For Sale
Highway Commercial Land

14240 & 14304 Jefferson Davis Hwy
Woodbridge, VA 22191

Prepared by:

Trust Properties, Inc.

Patrick T. Sullivan II PSullivan@TrustPropertiesInc.com
Greg McGillicuddy GMcGillicuddy@TrustPropertiesInc.com

Phone (703) 392-0002 • Fax (703) 392-1140
www.TrustPropertiesInc.com

TRUST PROPERTIES

www.TrustPropertiesInc.com
8100 Ashton Avenue • Suite 206 • Manassas, VA 20109
Office (703) 392-0002 • Fax (703) 392-1140

Highway Commercial Land For Sale

Area:	Prince William County • Northern Virginia Washington DC Metropolitan Area
Location:	14240 & 14304 Jefferson Davis Hwy • Woodbridge, VA 22191
Tax ID:	8391-59-1732 and 8391-59-1215
Parcel Size:	Approximately 1.617 acres
Zoning:	B-1, General Business District (Prince William County)
Sale Price:	$1,700,000.00
Comments:	• Located at a signalized intersection • Established Retail Corridor • Ideal for free-standing office, restaurant / fastfood • Strong demographics • Public water & sewer • All utilities on site • VDOT 2016 Estimated Daily Car Count on Jefferson Davis Highway/Rt1: 38,000
Contact:	Office: 703-392-0002 Patrick T. Sullivan II ext 19 PSullivan@TrustPropertiesInc.com Greg McGillicuddy ext 20 GMcGillicuddy@TrustPropertiesInc.com

**Agents licensed in Virginia*

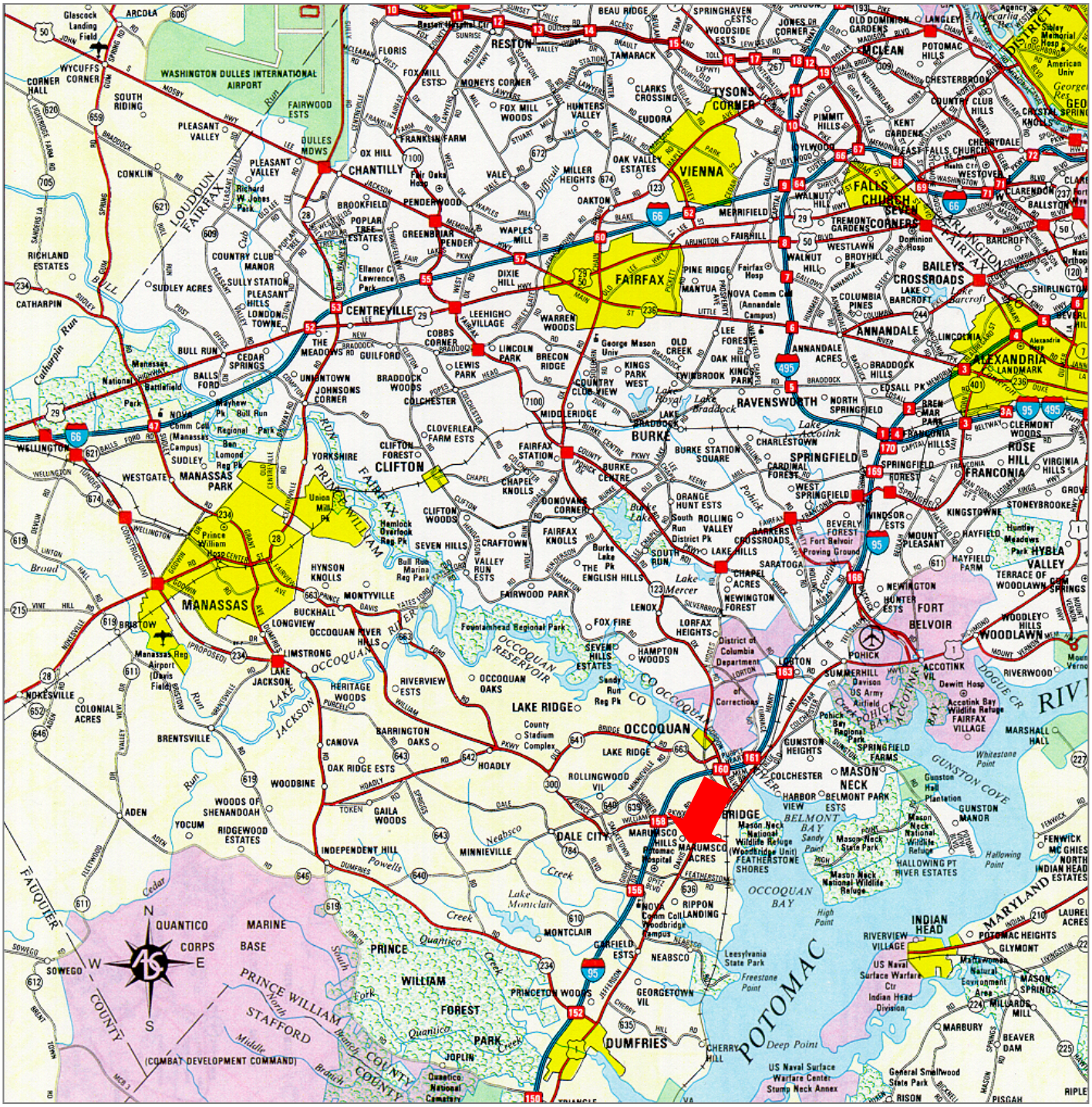
Information concerning this listing and contained herein has been obtained from the owner of the property or from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, and changes of price, terms or withdrawal without notice. The prospective tenant/purchaser should carefully verify each item and all other information herein.

