

# Demographic Detail Report

## Manassas Park Plaza

9103-9121 Andrew Dr, Manassas, VA 20111

Building Type: **Retail**  
 Secondary: -  
 GLA: **20,400 SF**  
 Year Built: **2002**

Total Available: **1,200 SF**  
 % Leased: **94.12%**  
 Rent/SF/Yr: **\$26.00**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2014 Projection	10,334	68,385	141,095
2009 Estimate	8,659	64,518	135,122
2000 Census	4,916	55,414	120,003
Growth 2009 - 2014	19.30%	6.00%	4.40%
Growth 2000 - 2009	76.10%	16.40%	12.60%
<b>2009 Population by Age</b>	<b>8,659</b>	<b>64,518</b>	<b>135,122</b>
Age 0 - 4	1,018 11.76%	5,571 8.63%	11,309 8.37%
Age 5 - 9	956 11.04%	5,371 8.32%	11,147 8.25%
Age 10 - 14	804 9.29%	5,136 7.96%	10,958 8.11%
Age 15 - 17	339 3.92%	2,804 4.35%	6,180 4.57%
Age 18 - 20	209 2.41%	2,448 3.79%	5,015 3.71%
Age 21 - 24	282 3.26%	3,036 4.71%	6,002 4.44%
Age 25 - 34	1,136 13.12%	9,212 14.28%	18,453 13.66%
Age 35 - 44	2,040 23.56%	10,867 16.84%	23,373 17.30%
Age 45 - 49	671 7.75%	5,201 8.06%	11,619 8.60%
Age 50 - 54	445 5.14%	4,294 6.66%	9,571 7.08%
Age 55 - 59	273 3.15%	3,373 5.23%	7,303 5.40%
Age 60 - 64	183 2.11%	2,630 4.08%	5,449 4.03%
Age 65 - 74	173 2.00%	2,788 4.32%	5,560 4.11%
Age 75 - 84	86 0.99%	1,299 2.01%	2,366 1.75%
Age 85 and over	43 0.50%	489 0.76%	816 0.60%
Age 16 and over	5,763 66.56%	47,490 73.61%	99,606 73.72%
Age 18 and over	5,542 64.00%	45,637 70.74%	95,527 70.70%
Age 21 and over	5,332 61.58%	43,189 66.94%	90,512 66.99%
Age 65 and over	302 3.49%	4,576 7.09%	8,742 6.47%
<b>Median Age</b>	<b>32.00</b>	<b>33.60</b>	<b>34.20</b>
<b>Average Age</b>	<b>29.70</b>	<b>33.50</b>	<b>33.60</b>

