

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 37.233229 Longitude: -80.008594

Cave Spring Corners Roanoke, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	8,327	52,563	112,873
	Population Est 23Q1	8,268	52,437	112,723
	Population Est 22Q4	8,275	52,466	112,742
	Population Est 22Q3	8,287	52,509	112,719
	Population Est 22Q2	8,288	52,483	112,671
	Population Est 22Q1	8,286	52,461	112,598
	Population Est 21Q4	8,274	52,992	113,182
	Population Est 21Q3	8,267	52,961	113,108
	Population Est 21Q2	8,266	52,951	113,152
	Population Fcst	8,514	53,256	114,501
	2010 Census Population	7,956	49,826	107,944
	2000 Census Population	7,707	48,980	106,772
	1990 Census Population	7,246	46,669	105,102
	Current Year Daytime Population	7,622	59,586	146,108
	Average Seasonal Population	83	639	1,819
	Historical Annual Growth, 1990 – 2000	0.62%	0.48%	0.16%
	Historical Annual Growth, 2000 – 2010	0.32%	0.17%	0.11%
	Estimated Annual Growth, 2010 – CY	0.32%	0.38%	0.31%
	Projected Annual Growth, CY to Y5	0.44%	0.26%	0.29%
	Group Qtrs Est	2	689	2,480
Transient Est Average Last 4 Qtrs	0	2,418	5,713	
Households	Current Year Estimated Households	3,665	23,524	49,708
	Households Est 23Q1	3,640	23,467	49,631
	Households Est 22Q4	3,642	23,477	49,628
	Households Est 22Q3	3,648	23,500	49,618
	Households Est 22Q2	3,648	23,488	49,591
	Households Est 22Q1	3,646	23,472	49,549
	Households Est 21Q4	3,641	23,724	49,822
	Households Est 21Q3	3,638	23,713	49,796
	Households Est 21Q2	3,638	23,706	49,826
	Households Fcst	3,746	23,824	50,526
	2010 Census Households	3,522	22,659	47,106
	2000 Census Households	3,402	22,101	46,341
	1990 Census Households	3,054	20,187	43,686
	Historical Annual Growth, 1990 – 2000	1.09%	0.91%	0.59%
	Historical Annual Growth, 2000 – 2010	0.35%	0.25%	0.16%
	Estimated Annual Growth, 2010 – CY	0.28%	0.26%	0.38%
	Projected Annual Growth, CY to Y5	0.44%	0.25%	0.33%
Population per Household	2.27	2.21	2.22	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 37.233229 Longitude: -80.008594

Cave Spring Corners Roanoke, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.0%	2.3%	1.8%
	HH Income \$250,000 to \$499,999	1.2%	2.8%	2.1%
	HH Income \$200,000 to \$249,999	2.7%	6.6%	4.9%
	HH Income \$175,000 to \$199,999	3.8%	3.9%	3.2%
	HH Income \$150,000 to \$174,999	5.3%	5.3%	4.4%
	HH Income \$100,000 to 149,999	18.6%	19.1%	15.9%
	HH Income \$75,000 to 99,999	14.8%	14.0%	13.2%
	HH Income \$50,000 to 74,999	20.6%	16.8%	17.4%
	HH Income \$35,000 to 49,999	12.1%	10.3%	11.8%
	HH Income \$25,000 to 34,999	10.1%	7.6%	8.3%
	HH Income \$15,000 to 24,999	5.2%	5.7%	8.1%
	HH Income \$0 to 14,999	4.6%	5.5%	9.0%
	Average Household Income	\$88,816	\$112,476	\$97,731
	Median Household Income	\$71,290	\$81,389	\$67,571
	Per Capita Income	\$39,102	\$51,060	\$44,276
	Average Disposable Income	\$72,607	\$84,592	\$73,594
	Median Disposable Income	\$60,820	\$69,430	\$57,970
	Discretionary HH Income Over \$150,000	1.8%	7.9%	5.9%
	Discretionary HH Income \$125,000 to \$149,999	3.5%	5.2%	3.8%
	Discretionary HH Income \$100,000 to \$124,999	6.0%	7.1%	5.3%
	Discretionary HH Income \$75,000 to \$99,999	12.8%	13.6%	10.8%
	Discretionary HH Income \$50,000 to \$74,999	20.8%	20.5%	18.3%
	Discretionary HH Income \$25,000 to \$49,999	33.4%	26.4%	27.7%
	Discretionary HH Income Under \$25,000	21.8%	19.3%	28.1%
	Average Discretionary HH Income	\$54,210	\$65,063	\$55,563
	Median Discretionary HH Income	\$45,816	\$54,532	\$44,038
	Householder White – Count	3,034	19,973	36,114
	Median HH Income	\$76,906	\$86,493	\$78,169
	Average HH Income	\$85,155	\$95,376	\$89,050
	Householder Black or African-American – Count	220	1,420	8,665
	Median HH Income	\$49,957	\$48,606	\$38,972
	Average HH Income	\$47,839	\$54,119	\$49,414
	Householder Hispanic – Count	183	685	1,592
Median HH Income	\$56,053	\$66,271	\$60,750	
Average HH Income	\$66,121	\$78,004	\$70,017	
Householder Asian or Pacific Islander – Count	130	772	1,535	
Median HH Income	\$100,612	\$102,513	\$68,935	
Average HH Income	\$94,871	\$107,576	\$88,317	
Householder Other or Pacific Islander – Count	97	674	1,801	
Median HH Income	\$74,035	\$74,170	\$60,645	
Average HH Income	\$93,235	\$91,960	\$80,394	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 37.233229 Longitude: -80.008594

