

Traffic Count Report

Cobblestone Business Center

8632-8638 Centreville Rd, Manassas, VA 20111

Building Type: **Retail**
 Secondary: -
 GLA: **5,600 SF**
 Year Built: -
 Total Available: **3,747 SF**
 % Leased: **54.79%**
 Rent/SF/Yr: **\$18.67**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Centerville Rd	Centreville Rd	0.11 SW	2002	46,000	AADT	.03
2	Centerville Rd	Centreville Rd	0.03 NE	2002	46,000	AADT	.03
3	Centreville Rd	Kincheloe Dr	0.05 SW	2002	44,000	AADT	.26
4	Centerville Rd	Manassas Dr	0.03 N	2002	50,000	AADT	.31
5	Centreville Rd	Manassas Dr	0.04 N	2002	50,000	AADT	.32
6	Manassas Dr	Price Dr	0.14 NW	2002	10,000	AADT	.40
7	Manassas Dr	Evans St	0.04 SE	2002	10,000	AADT	.41
8	Euclid Ave		0.00	2002	12,000	AADT	.45
9	Euclid Ave	Liberia Ave	0.15 SW	2002	12,000	AADT	.47
10	Manassas Dr		0.00	2002	22,000	AADT	.52

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2011 Projection	14,109		90,266		170,660	
2006 Estimate	12,938		81,510		154,232	
2000 Census	11,775		71,969		136,331	
Growth 2006 - 2011	9.05%		10.74%		10.65%	
Growth 2000 - 2006	9.88%		13.26%		13.13%	
2006 Population by Age	12,938		81,510		154,232	
Age 0 - 4	1,173	9.07%	7,477	9.17%	13,863	8.99%
Age 5 - 9	1,089	8.42%	6,729	8.26%	12,668	8.21%
Age 10 - 14	1,041	8.05%	6,402	7.85%	12,254	7.95%
Age 15 - 17	546	4.22%	3,482	4.27%	6,911	4.48%
Age 18 - 20	512	3.96%	3,223	3.95%	5,741	3.72%
Age 21 - 24	693	5.36%	4,522	5.55%	8,348	5.41%
Age 25 - 34	1,945	15.03%	12,580	15.43%	24,102	15.63%
Age 35 - 44	2,309	17.85%	13,951	17.12%	26,972	17.49%
Age 45 - 49	970	7.50%	6,036	7.41%	12,054	7.82%
Age 50 - 54	734	5.67%	4,773	5.86%	9,648	6.26%
Age 55 - 59	607	4.69%	3,892	4.77%	7,746	5.02%
Age 60 - 64	450	3.48%	2,872	3.52%	5,285	3.43%
Age 65 - 74	559	4.32%	3,528	4.33%	5,634	3.65%
Age 75 - 84	262	2.03%	1,600	1.96%	2,366	1.53%
Age 85 and over	46	0.36%	441	0.54%	641	0.42%
Age 16 and over	9,439	72.96%	59,684	73.22%	113,080	73.32%
Age 18 and over	9,089	70.25%	57,418	70.44%	108,537	70.37%
Age 21 and over	8,577	66.29%	54,195	66.49%	102,796	66.65%
Age 65 and over	867	6.70%	5,569	6.83%	8,640	5.60%
Median Age	32.30		32.10		32.20	
Average Age	32.50		32.70		32.40	

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Radius	1 Mile	3 Mile	5 Mile
2006 Population By Race	12,938	81,510	154,232
White	8,977 69.38%	51,686 63.41%	99,893 64.77%
Black or African American	1,261 9.75%	9,149 11.22%	16,574 10.75%
American Indian and Alaska Native	87 0.67%	365 0.45%	559 0.36%
Asian	407 3.15%	3,830 4.70%	12,722 8.25%
Native Hawaiian and Pacific Islander	4 0.03%	77 0.09%	155 0.10%
Other Race	1,557 12.03%	12,542 15.39%	17,514 11.36%
Two or More Races	644 4.98%	3,860 4.74%	6,815 4.42%
2006 Population by Hispanic Origin	12,938	81,510	154,232
Not Hispanic or Latino	9,389 72.57%	58,096 71.27%	120,012 77.81%
Hispanic or Latino:	3,549 27.43%	23,413 28.72%	34,221 22.19%
Mexican	1,224 9.46%	8,396 10.30%	10,654 6.91%
Puerto Rican	212 1.64%	1,147 1.41%	1,923 1.25%
Cuban	32 0.25%	190 0.23%	362 0.23%
Other Hispanic or Latino	2,081 16.08%	13,681 16.78%	21,281 13.80%
2006 Age 5+ Language at Home	11,765	74,033	140,368
Speak Only English	9,401 79.91%	59,204 79.97%	110,764 78.91%
Speak Asian or Pacific Island	219 1.86%	1,752 2.37%	5,819 4.15%
Speak IndoEuropean	304 2.58%	2,143 2.89%	5,887 4.19%
Speak Spanish	1,771 15.05%	10,440 14.10%	16,524 11.77%
Speak Other Language	70 0.59%	494 0.67%	1,374 0.98%
2006 Median Age, Male	31.50	31.50	31.60
2006 Average Age, Male	31.70	32.00	31.80
Median Age, Female	33.20	32.80	32.90
Average Age, Female	33.40	33.30	33.00
2006 Population by Employment Status (Age 16+)	9,440	59,684	113,079
In Armed Forces	16 0.17%	326 0.55%	824 0.73%
Civilian, Employed	6,931 73.42%	43,066 72.16%	84,357 74.60%
Civilian, Unemployed	142 1.50%	1,368 2.29%	2,212 1.96%
Not In Labor Force	2,351 24.90%	14,924 25.01%	25,686 22.72%
2006 Population by Occupation Classification (Age 16+)	6,931	43,067	84,357
Blue Collar	1,784 25.74%	9,865 22.91%	15,233 18.06%
White Collar	3,909 56.40%	27,069 62.85%	57,972 68.72%
Service and Farm	1,238 17.86%	6,133 14.24%	11,152 13.22%

