

Demographic Summary Report

The Town Center at Aquia

Radius	3 Mile		5 Mile		10 Mile	
Population						
2015 Projection	52,299		67,722		145,947	
2010 Estimate	49,807		64,399		137,298	
2000 Census	37,781		48,258		99,833	
Growth 2010 - 2015	5.00%		5.20%		6.30%	
Growth 2000 - 2010	31.80%		33.40%		37.50%	
2010 Population by Hispanic Origin	6,481		7,696		17,089	
2010 Population By Race	49,807		64,399		137,298	
White	32,268	64.79%	42,846	66.53%	91,156	66.39%
Black or African American	11,239	22.57%	13,724	21.31%	28,296	20.61%
American Indian and Alaska Native	207	0.42%	271	0.42%	636	0.46%
Asian	1,723	3.46%	2,205	3.42%	5,127	3.73%
Native Hawaiian and Pacific Islander	68	0.14%	80	0.12%	145	0.11%
Other Race	1,961	3.94%	2,363	3.67%	5,670	4.13%
Two or More Races	2,342	4.70%	2,911	4.52%	6,269	4.57%
Households						
2015 Projection	16,501		21,298		47,728	
2010 Estimate	15,727		20,263		44,756	
2000 Census	12,019		15,274		32,195	
Growth 2010 - 2015	4.90%		5.10%		6.60%	
Growth 2000 - 2010	30.90%		32.70%		39.00%	
Owner Occupied	11,852	75.36%	15,867	78.31%	32,502	72.62%
Renter Occupied	3,875	24.64%	4,396	21.69%	12,254	27.38%
2010 Households by HH Income	15,728		20,263		44,756	
Income Less Than \$15,000	451	2.87%	590	2.91%	1,875	4.19%
Income: \$15,000 - \$24,999	341	2.17%	454	2.24%	1,492	3.33%
Income: \$25,000 - \$34,999	624	3.97%	758	3.74%	2,336	5.22%
Income: \$35,000 - \$49,999	1,462	9.30%	1,745	8.61%	5,049	11.28%
Income: \$50,000 - \$74,999	3,193	20.30%	3,924	19.37%	8,588	19.19%
Income: \$75,000 - \$99,999	2,870	18.25%	3,764	18.58%	8,042	17.97%
Income: \$100,000 - \$149,999	4,941	31.42%	6,536	32.26%	12,792	28.58%
Income: \$150,000 - \$249,999	1,656	10.53%	2,233	11.02%	3,941	8.81%
Income: \$250,000 - \$499,999	168	1.07%	235	1.16%	588	1.31%
Income: \$500,000 or more	22	0.14%	24	0.12%	53	0.12%
2010 Avg Household Income	\$97,476		\$98,941		\$92,031	
2010 Med Household Income	\$88,688		\$90,919		\$82,579	
2010 Per Capita Income	\$30,924		\$31,282		\$30,413	

