

Demographic Detail Report

Centreville Square I

14220 Centreville Sq, Centreville, VA 20121

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **6,391 SF**
 Year Built: **1988**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	23,627		96,909		210,805	
2022 Estimate	23,721		97,082		208,769	
2010 Census	23,156		93,783		198,330	
Growth 2022 - 2027	-0.40%		-0.18%		0.98%	
Growth 2010 - 2022	2.44%		3.52%		5.26%	
2022 Population by Age	23,721		97,082		208,769	
Age 0 - 4	1,679	7.08%	6,086	6.27%	13,551	6.49%
Age 5 - 9	1,740	7.34%	6,265	6.45%	14,016	6.71%
Age 10 - 14	1,652	6.96%	6,494	6.69%	14,231	6.82%
Age 15 - 19	1,476	6.22%	6,602	6.80%	13,813	6.62%
Age 20 - 24	1,329	5.60%	6,358	6.55%	13,060	6.26%
Age 25 - 29	1,506	6.35%	6,589	6.79%	13,867	6.64%
Age 30 - 34	1,843	7.77%	6,690	6.89%	14,793	7.09%
Age 35 - 39	2,168	9.14%	6,952	7.16%	15,835	7.58%
Age 40 - 44	2,153	9.08%	6,909	7.12%	15,677	7.51%
Age 45 - 49	1,934	8.15%	6,875	7.08%	15,097	7.23%
Age 50 - 54	1,649	6.95%	6,825	7.03%	14,376	6.89%
Age 55 - 59	1,411	5.95%	6,688	6.89%	13,663	6.54%
Age 60 - 64	1,136	4.79%	5,912	6.09%	11,891	5.70%
Age 65 - 69	808	3.41%	4,507	4.64%	9,078	4.35%
Age 70 - 74	555	2.34%	3,242	3.34%	6,711	3.21%
Age 75 - 79	342	1.44%	2,059	2.12%	4,424	2.12%
Age 80 - 84	189	0.80%	1,131	1.16%	2,532	1.21%
Age 85+	151	0.64%	900	0.93%	2,153	1.03%
Age 65+	2,045	8.62%	11,839	12.19%	24,898	11.93%
Median Age	36.50		37.50		37.20	
Average Age	35.30		37.30		37.00	

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	23,721		97,082		208,769	
White	12,335	52.00%	57,111	58.83%	129,850	62.20%
Black	2,525	10.64%	7,975	8.21%	19,159	9.18%
Am. Indian & Alaskan	140	0.59%	377	0.39%	1,273	0.61%
Asian	7,631	32.17%	27,418	28.24%	49,476	23.70%
Hawaiian & Pacific Island	25	0.11%	86	0.09%	265	0.13%
Other	1,066	4.49%	4,115	4.24%	8,747	4.19%
Population by Hispanic Origin	23,721		97,082		208,769	
Non-Hispanic Origin	19,616	82.69%	84,693	87.24%	168,707	80.81%
Hispanic Origin	4,106	17.31%	12,390	12.76%	40,062	19.19%
2022 Median Age, Male	35.90		36.60		36.50	
2022 Average Age, Male	34.70		36.70		36.40	
2022 Median Age, Female	37.00		38.40		37.90	
2022 Average Age, Female	35.90		37.90		37.60	
2022 Population by Occupation Classification	18,357		76,914		164,205	
Civilian Employed	13,550	73.81%	54,704	71.12%	116,050	70.67%
Civilian Unemployed	791	4.31%	2,579	3.35%	5,735	3.49%
Civilian Non-Labor Force	3,866	21.06%	19,244	25.02%	41,664	25.37%
Armed Forces	150	0.82%	387	0.50%	756	0.46%
Households by Marital Status						
Married	4,169		20,336		41,210	
Married No Children	1,826		9,027		19,056	
Married w/Children	2,342		11,309		22,154	
2022 Population by Education	16,988		69,502		149,576	
Some High School, No Diploma	1,077	6.34%	3,661	5.27%	11,712	7.83%
High School Grad (Incl Equivalency)	2,408	14.17%	8,891	12.79%	22,316	14.92%
Some College, No Degree	3,600	21.19%	12,556	18.07%	28,929	19.34%
Associate Degree	1,143	6.73%	4,223	6.08%	9,478	6.34%
Bachelor Degree	5,294	31.16%	22,307	32.10%	43,217	28.89%
Advanced Degree	3,466	20.40%	17,864	25.70%	33,924	22.68%

