

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: **2,310 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	23,956	96,990	212,641
2020 Estimate	23,874	96,388	208,937
2010 Census	23,593	93,832	198,251
Growth 2020 - 2025	0.34%	0.62%	1.77%
Growth 2010 - 2020	1.19%	2.72%	5.39%
2020 Population by Age			
	23,874	96,388	208,937
Age 0 - 4	1,872 7.84%	6,296 6.53%	14,165 6.78%
Age 5 - 9	1,758 7.36%	6,389 6.63%	14,391 6.89%
Age 10 - 14	1,605 6.72%	6,835 7.09%	14,655 7.01%
Age 15 - 19	1,394 5.84%	6,757 7.01%	13,756 6.58%
Age 20 - 24	1,365 5.72%	6,415 6.66%	13,199 6.32%
Age 25 - 29	1,790 7.50%	6,647 6.90%	14,751 7.06%
Age 30 - 34	2,232 9.35%	6,818 7.07%	15,988 7.65%
Age 35 - 39	2,431 10.18%	7,227 7.50%	17,067 8.17%
Age 40 - 44	2,102 8.80%	6,941 7.20%	15,614 7.47%
Age 45 - 49	1,869 7.83%	7,359 7.63%	15,692 7.51%
Age 50 - 54	1,550 6.49%	7,180 7.45%	14,721 7.05%
Age 55 - 59	1,343 5.63%	6,885 7.14%	13,833 6.62%
Age 60 - 64	995 4.17%	5,447 5.65%	10,916 5.22%
Age 65 - 69	655 2.74%	3,771 3.91%	7,785 3.73%
Age 70 - 74	429 1.80%	2,554 2.65%	5,580 2.67%
Age 75 - 79	243 1.02%	1,449 1.50%	3,313 1.59%
Age 80 - 84	132 0.55%	773 0.80%	1,846 0.88%
Age 85+	109 0.46%	646 0.67%	1,666 0.80%
Age 65+	1,568 6.57%	9,193 9.54%	20,190 9.66%
Median Age	34.80	36.40	36.00
Average Age	33.90	36.10	35.80

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	23,874		96,388		208,937	
White	12,621	52.87%	57,482	59.64%	131,620	63.00%
Black	2,466	10.33%	7,662	7.95%	18,758	8.98%
Am. Indian & Alaskan	140	0.59%	379	0.39%	1,264	0.60%
Asian	7,603	31.85%	26,895	27.90%	48,690	23.30%
Hawaiian & Pacific Island	28	0.12%	98	0.10%	275	0.13%
Other	1,017	4.26%	3,873	4.02%	8,331	3.99%
Population by Hispanic Origin	23,874		96,388		208,937	
Non-Hispanic Origin	19,697	82.50%	84,202	87.36%	169,520	81.13%
Hispanic Origin	4,177	17.50%	12,187	12.64%	39,417	18.87%
2020 Median Age, Male	34.30		35.60		35.40	
2020 Average Age, Male	33.30		35.50		35.30	
2020 Median Age, Female	35.30		37.20		36.70	
2020 Average Age, Female	34.40		36.60		36.40	
2020 Population by Occupation Classification	18,360		75,514		162,980	
Civilian Employed	13,911	75.77%	54,908	72.71%	117,887	72.33%
Civilian Unemployed	311	1.69%	1,200	1.59%	2,856	1.75%
Civilian Non-Labor Force	4,021	21.90%	19,031	25.20%	41,554	25.50%
Armed Forces	117	0.64%	375	0.50%	683	0.42%
Households by Marital Status						
Married	4,213		20,289		41,355	
Married No Children	1,834		8,990		19,103	
Married w/Children	2,379		11,299		22,252	
2020 Population by Education	16,977		67,757		148,684	
Some High School, No Diploma	999	5.88%	3,169	4.68%	11,179	7.52%
High School Grad (Incl Equivalency)	2,696	15.88%	8,727	12.88%	21,856	14.70%
Some College, No Degree	3,683	21.69%	13,486	19.90%	31,380	21.11%
Associate Degree	1,097	6.46%	4,060	5.99%	9,913	6.67%
Bachelor Degree	5,383	31.71%	22,127	32.66%	42,943	28.88%
Advanced Degree	3,119	18.37%	16,188	23.89%	31,413	21.13%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	26,164		105,026		222,990	
Real Estate & Finance	719	2.75%	3,713	3.54%	7,874	3.53%
Professional & Management	10,795	41.26%	46,756	44.52%	91,087	40.85%
Public Administration	1,140	4.36%	5,154	4.91%	10,272	4.61%
Education & Health	2,648	10.12%	10,347	9.85%	21,135	9.48%
Services	1,855	7.09%	6,615	6.30%	16,286	7.30%
Information	308	1.18%	1,866	1.78%	3,899	1.75%
Sales	3,075	11.75%	11,744	11.18%	25,697	11.52%
Transportation	477	1.82%	2,102	2.00%	5,318	2.38%
Retail	1,478	5.65%	4,823	4.59%	11,346	5.09%
Wholesale	160	0.61%	857	0.82%	1,708	0.77%
Manufacturing	416	1.59%	1,806	1.72%	3,894	1.75%
Production	774	2.96%	2,364	2.25%	5,826	2.61%
Construction	942	3.60%	2,407	2.29%	7,785	3.49%
Utilities	563	2.15%	1,604	1.53%	4,062	1.82%
Agriculture & Mining	67	0.26%	89	0.08%	169	0.08%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	62	0.03%
Other Services	747	2.86%	2,779	2.65%	6,570	2.95%
2020 Worker Travel Time to Job	13,383		52,018		112,552	
<30 Minutes	6,195	46.29%	23,010	44.23%	50,343	44.73%
30-60 Minutes	5,034	37.61%	20,494	39.40%	42,152	37.45%
60+ Minutes	2,154	16.10%	8,514	16.37%	20,057	17.82%
2010 Households by HH Size	8,958		32,047		69,050	
1-Person Households	2,362	26.37%	5,725	17.86%	14,118	20.45%
2-Person Households	2,589	28.90%	8,953	27.94%	19,951	28.89%
3-Person Households	1,618	18.06%	6,444	20.11%	12,980	18.80%
4-Person Households	1,423	15.89%	6,574	20.51%	12,479	18.07%
5-Person Households	578	6.45%	2,724	8.50%	5,514	7.99%
6-Person Households	238	2.66%	1,018	3.18%	2,276	3.30%
7 or more Person Households	150	1.67%	609	1.90%	1,732	2.51%
2020 Average Household Size	2.60		2.90		2.90	
Households						
2025 Projection	8,969		32,693		72,963	
2020 Estimate	8,956		32,551		71,911	
2010 Census	8,958		32,046		69,051	
Growth 2020 - 2025	0.15%		0.44%		1.46%	
Growth 2010 - 2020	-0.02%		1.58%		4.14%	