Demographic Detail Report

The Town Center at Aquia

Radius	3 Mile		5 Mile		10 Mile	
Population						
2015 Projection	52,299		67,722		145,947	
2010 Estimate	49,807		64,399		137,298	
2000 Census	37,781		48,258		99,833	
Growth 2010 - 2015	5.00%		5.20%		6.30%	
Growth 2000 - 2010	31.80%		33.40%		37.50%	
2010 Population by Age	49,807		64,399		137,298	
Age 0 - 4	4,579	9.19%	5,602	8.70%	11,805	8.60%
Age 5 - 9	4,181	8.39%	5,369	8.34%	10,964	7.99%
Age 10 - 14	3,941	7.91%	5,178	8.04%	10,352	7.54%
Age 15 - 17	2,371	4.76%	3,169	4.92%	6,130	4.46%
Age 18 - 20	2,154	4.32%	2,686	4.17%	5,965	4.34%
Age 21 - 24	2,674	5.37%	3,213	4.99%	8,399	6.12%
Age 25 - 34	8,042	16.15%	9,693	15.05%	21,100	15.37%
Age 35 - 44	7,241	14.54%	9,589	14.89%	19,945	14.53%
Age 45 - 49	4,293	8.62%	5,717	8.88%	11,314	8.24%
Age 50 - 54	3,597	7.22%	4,755	7.38%	9,783	7.13%
Age 55 - 59	2,602	5.22%	3,545	5.50%	7,356	5.36%
Age 60 - 64	1,783	3.58%	2,470	3.84%	5,438	3.96%
Age 65 - 74	1,613	3.24%	2,268	3.52%	5,530	4.03%
Age 75 - 84	568	1.14%	858	1.33%	2,380	1.73%
Age 85 and over	170	0.34%	288	0.45%	837	0.61%
Age 16 and over	36,300	72.88%	47,167	73.24%	102,083	74.35%
Age 18 and over	34,735	69.74%	45,082	70.00%	98,048	71.41%
Age 21 and over	32,581	65.41%	42,396	65.83%	92,083	67.07%
Age 65 and over	2,350	4.72%	3,414	5.30%	8,747	6.37%
Median Age	31.00		32.10		32.00	
Average Age	31.90		32.60		33.10	

Demographic Detail Report

The Town Center at Aquia

Radius	3 Mile	5 Mile	10 Mile
2010 Population By Race	49,807	64,399	137,298
White	32,268 64.79%	42,846 66.53%	91,156 66.39%
Black or African American	11,239 22.57%	13,724 21.31%	28,296 20.61%
American Indian and Alaska Native	207 0.42%	271 0.42%	636 0.46%
Asian	1,723 3.46%	2,205 3.42%	5,127 3.73%
Native Hawaiian and Pacific Islander	68 0.14%	80 0.12%	145 0.11%
Other Race	1,961 3.94%	2,363 3.67%	5,670 4.13%
Two or More Races	2,342 4.70%	2,911 4.52%	6,269 4.57%
2010 Population by Hispanic Origin	49,808	64,398	137,298
Not Hispanic or Latino	43,328 86.99%	56,704 88.05%	120,209 87.55%
Hispanic or Latino:	6,481 13.01%	7,696 11.95%	17,089 12.45%
Mexican	1,838 3.69%	2,196 3.41%	5,177 3.77%
Puerto Rican	1,784 3.58%	2,123 3.30%	3,878 2.82%
Cuban	260 0.52%	310 0.48%	518 0.38%
Other Hispanic or Latino	2,598 5.22%	3,065 4.76%	7,516 5.47%
2010 Age 5+ Language at Home	45,228	58,798	125,493
Speak Only English	41,306 91.33%	53,879 91.63%	114,433 91.19%
Speak Asian or Pacific Island	748 1.65%	902 1.53%	1,904 1.52%
Speak IndoEuropean	1,259 2.78%	1,578 2.68%	3,398 2.71%
Speak Spanish	1,751 3.87%	2,268 3.86%	5,244 4.18%
Speak Other Language	164 0.36%	171 0.29%	514 0.41%
2010 Median Age, Male	30.60	31.60	31.00
2010 Average Age, Male	31.60	32.30	32.50
Median Age, Female	31.40	32.60	33.00
Average Age, Female	32.30	33.00	33.60
2010 Population by Employment Status (Age 16+)	36,300	47,166	102,084
In Armed Forces	2,228 6.14%	2,791 5.92%	7,814 7.65%
Civilian, Employed	23,698 65.28%	30,682 65.05%	64,533 63.22%
Civilian, Unemployed	2,095 5.77%	2,533 5.37%	5,136 5.03%
Not In Labor Force	8,279 22.81%	11,160 23.66%	24,601 24.10%
2010 Population by Occupation Classification (Age 16+)	23,698	30,682	64,533
Blue Collar	3,804 16.05%	4,999 16.29%	11,558 17.91%
White Collar	16,015 67.58%	20,700 67.47%	42,609 66.03%
Service	3,879 16.37%	4,983 16.24%	10,366 16.06%

