

Demographic and Income Profile

Sugarland Crossing
47100 Community Plz, Sterling, Virginia, 20164
Ring: 1 mile radius



Summary	Census 2020	2025	2030
Total Population	13,185	13,217	13,719
Total Households	4,145	4,176	4,331
Family Households	3,264	3,231	3,333
Average Household Size	3.18	3.16	3.16
Owner Occupied Housing Units	3,270	3,422	3,602
Renter Occupied Housing Units	875	754	728
Median Age	37.3	38.2	39.0

Trends 2025 - 2030	Area	State	National
Population	0.7%	0.4%	0.4%
Households	0.7%	0.5%	0.6%
Family Population	0.6%	0.4%	0.5%
Owner Occupied Housing Units	1.0%	0.8%	0.0%
Median Household Income	2.2%	2.4%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	166	4.0%	146	3.4%
\$15,000-\$24,999	90	2.2%	68	1.6%
\$25,000-\$34,999	64	1.5%	52	1.2%
\$35,000-\$49,999	70	1.7%	55	1.3%
\$50,000-\$74,999	202	4.8%	162	3.7%
\$75,000-\$99,999	401	9.6%	361	8.3%
\$100,000-\$149,999	886	21.2%	854	19.7%
\$150,000-\$199,999	646	15.5%	673	15.5%
\$200,000 or greater	1,650	39.5%	1,959	45.2%
Median Household Income	\$162,964	-	\$181,480	-
Average Household Income	\$202,534	-	\$218,261	-
Per Capita Income	\$63,738	-	\$68,761	-

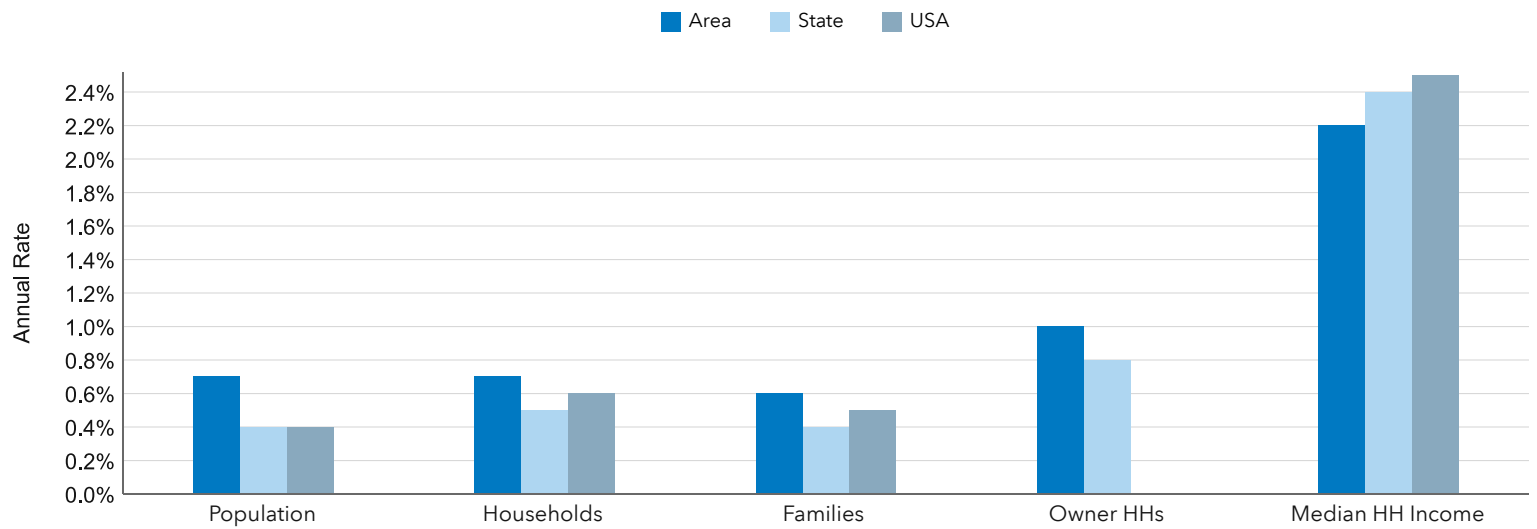
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	877	6.7%	826	6.3%	839	6.1%
5-9	862	6.5%	950	7.2%	883	6.4%
10-14	843	6.4%	860	6.5%	979	7.1%
15-19	871	6.6%	730	5.5%	785	5.7%
20-24	799	6.1%	718	5.4%	663	4.8%
25-29	876	6.6%	881	6.7%	830	6.0%
30-34	1,005	7.6%	972	7.3%	1,017	7.4%
35-39	986	7.5%	1,051	8.0%	1,074	7.8%
40-44	916	7.0%	991	7.5%	1,087	7.9%
45-49	856	6.5%	863	6.5%	961	7.0%
50-54	936	7.1%	794	6.0%	822	6.0%
55-59	999	7.6%	832	6.3%	732	5.3%
60-64	895	6.8%	860	6.5%	758	5.5%
65-69	544	4.1%	767	5.8%	766	5.6%
70-74	440	3.3%	454	3.4%	673	4.9%
75-79	237	1.8%	364	2.8%	394	2.9%
80-84	138	1.1%	177	1.3%	284	2.1%
Age 85+	106	0.8%	125	0.9%	172	1.3%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,697	43.2%	5,326	40.3%	5,157	37.6%
Black Alone	954	7.2%	971	7.3%	996	7.3%
American Indian	47	0.4%	47	0.4%	50	0.4%
Asian Alone	2,897	22.0%	3,156	23.9%	3,476	25.3%
Pacific Islander	5	0.0%	4	0.0%	5	0.0%
Some Other Race	1,817	13.8%	1,887	14.3%	2,075	15.1%
Two or More Races	1,770	13.4%	1,827	13.8%	1,961	14.3%
Hispanic (Any Race)	3,396	25.8%	3,480	26.3%	3,791	27.6%

