

The Richmond-Petersburg MSA at a Glance



A Sampler of Economic & Demographic Characteristics
for the Richmond-Petersburg Metropolitan Statistical Area
(RIPE MSA)
September 2002

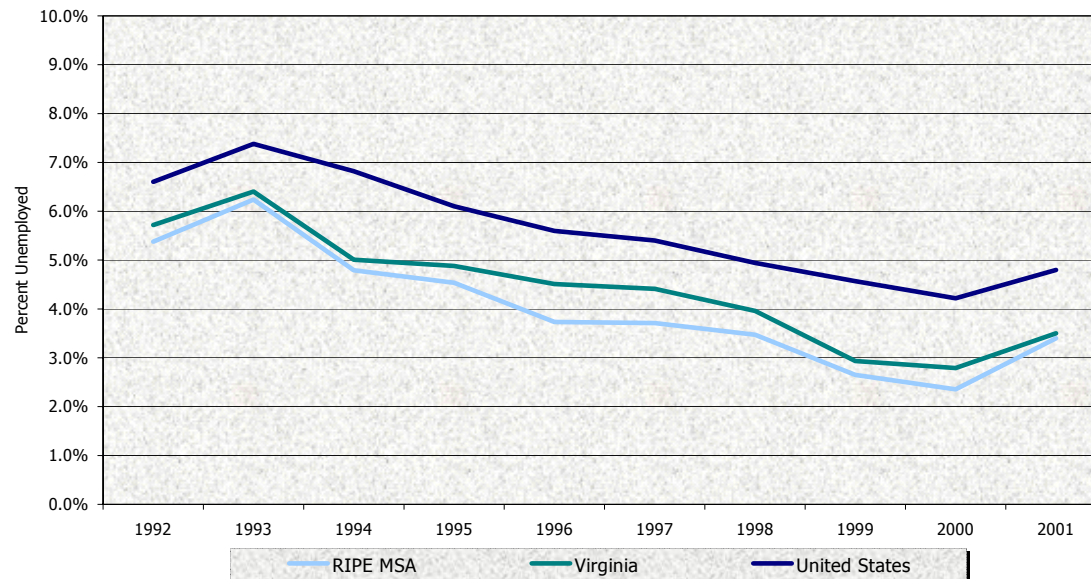


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Unemployment Rates

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Charles City County	7.8%	8.6%	8.2%	7.0%	5.8%	4.9%	4.7%	3.3%	2.8%	2.7%	6.1%
Chesterfield County	4.6%	5.3%	4.1%	3.9%	3.1%	3.0%	2.8%	2.2%	2.0%	1.6%	2.5%
Goochland County	5.4%	6.4%	4.2%	4.0%	2.9%	2.5%	2.6%	2.1%	1.6%	1.3%	2.2%
Hanover County	4.3%	4.7%	3.3%	3.0%	2.2%	2.2%	2.5%	1.8%	1.6%	1.3%	2.4%
Henrico County	4.0%	5.0%	3.9%	3.5%	2.9%	3.0%	2.8%	2.1%	1.9%	1.7%	3.3%
New Kent County	4.5%	4.9%	4.6%	4.5%	3.2%	3.3%	3.0%	2.7%	2.0%	1.6%	3.4%
Powhatan County	5.9%	5.7%	3.5%	3.6%	2.7%	2.5%	2.9%	1.8%	1.7%	1.3%	2.1%
Richmond City	6.8%	7.7%	6.3%	6.0%	5.2%	5.3%	4.8%	3.8%	3.3%	3.0%	5.0%
Dinwiddie County	7.0%	7.7%	6.3%	6.4%	4.1%	4.2%	4.1%	2.7%	2.6%	2.0%	2.9%
Prince George County	7.4%	9.7%	4.2%	4.5%	4.6%	3.8%	3.4%	2.9%	2.7%	2.2%	3.4%
Colonial Heights City	4.3%	5.8%	5.1%	4.7%	4.5%	4.0%	3.9%	2.8%	2.4%	2.5%	3.5%
Hopewell City	8.3%	9.6%	7.3%	6.5%	5.5%	6.0%	5.5%	4.4%	4.1%	3.2%	5.4%
Petersburg City	8.7%	9.5%	9.1%	9.4%	7.0%	8.1%	7.5%	5.9%	5.2%	3.9%	6.4%
RIPE MSA	3.9%	5.4%	6.2%	4.8%	4.5%	3.7%	3.7%	3.5%	2.6%	2.4%	3.4%
Virginia	4.3%	5.7%	6.4%	5.0%	4.9%	4.5%	4.4%	4.0%	2.9%	2.8%	3.5%
United States	5.6%	6.6%	7.4%	6.8%	6.1%	5.6%	5.4%	4.9%	4.6%	4.2%	4.8%