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Radius	1 Mile		3 Mile		5 Mile	
2006 Population by Marital Status (Age 15+)	9,636		60,900		115,449	
Total, Never Married	2,687	27.89%	16,162	26.54%	30,753	26.64%
Married, Spouse Present	4,723	49.01%	32,435	53.26%	64,164	55.58%
Married, Spouse Absent	767	7.96%	4,248	6.98%	6,733	5.83%
Widowed	408	4.23%	2,564	4.21%	3,885	3.37%
Divorced	1,051	10.91%	5,491	9.02%	9,914	8.59%
Males Divorced	469		2,507		4,281	
Females Divorced	582		2,984		5,633	
Males, Never Married	1,448		9,202		17,038	
Females Never Married	1,239		6,961		13,715	
2006 Population by Education	7,883		49,674		94,446	
Less Than 9Th Grade	643	8.16%	3,712	7.47%	5,347	5.66%
Some High School, No Diploma	1,216	15.43%	6,278	12.64%	8,365	8.86%
High School Graduate (Includes Equivalency)	2,225	28.23%	13,109	26.39%	21,084	22.32%
Some College, No Degree	1,680	21.31%	11,427	23.00%	21,012	22.25%
Associate Degree	431	5.47%	2,822	5.68%	5,970	6.32%
Bachelor's Degree	1,119	14.20%	8,099	16.30%	21,446	22.71%
Master's Degree	435	5.52%	3,264	6.57%	8,901	9.42%
Professional School Degree	96	1.22%	653	1.31%	1,494	1.58%
Doctorate Degree	38	0.48%	310	0.62%	827	0.88%
2006 Population by Occupation (Age 16+)	2,624		17,223		32,853	
Management, Business, & Financial	203	7.74%	949	5.51%	2,491	7.58%
Professional & Related Occupations	497	18.94%	4,431	25.73%	9,900	30.13%
Services	237	9.03%	1,120	6.50%	2,341	7.13%
Sales & Office	653	24.89%	4,416	25.64%	8,650	26.33%
Farming, Fishing, and Forestry	0	0.00%	58	0.34%	130	0.40%
Construction and Extraction, Maint	668	25.46%	3,855	22.38%	5,859	17.83%
Production & Transportation	468	17.84%	2,315	13.44%	3,601	10.96%
2006 Workers by Travel Time to Work (Age 16+)	6,718		41,590		81,301	
Less Than 15 Minutes	1,759	26.18%	9,296	22.35%	15,049	18.51%
15 to 29 Minutes	1,320	19.65%	9,462	22.75%	20,251	24.91%
30 to 44 Minutes	1,324	19.71%	8,892	21.38%	19,360	23.81%
45 to 59 Minutes	1,032	15.36%	6,526	15.69%	12,814	15.76%
60+ Minutes	1,283	19.10%	7,414	17.83%	13,827	17.01%