Rev Nov.27.2017

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com

REGIONAL MAP

14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191



Copyright ADC The Map People
Permitted Use No. 20704130

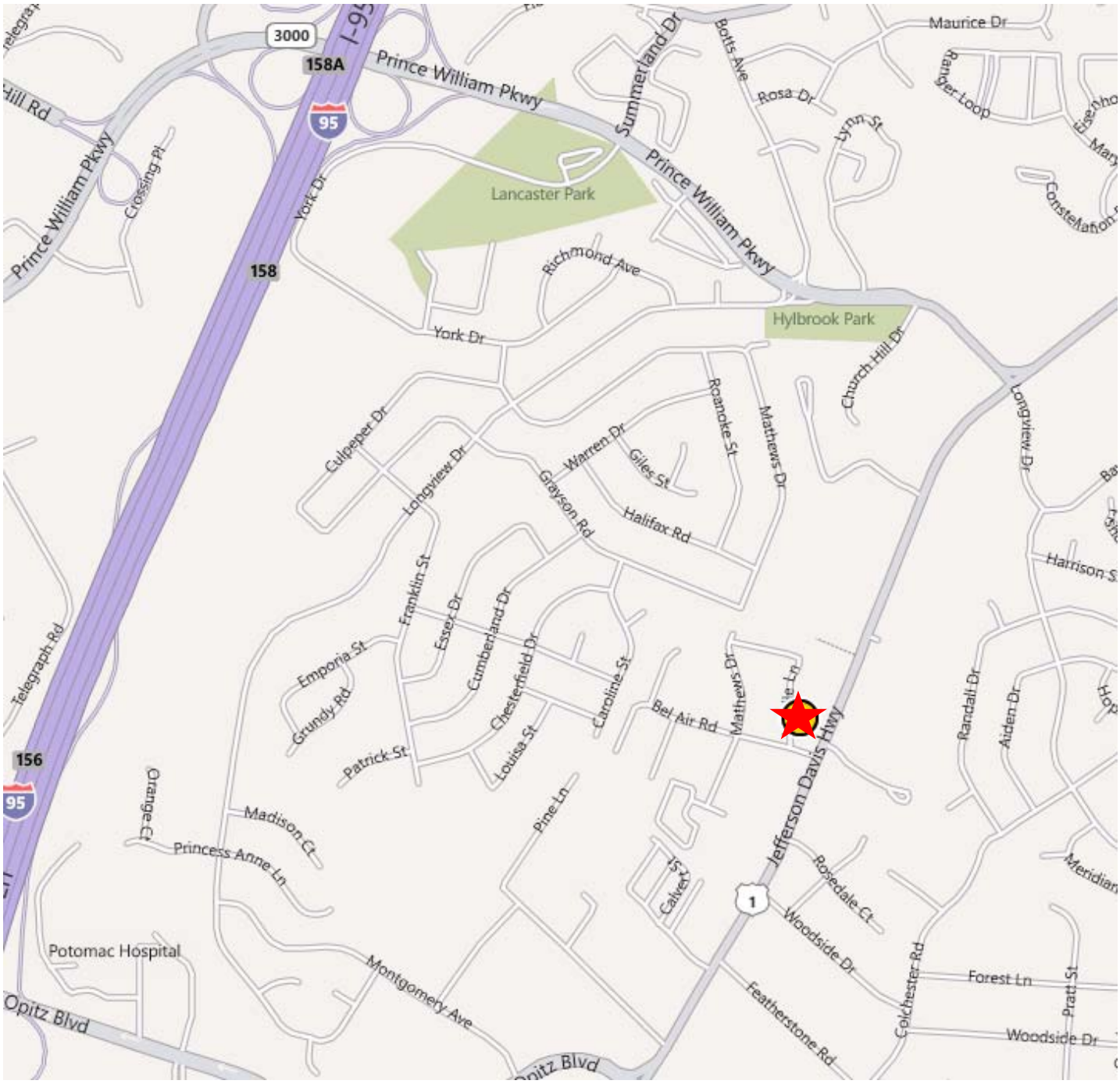
Contact: Pat Sullivan PSullivan@TrustPropertiesInc.com
Greg McGillicuddy GMcGillicuddy@TrustPropertiesInc.com

Office: 703.392.0002 Fax: 703.392.1140 www.TrustPropertiesInc.com

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com

LOCATION MAP

14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191



Source: Bing

Contact: : Pat Sullivan PSullivan@TrustPropertiesInc.com
Greg McGillicuddy GMcGillicuddy@TrustPropertiesInc.com

Office: 703.392.0002 Fax: 703.392.1140 www.TrustPropertiesInc.com

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com

14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191

AERIAL

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com

TAX MAP

14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191

Source: PWC-GIS

Contact: : Pat Sullivan PSullivan@TrustPropertiesInc.com
Greg McGillicuddy GMcGillicuddy@TrustPropertiesInc.com