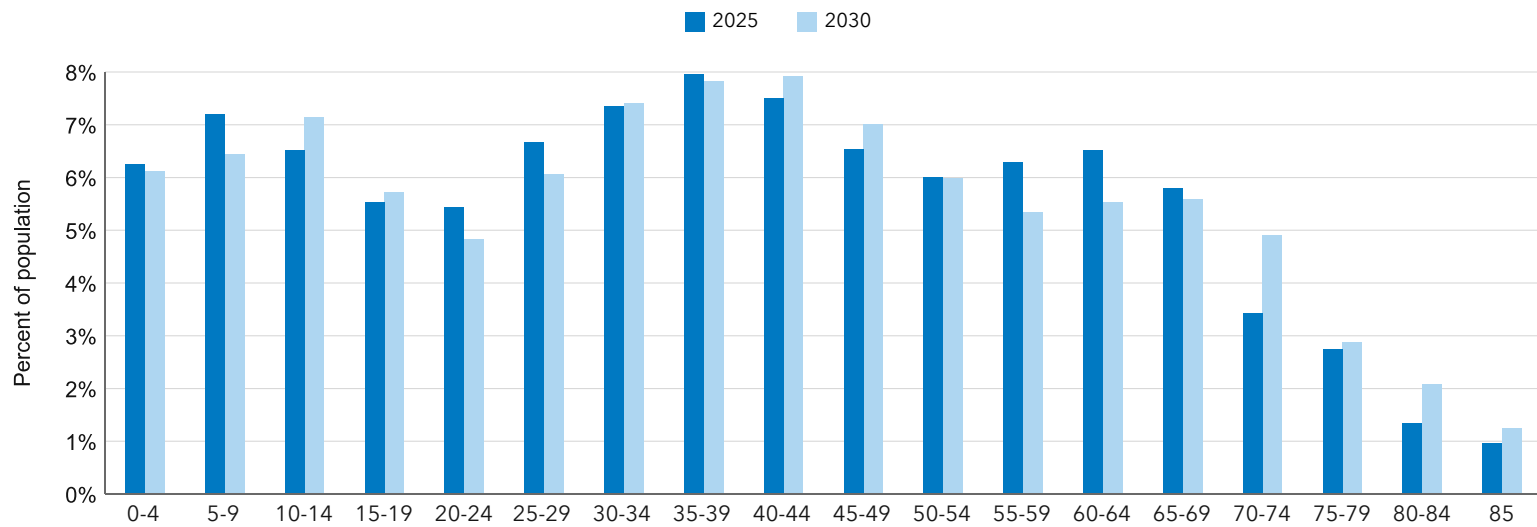
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



