

Courtland Commons  
28412 Southampton Pky, Courtland, VA, 23837  
Rings: 3, 5, 10 mile radii

Prepared by WHLR  
Latitude: 36.68628  
Longitude: -77.02256

	3 miles	5 miles	10 miles
<b>Population Summary</b>			
2010 Total Population	2,244	9,103	21,286
2020 Total Population	2,318	9,110	20,605
2020 Group Quarters	59	222	240
2022 Total Population	2,301	9,058	20,437
2022 Group Quarters	59	222	240
2027 Total Population	2,296	9,022	20,421
2022-2027 Annual Rate	-0.04%	-0.08%	-0.02%
2022 Total Daytime Population	2,462	9,197	19,563
Workers	1,327	4,919	9,606
Residents	1,135	4,278	9,957
<b>Household Summary</b>			
2010 Households	862	3,657	8,502
2010 Average Household Size	2.51	2.41	2.47
2020 Total Households	910	3,694	8,497
2020 Average Household Size	2.48	2.41	2.40
2022 Total Households	908	3,668	8,461
2022 Average Household Size	2.47	2.41	2.39
2027 Total Households	914	3,678	8,508
2027 Average Household Size	2.45	2.39	2.37
2022-2027 Annual Rate	0.13%	0.05%	0.11%
2010 Families	619	2,537	5,887
2010 Average Family Size	2.96	2.91	2.97
2022 Total Families	642	2,505	5,768
2022 Average Family Size	2.93	2.92	2.90
2027 Total Families	643	2,499	5,774
2027 Average Family Size	2.91	2.91	2.88
2022-2027 Annual Rate	0.03%	-0.05%	0.02%
<b>Housing Unit Summary</b>			
2000 Housing Units	906	3,736	8,963
Owner Occupied Housing Units	68.8%	64.8%	58.7%
Renter Occupied Housing Units	22.7%	27.4%	31.1%
Vacant Housing Units	8.5%	7.8%	10.2%
2010 Housing Units	941	3,947	9,341
Owner Occupied Housing Units	68.4%	63.1%	58.6%
Renter Occupied Housing Units	23.1%	29.5%	32.4%
Vacant Housing Units	8.4%	7.3%	9.0%
2020 Housing Units	993	4,059	9,549
Vacant Housing Units	8.4%	9.0%	11.0%
2022 Housing Units	1,002	4,075	9,614
Owner Occupied Housing Units	75.7%	66.8%	58.8%
Renter Occupied Housing Units	14.9%	23.2%	29.2%
Vacant Housing Units	9.4%	10.0%	12.0%
2027 Housing Units	1,011	4,101	9,700
Owner Occupied Housing Units	76.0%	67.3%	59.4%
Renter Occupied Housing Units	14.4%	22.4%	28.4%
Vacant Housing Units	9.6%	10.3%	12.3%
<b>Median Household Income</b>			
2022	\$70,451	\$58,740	\$54,767
2027	\$81,561	\$69,939	\$62,099
<b>Median Home Value</b>			
2022	\$233,218	\$220,367	\$215,821
2027	\$278,947	\$244,130	\$244,192
<b>Per Capita Income</b>			
2022	\$35,237	\$32,397	\$30,764
2027	\$41,890	\$38,580	\$35,807
<b>Median Age</b>			
2010	44.0	44.2	41.9
2022	46.7	46.1	44.2
2027	47.4	46.4	44.8