Office: 703.392.0002 Fax: 703.392.1140 www.TrustPropertiesInc.com

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com

PICTURES

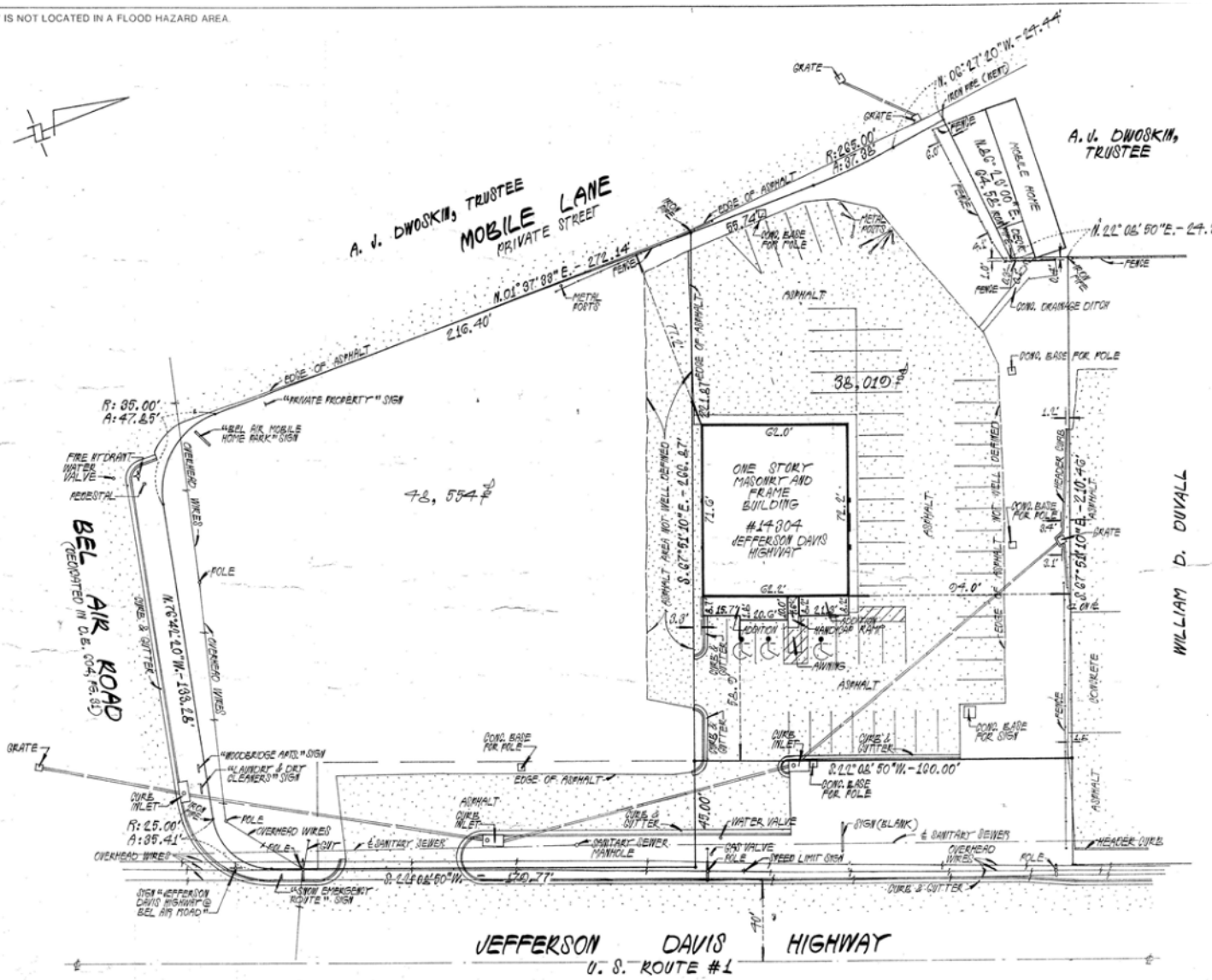
14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com

PICTURES

14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191

THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.



PRE RIGHT-OF-WAY ACQUISITION

NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE
FENCE LOCATIONS IF SHOWN ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINE.

CERTIFIED LAND SURVEYOR

CASE NAME:
B & L PARTNERSHIP

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBRIDGE, VIRGINIA
TELEPHONE: WOODBRIDGE . . . 494-4181
STAFFORD . . . 659-2158
METRO . . . 690-4955

TOTAL AREA: 86,573 ± S.F.