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	37,106	48,250	104,178
Total, Never Married	9,090 24.50%	11,538 23.91%	27,639 26.53%
Married	24,136 65.05%	31,627 65.55%	64,181 61.61%
Widowed	631 1.70%	1,046 2.17%	2,897 2.78%
Divorced	3,249 8.76%	4,039 8.37%	9,461 9.08%
Males Divorced	889	1,173	2,664
Females Divorced	1,189	1,398	3,146
Males, Never Married	3,199	4,098	10,565
Females Never Married	2,722	3,405	7,208
2010 Population by Education	29,908	39,184	83,682
Less Than 9Th Grade	379 1.27%	565 1.44%	2,333 2.79%
Some High School, No Diploma	1,294 4.33%	1,863 4.75%	5,173 6.18%
High School Graduate (Includes Equivalency)	6,879 23.00%	9,521 24.30%	22,559 26.96%
Some College, No Degree	7,532 25.18%	9,536 24.34%	18,715 22.36%
Associate Degree	3,056 10.22%	3,981 10.16%	7,553 9.03%
Bachelor Degree	6,815 22.79%	8,513 21.73%	16,819 20.10%
Advanced Degrees	3,953 13.22%	5,205 13.28%	10,530 12.58%
2010 Population by Occupation (Age 16+)	27,575	35,664	74,898
Management, Business, & Financial	9,351 33.91%	12,181 34.15%	24,362 32.53%
Professional & Related Occupations	977 3.54%	1,249 3.50%	2,907 3.88%
Services	11,905 43.17%	15,413 43.22%	32,551 43.46%
Sales & Office	2,507 9.09%	3,075 8.62%	6,268 8.37%
Farming, Fishing, and Forestry	57 0.21%	61 0.17%	99 0.13%
Construction and Extraction, Maint	1,456 5.28%	1,924 5.39%	4,426 5.91%
Production & Transportation	1,322 4.79%	1,761 4.94%	4,285 5.72%
2010 Workers by Travel Time to Work (Age 16+)	25,926	33,473	72,347
Less Than 15 Minutes	3,680 14.19%	4,750 14.19%	13,130 18.15%
15 to 29 Minutes	5,568 21.48%	7,150 21.36%	16,119 22.28%
30 to 44 Minutes	4,311 16.63%	5,611 16.76%	12,488 17.26%
45 to 59 Minutes	4,244 16.37%	5,343 15.96%	9,874 13.65%
60+ Minutes	8,123 31.33%	10,619 31.72%	20,736 28.66%

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Radius	3 Mile	5 Mile	10 Mile
Households			
2015 Projection	16,501	21,298	47,728
2010 Estimate	15,727	20,263	44,756
2000 Census	12,019	15,274	32,195
Growth 2010 - 2015	4.90%	5.10%	6.60%
Growth 2000 - 2010	30.90%	32.70%	39.00%
2000 Households by HH Size			
	12,018	15,275	32,194
1-Person Households	1,514 12.60%	1,858 12.16%	4,745 14.74%
2-Person Households	3,198 26.61%	4,083 26.73%	9,168 28.48%
3-Person Households	2,563 21.33%	3,251 21.28%	6,583 20.45%
4-Person Households	2,764 23.00%	3,542 23.19%	6,895 21.42%
5-Person Households	1,313 10.93%	1,683 11.02%	3,110 9.66%
6-Person Households	472 3.93%	601 3.93%	1,115 3.46%
7 or more Person Households	194 1.61%	257 1.68%	578 1.80%
2010 Average Household Size			
	3.16	3.16	3.00
2010 Households by HH Income			
	15,728	20,263	44,756
Income Less than \$15,000	451 2.87%	590 2.91%	1,875 4.19%
Income: \$15,000 - \$24,999	341 2.17%	454 2.24%	1,492 3.33%
Income: \$25,000 - \$34,999	624 3.97%	758 3.74%	2,336 5.22%
Income: \$35,000 - \$49,999	1,462 9.30%	1,745 8.61%	5,049 11.28%
Income: \$50,000 - \$74,999	3,193 20.30%	3,924 19.37%	8,588 19.19%
Income: \$75,000 - \$99,999	2,870 18.25%	3,764 18.58%	8,042 17.97%
Income: \$100,000 - \$149,999	4,941 31.42%	6,536 32.26%	12,792 28.58%
Income: \$150,000 - \$249,999	1,656 10.53%	2,233 11.02%	3,941 8.81%
Income: \$250,000 - \$499,999	168 1.07%	235 1.16%	588 1.31%
Income: \$500,000 or more	22 0.14%	24 0.12%	53 0.12%
2010 Avg Household Income	\$97,476	\$98,941	\$92,031
2010 Med Household Income	\$88,688	\$90,919	\$82,579
2010 Per Capita Income	\$30,924	\$31,282	\$30,413
2010 Occupied Housing			
	15,727	20,263	44,756
Owner Occupied	11,852 75.36%	15,867 78.31%	32,502 72.62%
Renter Occupied	3,875 24.64%	4,396 21.69%	12,254 27.38%