**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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<b>2022 Households by Income</b>			
Household Income Base	908	3,668	8,461
<\$15,000	5.7%	7.5%	9.4%
\$15,000 - \$24,999	8.9%	10.2%	11.7%
\$25,000 - \$34,999	2.5%	6.4%	7.6%
\$35,000 - \$49,999	16.0%	16.6%	16.3%
\$50,000 - \$74,999	19.5%	20.7%	19.2%
\$75,000 - \$99,999	19.5%	14.6%	13.2%
\$100,000 - \$149,999	16.6%	14.0%	14.9%
\$150,000 - \$199,999	8.0%	6.8%	4.9%
\$200,000+	3.3%	3.1%	2.7%
Average Household Income	\$87,273	\$79,729	\$74,336
<b>2027 Households by Income</b>			
Household Income Base	914	3,678	8,508
<\$15,000	4.9%	6.0%	7.7%
\$15,000 - \$24,999	6.9%	8.3%	9.6%
\$25,000 - \$34,999	1.9%	5.2%	6.8%
\$35,000 - \$49,999	11.2%	14.0%	14.7%
\$50,000 - \$74,999	17.4%	19.3%	19.3%
\$75,000 - \$99,999	22.4%	16.1%	14.9%
\$100,000 - \$149,999	19.8%	17.2%	16.6%
\$150,000 - \$199,999	10.9%	9.6%	6.8%
\$200,000+	4.5%	4.3%	3.6%
Average Household Income	\$102,871	\$94,354	\$85,969
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	759	2,723	5,657
<\$50,000	3.4%	2.8%	5.7%
\$50,000 - \$99,999	3.3%	4.2%	6.9%
\$100,000 - \$149,999	7.1%	9.6%	10.7%
\$150,000 - \$199,999	17.3%	21.0%	18.9%
\$200,000 - \$249,999	28.5%	30.5%	24.6%
\$250,000 - \$299,999	14.9%	13.9%	15.0%
\$300,000 - \$399,999	14.2%	11.1%	10.7%
\$400,000 - \$499,999	2.4%	1.7%	3.5%
\$500,000 - \$749,999	8.8%	5.1%	3.7%
\$750,000 - \$999,999	0.0%	0.1%	0.3%
\$1,000,000 - \$1,499,999	0.1%	0.0%	0.0%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$264,690	\$239,047	\$229,344
<b>2027 Owner Occupied Housing Units by Value</b>			
Total	768	2,759	5,758
<\$50,000	2.5%	2.2%	5.0%
\$50,000 - \$99,999	1.6%	2.2%	4.1%
\$100,000 - \$149,999	3.3%	5.0%	6.0%
\$150,000 - \$199,999	10.7%	14.8%	13.8%
\$200,000 - \$249,999	23.4%	29.2%	23.8%
\$250,000 - \$299,999	14.8%	15.7%	16.7%
\$300,000 - \$399,999	15.6%	13.9%	13.4%
\$400,000 - \$499,999	3.4%	2.4%	5.9%
\$500,000 - \$749,999	24.6%	14.4%	10.4%
\$750,000 - \$999,999	0.0%	0.2%	0.7%
\$1,000,000 - \$1,499,999	0.1%	0.1%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$343,457	\$295,080	\$283,333