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Radius	1 Mile	3 Mile	5 Mile
<b>2009 Population By Race</b>	<b>8,659</b>	<b>64,518</b>	<b>135,122</b>
White	5,650 65.25%	44,452 68.90%	92,527 68.48%
Black or African American	1,165 13.45%	6,998 10.85%	13,938 10.32%
American Indian and Alaska Native	40 0.46%	248 0.38%	519 0.38%
Asian	666 7.69%	2,895 4.49%	9,821 7.27%
Native Hawaiian and Pacific Islander	8 0.09%	52 0.08%	109 0.08%
Other Race	738 8.52%	6,958 10.78%	12,322 9.12%
Two or More Races	390 4.50%	2,914 4.52%	5,886 4.36%
<b>2009 Population by Hispanic Origin</b>	<b>8,658</b>	<b>64,518</b>	<b>135,122</b>
Not Hispanic or Latino	7,151 82.59%	50,679 78.55%	110,647 81.89%
Hispanic or Latino:	1,507 17.41%	13,839 21.45%	24,474 18.11%
Mexican	493 5.69%	5,432 8.42%	8,002 5.92%
Puerto Rican	107 1.24%	713 1.11%	1,460 1.08%
Cuban	23 0.27%	129 0.20%	307 0.23%
Other Hispanic or Latino	884 10.21%	7,565 11.73%	14,706 10.88%
<b>2009 Age 5+ Language at Home</b>	<b>7,641</b>	<b>58,947</b>	<b>123,813</b>
Speak Only English	6,144 80.41%	48,120 81.63%	100,893 81.49%
Speak Asian or Pacific Island	397 5.20%	1,443 2.45%	4,409 3.56%
Speak IndoEuropean	403 5.27%	1,735 2.94%	4,582 3.70%
Speak Spanish	630 8.24%	7,341 12.45%	12,849 10.38%
Speak Other Language	67 0.88%	308 0.52%	1,080 0.87%
<b>2009 Median Age, Male</b>	<b>31.00</b>	<b>33.00</b>	<b>33.70</b>
<b>2009 Average Age, Male</b>	<b>28.60</b>	<b>32.90</b>	<b>33.10</b>
<b>Median Age, Female</b>	<b>32.80</b>	<b>34.20</b>	<b>34.70</b>
<b>Average Age, Female</b>	<b>30.70</b>	<b>34.20</b>	<b>34.10</b>
<b>2009 Population by Employment Status (Age 16+)</b>	<b>5,763</b>	<b>47,490</b>	<b>99,606</b>
In Armed Forces	95 1.65%	252 0.53%	710 0.71%
Civilian, Employed	4,012 69.62%	33,116 69.73%	70,964 71.24%
Civilian, Unemployed	263 4.56%	3,133 6.60%	5,967 5.99%
Not In Labor Force	1,393 24.17%	10,989 23.14%	21,965 22.05%
<b>2009 Population by Occupation Classification (Age 16+)</b>	<b>4,012</b>	<b>33,116</b>	<b>70,963</b>
Blue Collar	785 19.57%	6,963 21.03%	11,904 16.77%
White Collar	2,717 67.72%	21,200 64.02%	49,301 69.47%
Service	510 12.71%	4,953 14.96%	9,758 13.75%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2000 Population by Marital Status (Age 15+)</b>	<b>5,880</b>		<b>48,441</b>		<b>101,708</b>	
Total, Never Married	1,523	25.90%	13,316	27.49%	27,325	26.87%
Married	3,639	61.89%	28,491	58.82%	62,080	61.04%
Widowed	215	3.66%	2,029	4.19%	3,514	3.45%
Divorced	503	8.55%	4,605	9.51%	8,789	8.64%
Males Divorced	133		1,801		3,229	
Females Divorced	153		1,944		4,090	
Males, Never Married	484		6,018		12,636	
Females Never Married	419		4,871		10,181	
<b>2009 Population by Education</b>	<b>5,050</b>		<b>40,153</b>		<b>84,511</b>	
Less Than 9Th Grade	150	2.97%	2,273	5.66%	3,601	4.26%
Some High School, No Diploma	282	5.58%	4,206	10.47%	6,034	7.14%
High School Graduate (Includes Equivalency)	991	19.62%	10,816	26.94%	19,713	23.33%
Some College, No Degree	1,337	26.48%	8,242	20.53%	17,117	20.25%
Associate Degree	431	8.53%	2,727	6.79%	5,988	7.09%
Bachelor Degree	1,225	24.26%	7,536	18.77%	19,880	23.52%
Advanced Degrees	634	12.55%	4,353	10.84%	12,178	14.41%
<b>2009 Population by Occupation (Age 16+)</b>	<b>4,519</b>		<b>38,068</b>		<b>80,721</b>	
Management, Business, & Financial	1,752	38.77%	12,636	33.19%	29,506	36.55%
Professional & Related Occupations	165	3.65%	1,494	3.92%	3,583	4.44%
Services	1,737	38.44%	15,294	40.18%	31,531	39.06%
Sales & Office	321	7.10%	3,223	8.47%	6,931	8.59%
Farming, Fishing, and Forestry	0	0.00%	32	0.08%	66	0.08%
Construction and Extraction, Maint	280	6.20%	3,004	7.89%	5,009	6.21%
Production & Transportation	264	5.84%	2,385	6.27%	4,095	5.07%
<b>2009 Workers by Travel Time to Work (Age 16+)</b>	<b>4,108</b>		<b>33,368</b>		<b>71,674</b>	
Less Than 15 Minutes	483	11.76%	6,478	19.41%	12,274	17.12%
15 to 29 Minutes	713	17.36%	6,771	20.29%	15,819	22.07%
30 to 44 Minutes	857	20.86%	7,022	21.04%	16,336	22.79%
45 to 59 Minutes	755	18.38%	5,212	15.62%	11,310	15.78%
60+ Minutes	1,300	31.65%	7,885	23.63%	15,935	22.23%