COMMONWEALTH OF VIRGINIA
LARRY N. SCARTZ
CERT. NO. #1000B
LAND SURVEYOR B

BUILDING LOCATION SURVEY

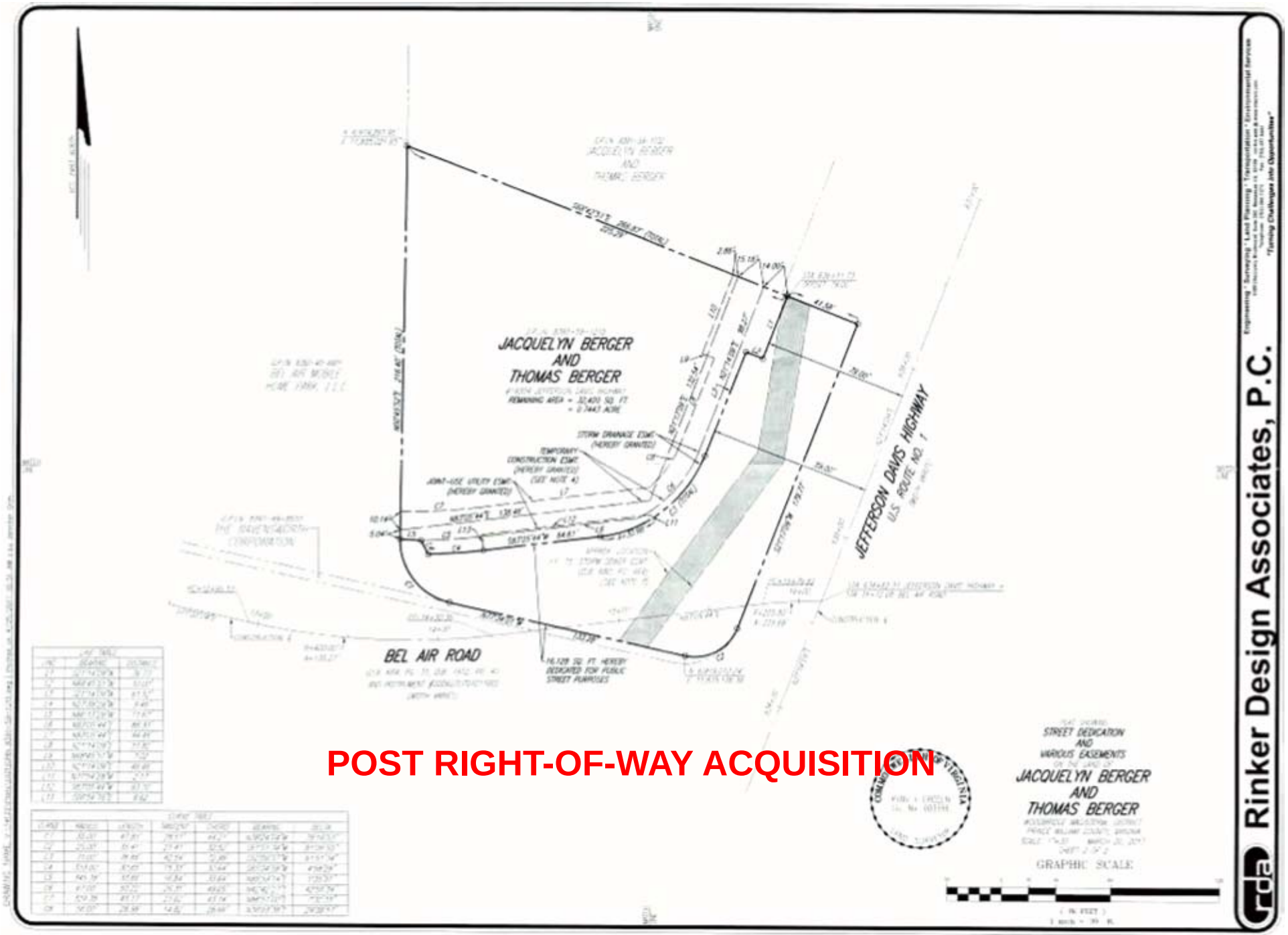
ON THE PROPERTY OF

B & L PARTNERSHIP

WOODBRIDGE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1" = 30' DATE: DECEMBER 9, 1991

TAX MAP # 020-01-000-0014B


JACQUELYN BERGER
AND
THOMAS BERGER
REMAINING AREA = 32,400 SQ. FT.
= 0.7443 ACRE
JEFFERSON DAVIS HIGHWAY
U.S. ROUTE NO. 1
BEL AIR ROAD
16,128 SQ. FT. HEREBY DEDICATED FOR PUBLIC STREET PURPOSES
STORM DRAINAGE EASEMENT (HEREBY GRANTED)
TEMPORARY CONSTRUCTION EASEMENT (HEREBY GRANTED) (SEE NOTE 4)
JOINT-USE UTILITY EASEMENT (HEREBY GRANTED)
POST RIGHT-OF-WAY ACQUISITION
STREET DEDICATION
AND
VARIOUS EASEMENTS
JACQUELYN BERGER
AND
THOMAS BERGER
GRAPHIC SCALE
Rinker Design Associates, P.C.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF DEDICATION OF THE LAND SHOWN HEREON AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEE(S), IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS OF THE DEDICATION OF ANY EASEMENT SHOWN OR DEDICATED ON SUCH PLAT FOR STORM DRAINAGE, TEMPORARY CONSTRUCTION AND EMERGENCY ACCESS EASEMENT AND PARKING LOTS, AND FURTHER CONSENT(S) TO THE DEDICATION TO THE APPROPRIATE UTILITY COMPANY THE UTILITY EASEMENTS AS SHOWN HEREON.

JACQUELYN BERGER _____ DATE _____

THOMAS BERGER _____ DATE _____

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF _____ CITY/COUNTY OF _____

TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20___, BY _____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY REGISTRATION NUMBER _____

SURVEYOR'S CERTIFICATE

I, [illegible], A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF JACQUELYN BERGER AND THOMAS BERGER AS RECORDED IN INSTRUMENT #[illegible] AS CORRECTED IN INSTRUMENT #[illegible] AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSES MATHEMATICALLY WITH A PRECISION RATIO GREATER THAN OR EQUAL TO 1:10,000 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (1998.4 FIELD SURVEY) WHICH TIES THE BOUNDARY TO PMC MONUMENT NO. 37 (FIELD).

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF MARCH, 2017.