Unemployment Rate



Source: Virginia Employment Commission, Estimated Labor Force Components

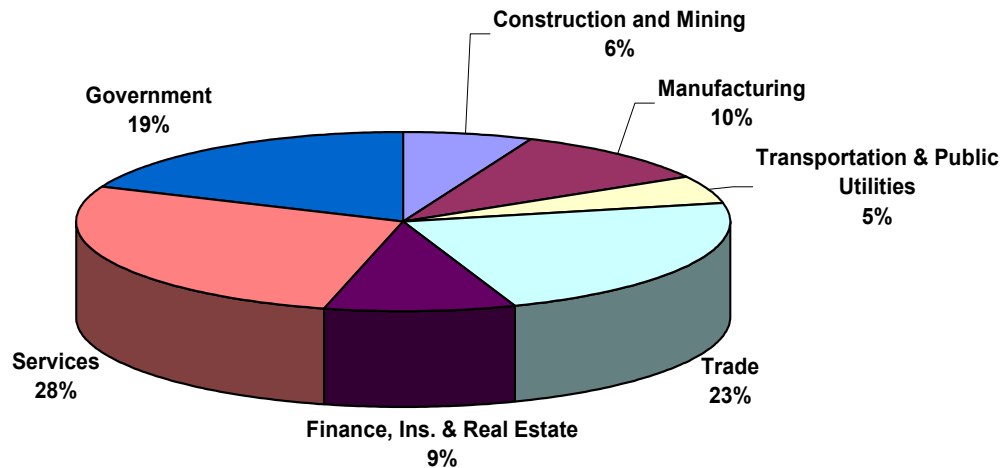
Non-Agricultural Employment by Sector (in thousands)

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Construction and Mining	27.7	28.3	28.6	30.1	31.6	33.9	33.8	35.3	37.1	35.3
Manufacturing	62.9	61.4	61.1	60.6	60.2	61.4	61.3	60.8	61	57.5
Transportation & Public Utilities	23.0	24.1	25.0	26.0	26.5	27.1	27.6	27.5	27.3	28.5
Trade	106.3	108.8	114.9	119.7	120.7	123.7	124.4	126.8	128.9	127.9
Wholesale	25.9	26.4	27.6	29.0	29.3	30.1	30.5	30.5	30.5	29.7
Retail	80.4	82.4	87.3	90.7	91.4	93.6	93.9	96.3	98.4	98.2
Finance, Ins. & Real Estate	38.7	39.7	42.0	42.4	43.0	44.2	45.4	47.8	49.2	52.2
Services	109.2	113.1	118.7	125.0	129.5	134.6	141.2	146.1	151.2	154.3
Government	96.3	99.2	100.8	98.3	96.8	99.9	101.6	102.7	104.1	104.9
Federal	15.8	15.8	15.8	15.6	15.5	16.4	16.0	15.4	15.7	15.2
State	41.2	42.8	43.4	40.7	38.8	39.2	40.1	41.0	41.4	41.6
Local	39.3	40.6	41.6	42.0	42.5	44.3	45.5	46.3	47	48.1
Total Non-Agri Employment	464.1	474.3	491.2	502.1	508.3	524.8	535.5	547	558.2	561.8

Source: Virginia Employment Commission

Monthly Report on Employment, Hours & Earnings

Non-Agricultural Employment by Sector 2001



Source: Virginia Employment Commission

Top 50 Private Employers in the Richmond Region 2002 (Full-Time Employment)