Cave Spring Corners Roanoke, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	3,881	24,680	53,838
	Female Population	4,445	27,883	59,035
Total Population by Age	Count of Pop 0 to 4 years	447	2,652	6,174
	Count of Pop 0 to 7 years	634	3,796	8,560
	Count of Pop 5 - 13	839	5,043	11,089
	Count of Pop 14 - 18	414	2,429	5,401
	Count of Pop 19 - 22	392	2,302	5,312
	Count of Pop 22 - 25	275	1,626	3,859
	Count of Pop 25 - 29	473	2,636	6,629
	Count of Pop 30 - 34	520	3,097	7,606
	Count of Pop 35 - 39	527	3,258	7,373
	Count of Pop 40 - 44	515	3,189	6,874
	Count of Pop 45 - 59	1,519	9,644	20,109
	Count of Pop 60 - 74	1,591	10,627	21,567
	Count of Pop 75 - 84	622	4,350	7,950
	Count of Pop 85+	194	1,711	2,930
	% of Pop 0 to 4 years	5.4%	5.0%	5.5%
	% of Pop 0 to 7 years	7.6%	7.2%	7.6%
	% of Pop 5 - 13	10.1%	9.6%	9.8%
	% of Pop 14 - 18	5.0%	4.6%	4.8%
	% of Pop 19 - 22	4.7%	4.4%	4.7%
	% of Pop 22 - 25	3.3%	3.1%	3.4%
	% of Pop 25 - 29	5.7%	5.0%	5.9%
	% of Pop 30 - 34	6.2%	5.9%	6.7%
	% of Pop 35 - 39	6.3%	6.2%	6.5%
	% of Pop 40 - 44	6.2%	6.1%	6.1%
	% of Pop 45 - 59	18.2%	18.3%	17.8%
	% of Pop 60 - 74	19.1%	20.2%	19.1%
	% of Pop 75 - 84	7.5%	8.3%	7.0%
	% of Pop 85+	2.3%	3.3%	2.6%
Median Age	42.7	45.1	42.2	
Average Age	42.6	44.3	42.5	
Male Population by Age	% of Pop 0 to 4 years	5.8%	5.5%	5.9%
	% of Pop 5 - 13	10.9%	10.6%	10.5%
	% of Pop 14 - 18	5.4%	5.0%	5.1%
	% of Pop 19 - 22	5.0%	4.7%	5.0%
	% of Pop 22 - 25	3.5%	3.3%	3.6%
	% of Pop 25 - 29	6.1%	5.3%	6.0%
	% of Pop 30 - 34	6.1%	5.9%	6.7%
	% of Pop 35 - 39	6.4%	6.2%	6.6%
	% of Pop 40 - 44	6.3%	6.1%	6.2%
	% of Pop 45 - 59	18.1%	18.6%	17.9%
	% of Pop 75 - 84	6.5%	7.4%	6.2%
	% of Pop 60 - 74	18.2%	19.3%	18.5%
	% of Pop 85+	1.6%	2.2%	1.8%
	Median Age	40.6	43.0	40.5
Average Age	40.9	42.5	41.1	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 37.233229 Longitude: -80.008594