[illegible]
LAND SURVEYOR
[illegible]
[illegible]
[illegible], VA 20109

COMMONWEALTH OF VIRGINIA
[illegible]
LAND SURVEYOR

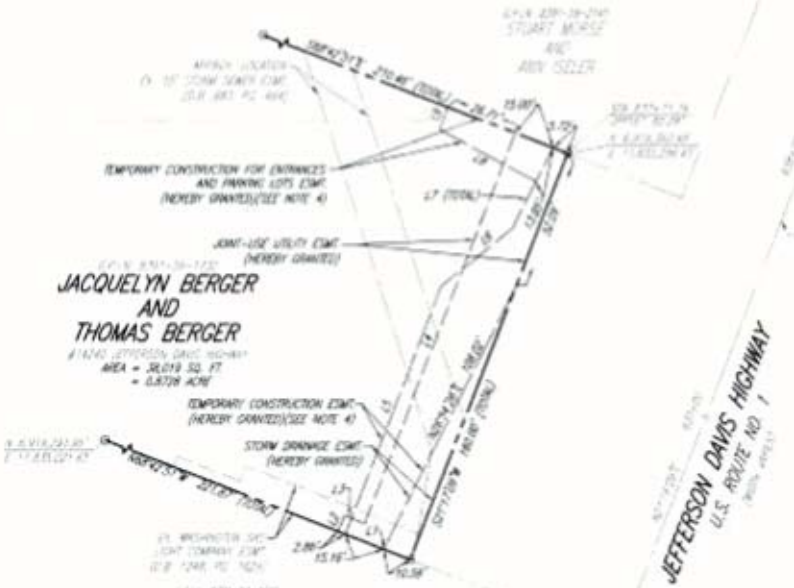
NOTES

1. THE GOVERNING PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS [illegible]. THE PROPERTY IS ZONED [illegible] AND SUBJECT TO PROFFERS AND NUMBER #[illegible].
2. PRELIMINARY TITLE REPORT PROVIDED BY METRO TITLE SERVICES, LLC. ALL TITLE EXCEPTIONS ARE OF RECORD AND NOT BE SHOWN HEREON.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THE BOUNDARY TO PMC MONUMENT NO. 37 (FIELD). THE VCS FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO OBTAIN THE REFERENCE COORDINATE (LAMBERTIAN) UNITS (ENGINEERING UNITS). THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROJECT. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE POINT DESIGNATION USED FOR THE CONVERSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OR 1" = 0.3048006096 METERS.
4. TEMPORARY CONSTRUCTION EASEMENT AND TEMPORARY CONSTRUCTION FOR ENTRANCES AND PARKING LOT EASEMENT ARE TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS FOR JEFFERSON DAVIS HIGHWAY ARE COMPLETE.
5. THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION SHALL ASSUME THE TOTAL MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM CONTAINED IN AN EASEMENT PROPERLY DEDICATED FOR PUBLIC USE. THE MAINTENANCE RESPONSIBILITY OF THE DEPARTMENT OF TRANSPORTATION FOR THE STORM DRAINAGE SYSTEM SHALL BE TRANSFERRED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) UPON ACCEPTANCE OF THE ROAD IMPROVEMENTS BY THE STATE.
6. THE CONSTRUCTION OF FENCES AND OTHER PERMANENT STRUCTURES/OBSTRUCTIONS IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.

VICINITY MAP
SCALE: 1"=2,000'

AREA TABULATION

STORM DRAINAGE EASEMENT	[illegible] SQ. FT.
JOINT-USE UTILITY EASEMENT	[illegible] SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	[illegible] SQ. FT.
TEMPORARY CONSTRUCTION FOR ENTRANCE AND PARKING LOTS EASEMENT	[illegible] SQ. FT.



LINE TABLE		
NO.	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]

PLAT SHOWING
VARIOUS EASEMENTS
ON THE LAND OF
JACQUELYN BERGER
AND
THOMAS BERGER
[illegible] MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=50' MARCH 20, 2017
SHEET 1 OF 1

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

POST RIGHT-OF-WAY ACQUISITION

Rinker Design Associates, P.C.
Engineering • Surveying • Land Planning • Transportation • Environmental Services
[illegible]
"Turning Challenges into Opportunities"

B-1, General Business District (Prince William County)

Source: Online content updated on Dec-19- 2016, CODE OF ORDINANCES County of PRINCE WILLIAM, VA
Codified through Ordinance No. 16-37, adopted September 20, 2016. (Supp. No. 31)

Sec. 32-401.10. - B-1, General Business District; purpose and intent.

The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 District is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12)

Sec. 32-401.11. - Uses permitted by right.

The following uses shall be permitted by right in the B-1 District:

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted living facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Business school.
7. Cafeteria/lunchroom/snack bar/automat.
8. Catering—Commercial (off premises).
9. Catering—Commercial (on or off premises).
10. Child-care facility.
11. Civic club.
12. College, university or seminary.
13. Commercial artist or photographer's studio.
14. Commercial bus station.
15. Computer and network services.
16. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
17. Cultural arts center.
18. Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
19. Dry cleaning pick-up facility.
20. Event center/meeting hall.
21. Financial institution.
22. Garden center.
23. Greenhouse or nursery.
24. Hospital.
25. Hotel or motel.
26. Household equipment and appliance service.
27. Institute for special education and training.
28. Interior design and decorating shop.
29. Laundromat.

30. Lawn mower service.
31. Locksmith.
32. Medical or dental laboratory.
33. Medical or dental office and clinic.
34. Mortuary, funeral home (except in shopping centers or shopping malls).
35. Motor vehicle parts, retail.
36. Nursing or convalescent care facility.
37. Office.
38. Office equipment sales, lease and service.
39. Optical and eye care facility.
40. Package, telecommunications and courier service.
41. Pet store, in accordance with the provisions of section 32-400.24.
42. Photographic processing laboratory.
43. Place of religious worship or assembly.
44. Private school (no boarding).
45. Quick service food store.
46. Radio or TV broadcasting station.
47. Recording studio.
48. Recreation facility, commercial (indoor).
49. Recycling collection points, subject to the standards in section 32-250.84.
50. Religious institution.
51. Restaurant.
52. Restaurant, carry-out.
53. Retail store, less than 80,000 square feet.
54. School of special instruction.
55. Shoe repair.
56. Shopping center A, B, C or D (See Part 100).
57. Tailor, seamstress shop.
58. Theater (drive-in).
59. Theater (indoor).
60. Tool and equipment rental (minor).
61. Trade, conference or convention center.
62. Trade, technical and vocational school.
63. Travel agency.
64. Veterinary hospital.
65. Wedding Chapel (except in shopping centers or shopping malls).