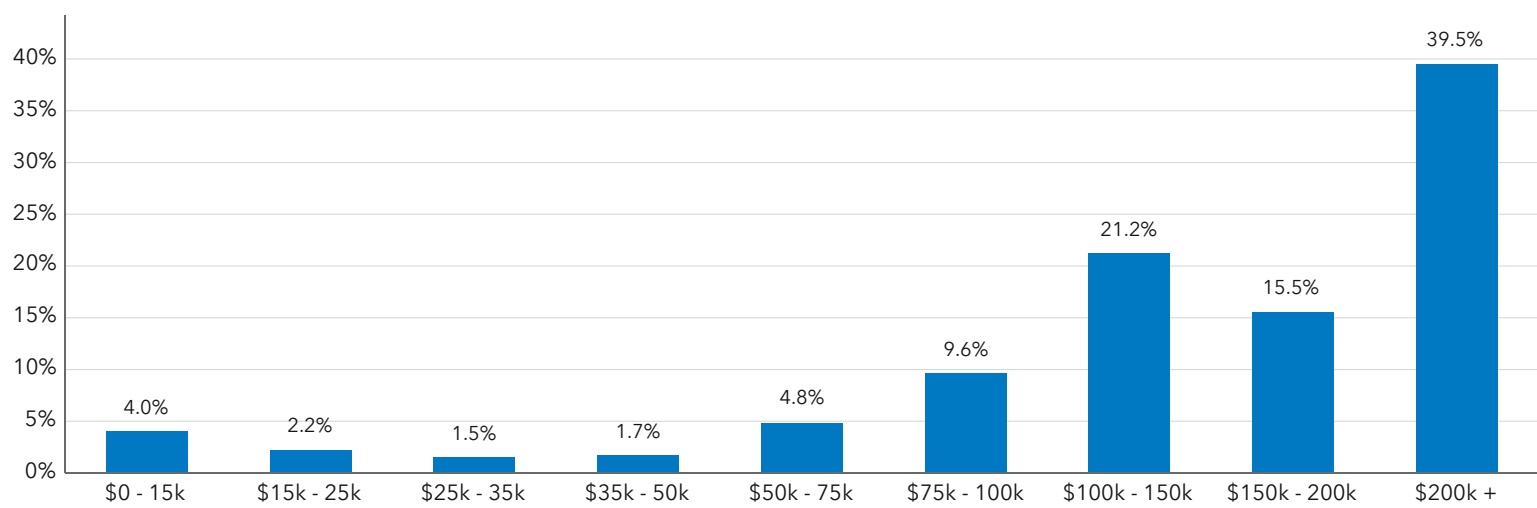
Population by Age



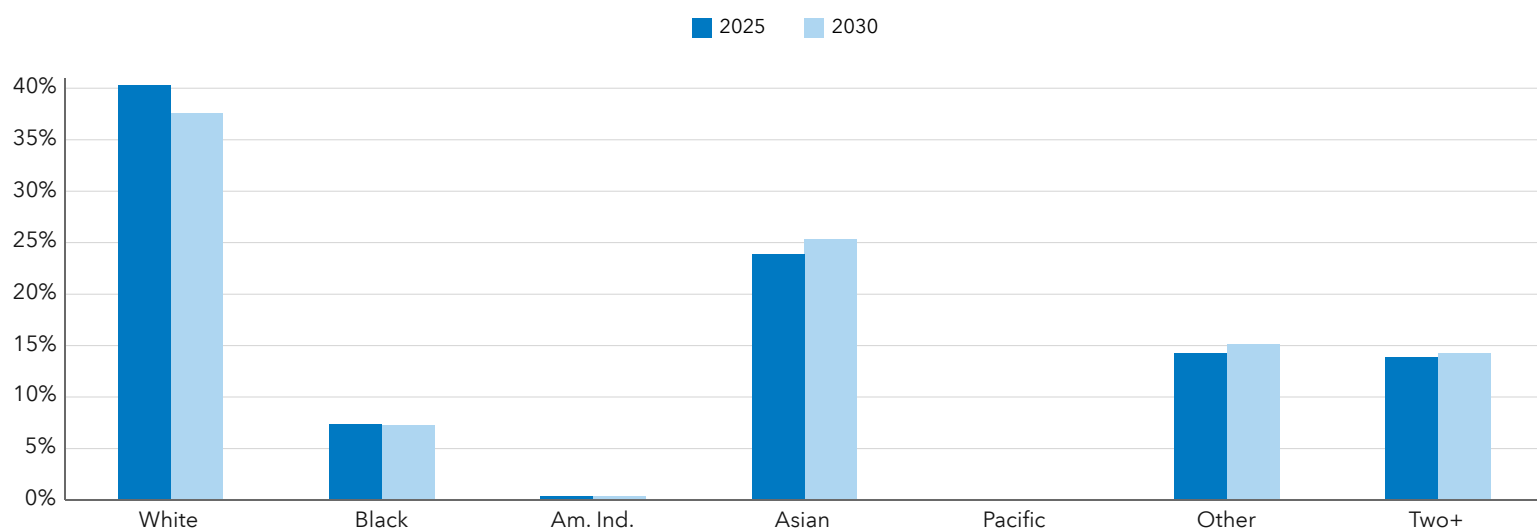
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

Sugarland Crossing
47100 Community Plz, Sterling, Virginia, 20164
Ring: 3 mile radius



Summary	Census 2020	2025	2030
Total Population	104,694	106,246	109,721
Total Households	34,576	35,299	36,480
Family Households	26,215	26,238	26,977
Average Household Size	3.02	3.01	3.00
Owner Occupied Housing Units	25,780	27,296	28,606
Renter Occupied Housing Units	8,796	8,003	7,874
Median Age	37.9	38.8	39.7

Trends 2025 - 2030	Area	State	National
Population	0.6%	0.4%	0.4%
Households	0.7%	0.5%	0.6%
Family Population	0.6%	0.4%	0.5%
Owner Occupied Housing Units	0.9%	0.8%	0.0%
Median Household Income	2.2%	2.4%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	1,146	3.3%	967	2.6%
\$15,000-\$24,999	859	2.4%	666	1.8%
\$25,000-\$34,999	776	2.2%	631	1.7%
\$35,000-\$49,999	1,186	3.4%	956	2.6%
\$50,000-\$74,999	1,908	5.4%	1,614	4.4%
\$75,000-\$99,999	3,399	9.6%	3,053	8.4%
\$100,000-\$149,999	6,501	18.4%	6,119	16.8%
\$150,000-\$199,999	5,760	16.3%	6,004	16.5%
\$200,000 or greater	13,763	39.0%	16,470	45.1%
Median Household Income	\$162,999	-	\$181,970	-
Average Household Income	\$200,621	-	\$217,084	-
Per Capita Income	\$66,762	-	\$72,342	-