- | | |
|--|--|
| 1. Capital One Financial Corp. | 26. Tyson Foods Inc. |
| 2. Philip Morris USA | 27. Southside Regional Medical Center |
| 3. VCU Health System | 28. United Parcel Service Inc. |
| 4. HCA Inc | 29. Media General Inc. |
| 5. Circuit City Stores Inc. | 30. BB&T Corp. |
| 6. Wal-Mart Stores Inc. | 31. Lowe's Cos. Inc |
| 7. Wachovia Corp. | 32. Smurfit-Stone Container Corp. |
| 8. Sun Trust Banks Inc. | 33. Overnite Transportation Co. |
| 9. Dominion Resources Inc | 34. Southern States Cooperative Inc. |
| 10. Ukrop's Super Markets Inc. | 35. Alstom Power Inc. |
| 11. Verizon Virginia Inc. | 36. McKesson HBOC Inc. |
| 12. Bon Secours-Richmond Health Corp. | 37. Unistaff Inc. |
| 13. DuPont Co. | 38. 7-Eleven Inc. |
| 14. Trigon Healthcare Inc. | 39. Hecht's |
| 15. Bank of America Corp. | 40. Sears Roebuck & Co. |
| 16. Honeywell International Inc. | 41. The Kroger Co. |
| 17. Delhaize America Corp. (Food Lion) | 42. Target Corp. |
| 18. Federal Reserve Bank of Richmond | 43. Encompass Constructors, Inc. |
| 19. Alcoa Inc. | 44. MeadWestvaco Corp. |
| 20. Infineon Technologies Richmond | 45. Kraft Foods Inc. |
| 21. Wyeth | 46. Cadmus Communications Corp. |
| 22. Supervalu Inc., Eastern Region | 47. Pinkerton - Service Corp. (Securitas Cos.) |
| 23. University of Richmond | 48. The Home Depot Inc. |
| 24. J.C. Penney Co. Inc. | 49. Armkel LLC |
| 25. GE Financial Assurance | 50. McGuireWoods |

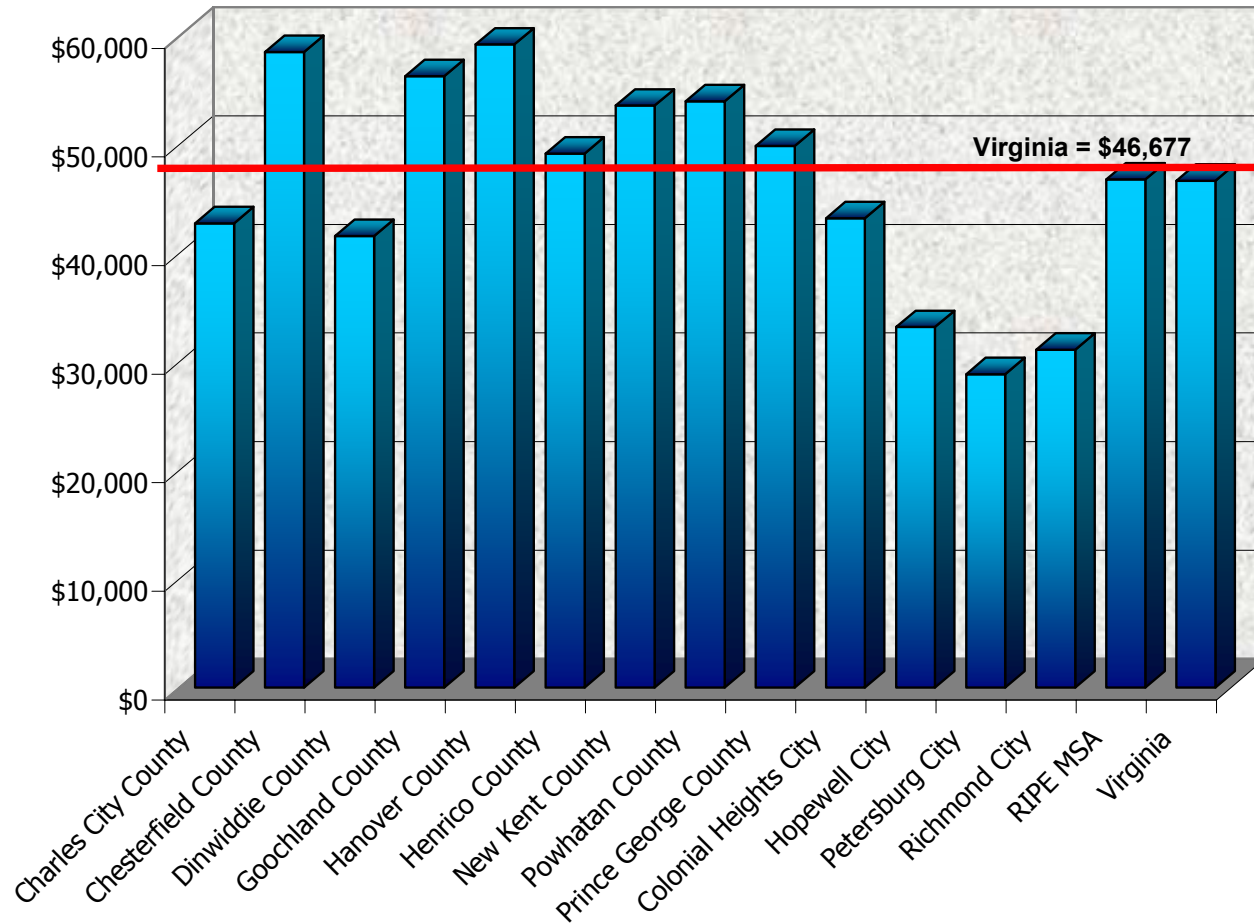
Source: Richmond-Times Dispatch, Sunday, April 21, 2002, Business Section