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16)

Sec. 32-401.12. - Secondary uses.

The following uses shall be permitted by right in the B-1 District only in conjunction with and secondary to a permitted principal use, either existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Fraternity, sorority, secondary to college, university or seminary (on campus only).
2. Helistop.
3. Watchman's dwelling.

4. Live entertainment in accordance with the provisions of section 32-400.15.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-401.13. - Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit:

1. Ambulance service, maintenance facility.
2. Boarding/kenneling of pets accessory to a pet store.
3. Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.
4. Car wash (manned or self-service).
5. Commercial kennel.
6. Commercial parking.
7. Company vehicle service facility.
8. Continuing care retirement community.
9. Crematory, secondary to a hospital, mortuary, or funeral home.
10. Data Center.
11. Donated materials collection center.
12. Farmer's market.
13. Flea market.
14. Heliport.
15. Marina.
16. Medical care facility, specialized.
17. Mobile home or office sales, lease or service.
18. Motorcycle sales, rental or lease, service or repair.
19. Motor vehicle fuel station, retail.
20. Motor vehicle impoundment yard.
21. Motor vehicle parts, with service.
22. Motor vehicle repair, machine shop.
23. Motor vehicle sales, rental or lease (limited).
24. Motor vehicle sales, rental or lease (recreational).
25. Motor vehicle service.
26. Motor vehicle towing.
27. Pet care facility, in accordance with the provisions of section 32-400.24.
28. Racetrack (equestrian).
29. Racetrack (motorized vehicles).
30. Railroad passenger station.
31. Range, shooting (indoor).
32. Recreation facility, commercial (outdoor); paintball facilities prohibited.
33. Restaurant, drive-in/drive-up, drive through.
34. Recreational vehicle park/camp ground.
35. Retail use exceeding 80,000 square feet of gross floor area.
36. Self-storage center; in accordance with the provisions of section 32-400.16.
37. Stadium or arena, indoor or outdoor.
38. Taxi or limousine dispatching or service facility.
39. Truck stop with related facilities.
40. Water transportation facility.

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16)

Sec. 32-401.14. - Development standards.

The following standards shall apply in the B-1 District:

1. There shall be no minimum lot size.
2. There shall be no minimum lot width or depth.
3. The maximum lot coverage shall be 85 percent, with 15 percent required minimum open space.
4. The maximum floor area ratio (FAR) shall be 0.40, except as permitted pursuant to section 32-400.04.
5. The maximum height for all structures shall be 45 feet, except as permitted pursuant to section 32-400.03.

(Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-401.14 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-46 enacted Apr. 21, 1992, Ord. No. 92-68 enacted June 23, 1992, Ord. No. 94-76 enacted Nov. 1, 1994, Ord. No 98-30 enacted Apr. 21, 1998, Ord. No. 98-62 enacted July 7, 1998, Ord. No. 99-50 enacted July 6, 1999 and Ord. No. 00-78, enacted Oct. 17, 2000, and pertained to provisional uses in the B-1 District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-401.15 and 32-401.16 have been renumbered accordingly.

Sec. 32-401.15. - Setbacks.

1. All buildings and structures shall be set back at least 20 feet from any street right-of-way, except when specifically otherwise provided for. In the event the provisions of subsection 32-400.03(5) operate to impose a greater setback than this section, they shall prevail.
2. Except where other provisions of this chapter operate to impose a greater setback, a minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-1 District abuts an agricultural or residential district.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-401.16 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

Demographic Detail Report

14240-14304 Jefferson Davis Hwy, Woodbridge, VA 22191

Building Type: Land
Class: -
RBA: -
Typical Floor: -

Total Available: 0 SF
% Leased: 0%
Rent/SF/Yr: -

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	89,316		207,094		460,259	
2011 Estimate	77,316		182,804		420,275	
2010 Census	75,519		179,352		414,262	
Growth 2011 - 2016	15.50%		13.30%		9.50%	
Growth 2010 - 2011	2.40%		1.90%		1.50%	
2011 Population by Age	77,316		182,804		420,275	
Age 0 - 4	6,723	8.70%	14,981	8.20%	31,398	7.47%
Age 5 - 9	6,016	7.78%	14,187	7.76%	32,149	7.65%
Age 10 - 14	5,354	6.92%	13,473	7.37%	32,262	7.68%
Age 15 - 19	5,007	6.48%	12,711	6.95%	30,115	7.17%
Age 20 - 24	5,359	6.93%	11,610	6.35%	25,293	6.02%
Age 25 - 34	14,157	18.31%	29,767	16.28%	58,062	13.82%
Age 35 - 44	12,063	15.60%	28,328	15.50%	63,593	15.13%
Age 45 - 49	5,631	7.28%	14,009	7.66%	34,761	8.27%
Age 50 - 54	5,116	6.62%	13,014	7.12%	32,677	7.78%
Age 55 - 59	3,863	5.00%	10,232	5.60%	26,512	6.31%
Age 60 - 64	2,856	3.69%	7,997	4.37%	21,150	5.03%
Age 65 - 74	3,105	4.02%	8,211	4.49%	20,337	4.84%
Age 75 - 84	1,500	1.94%	3,178	1.74%	8,404	2.00%
Age 85 and over	566	0.73%	1,107	0.61%	3,563	0.85%
Age 65 and over	5,171	6.69%	12,496	6.84%	32,304	7.69%
Median Age	32.10		33.20		35.10	
Average Age	33.10		33.80		35.00	

This copyrighted report contains research licensed to Trust Properties, Inc. - 84354.

