

# Demographic Detail Report

## Cobblestone Business Center

8645-8647 Mathis Ave, Manassas, VA 20110

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **8,408 SF**  
 Typical Floor: **4,204 SF**

Total Available: **1,000 SF**  
 % Leased: **88.11%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2014 Projection	14,354		83,841		163,343	
2009 Estimate	13,828		80,142		155,302	
2000 Census	12,258		71,053		134,768	
Growth 2009 - 2014	3.80%		4.60%		5.20%	
Growth 2000 - 2009	12.80%		12.80%		15.20%	
<b>2009 Population by Age</b>	<b>13,828</b>		<b>80,142</b>		<b>155,302</b>	
Age 0 - 4	1,170	8.46%	7,108	8.87%	13,684	8.81%
Age 5 - 9	1,101	7.96%	6,687	8.34%	13,013	8.38%
Age 10 - 14	1,017	7.35%	6,284	7.84%	12,409	7.99%
Age 15 - 17	608	4.40%	3,507	4.38%	6,816	4.39%
Age 18 - 20	562	4.06%	3,141	3.92%	5,791	3.73%
Age 21 - 24	759	5.49%	4,101	5.12%	7,589	4.89%
Age 25 - 34	2,145	15.51%	12,052	15.04%	23,415	15.08%
Age 35 - 44	2,208	15.97%	13,294	16.59%	27,196	17.51%
Age 45 - 49	1,102	7.97%	6,345	7.92%	12,996	8.37%
Age 50 - 54	973	7.04%	5,118	6.39%	10,378	6.68%
Age 55 - 59	688	4.98%	3,963	4.94%	7,675	4.94%
Age 60 - 64	531	3.84%	3,036	3.79%	5,506	3.55%
Age 65 - 74	593	4.29%	3,358	4.19%	5,571	3.59%
Age 75 - 84	283	2.05%	1,570	1.96%	2,424	1.56%
Age 85 and over	89	0.64%	577	0.72%	839	0.54%
Age 16 and over	10,325	74.67%	58,875	73.46%	113,858	73.31%
Age 18 and over	9,932	71.83%	56,556	70.57%	109,378	70.43%
Age 21 and over	9,370	67.76%	53,414	66.65%	103,587	66.70%
Age 65 and over	965	6.98%	5,505	6.87%	8,833	5.69%
<b>Median Age</b>	<b>32.90</b>		<b>32.70</b>		<b>32.90</b>	
<b>Average Age</b>	<b>33.50</b>		<b>33.10</b>		<b>32.70</b>	

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Radius	1 Mile	3 Mile	5 Mile
<b>2009 Population By Race</b>	<b>13,828</b>	<b>80,142</b>	<b>155,302</b>
White	9,842 71.17%	52,192 65.12%	101,640 65.45%
Black or African American	1,356 9.81%	9,623 12.01%	17,921 11.54%
American Indian and Alaska Native	74 0.54%	339 0.42%	575 0.37%
Asian	443 3.20%	3,782 4.72%	12,886 8.30%
Native Hawaiian and Pacific Islander	12 0.09%	72 0.09%	137 0.09%
Other Race	1,373 9.93%	10,281 12.83%	15,081 9.71%
Two or More Races	727 5.26%	3,852 4.81%	7,063 4.55%
<b>2009 Population by Hispanic Origin</b>	<b>13,828</b>	<b>80,142</b>	<b>155,302</b>
Not Hispanic or Latino	10,758 77.80%	60,917 76.01%	125,153 80.59%
Hispanic or Latino:	3,068 22.19%	19,225 23.99%	30,150 19.41%
Mexican	1,022 7.39%	6,972 8.70%	9,054 5.83%
Puerto Rican	173 1.25%	946 1.18%	1,804 1.16%
Cuban	25 0.18%	159 0.20%	365 0.24%
Other Hispanic or Latino	1,850 13.38%	11,148 13.91%	18,926 12.19%
<b>2009 Age 5+ Language at Home</b>	<b>12,658</b>	<b>73,034</b>	<b>141,617</b>
Speak Only English	10,302 81.39%	58,610 80.25%	112,316 79.31%
Speak Asian or Pacific Island	220 1.74%	1,767 2.42%	5,770 4.07%
Speak IndoEuropean	351 2.77%	2,148 2.94%	5,860 4.14%
Speak Spanish	1,708 13.49%	10,043 13.75%	16,294 11.51%
Speak Other Language	77 0.61%	466 0.64%	1,377 0.97%
<b>2009 Median Age, Male</b>	<b>32.20</b>	<b>32.10</b>	<b>32.30</b>
<b>2009 Average Age, Male</b>	<b>32.60</b>	<b>32.30</b>	<b>32.10</b>
<b>Median Age, Female</b>	<b>33.70</b>	<b>33.40</b>	<b>33.40</b>
<b>Average Age, Female</b>	<b>34.30</b>	<b>33.80</b>	<b>33.30</b>
<b>2009 Population by Employment Status (Age 16+)</b>	<b>10,326</b>	<b>58,874</b>	<b>113,859</b>
In Armed Forces	19 0.18%	297 0.50%	774 0.68%
Civilian, Employed	7,299 70.69%	40,868 69.42%	82,043 72.06%
Civilian, Unemployed	552 5.35%	4,084 6.94%	6,863 6.03%
Not In Labor Force	2,456 23.78%	13,625 23.14%	24,179 21.24%
<b>2009 Population by Occupation Classification (Age 16+)</b>	<b>7,299</b>	<b>40,868</b>	<b>82,043</b>
Blue Collar	1,759 24.10%	8,847 21.65%	13,815 16.84%
White Collar	4,138 56.69%	25,607 62.66%	56,441 68.79%
Service	1,402 19.21%	6,414 15.69%	11,787 14.37%