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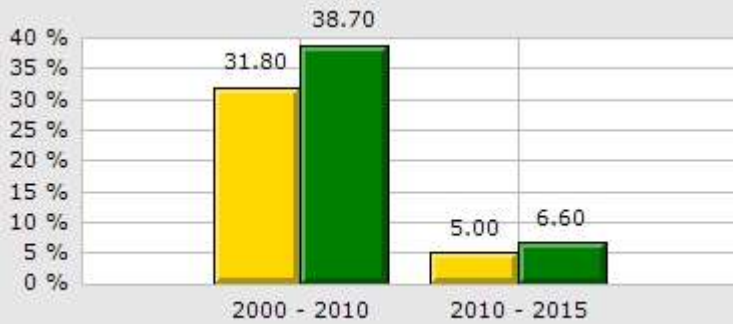
Radius	3 Mile		5 Mile		10 Mile	
2010 Housing Value - Owner Occupied	11,853		15,866		32,501	
Value Less than \$20,000	278	2.35%	371	2.34%	500	1.54%
Value \$20,000 - \$39,999	328	2.77%	349	2.20%	449	1.38%
Value \$40,000 - \$59,999	191	1.61%	220	1.39%	278	0.86%
Value \$60,000 - \$79,999	115	0.97%	123	0.78%	179	0.55%
Value \$80,000 - \$99,999	80	0.67%	118	0.74%	233	0.72%
Value \$100,000 - \$149,999	421	3.55%	483	3.04%	1,361	4.19%
Value \$150,000 - \$199,999	814	6.87%	1,064	6.71%	3,341	10.28%
Value \$200,000 - \$299,999	3,055	25.77%	4,275	26.94%	10,386	31.96%
Value \$300,000 - \$399,999	4,489	37.87%	5,902	37.20%	9,581	29.48%
Value \$400,000 - \$499,999	1,561	13.17%	1,924	12.13%	3,391	10.43%
Value \$500,000 - \$749,999	404	3.41%	737	4.65%	1,858	5.72%
Value \$750,000 - \$999,999	58	0.49%	202	1.27%	651	2.00%
Value \$1,000,000 or more	59	0.50%	98	0.62%	293	0.90%
2010 Med Housing Val-Owner Occupied	\$314,368		\$315,757		\$295,495	
2000 Housing Units by Units in Structure	12,408		15,786		33,895	
1 Unit Attached	2,299	18.53%	2,373	15.03%	5,713	16.85%
1 Unit Detached	7,984	64.35%	11,000	69.68%	21,903	64.62%
2 Units	65	0.52%	68	0.43%	475	1.40%
3 - 19 Units	1,015	8.18%	1,043	6.61%	3,470	10.24%
20 - 49 Units	134	1.08%	138	0.87%	311	0.92%
50 or more Units	37	0.30%	37	0.23%	223	0.66%
Mobile Home or Trailer	865	6.97%	1,111	7.04%	1,769	5.22%
Boat, RV, Van, Etc.	9	0.07%	16	0.10%	31	0.09%
2010 Housing Units by Yr Built	16,633		21,430		48,570	
Built 1999 to Present	4,935	29.67%	6,473	30.21%	16,230	33.42%
Built 1995 to 1998	2,604	15.66%	3,095	14.44%	5,280	10.87%
Built 1990 to 1994	3,275	19.69%	3,821	17.83%	6,480	13.34%
Built 1980 to 1989	3,599	21.64%	4,753	22.18%	8,045	16.56%
Built 1970 to 1979	1,581	9.51%	2,154	10.05%	5,427	11.17%
Built 1960 to 1969	278	1.67%	515	2.40%	2,868	5.90%
Built 1950 to 1959	202	1.21%	314	1.47%	2,095	4.31%
Built 1940 to 1949	70	0.42%	91	0.42%	1,002	2.06%
Built 1939 or Earlier	89	0.54%	214	1.00%	1,143	2.35%
2010 Median Year Built	1994		1993		1993	

