

# Demographic Summary Report

## Marshall Centre 4195 Winchester Rd, Marshall, VA 20115

Building Type: **Retail**  
 Secondary: -  
 GLA: **59,390 SF**  
 Year Built: **1999**

Total Available: **4,220 SF**  
 % Leased: **92.89%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2012 Projection	1,809	3,365	5,997
2007 Estimate	1,709	3,143	5,582
2000 Census	1,549	2,795	4,938
Growth 2007 - 2012	5.91%	7.06%	7.43%
Growth 2000 - 2007	10.33%	12.45%	13.04%
<b>2007 Population by Hispanic Origin</b>	155	259	407
<b>2007 Population By Race</b>	1,709	3,143	5,582
White	1,450 84.84%	2,731 86.89%	4,914 88.03%
Black or African American	174 10.18%	266 8.46%	428 7.67%
American Indian and Alaska Native	11 0.64%	17 0.54%	29 0.52%
Asian	11 0.64%	18 0.57%	30 0.54%
Native Hawaiian and Pacific Islander	1 0.06%	1 0.03%	1 0.02%
Other Race	38 2.22%	69 2.20%	105 1.88%
Two or More Races	25 1.46%	41 1.30%	77 1.38%
<b>Households</b>			
2012 Projection	738	1,394	2,468
2007 Estimate	686	1,282	2,263
2000 Census	604	1,108	1,947
Growth 2007 - 2012	7.58%	8.74%	9.06%
Growth 2000 - 2007	13.58%	15.70%	16.28%
Owner Occupied	467 68.08%	849 66.22%	1,537 67.92%
Renter Occupied	219 31.92%	433 33.78%	726 32.08%
<b>2007 Households by HH Income</b>	686	1,282	2,264
Income Less Than \$15,000	64 9.33%	125 9.75%	218 9.63%
Income: \$15,000 - \$24,999	48 7.00%	89 6.94%	150 6.63%
Income: \$25,000 - \$34,999	43 6.27%	81 6.32%	131 5.79%
Income: \$35,000 - \$49,999	114 16.62%	193 15.05%	311 13.74%
Income: \$50,000 - \$74,999	119 17.35%	206 16.07%	363 16.03%
Income: \$75,000 - \$99,999	91 13.27%	172 13.42%	318 14.05%
Income: \$100,000 - \$149,999	120 17.49%	224 17.47%	409 18.07%
Income: \$150,000 - \$249,999	45 6.56%	104 8.11%	196 8.66%
Income: \$250,000 - \$499,999	26 3.79%	53 4.13%	101 4.46%
Income: \$500,000 or more	16 2.33%	35 2.73%	67 2.96%
<b>2007 Avg Household Income</b>	\$94,436	\$99,126	\$103,275
<b>2007 Med Household Income</b>	\$65,546	\$68,568	\$72,176
<b>2007 Per Capita Income</b>	\$38,231	\$40,620	\$42,007