Cave Spring Corners Roanoke, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	4.9%	4.7%	5.1%
	% of Pop 5 - 13	9.4%	8.7%	9.2%
	% of Pop 14 - 18	4.6%	4.3%	4.5%
	% of Pop 19 - 22	4.4%	4.1%	4.4%
	% of Pop 22 - 25	3.1%	2.9%	3.2%
	% of Pop 25 - 29	5.3%	4.7%	5.7%
	% of Pop 30 - 34	6.4%	5.9%	6.7%
	% of Pop 35 - 39	6.3%	6.2%	6.5%
	% of Pop 40 - 44	6.1%	6.0%	6.0%
	% of Pop 45 - 59	18.4%	18.1%	17.7%
	% of Pop 60 - 74	19.9%	21.0%	19.6%
	% of Pop 75 - 84	8.3%	9.1%	7.8%
	% of Pop 85+	2.9%	4.2%	3.3%
	Median Age	44.6	47.1	43.7
Average Age	44.1	45.8	43.8	
Race	Count of White	6,960	43,578	80,081
	Count of Black or African-American	512	3,291	20,790
	Count of Asian or Pacific Islander	387	2,367	3,961
	Count of Other races	468	3,326	8,041
	White	83.6%	82.9%	70.9%
	Black or African American	6.2%	6.3%	18.4%
	Asian	4.6%	4.5%	3.5%
	Other Races	5.6%	6.3%	7.1%
Language Spoken	Speak English at Home	87.0%	89.7%	91.3%
	Speak Spanish at Home	5.8%	3.6%	3.4%
	Speak French or French Creole at Home	0.1%	0.4%	0.4%
	Speak German at Home	0.7%	0.5%	0.5%
	Speak Other Indo-European Languages at Home	3.1%	2.6%	2.1%
	Speak Russian and Other Slavic Languages at Home	1.6%	0.7%	0.5%
	Speak Chinese at Home	0.6%	0.6%	0.4%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.3%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.8%	1.0%	0.6%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.2%	0.2%
	Speak Other Language at Home	0.0%	0.2%	0.4%
Hispanic	Hispanic Population	399	2,212	5,083
	Hispanic Population Percent	4.8%	4.2%	4.5%
	Mexican	32.1%	33.4%	29.0%
	Puerto Rican	36.1%	19.4%	19.8%
	Cuban	1.4%	4.7%	8.9%
	Dominican	15.9%	4.6%	3.1%
	Central American	0.6%	3.0%	12.8%
	South American	9.0%	22.2%	16.4%
	Other Hispanic	4.8%	12.7%	9.9%
	2000 Hispanic Population Percent	2%	1%	1%
	1990 Hispanic Population Percent	1%	1%	1%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 37.233229 Longitude: -80.008594

Cave Spring Corners Roanoke, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	7.4%	7.9%	7.8%
	American	7.3%	7.7%	7.6%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	4.6%	4.5%	3.5%
	Chinese	0.4%	0.5%	0.3%
	Japanese	0.0%	0.1%	0.0%
	Korean	0.0%	0.2%	0.2%
	South Central Asian (ie. Indian)	2.2%	2.5%	1.5%
	South East Asian (ie. Vietnamese)	0.8%	0.8%	0.7%
	Other Asian	1.1%	0.5%	0.7%
	European (percent of total population)	42.9%	43.2%	34.4%
	British	11.3%	12.4%	9.7%
	Dutch	0.7%	0.6%	0.5%
	French	1.7%	1.2%	1.0%
	German	9.2%	8.5%	7.0%
	Italian	2.2%	2.4%	1.9%
	Polish	2.5%	1.2%	0.9%
	Scandinavian	1.2%	1.1%	0.9%
	Scotch/Irish	10.3%	10.9%	9.1%
Other European (ie. Greek/Russian)	3.8%	4.9%	3.4%	
Middle Eastern	0.7%	0.7%	0.8%	
Other Ancestry	17.5%	16.0%	24.3%	
Unclassified Ancestry	22.1%	23.6%	24.7%	
Education (Age 25+)	Adult Population (25 Years or Older)	5,960	38,511	81,038
	Elementary (0 to 8)	1.5%	2.1%	2.4%
	Some High School (9 to 11)	2.9%	2.4%	4.7%
	High School Graduate (12)	21.1%	20.7%	27.6%
	Some College (13 to 16)	20.4%	17.5%	17.8%
	Associates Degree Only	10.9%	8.5%	8.6%
	Bachelors Degree Only	28.1%	28.9%	23.0%
	Graduate Degree	15.1%	20.0%	15.8%
	% College (4+)	43.2%	48.8%	38.8%
Household Type	Total Households – count	3,665	23,524	49,708
	One Person HHs – count	1,250	8,194	18,054
	Family HHs – count	2,299	14,224	28,035
	Married Couple – count	1,665	11,098	19,547
	w/own children – count	716	4,158	7,003
	w/out own children – count	949	6,940	12,544
	Male Householder – count	186	854	1,981
	Female Householder – count	449	2,273	6,507
	Non-Family Households – count	116	1,106	3,618
	1 Person Household	34.1%	34.8%	36.3%
	2 Person Household	34.2%	34.9%	33.0%
	3 Person Household	14.2%	13.3%	13.7%
	4 Person Household	10.6%	10.5%	10.1%
	5 Person Household	4.3%	4.1%	4.2%
6 Person Household	1.6%	1.5%	1.7%	
7+ Person Household	0.9%	0.8%	1.0%	
% Households With Children	32.2%	25.4%	23.1%	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 37.233229 Longitude: -80.008594