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8645-8647 Mathis Ave, Manassas, VA 20110

Radius	1 Mile	3 Mile	5 Mile
<b>2000 Population by Marital Status (Age 15+)</b>	<b>10,540</b>	<b>60,064</b>	<b>116,195</b>
Total, Never Married	3,153 29.91%	17,119 28.50%	32,918 28.33%
Married	5,716 54.23%	34,566 57.55%	68,704 59.13%
Widowed	489 4.64%	2,525 4.20%	3,851 3.31%
Divorced	1,182 11.21%	5,854 9.75%	10,722 9.23%
Males Divorced	420	2,187	3,715
Females Divorced	573	2,685	5,005
Males, Never Married	1,317	8,009	14,786
Females Never Married	1,240	6,290	12,223
<b>2009 Population by Education</b>	<b>8,611</b>	<b>49,312</b>	<b>95,999</b>
Less Than 9Th Grade	618 7.18%	2,988 6.06%	4,271 4.45%
Some High School, No Diploma	1,183 13.74%	5,160 10.46%	6,830 7.11%
High School Graduate (Includes Equivalency)	2,676 31.08%	13,806 28.00%	22,162 23.09%
Some College, No Degree	1,706 19.81%	10,597 21.49%	19,453 20.26%
Associate Degree	512 5.95%	3,285 6.66%	7,136 7.43%
Bachelor Degree	1,258 14.61%	8,639 17.52%	23,087 24.05%
Advanced Degrees	658 7.64%	4,837 9.81%	13,060 13.60%
<b>2009 Population by Occupation (Age 16+)</b>	<b>8,701</b>	<b>47,281</b>	<b>93,831</b>
Management, Business, & Financial	2,465 28.33%	15,322 32.41%	34,074 36.31%
Professional & Related Occupations	265 3.05%	1,782 3.77%	4,221 4.50%
Services	4,006 46.04%	19,340 40.90%	36,902 39.33%
Sales & Office	642 7.38%	3,943 8.34%	7,883 8.40%
Farming, Fishing, and Forestry	0 0.00%	48 0.10%	115 0.12%
Construction and Extraction, Maint	746 8.57%	3,825 8.09%	5,848 6.23%
Production & Transportation	577 6.63%	3,021 6.39%	4,788 5.10%
<b>2009 Workers by Travel Time to Work (Age 16+)</b>	<b>7,316</b>	<b>41,165</b>	<b>82,817</b>
Less Than 15 Minutes	1,756 24.00%	8,630 20.96%	14,196 17.14%
15 to 29 Minutes	1,366 18.67%	8,317 20.20%	18,527 22.37%
30 to 44 Minutes	1,424 19.46%	8,715 21.17%	19,591 23.66%
45 to 59 Minutes	1,065 14.56%	6,334 15.39%	12,823 15.48%
60+ Minutes	1,705 23.31%	9,169 22.27%	17,680 21.35%