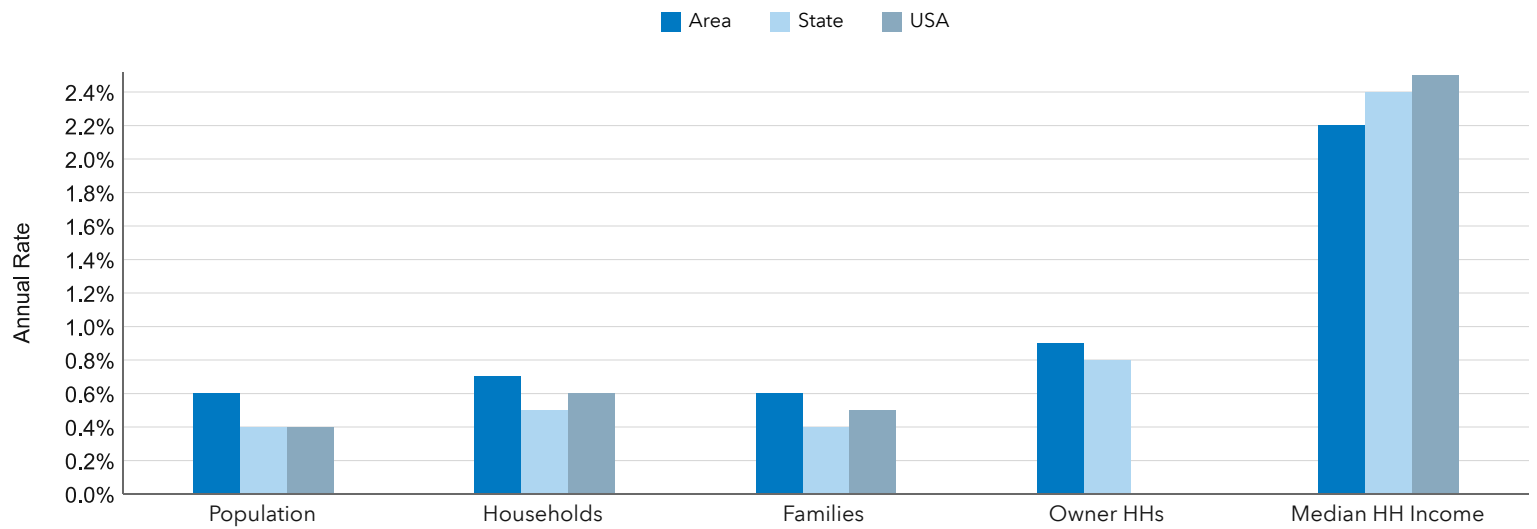
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	6,437	6.2%	6,178	5.8%	6,208	5.7%
5-9	6,583	6.3%	7,161	6.7%	6,674	6.1%
10-14	7,263	6.9%	6,661	6.3%	7,432	6.8%
15-19	7,272	7.0%	6,534	6.2%	6,161	5.6%
20-24	6,476	6.2%	5,961	5.6%	5,704	5.2%
25-29	6,588	6.3%	7,086	6.7%	6,701	6.1%
30-34	7,270	6.9%	7,521	7.1%	8,096	7.4%
35-39	7,785	7.4%	7,854	7.4%	8,372	7.6%
40-44	7,489	7.2%	7,953	7.5%	8,169	7.5%
45-49	7,265	6.9%	7,150	6.7%	7,741	7.1%
50-54	7,782	7.4%	6,934	6.5%	6,881	6.3%
55-59	7,789	7.4%	7,102	6.7%	6,432	5.9%
60-64	6,519	6.2%	6,889	6.5%	6,501	5.9%
65-69	4,483	4.3%	5,658	5.3%	6,172	5.6%
70-74	3,354	3.2%	3,823	3.6%	4,982	4.5%
75-79	2,051	2.0%	2,850	2.7%	3,373	3.1%
80-84	1,192	1.1%	1,697	1.6%	2,405	2.2%
Age 85+	1,096	1.1%	1,235	1.2%	1,717	1.6%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,476	50.1%	50,405	47.4%	49,185	44.8%
Black Alone	6,999	6.7%	7,292	6.9%	7,500	6.8%
American Indian	682	0.7%	695	0.7%	735	0.7%
Asian Alone	16,408	15.7%	18,168	17.1%	20,105	18.3%
Pacific Islander	65	0.1%	72	0.1%	78	0.1%
Some Other Race	14,602	13.9%	15,334	14.4%	16,721	15.2%
Two or More Races	13,462	12.9%	14,280	13.4%	15,396	14.0%
Hispanic (Any Race)	26,666	25.5%	27,767	26.1%	30,103	27.4%