**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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<b>2010 Population by Age</b>			
Total	2,244	9,101	21,289
0 - 4	5.4%	5.9%	6.2%
5 - 9	6.1%	6.1%	6.6%
10 - 14	6.3%	5.9%	6.2%
15 - 24	11.0%	11.2%	12.4%
25 - 34	9.8%	10.1%	10.4%
35 - 44	12.7%	11.9%	12.2%
45 - 54	16.8%	15.6%	16.4%
55 - 64	14.5%	14.3%	13.5%
65 - 74	9.8%	9.5%	8.8%
75 - 84	4.9%	6.0%	5.0%
85 +	2.5%	3.5%	2.4%
18 +	78.0%	78.3%	76.8%
<b>2022 Population by Age</b>			
Total	2,301	9,058	20,436
0 - 4	4.6%	5.1%	5.4%
5 - 9	5.3%	5.7%	6.0%
10 - 14	5.7%	6.0%	6.1%
15 - 24	9.2%	9.4%	10.0%
25 - 34	11.4%	11.4%	12.2%
35 - 44	11.6%	11.3%	11.2%
45 - 54	12.6%	11.7%	12.0%
55 - 64	16.5%	15.1%	15.5%
65 - 74	13.6%	13.4%	12.7%
75 - 84	7.1%	7.6%	6.6%
85 +	2.3%	3.4%	2.5%
18 +	81.1%	80.0%	79.2%
<b>2027 Population by Age</b>			
Total	2,294	9,024	20,420
0 - 4	4.5%	5.0%	5.3%
5 - 9	5.1%	5.5%	5.7%
10 - 14	6.0%	6.2%	6.3%
15 - 24	9.2%	9.7%	10.1%
25 - 34	9.7%	9.5%	10.3%
35 - 44	12.7%	12.3%	12.5%
45 - 54	11.9%	11.2%	11.3%
55 - 64	14.5%	13.4%	13.9%
65 - 74	14.8%	14.1%	13.7%
75 - 84	8.8%	9.3%	8.1%
85 +	2.7%	3.6%	2.7%
18 +	80.9%	79.6%	79.0%
<b>2010 Population by Sex</b>			
Males	1,098	4,311	10,025
Females	1,145	4,793	11,261
<b>2022 Population by Sex</b>			
Males	1,147	4,371	9,747
Females	1,154	4,687	10,690
<b>2027 Population by Sex</b>			
Males	1,151	4,390	9,822
Females	1,145	4,632	10,599

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<b>2010 Population by Race/Ethnicity</b>			
Total	2,243	9,103	21,286
White Alone	70.4%	64.7%	53.5%
Black Alone	27.8%	32.1%	43.6%
American Indian Alone	0.1%	0.3%	0.3%
Asian Alone	0.3%	0.7%	0.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.3%	0.6%	0.5%
Two or More Races	1.1%	1.6%	1.6%
Hispanic Origin	1.0%	1.6%	1.3%
Diversity Index	43.9	49.4	53.5
<b>2020 Population by Race/Ethnicity</b>			
Total	2,318	9,110	20,605
White Alone	68.7%	61.6%	53.1%
Black Alone	26.2%	32.2%	40.9%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	0.6%	1.0%	0.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	0.9%	1.0%	0.8%
Two or More Races	3.3%	3.8%	4.1%
Hispanic Origin	1.1%	2.0%	2.0%
Diversity Index	47.0	53.4	56.7
<b>2022 Population by Race/Ethnicity</b>			
Total	2,302	9,058	20,438
White Alone	68.5%	61.3%	53.0%
Black Alone	26.1%	32.3%	40.8%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	0.7%	1.0%	0.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.0%	1.0%	0.8%
Two or More Races	3.5%	3.9%	4.2%
Hispanic Origin	1.1%	2.0%	2.0%
Diversity Index	47.2	53.7	56.8
<b>2027 Population by Race/Ethnicity</b>			
Total	2,296	9,022	20,422
White Alone	68.5%	61.3%	53.0%
Black Alone	26.1%	32.3%	40.7%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	0.7%	1.1%	0.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.0%	1.0%	0.8%
Two or More Races	3.5%	3.9%	4.3%
Hispanic Origin	1.1%	2.0%	2.0%
Diversity Index	47.3	53.7	56.9
<b>2010 Population by Relationship and Household Type</b>			
Total	2,244	9,103	21,286
In Households	96.3%	96.8%	98.5%
In Family Households	83.2%	82.6%	84.2%
Householder	28.2%	27.9%	27.7%
Spouse	21.3%	20.6%	18.4%
Child	29.0%	29.2%	32.2%
Other relative	3.3%	3.5%	4.0%
Nonrelative	1.4%	1.5%	2.0%
In Nonfamily Households	13.1%	14.2%	14.3%
In Group Quarters	3.7%	3.2%	1.5%
Institutionalized Population	3.7%	3.2%	1.4%
Noninstitutionalized Population	0.0%	0.0%	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.

