

Demographic Snapshot

	Town of Leesburg	Loudoun County
Population & Households		
• Population (July 2016 Census Bureau estimate)	52,607	375,629
• Population (2012-2016 ACS)	49,401	362,435
• Households (2012-2016 ACS)	16,296	117,073
• Average Household Size	3.02	3.08
Income		
• Average Household	\$121,286	\$146,719
• Median Household	\$102,132	\$125,672
• Per Capita	\$41,184	\$48,578
Racial & Ethnic Distribution		
• White, Not Hispanic	63.1%	58.6%
• Hispanic (Any Race)	16.8%	13.3%
• Asian	9.0%	16.6%
• Black, Not Hispanic	7.4%	7.1%
• Other, including Two or More Races	3.7%	4.4%
Foreign Born Population		
• Foreign Born	22.0%	23.4%
• Speak 2 or More Languages Proficiently	16.5%	20.9%
Age Distribution		
• 19 and under	30.7%	31.5%
• 20 - 44	35.8%	35.0%
• 45 - 64	26.1%	25.3%
• 65 and older	7.4%	8.0%
• Median Age	34.6	35.5
Educational Attainment (age 25 & over)		
• High School Graduate or higher	90.3%	93.5%
• Bachelor's Degree or higher	51.2%	58.9%
• Graduate or Professional Degree	19.1%	23.7%

Sources: U.S. Census Bureau: 2016 Annual Population Estimates and American Community Survey 2016 5-Year Estimates

Data may not sum due to rounding.

Household Statistics

	Town of Leesburg	Loudoun County
Population & Households		
• Population	49,401	362,435
• Households	16,296	117,073
Types of Households		
• Families	75.4%	78.1%
• Families With Own Children Under 18	44.0%	46.2%
• Single Person Households	19.1%	17.1%
• Other	5.5%	4.8%
• Average Household Size	3.02	3.08
• Average Family Size	3.48	3.49
Income		
• Average Household	\$121,286	\$146,719
• Average Family	\$132,920	\$160,151
• Per Capita	\$41,184	\$48,578
Housing Tenure		
• Owner-Occupied	69.5%	77.4%
• Renter-Occupied	30.5%	22.6%
Labor Force Participation (16 and older)		
• Total Population	77.2%	76.3%
• Men	85.2%	84.0%
• Women	69.3%	68.8%
• All Parents in Household		
• Families with Children Under 6	65.2%	64.5%
• Families with Children 6 to 17	71.2%	73.0%

Source: U.S. Census Bureau, American Community Survey 2016 5-Year Estimates

Data may not sum due to rounding.

Labor Market Statistics

Labor Force & Unemployment

August 2017	Loudoun County	Annual Change	Northern Virginia*	Annual Change
Civilian Labor Force	208,367	+2.6%	1,602,311	+2.8%
Unemployment Rate	3.1%	-0.3%	3.2%	-0.3%

*Virginia portion of Washington DC MSA

Local At-Place Employment & Wages

1 st Quarter, 2017	Loudoun County	Annual Change	Northern Virginia*	Annual Change
# of Employers	11,869	+2.7%	88,233	+0.8%
Local Employment	160,022	+3.5%	1,340,125	+1.5%
Average Weekly Wages	\$1,238	+3.8%	\$1,483	+6.7%

*Virginia portion of the Washington DC MSA

Educational Attainment (Age 25 & Older)**

	Town of Leesburg	Loudoun County	Washington DC MSA (VA part)
High School Graduate or higher	90.3%	93.5%	91.3%
Bachelor's Degree or higher	51.2%	58.9%	53.2%
Graduate or Professional Degree	19.1%	23.7%	24.7%

**American Community Survey 2016 5-Year Estimates

Sources: U.S. Census Bureau; Virginia Employment Commission

Commuting Patterns

Workers in Leesburg

Commute From

• Leesburg	15.9%
• Elsewhere in Loudoun County	31.6%
• Elsewhere in Northern Virginia	20.4%
• Northern Shenandoah Valley	7.2%
• Maryland	6.7%
• West Virginia	6.0%
• All Other Locations	12.1%

Leesburg Residents

Commute To

• Leesburg	12.6%
• Elsewhere in Loudoun County	26.8%
• Elsewhere in Northern Virginia	39.7%
• Maryland	5.8%
• Washington DC	4.1%
• All Other Locations	10.9%

Means of Transportation to Work

• Drove Alone	77.2%
• Carpooled	10.5%
• Public Transit	3.7%
• Other Transportation	3.4%
• Worked at Home	5.2%

Average Commute (Minutes)	31.4
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Sources: U.S. Census Bureau, 2015 LEHD (Primary Jobs) and American Community Survey 2016 5-Year Estimates

Major Employers, 2017

Private Employers, 250 to 500 employees:

Company	Sector
K2M	Research & Development
Target	Retail
Wegmans	Retail

Private Employers, 100 to 250 employees:

Company	Sector
Armfield Harrison & Thomas	Insurance
Costco	Retail
Dulles Motor Cars	Automotive
Giant Food (two locations)	Retail
Heritage Hall Health Care	Healthcare
Home Depot	Retail
Inova Loudoun Long Term Care	Healthcare
Leesburg Toyota	Automotive
Loudoun Medical Group	Healthcare
Lowe's	Retail
Morningside House	Healthcare
The Medical Group	Healthcare
Tuscarora Mill	Hospitality
Walmart	Retail

Public Employers:

Company	# of Employees
Loudoun County	2,000 – 2,500
Loudoun County Public Schools	1,500 – 2,000
Federal Aviation Administration	500 – 1,000
Town of Leesburg	500 – 1,000
Commonwealth of Virginia	250 – 500
U.S. Postal Service	100 – 250

2017 Business Taxes

The following is a summary of the taxes to which businesses located within the Town of Leesburg are subject.