# Demographic Detail Report

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<b>Population</b>			
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2000 Census	1,549	2,795	4,938
Growth 2007 - 2012	5.91%	7.06%	7.43%
Growth 2000 - 2007	10.33%	12.45%	13.04%
<b>2007 Population by Age</b>	<b>1,709</b>	<b>3,143</b>	<b>5,582</b>
Age 0 - 4	87 5.09%	156 4.96%	265 4.75%
Age 5 - 9	91 5.32%	166 5.28%	283 5.07%
Age 10 - 14	94 5.50%	174 5.54%	312 5.59%
Age 15 - 17	69 4.04%	125 3.98%	231 4.14%
Age 18 - 20	57 3.34%	103 3.28%	188 3.37%
Age 21 - 24	83 4.86%	147 4.68%	261 4.68%
Age 25 - 34	218 12.76%	389 12.38%	687 12.31%
Age 35 - 44	239 13.98%	442 14.06%	784 14.05%
Age 45 - 49	148 8.66%	277 8.81%	507 9.08%
Age 50 - 54	149 8.72%	281 8.94%	505 9.05%
Age 55 - 59	136 7.96%	257 8.18%	458 8.20%
Age 60 - 64	104 6.09%	195 6.20%	348 6.23%
Age 65 - 74	124 7.26%	242 7.70%	432 7.74%
Age 75 - 84	75 4.39%	136 4.33%	234 4.19%
Age 85 and over	34 1.99%	55 1.75%	87 1.56%
Age 16 and over	1,413 82.68%	2,605 82.88%	4,640 83.12%
Age 18 and over	1,367 79.99%	2,523 80.27%	4,491 80.46%
Age 21 and over	1,311 76.71%	2,420 77.00%	4,303 77.09%
Age 65 and over	233 13.63%	432 13.74%	753 13.49%
<b>Median Age</b>	<b>41.50</b>	<b>42.10</b>	<b>42.20</b>
<b>Average Age</b>	<b>40.50</b>	<b>40.70</b>	<b>40.70</b>

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<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>2007 Population By Race</b>	<b>1,709</b>	<b>3,143</b>	<b>5,582</b>
White	1,450 84.84%	2,731 86.89%	4,914 88.03%
Black or African American	174 10.18%	266 8.46%	428 7.67%
American Indian and Alaska Native	11 0.64%	17 0.54%	29 0.52%
Asian	11 0.64%	18 0.57%	30 0.54%
Native Hawaiian and Pacific Islander	1 0.06%	1 0.03%	1 0.02%
Other Race	38 2.22%	69 2.20%	105 1.88%
Two or More Races	25 1.46%	41 1.30%	77 1.38%
<b>2007 Population by Hispanic Origin</b>	<b>1,709</b>	<b>3,141</b>	<b>5,582</b>
Not Hispanic or Latino	1,554 90.93%	2,883 91.79%	5,176 92.73%
Hispanic or Latino:	155 9.07%	259 8.25%	407 7.29%
Mexican	89 5.21%	160 5.09%	250 4.48%
Puerto Rican	6 0.35%	7 0.22%	13 0.23%
Cuban	2 0.12%	2 0.06%	4 0.07%
Other Hispanic or Latino	58 3.39%	89 2.83%	139 2.49%
<b>2007 Age 5+ Language at Home</b>	<b>1,622</b>	<b>2,987</b>	<b>5,317</b>
Speak Only English	1,537 94.76%	2,825 94.58%	5,044 94.87%
Speak Asian or Pacific Island	0 0.00%	0 0.00%	1 0.02%
Speak IndoEuropean	35 2.16%	80 2.68%	140 2.63%
Speak Spanish	46 2.84%	76 2.54%	121 2.28%
Speak Other Language	4 0.25%	6 0.20%	11 0.21%
<b>2007 Median Age, Male</b>	<b>40.70</b>	<b>41.60</b>	<b>41.90</b>
<b>2007 Average Age, Male</b>	<b>39.70</b>	<b>40.20</b>	<b>40.30</b>
<b>Median Age, Female</b>	<b>42.20</b>	<b>42.40</b>	<b>42.50</b>
<b>Average Age, Female</b>	<b>41.30</b>	<b>41.30</b>	<b>41.20</b>
<b>2007 Population by Employment Status (Age 16+)</b>	<b>1,413</b>	<b>2,605</b>	<b>4,640</b>
In Armed Forces	2 0.14%	2 0.08%	3 0.06%
Civilian, Employed	927 65.61%	1,717 65.91%	3,074 66.25%
Civilian, Unemployed	9 0.64%	27 1.04%	44 0.95%
Not In Labor Force	475 33.62%	859 32.98%	1,519 32.74%
<b>2007 Population by Occupation Classification (Age 16+)</b>	<b>927</b>	<b>1,718</b>	<b>3,074</b>
Blue Collar	201 21.68%	342 19.91%	594 19.32%
White Collar	514 55.45%	991 57.68%	1,816 59.08%
Service and Farm	212 22.87%	385 22.41%	664 21.60%