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Radius	1 Mile	3 Mile	5 Mile
<b>Households</b>			
2014 Projection	4,821	27,439	55,215
2009 Estimate	4,666	26,249	52,493
2000 Census	4,149	23,357	45,970
Growth 2009 - 2014	3.30%	4.50%	5.20%
Growth 2000 - 2009	12.50%	12.40%	14.20%
<b>2000 Households by HH Size</b>			
	<b>4,148</b>	<b>23,357</b>	<b>45,970</b>
1-Person Households	889 21.43%	4,476 19.16%	8,829 19.21%
2-Person Households	1,170 28.21%	6,595 28.24%	13,332 29.00%
3-Person Households	756 18.23%	4,375 18.73%	8,784 19.11%
4-Person Households	692 16.68%	4,091 17.52%	8,335 18.13%
5-Person Households	380 9.16%	2,092 8.96%	3,945 8.58%
6-Person Households	136 3.28%	904 3.87%	1,547 3.37%
7 or more Person Households	125 3.01%	824 3.53%	1,198 2.61%
<b>2009 Average Household Size</b>			
	<b>2.95</b>	<b>3.01</b>	<b>2.93</b>
<b>2009 Households by HH Income</b>			
	<b>4,666</b>	<b>26,249</b>	<b>52,492</b>
Income Less than \$15,000	266 5.70%	941 3.58%	1,853 3.53%
Income: \$15,000 - \$24,999	280 6.00%	989 3.77%	1,535 2.92%
Income: \$25,000 - \$34,999	314 6.73%	1,612 6.14%	2,346 4.47%
Income: \$35,000 - \$49,999	666 14.27%	3,150 12.00%	5,449 10.38%
Income: \$50,000 - \$74,999	1,127 24.15%	5,813 22.15%	10,410 19.83%
Income: \$75,000 - \$99,999	798 17.10%	4,434 16.89%	9,056 17.25%
Income: \$100,000 - \$149,999	937 20.08%	6,997 26.66%	14,584 27.78%
Income: \$150,000 - \$249,999	218 4.67%	1,909 7.27%	5,829 11.10%
Income: \$250,000 - \$499,999	58 1.24%	364 1.39%	1,240 2.36%
Income: \$500,000 or more	2 0.04%	40 0.15%	190 0.36%
2009 Avg Household Income	\$78,499	\$89,905	\$101,317
2009 Med Household Income	\$67,783	\$77,601	\$85,871
2009 Per Capita Income	\$27,033	\$29,826	\$34,303
<b>2009 Occupied Housing</b>			
	<b>4,666</b>	<b>26,249</b>	<b>52,493</b>
Owner Occupied	3,097 66.37%	17,975 68.48%	35,593 67.81%
Renter Occupied	1,569 33.63%	8,274 31.52%	16,900 32.19%

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## Cobblestone Business Center