◆ **State Income Tax**

Any corporation having income from Virginia sources is required to file and report that income annually. The income tax rate is 6% of computed Virginia taxable income.

◆ **Business, Professional & Occupational License Tax**

Most businesses, including home based businesses, are subject to a gross receipts tax. The tax rate depends upon the type of business, but ranges from 0.10% to 0.25%. A separate fact sheet provides more detailed information.

◆ **Real Property Tax**

Businesses located within the Town of Leesburg pay real property taxes to both Loudoun County and the town. Real property tax rates for 2017 are listed below. Rates are per \$100 of assessed fair market value. New tax rates are adopted in April of each year.

Town of Leesburg	\$0.184
Loudoun County	\$1.125
Total	\$1.309

◆ **Tangible Personal Property Tax**

The tax on tangible personal property (manufacturing equipment and tools, office equipment, computers, etc.) is based on the original total capitalized cost and the age of the property. Property is taxed at 50% of cost the first year and is reduced 10% each year thereafter until a minimum of 10% is reached. 2015 tax rates (per \$100 of valuation) are listed below.

	Nominal Tax Rate
Town of Leesburg	\$1.00
Loudoun County	\$4.20
Total	\$5.20

◆ **Bank Franchise Tax**

Banks located within the Town pay a franchise tax of \$0.80 per \$100 of net capital.

◆ **Consumer Taxes**

Consumer taxes which business located in Leesburg may pay or collect include Sales & Use Tax (6% combined state & local rate), Meals & Beverage Tax (3.5%), Hotel Tax (8%), Telecommunications Tax (16% on the first \$300 of monthly charges), and Utilities Tax (up to \$48 per month on electrical and natural gas service).

◆ **Inventory Tax**

Manufacturers' inventory is not subject to taxation in Virginia. Neither the Town of Leesburg nor Loudoun County imposes a capital tax on merchants.

Business, Professional & Occupational Licenses

Most businesses located in the Town of Leesburg are required to have a Town of Leesburg business, professional & occupational license (BPOL), including home-based businesses. To obtain your business license, visit the Town of Leesburg Finance Department on the first floor of Town Hall, located at 25 West Market Street. If you have any questions, please call the Finance Department at 703-771-2701.

The tax associated with this license is either a percentage of gross receipts or a flat rate. Businesses that are normally subject to the tax rate based on gross receipts, but have less than \$50,000 in gross receipts pay a flat fee of \$20.00. When you first apply for your business license, you will pay estimated taxes based on the gross receipts that you expect to generate through the end of the calendar year.

Current BPOL rates on gross receipts are:

Amusements	\$0.25 per \$100 of gross receipts
Building Contractors and Trades	\$0.10 per \$100 of gross receipts
Business Service Occupations	\$0.20 per \$100 of gross receipts
Hotel/Motel/B&B	\$0.23 per \$100 of gross receipts
Massage Therapy	\$0.20 per \$100 of gross receipts
Money Lenders	\$0.16 per \$100 of gross receipts
Personal Service Occupations	\$0.20 per \$100 of gross receipts
Professional, Specialized Businesses	\$0.20 per \$100 of gross receipts
Public Utilities	\$0.50 per \$100 of gross receipts
Repair Service Occupations	\$0.15 per \$100 of gross receipts
Retail Merchants	\$0.10 per \$100 of gross receipts
Vending Machine Merchants	\$0.10 per \$100 of gross receipts
Wholesale Merchants	\$0.075 per \$100 of gross purchases

Current BPOL flat tax rates are:

Building/Savings & Loan Associations	\$50 annually
Cable Television Companies	\$25 annually
Fortune Tellers	\$500 annually
Peddlers & Itinerant Vendors	\$250 annually
Alcoholic Beverages (beer & wine) (based on type of license)	\$25-\$75 annually
Mixed Beverage Licenses (based on # of seats)	\$200-\$500 annually
Brewery License	\$500.00 annually
Coin Operated Amusement Machines (based of # of machines)	\$100-\$200 annually

Renewals

In late March/early April each year, business license renewal forms are sent to all businesses. When submitting the renewal form, businesses state their gross receipts for the previous year and include the appropriate amount of tax due. Businesses renewing for the first time should contact the Finance Department to determine the additional amount due for the prior year, if any. Business license renewals are due by May 1st of each year.

Town of Leesburg Economic Development
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