Demographic Detail Report

14240-14304 Jefferson Davis Hwy, Woodbridge, VA 22191

Radius	3 Mile		5 Mile		10 Mile	
2011 Population By Race	77,316		182,804		420,275	
White	35,087	45.38%	89,048	48.71%	233,839	55.64%
Black or African American	19,588	25.33%	48,255	26.40%	90,765	21.60%
American Indian and Alaska Native	702	0.91%	1,271	0.70%	2,306	0.55%
Asian	5,922	7.66%	14,392	7.87%	40,917	9.74%
Native Hawaiian and Pacific Islander	93	0.12%	246	0.13%	577	0.14%
Other Race	11,349	14.68%	19,511	10.67%	30,612	7.28%
Two or More Races	4,575	5.92%	10,083	5.52%	21,259	5.06%
2011 Population by Hispanic Origin	77,316		182,806		420,275	
Not Hispanic or Latino	52,805	68.30%	137,928	75.45%	344,306	81.92%
Hispanic or Latino	24,511	31.70%	44,878	24.55%	75,969	18.08%
2011 Age 5+ Language at Home	59,840		147,628		358,206	
Speak Only English	37,458	62.60%	102,792	69.63%	258,339	72.12%
Speak Asian or Pacific Island	2,033	3.40%	5,193	3.52%	19,531	5.45%
Speak IndoEuropean	3,588	6.00%	7,596	5.15%	20,164	5.63%
Speak Spanish	15,576	26.03%	27,859	18.87%	49,957	13.95%
Speak Other Language	1,185	1.98%	4,188	2.84%	10,215	2.85%
2011 Median Age, Male	31.50		32.40		34.10	
2011 Average Age, Male	32.30		33.00		34.30	
Median Age, Female	32.70		34.00		36.00	
Average Age, Female	33.90		34.50		35.70	
2011 Population by Occupation Classification (Age 16+)	34,725		85,481		200,272	
Blue Collar	8,470	24.39%	16,545	19.36%	31,211	15.58%
White Collar	20,215	58.21%	55,287	64.68%	140,735	70.27%
Service	6,040	17.39%	13,649	15.97%	28,326	14.14%
2011 Population by Marital Status (Age 15+)	50,126		122,713		297,655	
Total, Never Married	15,664	31.25%	35,584	29.00%	82,692	27.78%
Married	27,583	55.03%	71,737	58.46%	180,854	60.76%
Widowed	2,070	4.13%	4,061	3.31%	10,581	3.55%
Divorced	4,809	9.59%	11,331	9.23%	23,528	7.90%

This copyrighted report contains research licensed to Trust Properties, Inc. - 84354.

Demographic Detail Report

14240-14304 Jefferson Davis Hwy, Woodbridge, VA 22191

Radius	3 Mile		5 Mile		10 Mile	
2011 Population by Education	40,866		100,294		241,631	
Less Than 9th Grade	2,859	7.00%	4,610	4.60%	8,501	3.52%
Some High School, No Diploma	3,710	9.08%	6,597	6.58%	12,889	5.33%
High School Grad (Incl Equivalency)	10,443	25.55%	24,273	24.20%	48,564	20.10%
Some College, No Degree	8,934	21.86%	22,026	21.96%	48,917	20.24%
Associate Degree	3,024	7.40%	7,473	7.45%	17,092	7.07%
Bachelor Degree	7,643	18.70%	21,537	21.47%	60,279	24.95%
Advanced Degrees	4,253	10.41%	13,778	13.74%	45,389	18.78%
2011 Population by Occupation (Age 16+)	40,766		99,131		228,600	
Management, Business, & Financial	12,424	30.48%	33,481	33.77%	83,771	36.65%
Professional & Related Occupations	1,244	3.05%	3,336	3.37%	9,720	4.25%
Services	16,865	41.37%	40,203	40.56%	89,788	39.28%
Sales & Office	3,231	7.93%	8,407	8.48%	19,521	8.54%
Farming, Fishing, and Forestry	16	0.04%	52	0.05%	58	0.03%
Construction and Extraction, Maint	3,872	9.50%	7,088	7.15%	12,719	5.56%
Production & Transportation	3,114	7.64%	6,564	6.62%	13,023	5.70%
2011 Workers by Travel Time to Work (Age 16+)	39,837		99,710		232,618	
Less Then 15 Minutes	4,856	12.19%	10,825	10.86%	27,056	11.63%
15 to 29 Minutes	7,089	17.80%	18,129	18.18%	46,301	19.90%
30 to 44 Minutes	9,420	23.65%	20,606	20.67%	50,637	21.77%
45 to 59 Minutes	5,782	14.51%	16,056	16.10%	34,914	15.01%
60+ Minutes	12,690	31.85%	34,094	34.19%	73,710	31.69%
2000 Households by HH Size	25,443		60,290		138,687	
1-Person Households	6,143	24.14%	12,674	21.02%	25,609	18.47%
2-Person Households	6,769	26.60%	16,782	27.84%	40,200	28.99%
3-Person Households	4,224	16.60%	10,807	17.93%	25,933	18.70%
4-Person Households	3,661	14.39%	9,548	15.84%	24,464	17.64%
5-Person Households	2,243	8.82%	5,505	9.13%	12,618	9.10%
6-Person Households	1,171	4.60%	2,595	4.30%	5,527	3.99%
7 or more Person Households	1,232	4.84%	2,379	3.95%	4,336	3.13%
2011 Average Household Size	2.96		2.97		2.97	

This copyrighted report contains research licensed to Trust Properties, Inc. - 84354.