Cave Spring Corners Roanoke, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	3,932	25,213	54,381
	Owner Occupied Percent	55.6%	60.5%	53.5%
	Renter Occupied Percent	37.6%	32.8%	37.9%
	Vacant Housing Percent	6.8%	6.7%	8.6%
	Total Housing Units (Census 2000)	3,644	23,231	49,458
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.1%	3.8%	3.4%
	Property Value \$750,000 to \$999,999	1.2%	3.9%	3.7%
	Property Value \$500,000 to \$749,999	10.8%	19.4%	15.1%
	Property Value \$400,000 to \$499,999	15.3%	18.6%	13.5%
	Property Value \$300,000, to \$399,999	37.3%	27.3%	19.2%
	Property Value \$200,000 to \$299,999	27.9%	18.4%	20.5%
	Property Value \$150,000 to \$199,999	3.7%	5.1%	10.9%
	Property Value \$100,000 to \$149,999	1.4%	2.1%	8.7%
	Property Value \$60,000 to \$99,999	0.3%	0.3%	2.1%
	Property Value \$40,000 to \$59,999	0.1%	0.1%	0.4%
	Property Value \$0 to \$39,999	0.8%	0.6%	1.7%
	Median Home Value	\$342,093	\$384,985	\$327,694
Wealth per Household	\$0 and under - percent	17.3%	16.6%	17.8%
	\$1 to \$4999 - percent	8.4%	7.9%	8.9%
	\$5k to \$9999 - percent	4.6%	4.3%	4.7%
	\$10k to \$24999 - percent	6.4%	6.2%	6.5%
	\$25k to \$49999 - percent	6.8%	6.7%	6.8%
	\$50k to \$99999 - percent	10.2%	10.2%	10.1%
	\$100k to \$249999 - percent	18.1%	18.4%	17.8%
	\$250k to \$499999 - percent	13.3%	13.8%	12.9%
	\$500k+ - percent	14.9%	16.0%	14.5%
	Median HH Wealth	\$81,451	\$90,952	\$76,506
	Avg HH Wealth	\$242,178	\$255,575	\$236,386
Economic Viability	Economic Viability Local	255	256	258
	Economic Viability Indexed	94	95	96
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	4,393	27,680	57,419
	Managerial/Executive	18.4%	21.8%	17.8%
	Professional Specialty	26.3%	31.5%	26.8%
	Healthcare Support	2.1%	1.8%	3.1%
	Sales	13.7%	10.9%	11.0%
	Office & Administrative Support	10.3%	10.6%	11.0%
	Protective Service	1.6%	1.6%	2.3%
	Food Preparation	6.1%	5.1%	5.2%
	Building Maintenance & Cleaning	1.1%	1.3%	3.5%
	Personal Care	3.4%	2.5%	2.4%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	4.9%	4.7%	5.6%
	Production & Transportation	12.1%	8.3%	11.4%
	Percent White Collar Workers	70.8%	76.5%	69.6%
	Percent Blue Collar Workers	29.2%	23.5%	30.4%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 37.233229 Longitude: -80.008594

Cave Spring Corners Roanoke, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	5.3%	5.6%	5.8%
	Manufacturing	7.5%	7.1%	8.2%
	Transportation	6.4%	5.4%	5.6%
	Information	0.4%	1.4%	1.6%
	Wholesale/Retail	14.7%	13.1%	13.8%
	Finance, Insurance, Real Estate	10.0%	9.8%	8.3%
	Professional Services	4.6%	7.5%	6.2%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	2.1%	2.4%	3.6%
	Educational Services	28.1%	30.5%	29.7%
	Entertainment Services	10.0%	8.6%	8.9%
	Other Professional Services	7.6%	4.5%	4.4%
	Public Administration	3.3%	4.0%	3.9%
Vehicles per HH	No Vehicles	2.9%	5.9%	8.1%
	1 Vehicle	33.2%	34.6%	38.4%
	2 Vehicles	43.4%	40.0%	35.6%
	3 or more vehicles	20.5%	19.5%	17.9%
	Average Number of Vehicles	1.91	1.82	1.71
Change	Births (last 12 months)	88	513	1,205
	Deaths (last 12 months)	86	604	1,128
	Migration (last 12 months)	38	187	166
Work place	Workplace Establishments	444	1,972	4,599
	Workplace Employees (FTE)	3,594	21,304	62,506