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4195 Winchester Rd, Marshall, VA 20115			
<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>2007 Population by Marital Status (Age 15+)</b>	<b>1,437</b>	<b>2,648</b>	<b>4,722</b>
Total, Never Married	356 24.77%	626 23.64%	1,033 21.88%
Married, Spouse Present	802 55.81%	1,507 56.91%	2,800 59.30%
Married, Spouse Absent	51 3.55%	89 3.36%	167 3.54%
Widowed	108 7.52%	192 7.25%	337 7.14%
Divorced	120 8.35%	234 8.84%	385 8.15%
Males Divorced	60	118	197
Females Divorced	61	116	188
Males, Never Married	180	325	537
Females Never Married	175	301	496
<b>2007 Population by Education</b>	<b>1,227</b>	<b>2,271</b>	<b>4,041</b>
Less Than 9Th Grade	119 9.70%	212 9.34%	348 8.61%
Some High School, No Diploma	119 9.70%	211 9.29%	360 8.91%
High School Graduate (Includes Equivalency)	350 28.52%	648 28.53%	1,148 28.41%
Some College, No Degree	246 20.05%	461 20.30%	848 20.98%
Associate Degree	61 4.97%	100 4.40%	180 4.45%
Bachelor's Degree	229 18.66%	429 18.89%	748 18.51%
Master's Degree	70 5.70%	136 5.99%	267 6.61%
Professional School Degree	24 1.96%	56 2.47%	109 2.70%
Doctorate Degree	9 0.73%	18 0.79%	33 0.82%
<b>2007 Population by Occupation (Age 16+)</b>	<b>395</b>	<b>730</b>	<b>1,304</b>
Management, Business, & Financial	26 6.58%	48 6.58%	89 6.83%
Professional & Related Occupations	100 25.32%	195 26.71%	341 26.15%
Services	34 8.61%	63 8.63%	121 9.28%
Sales & Office	75 18.99%	153 20.96%	291 22.32%
Farming, Fishing, and Forestry	33 8.35%	57 7.81%	85 6.52%
Construction and Extraction, Maint	79 20.00%	146 20.00%	264 20.25%
Production & Transportation	57 14.43%	87 11.92%	144 11.04%
<b>2007 Workers by Travel Time to Work (Age 16+)</b>	<b>866</b>	<b>1,581</b>	<b>2,834</b>
Less Than 15 Minutes	158 18.24%	373 23.59%	677 23.89%
15 to 29 Minutes	225 25.98%	377 23.85%	660 23.29%
30 to 44 Minutes	159 18.36%	281 17.77%	520 18.35%
45 to 59 Minutes	114 13.16%	187 11.83%	323 11.40%
60+ Minutes	210 24.25%	363 22.96%	654 23.08%