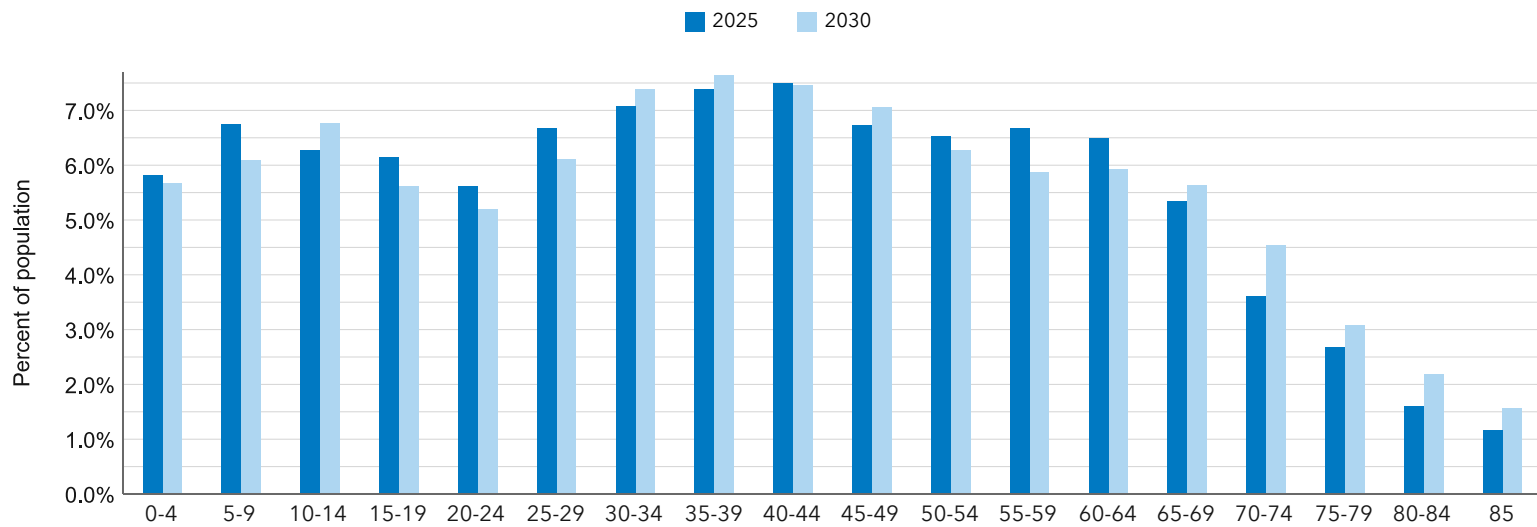
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