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	25,772		104,800		219,274	
Real Estate & Finance	790	3.07%	3,644	3.48%	7,342	3.35%
Professional & Management	10,410	40.39%	46,831	44.69%	92,734	42.29%
Public Administration	968	3.76%	4,553	4.34%	8,704	3.97%
Education & Health	3,112	12.08%	11,355	10.83%	21,648	9.87%
Services	2,089	8.11%	6,669	6.36%	15,452	7.05%
Information	290	1.13%	1,408	1.34%	2,954	1.35%
Sales	2,722	10.56%	10,860	10.36%	22,114	10.09%
Transportation	505	1.96%	2,283	2.18%	5,270	2.40%
Retail	1,534	5.95%	5,281	5.04%	11,863	5.41%
Wholesale	94	0.36%	474	0.45%	1,198	0.55%
Manufacturing	511	1.98%	1,848	1.76%	3,327	1.52%
Production	843	3.27%	2,696	2.57%	7,501	3.42%
Construction	594	2.30%	2,085	1.99%	7,827	3.57%
Utilities	510	1.98%	1,833	1.75%	4,881	2.23%
Agriculture & Mining	0	0.00%	23	0.02%	113	0.05%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	23	0.01%
Other Services	800	3.10%	2,957	2.82%	6,323	2.88%
2022 Worker Travel Time to Job	12,968		51,185		109,498	
<30 Minutes	5,898	45.48%	23,571	46.05%	49,364	45.08%
30-60 Minutes	5,350	41.26%	19,988	39.05%	42,092	38.44%
60+ Minutes	1,720	13.26%	7,626	14.90%	18,042	16.48%
2010 Households by HH Size	8,753		32,033		69,089	
1-Person Households	2,285	26.11%	5,726	17.88%	14,133	20.46%
2-Person Households	2,522	28.81%	8,947	27.93%	19,963	28.89%
3-Person Households	1,586	18.12%	6,445	20.12%	12,984	18.79%
4-Person Households	1,402	16.02%	6,569	20.51%	12,483	18.07%
5-Person Households	573	6.55%	2,722	8.50%	5,517	7.99%
6-Person Households	236	2.70%	1,016	3.17%	2,277	3.30%
7 or more Person Households	149	1.70%	608	1.90%	1,732	2.51%
2022 Average Household Size	2.60		2.90		2.90	
Households						
2027 Projection	8,903		32,745		72,227	
2022 Estimate	8,940		32,846		71,777	
2010 Census	8,752		32,034		69,088	
Growth 2022 - 2027	-0.41%		-0.31%		0.63%	
Growth 2010 - 2022	2.15%		2.53%		3.89%	