The Top 50 Employers in the Richmond - Petersburg area as of January 1, 2001, and January 1, 2001.

Median Household Income (\$)

1999

	Charles City	Chesterfield	Dinwiddie	Goochland	Hanover	Henrico	New Kent	Powhatan	Prince George	Colonial Heights	Hopewell	Petersburg	Richmond	RIPE MSA	Virginia
1997	37,173	55,324	34,830	50,104	53,618	44,122	49,908	49,009	44,845	40,923	32,781	25,428	29,234	40,454	40,209
1998	40,058	58,423	37,244	54,007	57,367	47,155	52,470	52,656	46,774	42,068	33,213	26,324	31,081	41,797	42,662
1999	42,754	58,537	41,582	56,307	59,223	49,185	53,595	53,992	49,877	43,224	33,196	28,851	31,121	46,800	46,677



Source: U.S. Bureau of Census
Weldon Cooper Center for Public

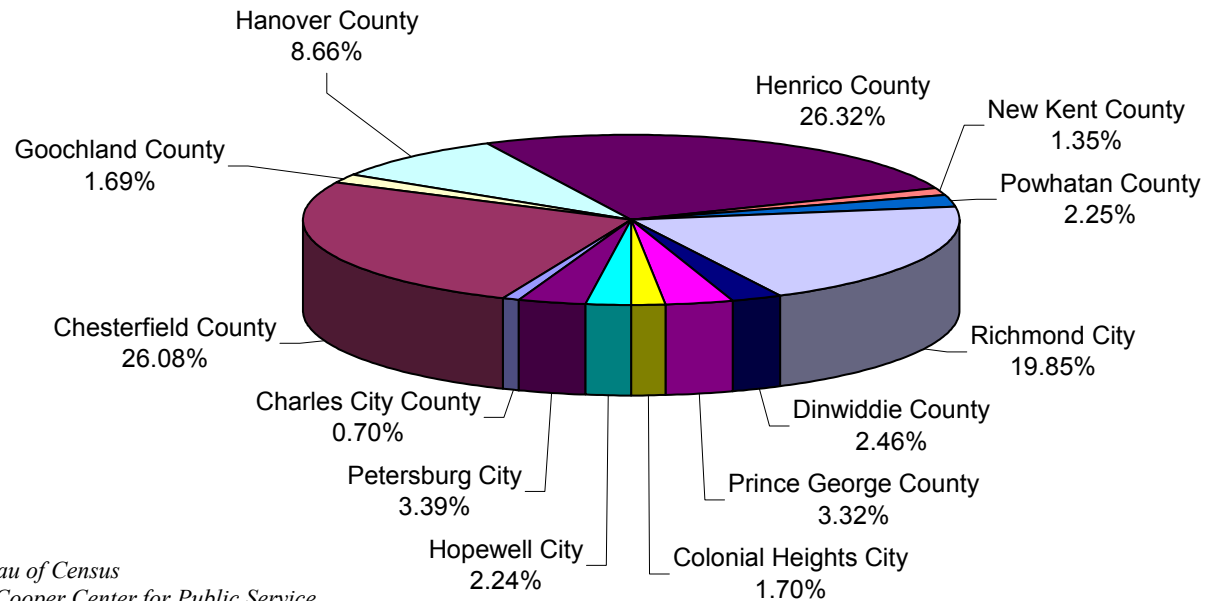
Population in the RIPE MSA

	1990	1995	1996	1997	2000	2010*
Charles City County	6,282	6,700	6,700	6,800	6,926	7,900
Chesterfield County	209,564	239,000	241,000	243,800	259,903	317,004
Goochland County	14,163	16,200	17,000	17,200	16,863	22,003
Hanover County**	63,306	74,600	76,600	78,600	86,320	106,000
Henrico County	217,849	235,800	241,800	244,300	262,300	277,003
New Kent County	10,445	11,800	12,200	12,500	13,462	16,497
Powhatan County	15,328	19,200	20,400	21,100	22,377	31,004
Richmond City	202,798	196,200	193,000	192,700	197,790	186,008
Dinwiddie County	22,319	23,400	24,200	24,400	24,533	26,804
Prince George County	27,394	28,700	30,500	30,700	33,047	34,504
Colonial Heights City	16,064	16,400	16,500	16,500	16,897	17,400
Hopewell City	23,101	22,700	22,500	22,300	22,354	21,801
Petersburg City	37,027	36,400	34,200	34,000	33,740	31,502
RIPE MSA	865,640	927,100	936,600	944,900	996,512	1,095,430
Virginia Total	6,189,197	6,617,400	6,666,200	6,734,000	7,078,515	7,737,597

