

# 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
<b>Population</b>			
2026 Projection	23,653	96,300	209,125
2021 Estimate	23,715	96,462	207,619
2010 Census	23,179	93,810	198,353
Growth 2021 - 2026	-0.26%	-0.17%	0.73%
Growth 2010 - 2021	2.31%	2.83%	4.67%
<b>2021 Population by Age</b>			
	<b>23,715</b>	<b>96,462</b>	<b>207,619</b>
Age 0 - 4	1,846 7.78%	6,266 6.50%	14,010 6.75%
Age 5 - 9	1,748 7.37%	6,405 6.64%	14,226 6.85%
Age 10 - 14	1,579 6.66%	6,782 7.03%	14,462 6.97%
Age 15 - 19	1,391 5.87%	6,783 7.03%	13,703 6.60%
Age 20 - 24	1,338 5.64%	6,336 6.57%	12,977 6.25%
Age 25 - 29	1,793 7.56%	6,708 6.95%	14,744 7.10%
Age 30 - 34	2,185 9.21%	6,731 6.98%	15,618 7.52%
Age 35 - 39	2,419 10.20%	7,250 7.52%	16,802 8.09%
Age 40 - 44	2,091 8.82%	6,939 7.19%	15,473 7.45%
Age 45 - 49	1,837 7.75%	7,257 7.52%	15,385 7.41%
Age 50 - 54	1,522 6.42%	7,068 7.33%	14,438 6.95%
Age 55 - 59	1,345 5.67%	6,912 7.17%	13,821 6.66%
Age 60 - 64	1,003 4.23%	5,496 5.70%	11,042 5.32%
Age 65 - 69	660 2.78%	3,822 3.96%	7,892 3.80%
Age 70 - 74	447 1.88%	2,667 2.76%	5,810 2.80%
Age 75 - 79	260 1.10%	1,548 1.60%	3,523 1.70%
Age 80 - 84	140 0.59%	815 0.84%	1,954 0.94%
Age 85+	112 0.47%	676 0.70%	1,739 0.84%
Age 65+	1,619 6.83%	9,528 9.88%	20,918 10.08%
<b>Median Age</b>	<b>34.90</b>	<b>36.50</b>	<b>36.20</b>
<b>Average Age</b>	<b>34.00</b>	<b>36.20</b>	<b>36.00</b>

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2021 Population By Race</b>	<b>23,715</b>		<b>96,462</b>		<b>207,619</b>	
White	12,514	52.77%	57,436	59.54%	130,545	62.88%
Black	2,484	10.47%	7,798	8.08%	18,844	9.08%
Am. Indian & Alaskan	135	0.57%	362	0.38%	1,224	0.59%
Asian	7,515	31.69%	26,784	27.77%	48,247	23.24%
Hawaiian & Pacific Island	26	0.11%	94	0.10%	261	0.13%
Other	1,041	4.39%	3,988	4.13%	8,498	4.09%
<b>Population by Hispanic Origin</b>	<b>23,715</b>		<b>96,462</b>		<b>207,619</b>	
Non-Hispanic Origin	19,612	82.70%	84,133	87.22%	168,055	80.94%
Hispanic Origin	4,104	17.31%	12,328	12.78%	39,564	19.06%
<b>2021 Median Age, Male</b>	<b>34.40</b>		<b>35.70</b>		<b>35.60</b>	