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Radius	1 Mile	3 Mile	5 Mile
Households			
2011 Projection	4,778	29,570	57,458
2006 Estimate	4,394	26,786	52,175
2000 Census	4,017	23,734	46,357
Growth 2006 - 2011	8.72%	10.39%	10.13%
Growth 2000 - 2006	9.41%	12.86%	12.55%
2006 Households by HH Size	4,395	26,787	52,176
1-Person Households	919 20.91%	5,054 18.87%	10,006 19.18%
2-Person Households	1,227 27.92%	7,535 28.13%	14,920 28.60%
3-Person Households	809 18.41%	5,073 18.94%	10,018 19.20%
4-Person Households	743 16.91%	4,678 17.46%	9,291 17.81%
5-Person Households	407 9.26%	2,431 9.08%	4,630 8.87%
6-Person Households	154 3.50%	1,067 3.98%	1,888 3.62%
7 or more Person Households	136 3.09%	949 3.54%	1,423 2.73%
2006 Average Household Size	2.93	3.00	2.93
2006 Households by HH Income	4,395	26,787	52,174
Income Less than \$15,000	301 6.85%	1,281 4.78%	2,310 4.43%
Income: \$15,000 - \$24,999	345 7.85%	1,423 5.31%	2,139 4.10%
Income: \$25,000 - \$34,999	369 8.40%	2,229 8.32%	3,397 6.51%
Income: \$35,000 - \$49,999	682 15.52%	3,480 12.99%	6,597 12.64%
Income: \$50,000 - \$74,999	1,086 24.71%	6,252 23.34%	11,537 22.11%
Income: \$75,000 - \$99,999	739 16.81%	4,935 18.42%	9,479 18.17%
Income: \$100,000 - \$149,999	652 14.84%	5,151 19.23%	10,880 20.85%
Income: \$150,000 - \$249,999	163 3.71%	1,563 5.83%	4,660 8.93%
Income: \$250,000 - \$499,999	49 1.11%	370 1.38%	921 1.77%
Income: \$500,000 or more	9 0.20%	103 0.38%	254 0.49%
2006 Avg Household Income	\$71,715	\$81,846	\$89,950
2006 Med Household Income	\$61,522	\$69,916	\$75,282
2006 Per Capita Income	\$24,467	\$27,092	\$30,538
2006 Occupied Housing	4,394	26,786	52,175
Owner Occupied	3,021 68.75%	18,980 70.86%	36,269 69.51%
Renter Occupied	1,373 31.25%	7,806 29.14%	15,906 30.49%

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Radius	1 Mile		3 Mile		5 Mile	
2006 Housing Value - Owner Occupied	3,022		18,980		36,272	
Value Less than \$20,000	89	2.95%	162	0.85%	172	0.47%
Value \$20,000 - \$39,999	15	0.50%	104	0.55%	173	0.48%
Value \$40,000 - \$59,999	17	0.56%	49	0.26%	110	0.30%
Value \$60,000 - \$79,999	13	0.43%	55	0.29%	123	0.34%
Value \$80,000 - \$99,999	15	0.50%	218	1.15%	315	0.87%
Value \$100,000 - \$149,999	332	10.99%	2,126	11.20%	2,799	7.72%
Value \$150,000 - \$199,999	981	32.46%	3,647	19.21%	5,581	15.39%
Value \$200,000 - \$299,999	1,131	37.43%	6,519	34.35%	11,495	31.69%
Value \$300,000 - \$399,999	315	10.42%	3,910	20.60%	6,987	19.26%
Value \$400,000 - \$499,999	100	3.31%	1,314	6.92%	3,333	9.19%
Value \$500,000 - \$749,999	9	0.30%	580	3.06%	3,751	10.34%
Value \$500,000 - \$749,999	9	0.30%	580	3.06%	3,751	10.34%
Value \$750,000 - \$999,999	1	0.03%	126	0.66%	761	2.10%
Value \$1,000,000 or more	4	0.13%	170	0.90%	672	1.85%
2006 Med Housing Val-Owner Occ'd	\$204,332		\$247,998		\$277,103	
2006 Housing Units by Units in Structure	4,520		27,431		53,498	
1 Unit Attached	1,983	43.87%	8,564	31.22%	18,318	34.24%
1 Unit Detached	1,650	36.50%	13,629	49.68%	23,052	43.09%
2 Units	12	0.27%	124	0.45%	233	0.44%
3 - 19 Units	565	12.50%	4,069	14.83%	9,588	17.92%
20 - 49 Units	40	0.88%	213	0.78%	847	1.58%
50 or more Units	46	1.02%	382	1.39%	945	1.77%
Mobile Home or Trailer	224	4.96%	427	1.56%	492	0.92%
Boat, RV, Van, Etc.	0	0.00%	23	0.08%	23	0.04%
2006 Housing Units by Yr Built	4,520		27,431		53,498	
Built 1999 to Present	539	11.92%	4,035	14.71%	8,142	15.22%
Built 1995 to 1998	140	3.10%	1,690	6.16%	5,222	9.76%
Built 1990 to 1994	441	9.76%	2,993	10.91%	8,918	16.67%
Built 1980 to 1989	1,179	26.08%	6,463	23.56%	14,564	27.22%
Built 1970 to 1979	871	19.27%	4,821	17.58%	7,728	14.45%
Built 1960 to 1969	583	12.90%	4,313	15.72%	5,247	9.81%
Built 1950 to 1959	629	13.92%	2,156	7.86%	2,403	4.49%
Built 1940 to 1949	87	1.92%	518	1.89%	610	1.14%
Built 1939 or Earlier	51	1.13%	442	1.61%	664	1.24%
2006 Median Year Built	1980		1982		1987	