*Projected by the Virginia Employment Commission

**Town of Ashland: Population is included in the population total for Hanover County.

Population Distribution
in the RIPE MSA
2000

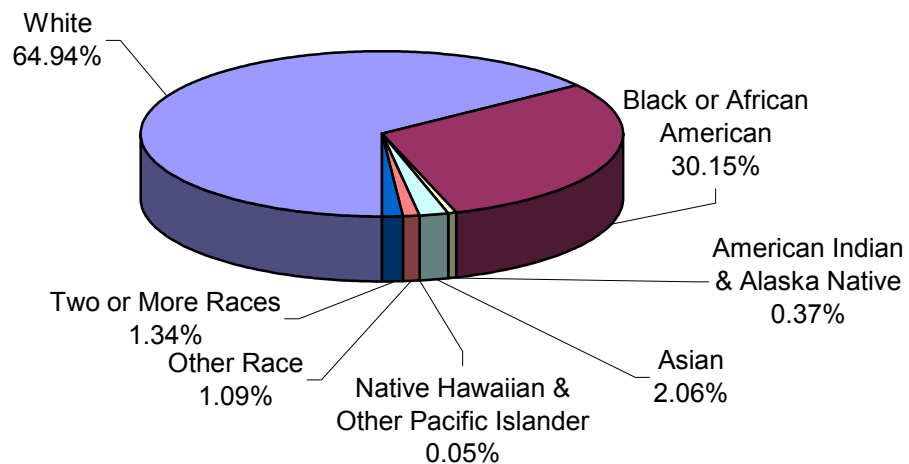


Sources: U.S. Bureau of Census
Weldon Cooper Center for Public Service

Racial Composition of the RIPE MSA 2000

	Total Population	White		Black or African American	American Indian & Alaska Native	Asian	Native Hawaiian & Other Pacific Islander	Other Race	Two or More Races	Total Hispanic (of any race)	
		Total	Hispanic								Not Hispanic
Charles City County	6,926	2,470	16	2,454	3,799	543	7	0	12	95	45
Chesterfield County	259,903	199,447	3,371	196,076	46,195	851	6,154	111	3,472	3,673	7,617
Goochland County	16,863	12,261	67	12,194	4,324	33	80	2	33	130	144
Hanover County	86,320	76,242	489	75,753	8,065	289	686	7	316	715	847
Henrico County	262,300	180,761	2,761	178,000	64,805	920	9,451	82	2,562	3,719	5,946
New Kent County	13,462	10,805	120	10,685	2,181	173	72	2	71	158	176
Powhatan County	22,377	18,237	1,238	16,999	3,784	46	46	1	74	189	184
Richmond City	197,790	75,744	1,484	74,260	113,108	479	2,471	157	2,948	2,883	5,074
Dinwiddie County	24,533	15,837	102	15,735	8,257	55	76	10	97	201	237
Prince George County	33,047	20,135	603	19,532	10,753	140	573	51	723	672	1,625
Colonial Heights City	16,897	15,052	132	14,920	1,059	32	459	14	108	173	274
Hopewell City	22,354	13,924	269	13,655	7,484	79	180	16	275	396	651
Petersburg City	33,740	6,249	118	6,131	26,643	67	236	9	198	338	463
RIPE MSA	996,512	647,164	10,770	636,394	300,457	3,707	20,491	462	10,889	13,342	23,283
Virginia Total	7,078,515	5,120,110	154,473	4,965,637	1,390,293	21,172	261,025	3,946	138,900	143,069	329,540

