	15.0%
35 - 44	17.1%	15.7%	15.2%
45 - 54	15.6%	14.7%	14.2%
55 - 64	12.4%	12.0%	12.2%
65 - 74	7.0%	6.5%	7.2%
75 - 84	2.5%	2.5%	3.4%
85 +	0.6%	0.9%	1.7%
18 +	77.7%	75.1%	76.6%
2021 Population by Age			
Total	10,216	112,715	314,737
0 - 4	6.0%	7.0%	6.5%
5 - 9	6.3%	6.9%	6.5%
10 - 14	6.2%	6.8%	6.4%
15 - 24	9.8%	11.3%	10.9%
25 - 34	14.7%	15.1%	14.9%
35 - 44	16.9%	15.3%	15.0%
45 - 54	14.8%	13.8%	13.5%
55 - 64	12.7%	12.1%	12.2%
65 - 74	8.6%	7.8%	8.5%
75 - 84	3.2%	3.0%	3.8%
85 +	0.6%	1.0%	1.8%
18 +	78.0%	75.6%	77.1%
2010 Population by Sex			
Males	4,488	51,562	142,826
Females	5,088	54,350	150,474
2016 Population by Sex			
Males	4,650	53,386	148,685
Females	5,244	56,047	155,828
2021 Population by Sex			
Males	4,811	55,082	153,928
Females	5,404	57,632	160,809

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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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	9,576	105,912	293,298
White Alone	68.7%	52.2%	55.7%
Black Alone	15.5%	21.0%	19.3%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	9.2%	12.1%	11.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.1%	9.5%	8.7%
Two or More Races	4.2%	4.6%	4.4%
Hispanic Origin	8.4%	21.7%	19.9%
Diversity Index	57.3	78.1	75.5
2016 Population by Race/Ethnicity			
Total	9,894	109,432	304,513
White Alone	64.8%	48.8%	52.4%
Black Alone	16.8%	21.5%	19.6%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	10.7%	13.4%	12.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.4%	10.4%	9.6%
Two or More Races	4.9%	5.2%	5.0%
Hispanic Origin	9.8%	23.8%	22.0%
Diversity Index	62.1	80.7	78.3
2021 Population by Race/Ethnicity			
Total	10,216	112,715	314,738
White Alone	61.6%	46.1%	49.9%
Black Alone	17.9%	21.8%	19.8%
American Indian Alone	0.3%	0.6%	0.5%
Asian Alone	12.0%	14.6%	13.9%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.7%	11.2%	10.4%
Two or More Races	5.5%	5.6%	5.4%
Hispanic Origin	11.1%	25.8%	23.9%
Diversity Index	65.8	82.6	80.4
2010 Population by Relationship and Household Type			
Total	9,576	105,912	293,300
In Households	100.0%	99.6%	99.6%
In Family Households	77.8%	84.0%	81.3%
Householder	25.8%	24.6%	24.4%
Spouse	20.4%	18.2%	18.3%
Child	27.1%	31.1%	29.0%
Other relative	3.3%	6.8%	6.4%
Nonrelative	1.2%	3.4%	3.2%
In Nonfamily Households	22.2%	15.5%	18.3%
In Group Quarters	0.0%	0.4%	0.4%
Institutionalized Population	0.0%	0.0%	0.2%
Noninstitutionalized Population	0.0%	0.4%	0.2%

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	7,011	73,190	209,544
Less than 9th Grade	0.7%	7.1%	6.0%
9th - 12th Grade, No Diploma	0.6%	5.2%	4.8%
High School Graduate	7.1%	14.9%	14.2%
GED/Alternative Credential	0.4%	1.4%	1.3%
Some College, No Degree	9.7%	15.2%	15.2%
Associate Degree	10.1%	6.3%	6.3%
Bachelor's Degree	38.1%	26.7%	27.3%
Graduate/Professional Degree	33.2%	23.3%	25.0%
2016 Population 15+ by Marital Status			
Total	8,011	86,015	243,609
Never Married	29.7%	32.5%	33.5%
Married	56.0%	54.5%	52.7%
Widowed	3.9%	3.7%	4.6%
Divorced	10.4%	9.3%	9.2%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	98.0%	96.4%	96.6%
Civilian Unemployed	2.0%	3.6%	3.4%
2016 Employed Population 16+ by Industry			
Total	5,649	58,982	164,790
Agriculture/Mining	0.0%	0.1%	0.2%
Construction	2.0%	8.8%	6.9%
Manufacturing	3.3%	3.0%	2.5%
Wholesale Trade	0.2%	1.2%	1.1%
Retail Trade	4.1%	8.6%	8.6%
Transportation/Utilities	5.7%	3.8%	3.9%
Information	3.5%	1.7%	2.0%
Finance/Insurance/Real Estate	8.8%	6.2%	6.5%
Services	51.9%	51.7%	52.8%
Public Administration	20.5%	14.9%	15.4%
2016 Employed Population 16+ by Occupation			
Total	5,650	58,982	164,791
White Collar	85.5%	67.2%	68.1%
Management/Business/Financial	30.0%	20.3%	21.1%
Professional	38.9%	27.0%	27.6%
Sales	5.0%	8.8%	8.2%
Administrative Support	11.5%	11.2%	11.2%
Services	9.2%	17.4%	18.5%
Blue Collar	5.4%	15.4%	13.4%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	1.0%	7.3%	5.4%
Installation/Maintenance/Repair	1.3%	2.0%	1.8%
Production	1.3%	2.0%	1.7%
Transportation/Material Moving	1.8%	4.1%	4.4%
2010 Population By Urban/ Rural Status			
Total Population	9,576	105,912	293,300
Population Inside Urbanized Area	100.0%	100.0%	99.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.1%