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<b>2022 Population 25+ by Educational Attainment</b>			
Total	1,729	6,691	14,837
Less than 9th Grade	2.0%	2.1%	3.6%
9th - 12th Grade, No Diploma	5.6%	6.6%	8.8%
High School Graduate	25.2%	23.6%	24.1%
GED/Alternative Credential	5.6%	4.5%	5.8%
Some College, No Degree	27.6%	25.4%	23.9%
Associate Degree	12.3%	15.0%	13.6%
Bachelor's Degree	14.9%	14.9%	12.9%
Graduate/Professional Degree	6.7%	7.9%	7.3%
<b>2022 Population 15+ by Marital Status</b>			
Total	1,941	7,542	16,875
Never Married	21.5%	23.1%	27.9%
Married	57.9%	52.7%	51.4%
Widowed	6.5%	9.6%	8.7%
Divorced	14.1%	14.6%	12.0%
<b>2022 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	1,199	4,971	10,996
Population 16+ Employed	98.5%	96.7%	95.9%
Population 16+ Unemployment rate	1.6%	3.3%	4.1%
Population 16-24 Employed	12.3%	11.9%	12.6%
Population 16-24 Unemployment rate	0.7%	8.1%	11.4%
Population 25-54 Employed	60.7%	57.8%	59.2%
Population 25-54 Unemployment rate	2.4%	3.7%	3.8%
Population 55-64 Employed	21.2%	20.9%	20.0%
Population 55-64 Unemployment rate	0.0%	0.8%	1.5%
Population 65+ Employed	5.7%	9.5%	8.2%
Population 65+ Unemployment rate	0.0%	0.2%	0.6%
<b>2022 Employed Population 16+ by Industry</b>			
Total	1,181	4,805	10,544
Agriculture/Mining	2.3%	1.9%	3.0%
Construction	8.0%	6.2%	6.5%
Manufacturing	14.7%	16.6%	15.0%
Wholesale Trade	1.8%	1.2%	1.1%
Retail Trade	13.3%	11.2%	10.6%
Transportation/Utilities	4.2%	5.6%	6.4%
Information	0.4%	0.7%	2.1%
Finance/Insurance/Real Estate	6.3%	3.9%	4.2%
Services	37.8%	43.5%	42.4%
Public Administration	11.1%	9.1%	8.8%
<b>2022 Employed Population 16+ by Occupation</b>			
Total	1,182	4,805	10,546
White Collar	56.9%	55.2%	51.0%
Management/Business/Financial	11.6%	13.1%	11.7%
Professional	25.1%	23.4%	20.5%
Sales	11.1%	8.9%	8.3%
Administrative Support	9.1%	9.8%	10.5%
Services	14.5%	19.0%	19.6%
Blue Collar	28.7%	25.8%	29.4%
Farming/Forestry/Fishing	0.3%	0.3%	0.8%
Construction/Extraction	5.0%	6.8%	7.1%
Installation/Maintenance/Repair	6.7%	4.5%	5.0%
Production	9.9%	7.6%	6.8%
Transportation/Material Moving	6.9%	6.6%	9.7%