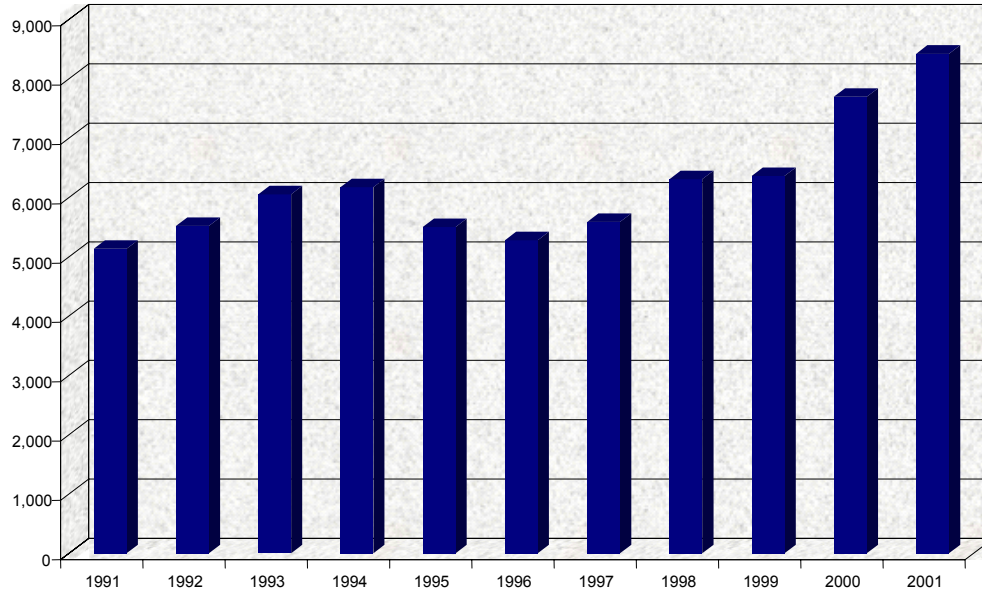
Racial Composition of the RIPE MSA 2000



Single Family Units

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Charles City County	50	32	40	55	57	49	46	49	30	44	42
Chesterfield County	1,952	1,872	1,952	2,004	1,675	1,471	1,566	1,799	2,028	1,920	2,417
Goochland County	141	162	150	182	175	189	198	218	260	223	246
Hanover County	689	838	986	1,008	812	967	996	1,091	1,059	874	902
Henrico County	1,434	1,615	1,857	1,845	1,678	1,666	1,755	2,067	1,999	1,566	1,638
New Kent County	104	110	126	122	149	140	150	166	133	157	192
Powhatan County	222	277	307	323	301	311	294	296	298	257	279
Richmond City	141	102	147	125	187	147	134	126	133	170	179
Dinwiddie County	130	212	191	166	151	148	162	160	136	140	182
Prince George County	195	219	219	253	199	101	176	224	152	213	210
Colonial Heights City	30	49	41	52	44	39	51	59	39	41	58
Hopewell City	27	14	19	22	32	40	27	22	70	66	56
Petersburg City	19	17	16	14	39	10	30	28	25	24	18
RIPE MSA	5,134	5,519	6,051	6,171	5,499	5,278	5,585	6,305	6,362	7,695	8,420

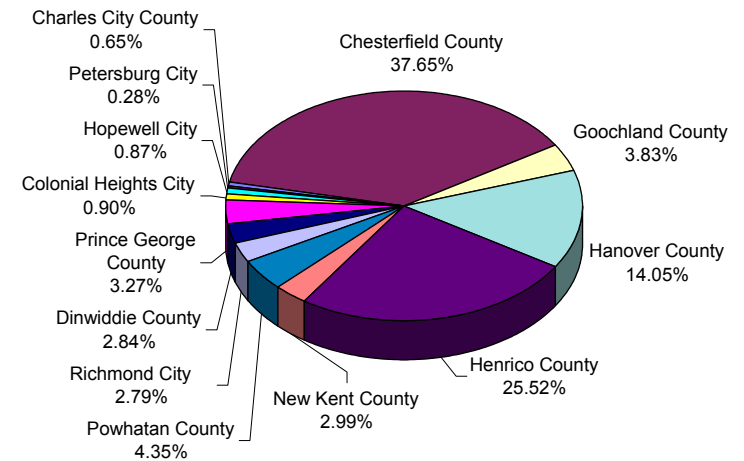
Single Family Units in the RIPE MSA



Source: U.S. Bureau of the Census, State/County Permit Authorized Construction in Permit Issuing Place