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2012 Projection	738	1,394	2,468
2007 Estimate	686	1,282	2,263
2000 Census	604	1,108	1,947
Growth 2007 - 2012	7.58%	8.74%	9.06%
Growth 2000 - 2007	13.58%	15.70%	16.28%
<b>2007 Households by HH Size</b>	<b>685</b>	<b>1,282</b>	<b>2,264</b>
1-Person Households	170 24.82%	328 25.59%	556 24.56%
2-Person Households	259 37.81%	480 37.44%	859 37.94%
3-Person Households	118 17.23%	221 17.24%	391 17.27%
4-Person Households	79 11.53%	148 11.54%	268 11.84%
5-Person Households	38 5.55%	71 5.54%	129 5.70%
6-Person Households	15 2.19%	26 2.03%	46 2.03%
7 or more Person Households	6 0.88%	8 0.62%	15 0.66%
<b>2007 Average Household Size</b>	<b>2.45</b>	<b>2.43</b>	<b>2.45</b>
<b>2007 Households by HH Income</b>	<b>686</b>	<b>1,282</b>	<b>2,264</b>
Income Less than \$15,000	64 9.33%	125 9.75%	218 9.63%
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2007 Med Household Income	\$65,546	\$68,568	\$72,176
2007 Per Capita Income	\$38,231	\$40,620	\$42,007
<b>2007 Occupied Housing</b>	<b>686</b>	<b>1,282</b>	<b>2,263</b>
Owner Occupied	467 68.08%	849 66.22%	1,537 67.92%
Renter Occupied	219 31.92%	433 33.78%	726 32.08%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2007 Housing Value - Owner Occupied</b>	<b>467</b>		<b>849</b>		<b>1,537</b>	
Value Less than \$20,000	0	0.00%	0	0.00%	0	0.00%
Value \$20,000 - \$39,999	0	0.00%	1	0.12%	1	0.07%
Value \$40,000 - \$59,999	3	0.64%	7	0.82%	16	1.04%
Value \$60,000 - \$79,999	0	0.00%	0	0.00%	0	0.00%
Value \$80,000 - \$99,999	0	0.00%	1	0.12%	2	0.13%
Value \$100,000 - \$149,999	16	3.43%	27	3.18%	60	3.90%
Value \$150,000 - \$199,999	66	14.13%	96	11.31%	150	9.76%
Value \$200,000 - \$299,999	108	23.13%	181	21.32%	323	21.01%
Value \$300,000 - \$399,999	41	8.78%	107	12.60%	215	13.99%
Value \$400,000 - \$499,999	52	11.13%	107	12.60%	205	13.34%
Value \$500,000 - \$749,999	67	14.35%	117	13.78%	213	13.86%
Value \$500,000 - \$749,999	67	14.35%	117	13.78%	213	13.86%
Value \$750,000 - \$999,999	46	9.85%	71	8.36%	116	7.55%
Value \$1,000,000 or more	68	14.56%	134	15.78%	236	15.35%
<b>2007 Med Housing Val-Owner Occ'd</b>	<b>\$398,780</b>		<b>\$404,206</b>		<b>\$400,732</b>	
<b>2007 Housing Units by Units in Structure</b>	<b>764</b>		<b>1,422</b>		<b>2,492</b>	
1 Unit Attached	80	10.47%	102	7.17%	149	5.98%
1 Unit Detached	643	84.16%	1,246	87.62%	2,223	89.21%
2 Units	6	0.79%	20	1.41%	34	1.36%
3 - 19 Units	27	3.53%	42	2.95%	64	2.57%
20 - 49 Units	0	0.00%	0	0.00%	1	0.04%
50 or more Units	0	0.00%	0	0.00%	0	0.00%
Mobile Home or Trailer	8	1.05%	10	0.70%	15	0.60%
Boat, RV, Van, Etc.	0	0.00%	2	0.14%	6	0.24%
<b>2007 Housing Units by Yr Built</b>	<b>764</b>		<b>1,421</b>		<b>2,491</b>	
Built 1999 to Present	107	14.01%	226	15.90%	419	16.82%
Built 1995 to 1998	54	7.07%	89	6.26%	146	5.86%
Built 1990 to 1994	44	5.76%	66	4.64%	114	4.58%
Built 1980 to 1989	114	14.92%	205	14.43%	391	15.70%
Built 1970 to 1979	100	13.09%	176	12.39%	326	13.09%
Built 1960 to 1969	53	6.94%	98	6.90%	173	6.95%
Built 1950 to 1959	34	4.45%	89	6.26%	162	6.50%
Built 1940 to 1949	26	3.40%	60	4.22%	98	3.93%
Built 1939 or Earlier	232	30.37%	412	28.99%	662	26.58%
<b>2007 Median Year Built</b>	<b>1974</b>		<b>1973</b>		<b>1975</b>	