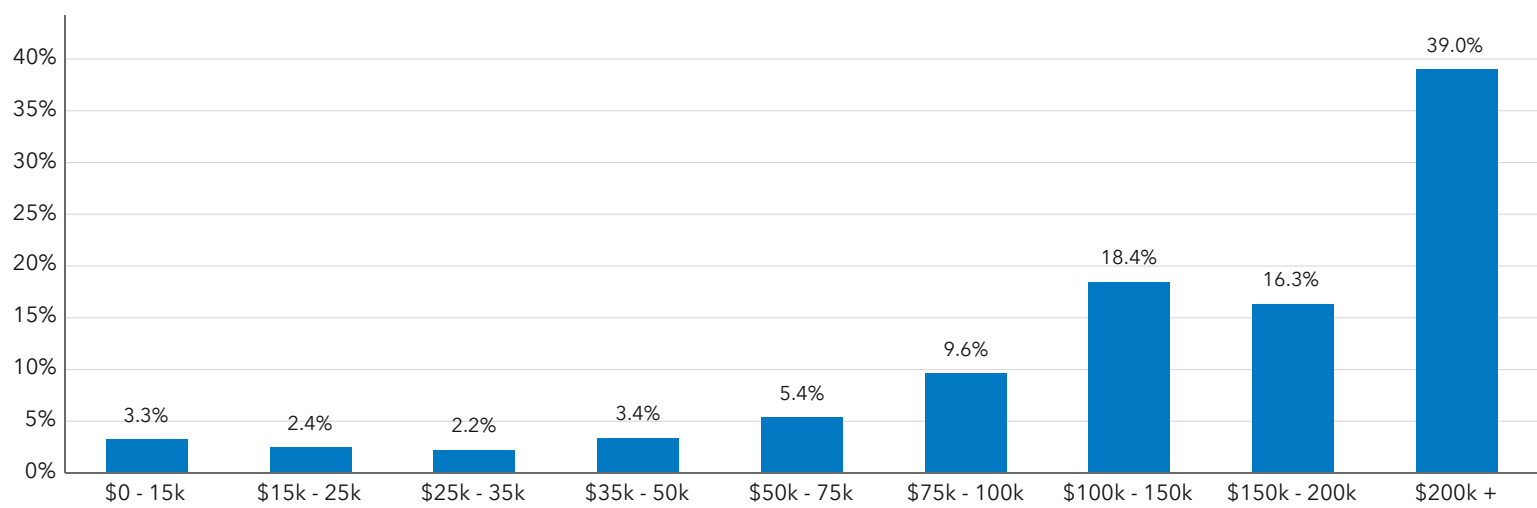
Population by Age



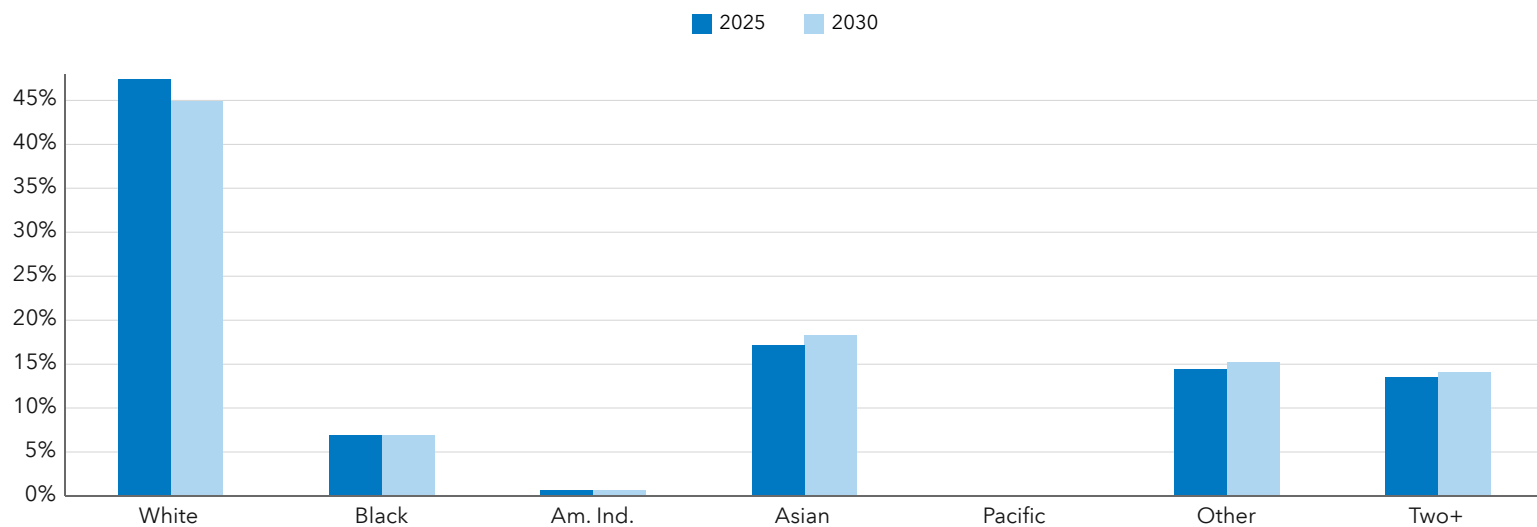
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

Sugarland Crossing
47100 Community Plz, Sterling, Virginia, 20164
Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	201,319	210,163	221,084
Total Households	73,413	77,607	82,057
Family Households	50,027	51,086	53,459
Average Household Size	2.73	2.70	2.69
Owner Occupied Housing Units	44,768	48,424	51,149
Renter Occupied Housing Units	28,645	29,183	30,907
Median Age	37.2	38.3	39.4

Trends 2025 - 2030	Area	State	National
Population	1.0%	0.4%	0.4%
Households	1.1%	0.5%	0.6%
Family Population	0.9%	0.4%	0.5%
Owner Occupied Housing Units	1.1%	0.8%	0.0%
Median Household Income	2.1%	2.4%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	2,828	3.6%	2,494	3.0%
\$15,000-\$24,999	1,969	2.5%	1,585	1.9%
\$25,000-\$34,999	1,828	2.4%	1,495	1.8%
\$35,000-\$49,999	3,122	4.0%	2,553	3.1%
\$50,000-\$74,999	5,402	7.0%	4,741	5.8%
\$75,000-\$99,999	8,170	10.5%	7,793	9.5%
\$100,000-\$149,999	15,080	19.4%	15,078	18.4%
\$150,000-\$199,999	11,385	14.7%	12,374	15.1%
\$200,000 or greater	27,816	35.8%	33,938	41.4%
Median Household Income	\$151,299	-	\$167,805	-
Average Household Income	\$193,000	-	\$208,923	-
Per Capita Income	\$71,250	-	\$77,516	-