Distribution of Single Family Units in the RIPE MSA

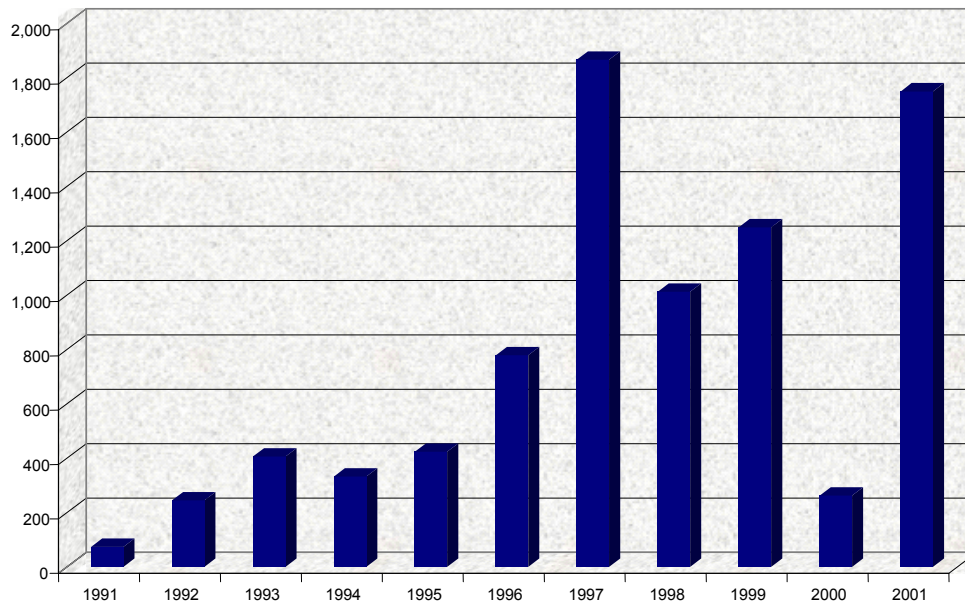
2001



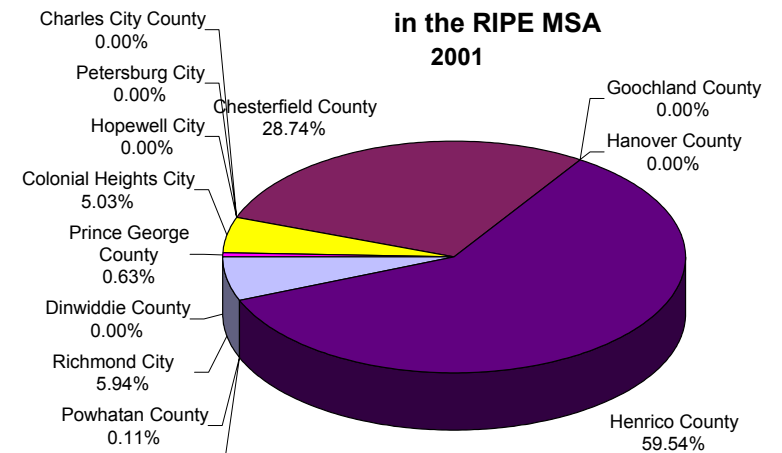
Multiple Units

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Charles City County	36	0	0	0	0	0	0	0	0	0	0
Chesterfield County	0	219	4	0	294	180	240	501	725	38	503
Goochland County	0	2	0	0	0	3	0	2	0	0	0
Hanover County	0	0	88	122	5	56	150	0	60	75	0
Henrico County	32	8	71	90	100	298	1,166	275	348	0	1042
New Kent County	0	0	0	0	0	0	0	0	0	0	0
Powhatan County	0	6	0	0	0	0	2	0	0	0	2
City of Richmond	0	8	31	4	21	242	232	0	115	100	104
Dinwiddie County	0	0	60	60	0	0	0	0	0	4	0
Prince George County	6	2	0	27	0	0	0	158	0	40	11
Colonial Heights City	0	0	146	4	0	0	62	0	0	0	88
Hopewell City	0	0	6	16	4	0	14	75	2	6	0
Petersburg City	0	0	0	10	0	0	0	2	0	0	0
RIPE MSA	74	245	406	333	424	779	1,866	1,013	1,250	263	1750