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2010 Households by Type			
Total	4,102	38,715	113,683
Households with 1 Person	31.7%	25.7%	29.6%
Households with 2+ People	68.3%	74.3%	70.4%
Family Households	59.4%	67.2%	62.9%
Husband-wife Families	47.1%	49.7%	47.4%
With Related Children	22.8%	26.3%	23.4%
Other Family (No Spouse Present)	12.4%	17.5%	15.5%
Other Family with Male Householder	3.0%	4.8%	4.4%
With Related Children	1.6%	2.6%	2.3%
Other Family with Female Householder	9.4%	12.7%	11.1%
With Related Children	5.9%	8.2%	6.9%
Nonfamily Households	8.9%	7.1%	7.5%
All Households with Children	30.4%	37.5%	33.0%
Multigenerational Households	1.8%	4.6%	4.0%
Unmarried Partner Households	5.8%	5.4%	5.3%
Male-female	4.8%	4.4%	4.3%
Same-sex	1.0%	0.9%	1.0%
2010 Households by Size			
Total	4,103	38,714	113,682
1 Person Household	31.7%	25.7%	29.6%
2 Person Household	33.5%	29.6%	30.3%
3 Person Household	16.2%	17.0%	15.4%
4 Person Household	12.5%	14.4%	13.1%
5 Person Household	4.2%	7.1%	6.3%
6 Person Household	1.3%	3.2%	2.8%
7 + Person Household	0.6%	3.0%	2.5%
2010 Households by Tenure and Mortgage Status			
Total	4,103	38,715	113,683
Owner Occupied	59.2%	64.2%	59.5%
Owned with a Mortgage/Loan	52.3%	56.0%	49.9%
Owned Free and Clear	6.9%	8.2%	9.7%
Renter Occupied	40.8%	35.8%	40.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,309	40,596	119,133
Housing Units Inside Urbanized Area	100.0%	100.0%	99.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.1%

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. Enterprising Professionals	Enterprising Professionals	Enterprising Professionals
	2. Urban Chic (2A)	Pleasantville (2B)	Pleasantville (2B)
	3. Exurbanites (1E)	Urban Chic (2A)	Urban Chic (2A)
2016 Consumer Spending			
Apparel & Services: Total \$	\$14,932,573	\$124,989,835	\$369,613,208
Average Spent	\$3,514.37	\$3,149.79	\$3,151.76
Spending Potential Index	175	156	157
Education: Total \$	\$10,878,404	\$92,299,633	\$281,491,263
Average Spent	\$2,560.23	\$2,325.98	\$2,400.33
Spending Potential Index	181	164	170
Entertainment/Recreation: Total \$	\$21,056,449	\$173,517,316	\$511,461,616
Average Spent	\$4,955.62	\$4,372.70	\$4,361.33
Spending Potential Index	170	150	150
Food at Home: Total \$	\$34,829,918	\$291,039,499	\$861,126,836
Average Spent	\$8,197.20	\$7,334.30	\$7,342.99
Spending Potential Index	164	147	147
Food Away from Home: Total \$	\$22,834,473	\$188,802,794	\$557,054,088
Average Spent	\$5,374.08	\$4,757.90	\$4,750.10
Spending Potential Index	174	154	154
Health Care: Total \$	\$35,782,051	\$293,617,093	\$869,982,352
Average Spent	\$8,421.29	\$7,399.25	\$7,418.50
Spending Potential Index	159	140	140
HH Furnishings & Equipment: Total \$	\$12,931,645	\$106,396,055	\$313,232,259
Average Spent	\$3,043.46	\$2,681.22	\$2,670.99
Spending Potential Index	172	152	151
Personal Care Products & Services: Total \$	\$5,429,257	\$44,490,361	\$131,185,061
Average Spent	\$1,277.77	\$1,121.17	\$1,118.64
Spending Potential Index	174	153	153
Shelter: Total \$	\$117,222,067	\$981,717,148	\$2,916,129,827
Average Spent	\$27,588.15	\$24,739.61	\$24,866.38
Spending Potential Index	177	159	160
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$16,382,307	\$131,179,846	\$389,794,990
Average Spent	\$3,855.57	\$3,305.78	\$3,323.85
Spending Potential Index	166	143	143
Travel: Total \$	\$14,210,352	\$116,008,306	\$342,420,438
Average Spent	\$3,344.40	\$2,923.45	\$2,919.88
Spending Potential Index	180	157	157
Vehicle Maintenance & Repairs: Total \$	\$7,307,391	\$60,162,329	\$177,477,184
Average Spent	\$1,719.79	\$1,516.11	\$1,513.38
Spending Potential Index	166	146	146

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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