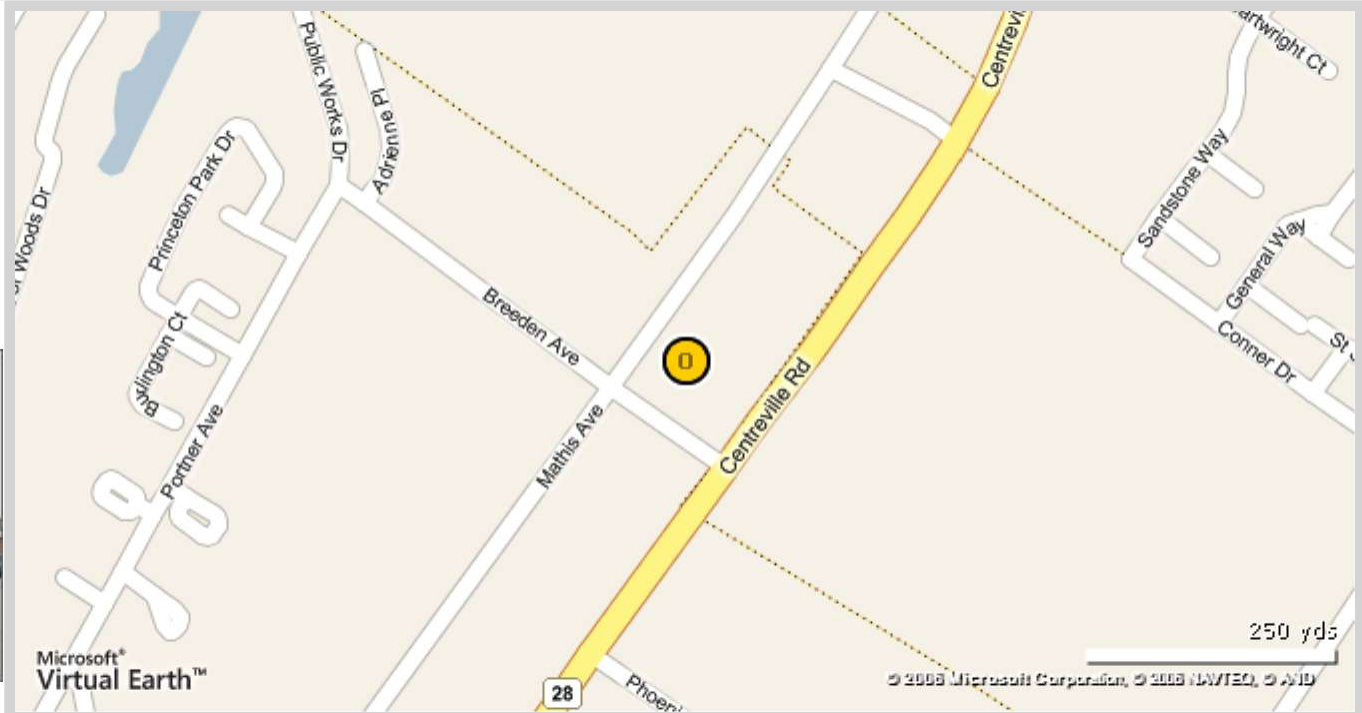
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Radius	1 Mile		3 Mile		5 Mile	
<b>2009 Housing Value - Owner Occupied</b>	<b>3,098</b>		<b>17,974</b>		<b>35,594</b>	
Value Less than \$20,000	110	3.55%	211	1.17%	237	0.67%
Value \$20,000 - \$39,999	23	0.74%	127	0.71%	244	0.69%
Value \$40,000 - \$59,999	7	0.23%	49	0.27%	166	0.47%
Value \$60,000 - \$79,999	37	1.19%	90	0.50%	182	0.51%
Value \$80,000 - \$99,999	22	0.71%	271	1.51%	465	1.31%
Value \$100,000 - \$149,999	296	9.55%	2,250	12.52%	3,201	8.99%
Value \$150,000 - \$199,999	1,130	36.48%	3,463	19.27%	5,859	16.46%
Value \$200,000 - \$299,999	1,103	35.60%	6,096	33.92%	10,773	30.27%
Value \$300,000 - \$399,999	313	10.10%	3,462	19.26%	6,631	18.63%
Value \$400,000 - \$499,999	46	1.48%	1,136	6.32%	3,094	8.69%
Value \$500,000 - \$749,999	7	0.23%	593	3.30%	3,504	9.84%
Value \$750,000 - \$999,999	1	0.03%	120	0.67%	781	2.19%
Value \$1,000,000 or more	3	0.10%	106	0.59%	457	1.28%
<b>2009 Med Housing Val-Owner Occupied</b>	<b>\$196,492</b>		<b>\$236,548</b>		<b>\$265,192</b>	
<b>2000 Housing Units by Units in Structure</b>	<b>4,261</b>		<b>24,007</b>		<b>47,193</b>	
1 Unit Attached	1,843	43.25%	7,471	31.12%	16,297	34.53%
1 Unit Detached	1,606	37.69%	11,888	49.52%	20,510	43.46%
2 Units	8	0.19%	105	0.44%	193	0.41%
3 - 19 Units	579	13.59%	3,677	15.32%	8,264	17.51%
20 - 49 Units	36	0.84%	184	0.77%	722	1.53%
50 or more Units	40	0.94%	329	1.37%	798	1.69%
Mobile Home or Trailer	149	3.50%	334	1.39%	390	0.83%
Boat, RV, Van, Etc.	0	0.00%	19	0.08%	19	0.04%
<b>2009 Housing Units by Yr Built</b>	<b>4,899</b>		<b>27,509</b>		<b>55,122</b>	
Built 1999 to Present	549	11.21%	4,023	14.62%	8,948	16.23%
Built 1995 to 1998	134	2.74%	1,690	6.14%	5,455	9.90%
Built 1990 to 1994	464	9.47%	3,012	10.95%	9,039	16.40%
Built 1980 to 1989	1,247	25.45%	6,428	23.37%	14,707	26.68%
Built 1970 to 1979	936	19.11%	4,805	17.47%	7,818	14.18%
Built 1960 to 1969	674	13.76%	4,338	15.77%	5,320	9.65%
Built 1950 to 1959	726	14.82%	2,219	8.07%	2,497	4.53%
Built 1940 to 1949	107	2.18%	537	1.95%	642	1.16%
Built 1939 or Earlier	62	1.27%	457	1.66%	696	1.26%
<b>2009 Median Year Built</b>	<b>1979</b>		<b>1982</b>		<b>1987</b>	

# Traffic Count Report

## Cobblestone Business Center 8645-8647 Mathis Ave, Manassas, VA 20110

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **8,408 SF**  
 Typical Floor: **4,204 SF**  
 Total Available: **1,000 SF**  
 % Leased: **88.11%**  
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
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No Traffic data was found for this property