Demographic Detail Report

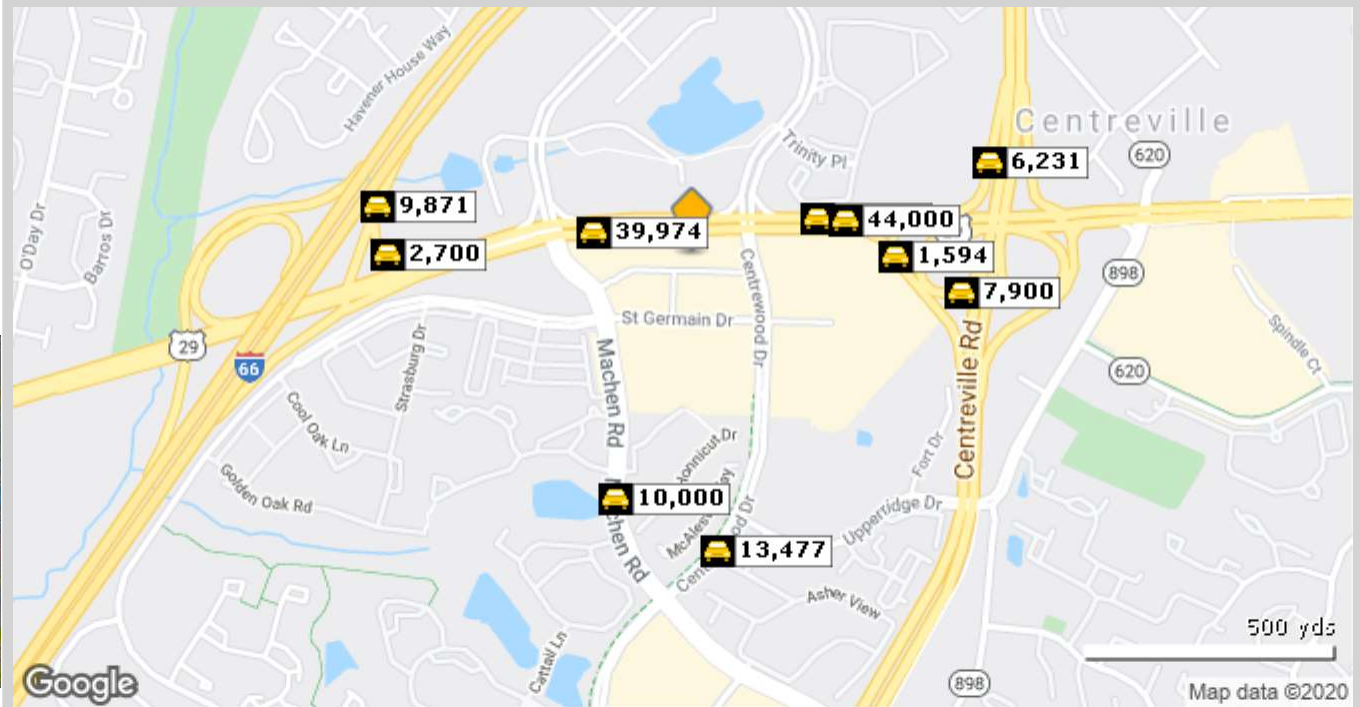
Centreville Square I						
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Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	8,957		32,552		71,912	
<\$25,000	874	9.76%	1,992	6.12%	5,179	7.20%
\$25,000 - \$50,000	1,207	13.48%	2,948	9.06%	7,669	10.66%
\$50,000 - \$75,000	1,416	15.81%	3,933	12.08%	9,745	13.55%
\$75,000 - \$100,000	1,429	15.95%	4,121	12.66%	9,893	13.76%
\$100,000 - \$125,000	1,223	13.65%	4,045	12.43%	8,533	11.87%
\$125,000 - \$150,000	822	9.18%	3,058	9.39%	6,755	9.39%
\$150,000 - \$200,000	1,031	11.51%	4,721	14.50%	9,697	13.48%
\$200,000+	955	10.66%	7,734	23.76%	14,441	20.08%
2020 Avg Household Income	\$111,718		\$149,028		\$137,866	
2020 Med Household Income	\$92,170		\$120,283		\$110,166	
2020 Occupied Housing	8,957		32,551		71,911	
Owner Occupied	5,124	57.21%	24,735	75.99%	50,072	69.63%
Renter Occupied	3,833	42.79%	7,816	24.01%	21,839	30.37%
2010 Housing Units	9,625		33,873		74,655	
1 Unit	6,261	65.05%	27,457	81.06%	56,197	75.28%
2 - 4 Units	234	2.43%	547	1.61%	1,166	1.56%
5 - 19 Units	2,684	27.89%	4,823	14.24%	12,080	16.18%
20+ Units	446	4.63%	1,046	3.09%	5,212	6.98%
2020 Housing Value	5,123		24,735		50,071	
<\$100,000	85	1.66%	258	1.04%	1,263	2.52%
\$100,000 - \$200,000	342	6.68%	802	3.24%	2,019	4.03%
\$200,000 - \$300,000	822	16.05%	2,334	9.44%	7,295	14.57%
\$300,000 - \$400,000	1,978	38.61%	5,129	20.74%	9,404	18.78%