<b>2021 Average Age, Male</b>	<b>33.50</b>		<b>35.70</b>		<b>35.50</b>	
<b>2021 Median Age, Female</b>	<b>35.50</b>		<b>37.30</b>		<b>36.80</b>	
<b>2021 Average Age, Female</b>	<b>34.60</b>		<b>36.70</b>		<b>36.60</b>	
<b>2021 Population by Occupation Classification</b>	<b>18,263</b>		<b>75,653</b>		<b>162,184</b>	
Civilian Employed	13,483	73.83%	53,909	71.26%	114,761	70.76%
Civilian Unemployed	702	3.84%	2,404	3.18%	5,596	3.45%
Civilian Non-Labor Force	3,924	21.49%	18,920	25.01%	41,070	25.32%
Armed Forces	154	0.84%	420	0.56%	757	0.47%
<b>Households by Marital Status</b>						
Married	4,165		20,204		40,984	
Married No Children	1,823		8,969		18,952	
Married w/Children	2,342		11,236		22,032	
<b>2021 Population by Education</b>	<b>17,025</b>		<b>67,986</b>		<b>147,563</b>	
Some High School, No Diploma	1,028	6.04%	3,438	5.06%	12,067	8.18%
High School Grad (Incl Equivalency)	2,736	16.07%	9,280	13.65%	21,802	14.77%
Some College, No Degree	3,616	21.24%	12,310	18.11%	28,824	19.53%
Associate Degree	1,211	7.11%	4,098	6.03%	9,322	6.32%
Bachelor Degree	5,302	31.14%	21,989	32.34%	42,539	28.83%
Advanced Degree	3,132	18.40%	16,871	24.82%	33,009	22.37%

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2021 Population by Occupation</b>	<b>25,424</b>		<b>103,525</b>		<b>217,861</b>	
Real Estate & Finance	802	3.15%	3,667	3.54%	7,621	3.50%
Professional & Management	10,099	39.72%	45,306	43.76%	90,408	41.50%
Public Administration	995	3.91%	4,604	4.45%	8,620	3.96%
Education & Health	2,791	10.98%	10,645	10.28%	20,805	9.55%
Services	2,067	8.13%	6,662	6.44%	15,334	7.04%
Information	288	1.13%	1,523	1.47%	3,261	1.50%
Sales	2,803	11.03%	10,877	10.51%	22,661	10.40%
Transportation	464	1.83%	2,412	2.33%	5,769	2.65%
Retail	1,440	5.66%	5,237	5.06%	11,951	5.49%
Wholesale	145	0.57%	659	0.64%	1,381	0.63%
Manufacturing	416	1.64%	1,814	1.75%	3,419	1.57%
Production	996	3.92%	2,971	2.87%	7,396	3.39%
Construction	710	2.79%	2,173	2.10%	7,702	3.54%
Utilities	616	2.42%	1,980	1.91%	4,841	2.22%
Agriculture & Mining	0	0.00%	32	0.03%	86	0.04%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	32	0.01%