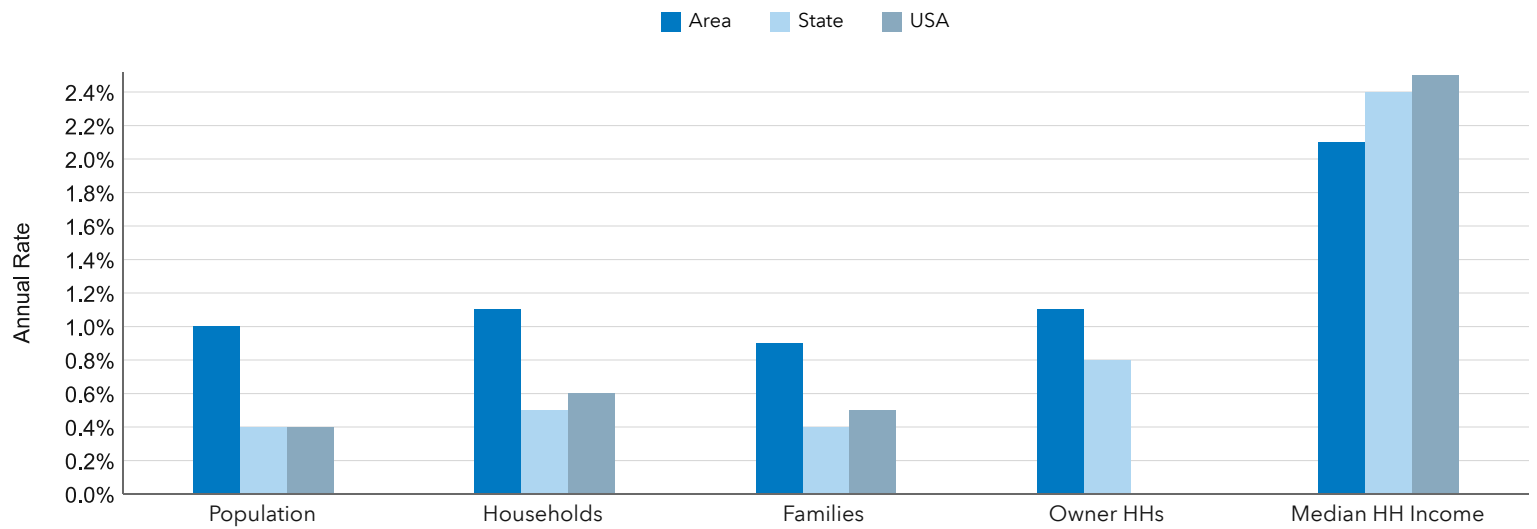
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	12,376	6.2%	12,046	5.7%	12,274	5.5%
5-9	12,398	6.2%	13,426	6.4%	12,671	5.7%
10-14	12,863	6.4%	12,470	5.9%	13,898	6.3%
15-19	12,363	6.1%	11,889	5.7%	11,851	5.4%
20-24	12,409	6.2%	11,982	5.7%	12,447	5.6%
25-29	15,439	7.7%	15,386	7.3%	14,785	6.7%
30-34	15,867	7.9%	17,227	8.2%	16,906	7.7%
35-39	15,549	7.7%	16,297	7.8%	17,852	8.1%
40-44	14,109	7.0%	15,696	7.5%	16,596	7.5%
45-49	13,639	6.8%	13,729	6.5%	15,502	7.0%
50-54	13,739	6.8%	13,346	6.3%	13,390	6.1%
55-59	13,638	6.8%	12,775	6.1%	12,570	5.7%
60-64	11,640	5.8%	12,349	5.9%	11,940	5.4%
65-69	8,374	4.2%	10,427	5.0%	11,427	5.2%
70-74	6,687	3.3%	7,590	3.6%	9,637	4.4%
75-79	4,476	2.2%	6,152	2.9%	7,209	3.3%
80-84	2,937	1.5%	4,146	2.0%	5,716	2.6%
Age 85+	2,813	1.4%	3,231	1.5%	4,411	2.0%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	99,678	49.5%	98,832	47.0%	98,840	44.7%
Black Alone	16,582	8.2%	18,329	8.7%	19,414	8.8%
American Indian	1,193	0.6%	1,241	0.6%	1,342	0.6%
Asian Alone	35,242	17.5%	39,474	18.8%	43,966	19.9%
Pacific Islander	112	0.1%	117	0.1%	129	0.1%
Some Other Race	24,417	12.1%	26,061	12.4%	28,736	13.0%
Two or More Races	24,096	12.0%	26,109	12.4%	28,657	13.0%
Hispanic (Any Race)	45,251	22.5%	47,969	22.8%	52,771	23.9%