# Consumer Spending Report

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2007 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$37,057</b>	<b>\$70,272</b>	<b>\$127,072</b>
<b>Total Apparel</b>	<b>\$3,746</b>	<b>\$7,219</b>	<b>\$13,157</b>
Women's Apparel	1,088	2,087	3,817
Men's Apparel	748	1,437	2,622
Girl's Apparel	186	358	644
Boy's Apparel	158	291	517
Infant Apparel	72	131	234
Footwear (excl. Infants)	384	728	1,321
Other Apparel Prod/Services	1,110	2,186	4,001
<b>Total Entertainment</b>	<b>\$4,401</b>	<b>\$8,540</b>	<b>\$15,587</b>
Sports and Recreation	1,204	2,351	4,311
TV, Radio and Sound Equipment	1,522	2,901	5,242
Reading Materials	356	689	1,254
Travel	1,282	2,529	4,651
Photographic Equipment	37	71	129
<b>Total Food At Home</b>	<b>\$2,507</b>	<b>\$4,695</b>	<b>\$8,382</b>
Cereal Products	194	363	647
Bread & Bakery Products	351	660	1,183
Fish and Seafood	118	223	399
Meats (All)	866	1,610	2,866
Dairy Products	435	817	1,462
Fruits and Vegetables	543	1,022	1,825
<b>Total Food Away From Home</b>	<b>\$3,328</b>	<b>\$6,341</b>	<b>\$11,423</b>
Breakfast and Brunch	327	617	1,104
Dinner	1,271	2,436	4,398
Lunch	1,158	2,203	3,966
Snacks and Non Alcoholic Bev	505	955	1,716
Catered Affairs	67	130	239

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<b>Annual Spending (in Thousands)</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Total Alcoholic Beverages</b>	<b>\$1,076</b>	<b>\$2,063</b>	<b>\$3,721</b>
Alcoholic Bev. at Home	706	1,346	2,425
Alcoholic Bev. away from Home	369	716	1,296
<b>Total Furniture/Appliances</b>	<b>\$2,028</b>	<b>\$3,902</b>	<b>\$7,132</b>
Bedroom Furniture	187	359	652
Living Room Furniture	313	608	1,113
Other Living & Family Room Furniture	85	166	304
Other Furniture	196	380	696
Major Appliances	263	493	896
Small Appliances	565	1,103	2,029
Misc Household Equipment	418	791	1,441
<b>Total Transportation/Maint.</b>	<b>\$14,624</b>	<b>\$27,254</b>	<b>\$49,170</b>
New Autos/Trucks/Vans	2,562	4,872	8,803
Used Vehicles	1,843	3,311	5,926
Boats and Outboard Motor, Etc.	348	672	1,321
Gasoline	1,726	3,200	5,693
Diesel Fuel	15	27	49
Automotive Maintenance/Repair	1,480	2,766	4,970
Transportation	6,651	12,406	22,408
<b>Total Health Care</b>	<b>\$3,184</b>	<b>\$6,044</b>	<b>\$10,778</b>
Medical Services	1,419	2,704	4,854
Prescription Drugs	1,652	3,125	5,538
Medical Supplies	112	214	386
<b>Total Education/Day Care</b>	<b>\$2,762</b>	<b>\$5,400</b>	<b>\$9,909</b>
Education	1,294	2,533	4,649
Room and Board	88	176	328
Tuition/School Supplies	1,206	2,357	4,321
Day Care, Nursery & Preschool	174	334	612

# Traffic Count Report

## Marshall Centre

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> Winchester Rd	Renalds Ave	0.27 NW	2002	7,900	AADT	.39
<b>2</b> West Main St	Frost St	0.25 NE	2002	6,800	AADT	.67
<b>3</b> Hideaway Rd		0.00	2001	210	AADT	.70
<b>4</b> I-66	Free St	0.54 W	2002	40,000	AADT	.71
<b>5</b> Carters Run Rd		0.00	2001	660	AADT	.78
<b>6</b> Winchester Rd	I-66	0.14 NW	2002	15,000	AADT	.82