The Town Center at Aquia

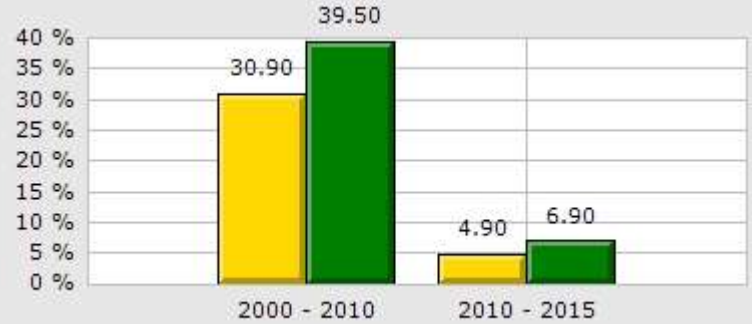
Type: **Shopping Center/Lifestyle Center**
 County: **Stafford**

3 Mile
County

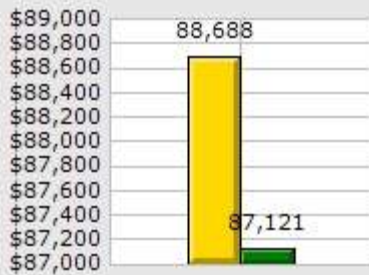
Population Growth



Household Growth



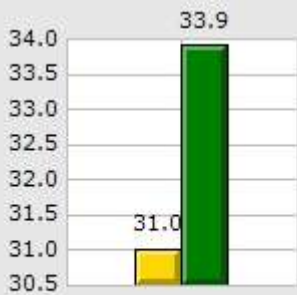
2010 Med Household Inc



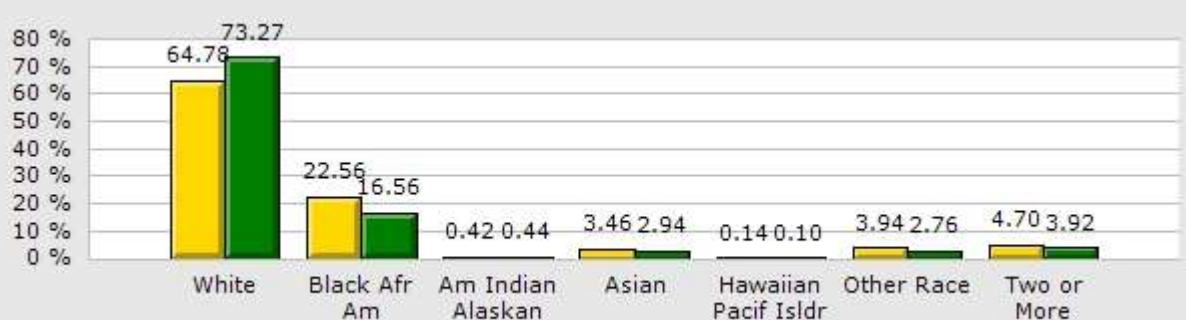
2010 Households by Household Income



2010 Median Age



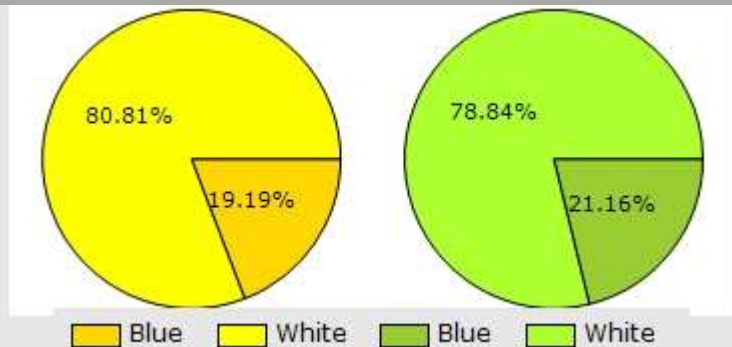
2010 Population by Race



2010 Renter vs. Owner



2010 Blue vs. White Collar



The Town Center at Aquia

Type: **Shopping Center/Lifestyle Center**
 County: **Stafford**

	3 Mile		County	
Population				
Growth 2000 - 2010	31.80%		38.70%	
Growth 2010 - 2015	5.00%		6.60%	
2010 Blue Collar	3,804	19.19%	11,285	21.16%
2010 White Collar	16,015	80.81%	42,043	78.84%
2010 Population By Race				
	49,808		128,257	
White	32,268	64.78%	93,970	73.27%
Black Afr Am	11,239	22.56%	21,237	16.56%
Am Indian Alaskan	207	0.42%	563	0.44%
Asian	1,723	3.46%	3,777	2.94%
Hawaiian Pacif Islldr	68	0.14%	131	0.10%
Other Race	1,961	3.94%	3,546	2.76%
Two or More	2,342	4.70%	5,033	3.92%
Households				
Growth 2000 - 2010	30.90%		39.50%	
Growth 2010 - 2015	4.90%		6.90%	
Renter Occupied	3,875	24.64%	8,632	20.49%
Owner Occupied	11,852	75.36%	33,490	79.51%
2010 Households by HH Income				
	15,728		42,122	
Income < \$35,000	1,416	9.00%	4,358	10.35%
Income \$35,000 - \$74,999	4,655	29.60%	12,231	29.04%
Income \$75,000 - \$149,999	7,811	49.66%	20,712	49.17%
Income \$150,000 - \$249,999	1,656	10.53%	4,101	9.74%
Income \$250,000+	190	1.21%	720	1.71%
2010 Median Household Income	\$88,688		\$87,121	
2010 Median Age	31.00		33.90	