Other Services	792	3.12%	2,963	2.86%	6,574	3.02%
<b>2021 Worker Travel Time to Job</b>	<b>12,992</b>		<b>50,745</b>		<b>108,973</b>	
<30 Minutes	5,927	45.62%	23,003	45.33%	48,780	44.76%
30-60 Minutes	5,180	39.87%	19,831	39.08%	41,724	38.29%
60+ Minutes	1,885	14.51%	7,911	15.59%	18,469	16.95%
<b>2010 Households by HH Size</b>	<b>8,759</b>		<b>32,042</b>		<b>69,096</b>	
1-Person Households	2,286	26.10%	5,727	17.87%	14,135	20.46%
2-Person Households	2,524	28.82%	8,950	27.93%	19,965	28.89%
3-Person Households	1,587	18.12%	6,446	20.12%	12,985	18.79%
4-Person Households	1,404	16.03%	6,571	20.51%	12,485	18.07%
5-Person Households	573	6.54%	2,723	8.50%	5,517	7.98%
6-Person Households	236	2.69%	1,017	3.17%	2,277	3.30%
7 or more Person Households	149	1.70%	608	1.90%	1,732	2.51%
<b>2021 Average Household Size</b>	<b>2.60</b>		<b>2.90</b>		<b>2.90</b>	
<b>Households</b>						
2026 Projection	8,897		32,514		71,714	
2021 Estimate	8,926		32,615		71,401	
2010 Census	8,761		32,042		69,097	
Growth 2021 - 2026	-0.32%		-0.31%		0.44%	
Growth 2010 - 2021	1.88%		1.79%		3.33%	

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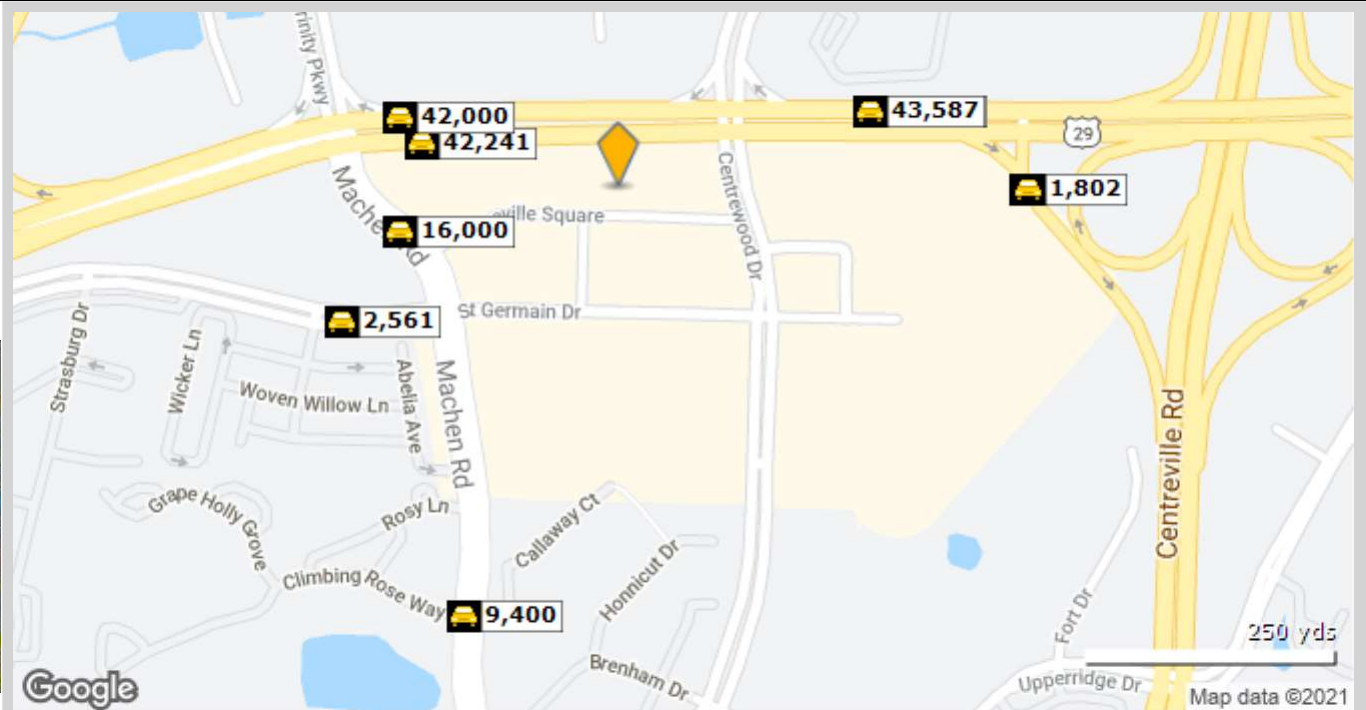
<b>Centreville Square I</b>						
14220 Centreville Sq, Centreville, VA 20121						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2021 Households by HH Income</b>	<b>8,926</b>		<b>32,614</b>		<b>71,400</b>	
<\$25,000	724	8.11%	1,738	5.33%	4,586	6.42%
\$25,000 - \$50,000	1,034	11.58%	2,716	8.33%	7,069	9.90%
\$50,000 - \$75,000	1,394	15.62%	3,934	12.06%	9,532	13.35%
\$75,000 - \$100,000	1,389	15.56%	3,810	11.68%	9,350	13.10%
\$100,000 - \$125,000	1,272	14.25%	3,750	11.50%	8,360	11.71%
\$125,000 - \$150,000	897	10.05%	3,239	9.93%	6,901	9.67%
\$150,000 - \$200,000	1,009	11.30%	4,727	14.49%	9,805	13.73%
\$200,000+	1,207	13.52%	8,700	26.68%	15,797	22.12%
<b>2021 Avg Household Income</b>	<b>\$120,417</b>		<b>\$156,351</b>		<b>\$143,607</b>	
<b>2021 Med Household Income</b>	<b>\$98,595</b>		<b>\$127,771</b>		<b>\$115,439</b>	
<b>2021 Occupied Housing</b>	<b>8,926</b>		<b>32,615</b>		<b>71,401</b>	