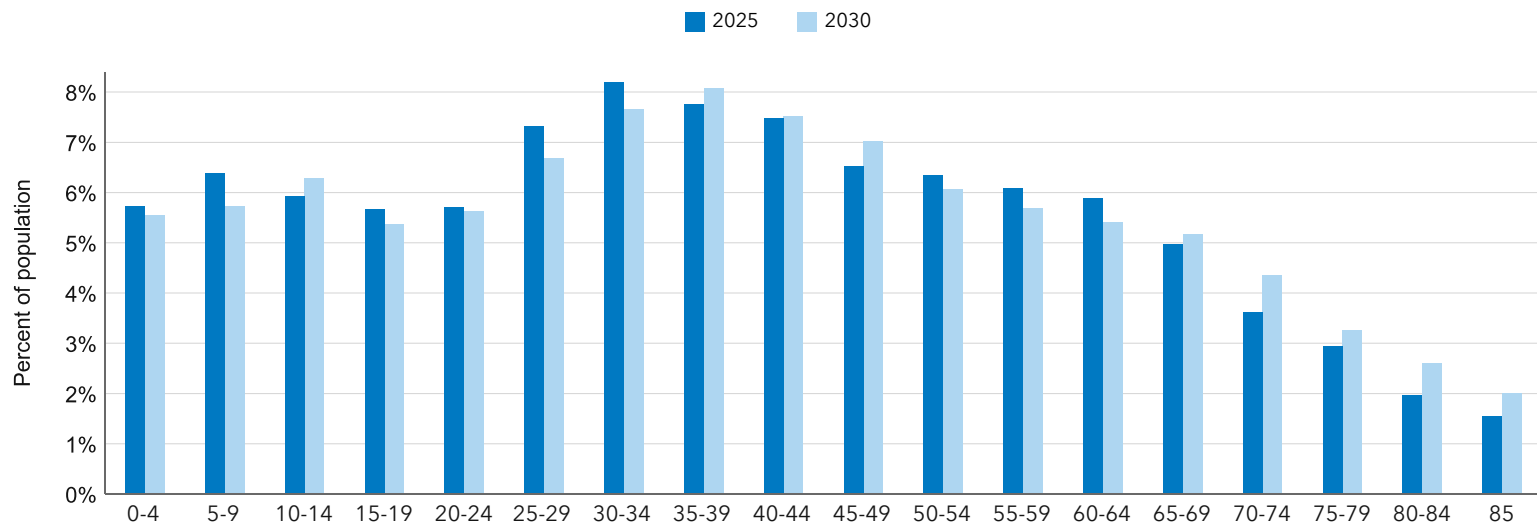
Key Indicators for 2025



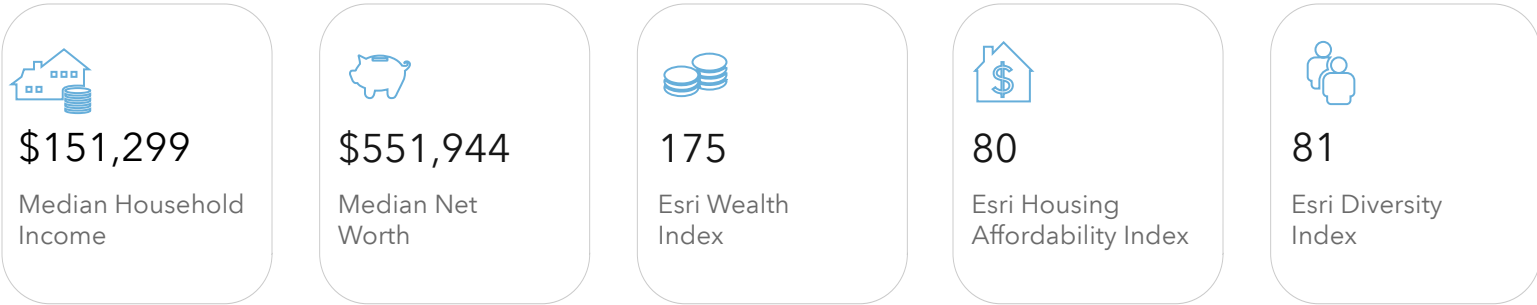
Trends: 2025 - 2030 Annual Rate



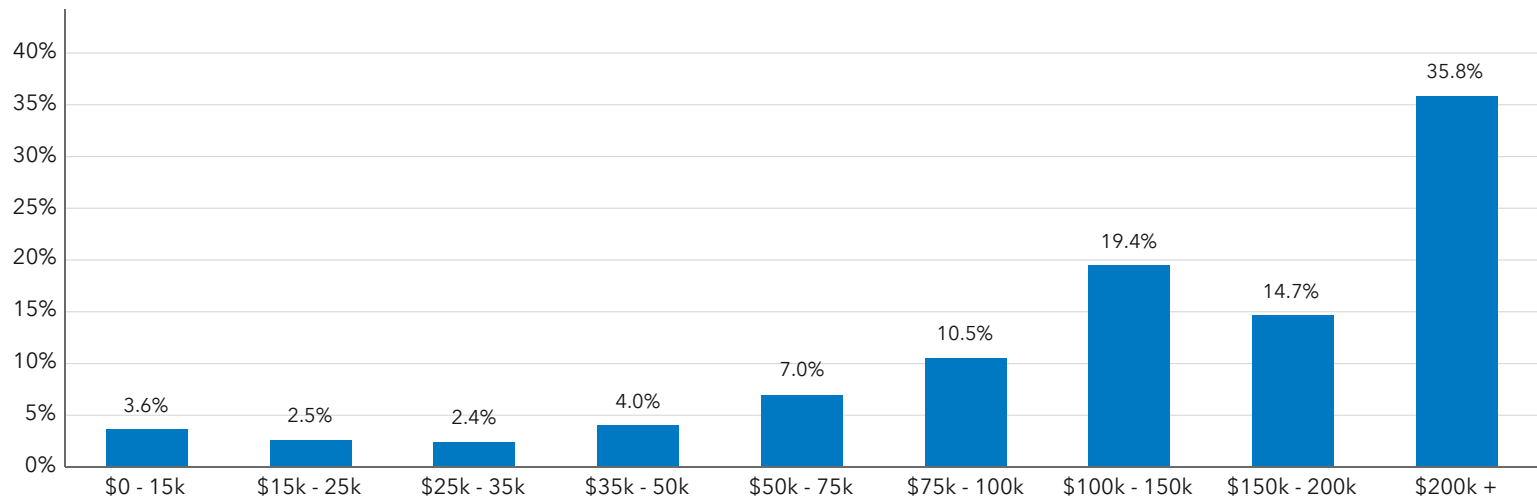
Population by Age



Key Indicators for 2025



Households by Income for 2025



Population by Race