Consumer Spending Report

The Town Center at Aquia

2010 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$817,817	\$1,065,742	\$2,192,290
Total Apparel	\$28,207	\$36,752	\$76,267
Women's Apparel	11,256	14,745	30,548
Men's Apparel	6,672	8,712	18,053
Girl's Apparel	2,673	3,483	7,111
Boy's Apparel	2,081	2,695	5,537
Infant Apparel	2,157	2,753	5,740
Footwear (excl. Infants)	4,498	5,833	12,122
Other Apparel Prod/Services	3,368	4,364	9,278
Total Entertainment	\$77,117	\$101,312	\$207,923
Sports and Recreation	3,336	4,359	8,832
TV, Radio and Sound Equipment	26,578	34,543	71,535
Reading Materials	3,189	4,227	8,794
Travel	42,997	56,862	116,059
Photographic Equipment	1,017	1,321	2,702
Total Food At Home	\$63,887	\$83,359	\$174,020
Cereal Products	3,903	5,081	10,622
Bread & Bakery Products	8,404	10,998	22,911
Seafood	3,418	4,476	9,371
Meat/Poultry/Fish/Eggs	21,519	28,037	58,591
Dairy Products	10,269	13,393	27,915
Fruits and Vegetables	16,374	21,374	44,610
Total Food Away From Home	\$67,049	\$87,175	\$180,518
Breakfast and Brunch	6,050	7,898	16,665
Dinner	31,536	41,039	84,793
Lunch	22,217	28,756	59,367
Snacks and Non Alcoholic Bev	4,951	6,418	13,422
Catered Affairs	2,294	3,064	6,270

Consumer Spending Report