\$400,000 - \$500,000	1,014	19.79%	3,865	15.63%	7,998	15.97%
\$500,000 - \$1,000,000	881	17.20%	11,728	47.41%	20,210	40.36%
\$1,000,000+	1	0.02%	619	2.50%	1,882	3.76%
2020 Median Home Value	\$366,354		\$499,469		\$463,196	
2020 Housing Units by Yr Built	9,643		33,952		75,525	
Built 2010+	224	2.32%	929	2.74%	3,847	5.09%
Built 2000 - 2010	848	8.79%	4,140	12.19%	13,016	17.23%
Built 1990 - 1999	4,446	46.11%	13,627	40.14%	21,878	28.97%
Built 1980 - 1989	3,061	31.74%	11,185	32.94%	21,618	28.62%
Built 1970 - 1979	856	8.88%	2,343	6.90%	7,448	9.86%
Built 1960 - 1969	113	1.17%	1,276	3.76%	5,014	6.64%
Built 1950 - 1959	54	0.56%	257	0.76%	1,941	2.57%
Built <1949	41	0.43%	195	0.57%	763	1.01%
2020 Median Year Built	1991		1990		1989	

Traffic Count Report

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 Secondary: **Freestanding**
 GLA: **6,391 SF**
 Year Built: **1988**
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	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	2018	39,974	MPSI	.12
2	Lee Hwy	Centerwood Dr	0.08 W	2018	38,386	MPSI	.15
3	Lee Hwy	Centerwood Dr	0.11 W	2016	44,000	MPSI	.19
4	Lee Hwy	Centreville Rd	0.12 E	2018	1,594	MPSI	.24
5	Machen Rd	Climbing Rose Way	0.03 N	2015	10,000	ADT	.29
6	Centreville Rd	Lee Hwy	0.08 NE	2018	7,900	MPSI	.32
7	Centerwood Dr	Upperridge Dr	0.05 NE	2018	13,477	MPSI	.34
8	Lee Hwy	I- 66	0.13 SW	2018	2,700	MPSI	.35
9	Sully Rd	Lee Hwy	0.06 S	2018	6,231	MPSI	.36
10	I- 66	Lee Hwy	0.16 SW	2018	9,871	MPSI	.37