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<b>2010 Households by Type</b>			
Total	863	3,657	8,501
Households with 1 Person	23.9%	26.7%	26.6%
Households with 2+ People	76.1%	73.3%	73.4%
Family Households	71.7%	69.4%	69.3%
Husband-wife Families	54.2%	51.1%	46.2%
With Related Children	20.5%	18.6%	17.9%
Other Family (No Spouse Present)	17.5%	18.3%	23.0%
Other Family with Male Householder	4.1%	3.7%	4.6%
With Related Children	2.0%	1.8%	2.2%
Other Family with Female Householder	13.4%	14.6%	18.5%
With Related Children	8.8%	9.3%	11.9%
Nonfamily Households	4.4%	3.9%	4.1%
All Households with Children	31.8%	30.1%	32.5%
Multigenerational Households	3.5%	4.0%	5.1%
Unmarried Partner Households	3.7%	3.8%	4.9%
Male-female	3.5%	3.5%	4.5%
Same-sex	0.2%	0.3%	0.4%
<b>2010 Households by Size</b>			
Total	860	3,656	8,500
1 Person Household	24.0%	26.8%	26.6%
2 Person Household	37.6%	36.8%	34.5%
3 Person Household	17.8%	16.6%	17.7%
4 Person Household	14.5%	12.8%	13.2%
5 Person Household	3.8%	4.5%	4.9%
6 Person Household	1.6%	1.6%	1.7%
7 + Person Household	0.7%	0.9%	1.3%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	861	3,657	8,501
Owner Occupied	74.8%	68.1%	64.4%
Owned with a Mortgage/Loan	48.9%	44.8%	42.4%
Owned Free and Clear	26.0%	23.4%	22.0%
Renter Occupied	25.2%	31.9%	35.6%
<b>2022 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	141	125	118
Percent of Income for Mortgage	17.4%	19.8%	20.8%
Wealth Index	76	69	61
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	941	3,947	9,341
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	9.6%	48.8%	44.6%
Rural Housing Units	90.4%	51.2%	55.4%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	2,244	9,103	21,286
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	9.6%	47.9%	43.3%
Rural Population	90.4%	52.1%	56.7%

**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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<b>Top 3 Tapestry Segments</b>			
1.	Salt of the Earth (6B)	Salt of the Earth (6B)	Salt of the Earth (6B)
2.		Midlife Constants (5E)	Midlife Constants (5E)
3.		Modest Income Homes (12D)	Modest Income Homes (12D)
<b>2022 Consumer Spending</b>			
Apparel & Services: Total \$	\$1,787,121	\$6,647,254	\$14,500,360
Average Spent	\$1,968.19	\$1,812.23	\$1,713.79
Spending Potential Index	82	75	71
Education: Total \$	\$1,264,529	\$4,767,867	\$10,283,315
Average Spent	\$1,392.65	\$1,299.85	\$1,215.38
Spending Potential Index	71	66	62
Entertainment/Recreation: Total \$	\$2,966,794	\$10,794,926	\$23,204,224
Average Spent	\$3,267.39	\$2,943.00	\$2,742.49
Spending Potential Index	89	80	75
Food at Home: Total \$	\$4,835,605	\$17,799,233	\$39,066,215
Average Spent	\$5,325.56	\$4,852.57	\$4,617.21
Spending Potential Index	86	78	75
Food Away from Home: Total \$	\$3,164,052	\$11,757,796	\$25,759,247
Average Spent	\$3,484.64	\$3,205.51	\$3,044.47
Spending Potential Index	81	74	71
Health Care: Total \$	\$6,080,502	\$22,157,333	\$47,614,904
Average Spent	\$6,696.59	\$6,040.71	\$5,627.57
Spending Potential Index	94	85	79
HH Furnishings & Equipment: Total \$	\$1,979,551	\$7,306,137	\$15,729,920
Average Spent	\$2,180.12	\$1,991.86	\$1,859.11
Spending Potential Index	85	78	73
Personal Care Products & Services: Total \$	\$773,519	\$2,876,803	\$6,201,770
Average Spent	\$851.89	\$784.30	\$732.98
Spending Potential Index	84	77	72
Shelter: Total \$	\$15,953,245	\$60,107,974	\$129,395,472
Average Spent	\$17,569.65	\$16,387.12	\$15,293.17
Spending Potential Index	77	72	67
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,992,770	\$7,635,333	\$16,298,288
Average Spent	\$2,194.68	\$2,081.61	\$1,926.28
Spending Potential Index	81	77	71
Travel: Total \$	\$2,112,059	\$7,852,454	\$16,510,687
Average Spent	\$2,326.06	\$2,140.80	\$1,951.39
Spending Potential Index	81	75	68
Vehicle Maintenance & Repairs: Total \$	\$1,006,557	\$3,702,287	\$8,136,920
Average Spent	\$1,108.54	\$1,009.35	\$961.70
Spending Potential Index	88	80	76

**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.