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Radius	1 Mile	3 Mile	5 Mile
<b>Households</b>			
2014 Projection	3,333	22,479	46,411
2009 Estimate	2,815	21,230	44,444
2000 Census	1,668	18,316	39,719
Growth 2009 - 2014	18.40%	5.90%	4.40%
Growth 2000 - 2009	68.80%	15.90%	11.90%
<b>2000 Households by HH Size</b>			
	<b>1,668</b>	<b>18,315</b>	<b>39,718</b>
1-Person Households	262 15.71%	3,358 18.33%	6,702 16.87%
2-Person Households	499 29.92%	5,408 29.53%	11,612 29.24%
3-Person Households	330 19.78%	3,477 18.98%	7,665 19.30%
4-Person Households	304 18.23%	3,163 17.27%	7,611 19.16%
5-Person Households	157 9.41%	1,604 8.76%	3,634 9.15%
6-Person Households	70 4.20%	692 3.78%	1,409 3.55%
7 or more Person Households	46 2.76%	613 3.35%	1,085 2.73%
<b>2009 Average Household Size</b>			
	<b>3.04</b>	<b>2.98</b>	<b>3.01</b>
<b>2009 Households by HH Income</b>			
	<b>2,815</b>	<b>21,231</b>	<b>44,444</b>
Income Less than \$15,000	43 1.53%	731 3.44%	1,343 3.02%
Income: \$15,000 - \$24,999	56 1.99%	790 3.72%	1,281 2.88%
Income: \$25,000 - \$34,999	60 2.13%	1,101 5.19%	1,908 4.29%
Income: \$35,000 - \$49,999	220 7.82%	2,306 10.86%	4,126 9.28%
Income: \$50,000 - \$74,999	457 16.23%	4,578 21.56%	8,112 18.25%
Income: \$75,000 - \$99,999	479 17.02%	3,583 16.88%	7,335 16.50%
Income: \$100,000 - \$149,999	1,159 41.17%	5,636 26.55%	12,873 28.96%
Income: \$150,000 - \$249,999	305 10.83%	1,923 9.06%	5,810 13.07%
Income: \$250,000 - \$499,999	33 1.17%	530 2.50%	1,434 3.23%
Income: \$500,000 or more	3 0.11%	53 0.25%	222 0.50%
2009 Avg Household Income	\$107,126	\$97,117	\$108,649
2009 Med Household Income	\$102,870	\$81,127	\$92,059
2009 Per Capita Income	\$34,054	\$32,269	\$35,913
<b>2009 Occupied Housing</b>			
	<b>2,815</b>	<b>21,230</b>	<b>44,443</b>
Owner Occupied	2,252 80.00%	15,406 72.57%	32,653 73.47%
Renter Occupied	563 20.00%	5,824 27.43%	11,790 26.53%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2009 Housing Value - Owner Occupied</b>	<b>2,252</b>		<b>15,406</b>		<b>32,655</b>	
Value Less than \$20,000	0	0.00%	205	1.33%	248	0.76%
Value \$20,000 - \$39,999	0	0.00%	114	0.74%	213	0.65%
Value \$40,000 - \$59,999	14	0.62%	41	0.27%	146	0.45%
Value \$60,000 - \$79,999	10	0.44%	90	0.58%	152	0.47%
Value \$80,000 - \$99,999	38	1.69%	281	1.82%	362	1.11%
Value \$100,000 - \$149,999	105	4.66%	1,589	10.31%	2,483	7.60%
Value \$150,000 - \$199,999	298	13.23%	2,770	17.98%	4,669	14.30%
Value \$200,000 - \$299,999	810	35.97%	4,745	30.80%	9,385	28.74%
Value \$300,000 - \$399,999	427	18.96%	2,948	19.14%	6,377	19.53%
Value \$400,000 - \$499,999	402	17.85%	1,192	7.74%	3,204	9.81%
Value \$500,000 - \$749,999	144	6.39%	908	5.89%	3,784	11.59%
Value \$750,000 - \$999,999	2	0.09%	315	2.04%	1,020	3.12%
Value \$1,000,000 or more	2	0.09%	208	1.35%	612	1.87%
<b>2009 Med Housing Val-Owner Occupied</b>	<b>\$274,394</b>		<b>\$245,794</b>		<b>\$284,243</b>	
<b>2000 Housing Units by Units in Structure</b>	<b>1,732</b>		<b>18,861</b>		<b>40,692</b>	
1 Unit Attached	843	48.67%	5,369	28.47%	12,381	30.43%
1 Unit Detached	729	42.09%	10,094	53.52%	21,958	53.96%
2 Units	0	0.00%	67	0.36%	130	0.32%
3 - 19 Units	140	8.08%	2,735	14.50%	4,829	11.87%
20 - 49 Units	9	0.52%	150	0.80%	403	0.99%
50 or more Units	2	0.12%	108	0.57%	570	1.40%
Mobile Home or Trailer	2	0.12%	319	1.69%	402	0.99%
Boat, RV, Van, Etc.	7	0.40%	19	0.10%	19	0.05%
<b>2009 Housing Units by Yr Built</b>	<b>2,956</b>		<b>22,259</b>		<b>46,441</b>	
Built 1999 to Present	1,467	49.63%	3,890	17.48%	6,868	14.79%
Built 1995 to 1998	517	17.49%	1,514	6.80%	3,750	8.07%
Built 1990 to 1994	361	12.21%	2,569	11.54%	6,534	14.07%
Built 1980 to 1989	325	10.99%	4,906	22.04%	13,162	28.34%
Built 1970 to 1979	196	6.63%	3,410	15.32%	7,098	15.28%
Built 1960 to 1969	55	1.86%	2,798	12.57%	5,080	10.94%
Built 1950 to 1959	32	1.08%	2,176	9.78%	2,517	5.42%
Built 1940 to 1949	0	0.00%	525	2.36%	678	1.46%
Built 1939 or Earlier	3	0.10%	471	2.12%	754	1.62%
<b>2009 Median Year Built</b>	<b>1999</b>		<b>1984</b>		<b>1985</b>	