Owner Occupied	5,047	56.54%	24,559	75.30%	49,509	69.34%
Renter Occupied	3,879	43.46%	8,056	24.70%	21,892	30.66%
<b>2010 Housing Units</b>	<b>9,596</b>		<b>34,006</b>		<b>74,334</b>	
1 Unit	6,260	65.24%	27,395	80.56%	55,610	74.81%
2 - 4 Units	261	2.72%	456	1.34%	1,109	1.49%
5 - 19 Units	2,740	28.55%	5,268	15.49%	12,610	16.96%
20+ Units	335	3.49%	887	2.61%	5,005	6.73%
<b>2021 Housing Value</b>	<b>5,046</b>		<b>24,559</b>		<b>49,509</b>	
<\$100,000	96	1.90%	232	0.94%	1,010	2.04%
\$100,000 - \$200,000	270	5.35%	538	2.19%	1,594	3.22%
\$200,000 - \$300,000	670	13.28%	1,987	8.09%	6,263	12.65%
\$300,000 - \$400,000	1,716	34.01%	4,632	18.86%	8,981	18.14%
\$400,000 - \$500,000	1,324	26.24%	4,370	17.79%	8,546	17.26%
\$500,000 - \$1,000,000	966	19.14%	12,028	48.98%	20,988	42.39%
\$1,000,000+	4	0.08%	772	3.14%	2,127	4.30%
<b>2021 Median Home Value</b>	<b>\$386,654</b>		<b>\$521,637</b>		<b>\$480,815</b>	
<b>2021 Housing Units by Yr Built</b>	<b>9,612</b>		<b>34,096</b>		<b>75,080</b>	
Built 2010+	402	4.18%	1,106	3.24%	3,399	4.53%
Built 2000 - 2010	843	8.77%	4,133	12.12%	13,064	17.40%
Built 1990 - 1999	4,317	44.91%	13,615	39.93%	21,892	29.16%
Built 1980 - 1989	2,991	31.12%	11,181	32.79%	21,588	28.75%
Built 1970 - 1979	853	8.87%	2,339	6.86%	7,441	9.91%
Built 1960 - 1969	113	1.18%	1,274	3.74%	4,994	6.65%
Built 1950 - 1959	54	0.56%	255	0.75%	1,940	2.58%
Built <1949	39	0.41%	193	0.57%	762	1.01%
<b>2021 Median Year Built</b>	<b>1991</b>		<b>1990</b>		<b>1989</b>	

# Traffic Count 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: **-**



	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	Machen Rd	Centreville Sq	0.02 SE	2020	21,509	MPSI	.13
3	Machen Road	Centreville Sq	0.02 SE	2018	16,000	ADT	.13
4	Lee Hwy	Machen Rd	0.04 W	2018	42,000	ADT	.13
5	Lee Hwy	Centerwood Dr	0.08 W	2018	38,386	MPSI	.15
6	Lee Hwy	Centerwood Dr	0.08 W	2020	43,587	MPSI	.15
7	Saint Germain Dr	Abelia Ave	0.02 W	2020	2,561	MPSI	.17
8	Lee Hwy	Centreville Rd	0.12 E	2018	1,594	MPSI	.24
9	Lee Hwy	Centreville Rd	0.12 E	2020	1,802	MPSI	.24
10	Callaway Court	Machen Rd	0.00 SE	2018	9,400	ADT	.26