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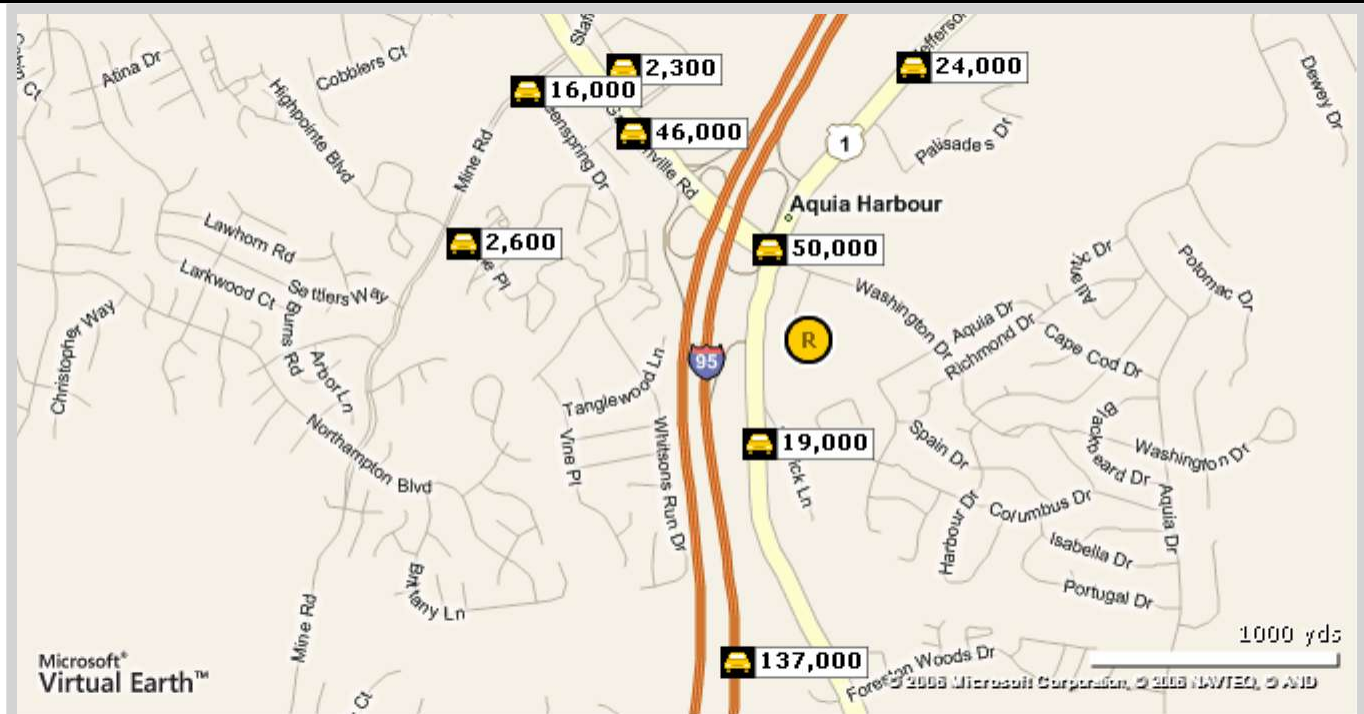
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$12,461	\$16,226	\$34,006
Alcoholic Bev. at Home	7,323	9,532	19,759
Alcoholic Bev. away from Home	5,138	6,694	14,246
Total Furniture/Appliances	\$77,423	\$101,309	\$206,686
Bedroom Furniture	4,441	5,736	11,630
Living Room Furniture	6,690	8,803	18,080
Other Living & Family Room Furniture	1,968	2,569	5,125
Other Furniture	886	1,180	2,386
Major Appliances	6,598	8,672	17,588
Small Appliances	15,847	20,679	42,346
Misc Household Equipment	40,993	53,670	109,530
Total Transportation/Maint.	\$184,334	\$239,087	\$489,765
New Autos/Trucks/Vans	52,103	67,920	137,146
Used Vehicles	45,060	57,834	119,473
Purchase of RVs or Boats	5,927	7,799	15,517
Gasoline	59,734	77,460	159,912
Diesel Fuel	1,098	1,424	2,819
Automotive Maintenance/Repair	20,411	26,649	54,898
Total Health Care	\$31,953	\$42,005	\$86,442
Medical Services	19,677	25,812	52,861
Prescription Drugs	9,148	12,057	25,025
Medical Supplies	3,128	4,135	8,556
Total Education/Day Care	\$63,894	\$84,243	\$173,739
Education	27,363	36,222	75,140
Room and Board	2,999	3,983	7,884
Tuition/School Supplies	23,806	31,577	65,700
Day Care, Nursery & Preschool	9,725	12,461	25,015