Multiple Units in the RIPE MSA



Distribution of Multiple Units in the RIPE MSA 2001

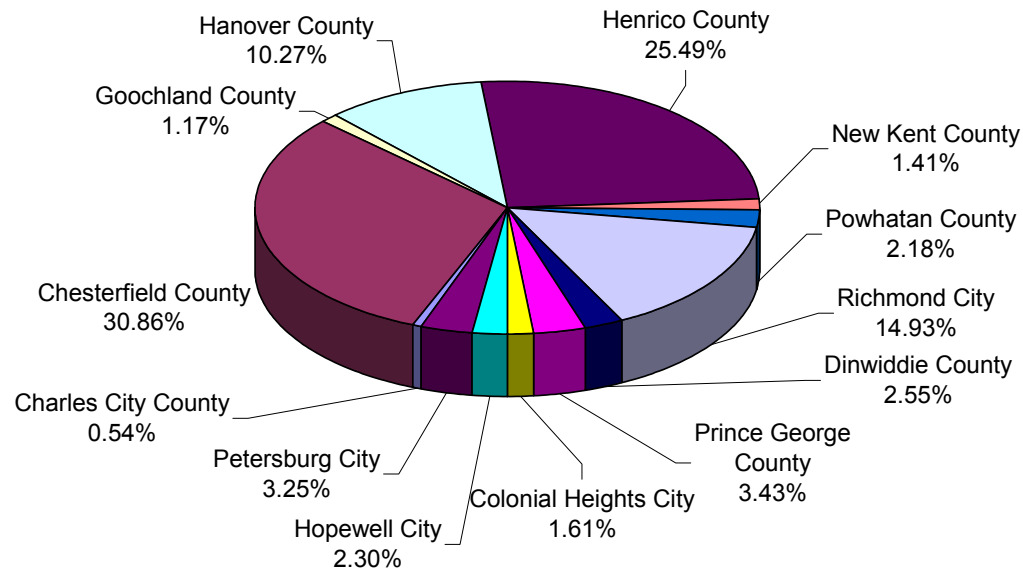


Source: U.S. Bureau of the Census, State/County Permit Authorized Construction in Permit Issuing Place

Projected School Enrollment (2001-2002)

	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Not graded	Total
Charles City County	75	55	57	85	80	68	75	81	69	72	75	63	65	1	922
Chesterfield County	3,551	3,931	3,719	3,975	4,115	4,141	4,315	4,450	4,462	4,362	4,128	3,742	3,754	0	52,645
Goochland County	146	168	137	147	142	166	185	190	158	147	115	147	115	31	1,995
Hanover County	1,253	1,319	1,316	1,367	1,358	1,304	1,544	1,521	1,350	1,448	1,353	1,190	1,201	0	17,523
Henrico County	2,926	3,424	3,298	3,366	3,466	3,484	3,571	3,607	3,352	3,534	3,486	2,899	2,561	501	43,474
New Kent County	161	177	153	160	188	194	195	216	187	223	197	186	167	0	2,404
Powhatan County	326	282	262	331	289	299	298	273	289	328	269	230	244	0	3,720
Richmond City	2,457	2,027	2,049	2,181	2,193	2,089	2,068	2,082	1,802	2,054	1,646	1,464	1,334	25	25,471
Dinwiddie County	299	330	287	317	374	350	369	374	397	410	318	275	244	5	4,349
Prince George County	375	425	403	427	440	468	574	544	472	487	418	386	429	7	5,855
Colonial Heights City	171	196	207	189	228	203	216	247	241	237	220	196	189	0	2,740
Hopewell City	302	340	329	323	327	334	346	330	274	324	253	226	197	23	3,927
Petersburg City	390	396	413	432	452	488	498	589	471	479	361	290	252	39	5,551
RIPE MSA	12,433	13,067	12,629	13,298	13,652	13,590	14,253	14,503	13,523	14,104	12,840	11,294	10,753	632	170,573
Virginia	82,289	87,015	87,332	88,868	90,630	92,101	94,506	95,705	92,710	96,949	89,659	78,264	76,269	1,980	1,154,278

**School Enrollment Distribution
in RIPE MSA 2002-2003**



Source: Weldon Cooper Center for Public Service