Demographic Detail Report

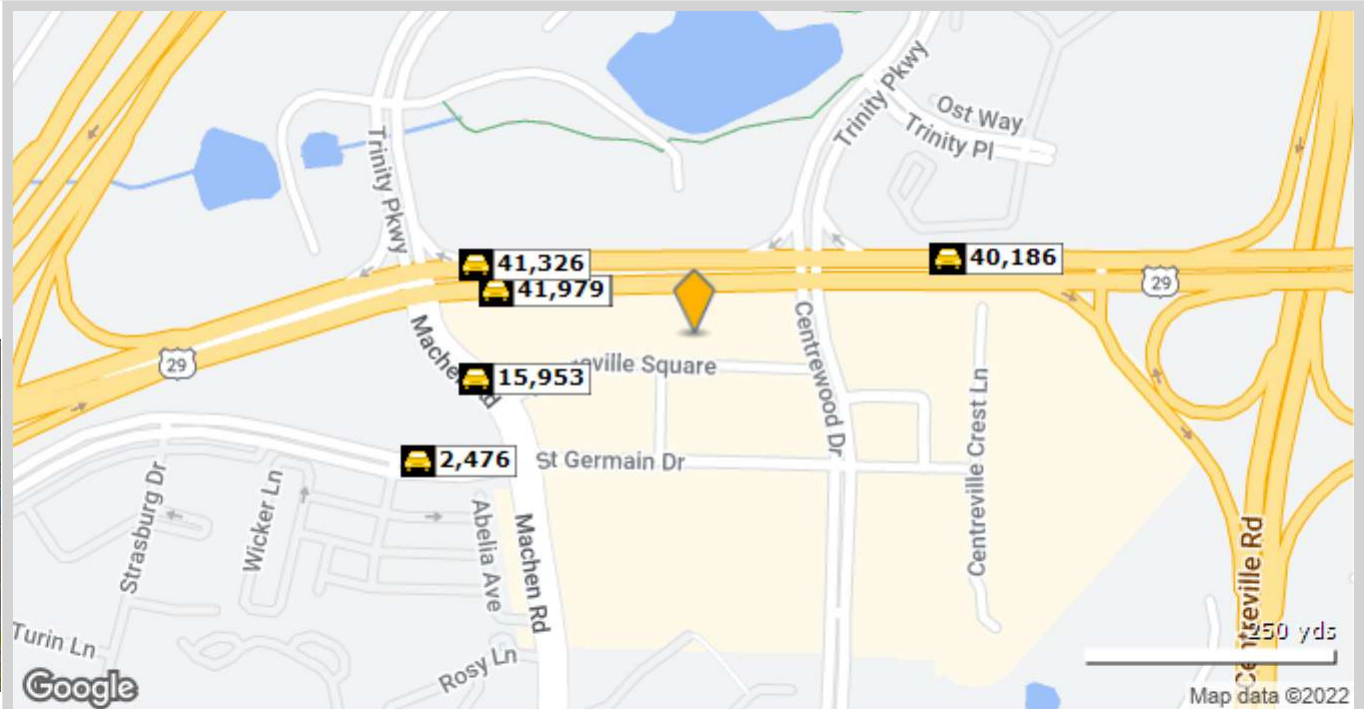
Centreville Square I 14220 Centreville Sq, Centreville, VA 20121					
Radius	1 Mile		3 Mile		5 Mile
2022 Households by HH Income	8,939		32,848		71,776
<\$25,000	756	8.46%	1,810	5.51%	4,338 6.04%
\$25,000 - \$50,000	966	10.81%	2,712	8.26%	7,202 10.03%
\$50,000 - \$75,000	1,272	14.23%	3,695	11.25%	9,492 13.22%
\$75,000 - \$100,000	1,407	15.74%	3,820	11.63%	9,570 13.33%
\$100,000 - \$125,000	1,372	15.35%	3,776	11.50%	8,422 11.73%
\$125,000 - \$150,000	898	10.05%	3,395	10.34%	6,835 9.52%
\$150,000 - \$200,000	1,038	11.61%	4,839	14.73%	9,914 13.81%
\$200,000+	1,230	13.76%	8,801	26.79%	16,003 22.30%
2022 Avg Household Income	\$121,788		\$157,083		\$144,208
2022 Med Household Income	\$101,248		\$129,499		\$115,690
2022 Occupied Housing	8,940		32,847		71,777
Owner Occupied	5,060	56.60%	24,744	75.33%	49,814 69.40%
Renter Occupied	3,880	43.40%	8,103	24.67%	21,963 30.60%
2010 Housing Units	9,596		34,246		74,710
1 Unit	6,192	64.53%	27,634	80.69%	56,033 75.00%
2 - 4 Units	326	3.40%	597	1.74%	1,221 1.63%
5 - 19 Units	2,632	27.43%	5,061	14.78%	12,464 16.68%
20+ Units	446	4.65%	954	2.79%	4,992 6.68%
2022 Housing Value	5,059		24,744		49,814
<\$100,000	38	0.75%	171	0.69%	917 1.84%
\$100,000 - \$200,000	278	5.50%	493	1.99%	1,374 2.76%
\$200,000 - \$300,000	720	14.23%	1,970	7.96%	6,384 12.82%
\$300,000 - \$400,000	1,761	34.81%	4,819	19.48%	9,348 18.77%
\$400,000 - \$500,000	1,394	27.55%	4,603	18.60%	8,829 17.72%
\$500,000 - \$1,000,000	865	17.10%	12,055	48.72%	21,064 42.29%
\$1,000,000+	3	0.06%	633	2.56%	1,898 3.81%
2022 Median Home Value	\$384,809		\$513,107		\$477,970
2022 Housing Units by Yr Built	9,612		34,286		75,423
Built 2010+	410	4.27%	1,309	3.82%	3,739 4.96%
Built 2000 - 2010	837	8.71%	4,132	12.05%	13,062 17.32%
Built 1990 - 1999	4,316	44.90%	13,613	39.70%	21,893 29.03%
Built 1980 - 1989	2,990	31.11%	11,178	32.60%	21,591 28.63%
Built 1970 - 1979	853	8.87%	2,337	6.82%	7,443 9.87%
Built 1960 - 1969	113	1.18%	1,271	3.71%	4,993 6.62%
Built 1950 - 1959	54	0.56%	254	0.74%	1,940 2.57%
Built <1949	39	0.41%	192	0.56%	762 1.01%
2022 Median Year Built	1991		1990		1989

Traffic Count Report

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Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **6,391 SF**
 Year Built: **1988**
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 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Lee Hwy	Machen Rd	0.05 W	2020	42,241	MPSI	.12
2	Lee Hwy	Machen Rd	0.05 W	2022	41,499	MPSI	.12
3	Lee Highway	Machen Rd	0.05 W	2022	41,979	MPSI	.12
4	Machen Rd	Centreville Sq	0.02 SE	2022	20,801	MPSI	.13
5	Machen Road	Centreville Sq	0.02 SE	2022	15,953	MPSI	.13
6	Lee Hwy	Machen Rd	0.04 W	2022	41,326	MPSI	.13
7	Lee Hwy	Centerwood Dr	0.08 W	2018	38,386	MPSI	.15
8	Lee Hwy	Centerwood Dr	0.08 W	2020	43,587	MPSI	.15
9	Lee Hwy	Centerwood Dr	0.08 W	2022	40,186	MPSI	.15
10	Saint Germain Dr	Abelia Ave	0.02 W	2022	2,476	MPSI	.17