Demographic Detail Report

14240-14304 Jefferson Davis Hwy, Woodbridge, VA 22191

Radius	3 Mile		5 Mile		10 Mile	
Households						
2016 Projection	29,728		68,995		153,212	
2011 Estimate	26,029		61,419		140,634	
2010 Census	25,443		60,290		138,687	
Growth 2011 - 2016	14.20%		12.30%		8.90%	
Growth 2010 - 2011	2.30%		1.90%		1.40%	
2011 Households by HH Income	26,030		61,418		140,633	
Income: Less than $15,000	1,154	4.43%	2,115	3.44%	4,724	3.36%
Income: $15,000 - $24,999	1,158	4.45%	2,520	4.10%	5,014	3.57%
Income: $25,000 - $34,999	1,845	7.09%	3,631	5.91%	6,711	4.77%
Income: $35,000 - $49,999	3,987	15.32%	8,037	13.09%	14,541	10.34%
Income: $50,000 - $74,999	5,815	22.34%	12,702	20.68%	24,715	17.57%
Income: $75,000 - $99,999	4,363	16.76%	10,399	16.93%	22,155	15.75%
Income: $100,000 - $149,999	4,641	17.83%	12,715	20.70%	31,567	22.45%
Income: $150,000 - $199,999	2,061	7.92%	5,791	9.43%	17,276	12.28%
Income: $200,000+	1,006	3.86%	3,508	5.71%	13,930	9.91%
2011 Avg Household Income	$86,410		$95,956		$111,315	
2011 Med Household Income	$69,397		$78,073		$89,763	
2011 Per Capita Income	$29,218		$32,284		$37,368	
2011 Occupied Housing	26,028		61,419		140,634	
Owner Occupied	15,519	59.62%	40,967	66.70%	100,479	71.45%
Renter Occupied	10,509	40.38%	20,452	33.30%	40,155	28.55%
2000 Housing Units	25,872		62,023		142,080	
1 Unit Attached	7,826	30.25%	19,689	31.74%	40,421	28.45%
1 Unit Detached	10,522	40.67%	28,927	46.64%	77,542	54.58%
2 Units	78	0.30%	213	0.34%	838	0.59%
3 - 19 Units	5,678	21.95%	10,445	16.84%	16,314	11.48%
20 - 49 Units	469	1.81%	849	1.37%	1,569	1.10%
50 or more Units	833	3.22%	1,239	2.00%	3,611	2.54%
Mobile Home or Trailer	466	1.80%	661	1.07%	1,774	1.25%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	11	0.01%

This copyrighted report contains research licensed to Trust Properties, Inc. - 84354.

Demographic Detail Report

14240-14304 Jefferson Davis Hwy, Woodbridge, VA 22191

Radius	3 Mile		5 Mile		10 Mile	
2011 Housing Value - Owner Occupied	15,531		41,045		100,184	
Value Less than $20,000	167	1.08%	243	0.59%	716	0.71%
Value $20,000 - $39,999	112	0.72%	232	0.57%	459	0.46%
Value $40,000 - $59,999	84	0.54%	234	0.57%	471	0.47%
Value $60,000 - $79,999	21	0.14%	126	0.31%	382	0.38%
Value $80,000 - $99,999	156	1.00%	418	1.02%	684	0.68%
Value $100,000 - $149,999	672	4.33%	1,303	3.17%	2,285	2.28%
Value $150,000 - $199,999	919	5.92%	2,295	5.59%	3,506	3.50%
Value $200,000 - $299,999	4,003	25.77%	8,945	21.79%	14,614	14.59%
Value $300,000 - $399,999	5,207	33.53%	13,068	31.84%	24,232	24.19%
Value $400,000 - $499,999	2,338	15.05%	7,098	17.29%	19,145	19.11%
Value $500,000 - $749,999	1,655	10.66%	6,041	14.72%	24,940	24.89%
Value $750,000 - $999,999	136	0.88%	751	1.83%	6,467	6.46%
Value $1,000,000 or more	61	0.39%	291	0.71%	2,283	2.28%
2011 Med Housing Val-Owner Occupied	$331,333		$351,465		$414,328	
2011 Housing Units by Yr Built	25,871		62,023		142,080	
Built 2005 to Present	1,119	4.33%	3,088	4.98%	6,605	4.65%
Built 2000 to 2004	3,480	13.45%	7,425	11.97%	17,974	12.65%
Built 1990 to 1999	4,311	16.66%	11,951	19.27%	26,457	18.62%
Built 1980 to 1989	4,684	18.11%	14,897	24.02%	37,855	26.64%
Built 1970 to 1979	4,438	17.15%	13,098	21.12%	28,279	19.90%
Built 1960 to 1969	5,384	20.81%	7,979	12.86%	14,385	10.12%
Built 1950 to 1959	1,996	7.72%	2,514	4.05%	6,263	4.41%
Built 1940 to 1949	243	0.94%	517	0.83%	2,220	1.56%
Built 1939 or Earlier	216	0.83%	554	0.89%	2,042	1.44%
2011 Median Year Built	1981		1984		1985	

This copyrighted report contains research licensed to Trust Properties, Inc. - 84354.