The Town Center at Aquia

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,184	11,128	9
Total Retail	261	3,323	13
Home Improvement Stores	17	263	15
General Merchandise Stores	6	326	54
Food Stores	26	336	13
Auto Dealers and Gas Stations	36	306	9
Apparel and Accessory Stores	9	44	5
Furniture and Home Furnishings	24	137	6
Eating and Drinking Places	84	1,338	16
Miscellaneous Retail Stores	59	573	10
Finance-Insurance-Real Estate	139	682	5
Banks, Saving and Lending Inst.	34	169	5
Security Brokers and Investments	8	39	5
Insurance Carriers and Agencies	33	43	1
Real Estate-Trust-Holding Co.	64	431	7
Services	511	4,864	10
Hotels and Lodging	12	119	10
Motion Picture and Amusement	33	246	7
Health Services	63	818	13
Legal Services	15	103	7
Educational Services	24	1,363	57
Auto Services	32	222	7
Other Services	332	1,993	6
Agriculture/Mining	23	57	2
Construction	109	361	3
Manufacturing	19	110	6
Transportation, Comm./Pub Util.	48	180	4
Wholesale Trade	25	65	3
Government	49	1,486	30
Daytime Population	11,128		
Daytime Population/Business	9		
Residential Population	49,807		
Residential Population/Business	42		

Traffic Count Report

The Town Center at Aquia



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Garrisonville Rd	Jefferson Davis Hwy	0.03 SE	2007	50,000	AADT	.23
2	Jefferson Davis Hwy	Derrick Ln	0.11 N	2007	19,000	AADT	.27
3	Garrisonville Rd	Salisbury Dr	0.04 NW	2007	46,000	AADT	.62
4	Jefferson Davis Hwy	Telegraph Rd	0.45 NE	2007	24,000	AADT	.68
5	Prosperity Ln	Staffordborough Blvd	0.13 NW	2006	2,300	AADT	.76
6	I- 95	Garrisonville Rd	1.00 N	2007	137,000	AADT	.77
7	N Vine Pl		0.00	2006	2,600	AADT	.83
8	N Vine Pl	Mine Rd	0.04 NW	2006	2,600	AADT	.83
9	Mine Rd	Greenspring Dr	0.03 NE	2006	16,000	AADT	.87