

Retail Space For Lease

Cavalry Village Shopping Center

9750 Center Street
Manassas, VA 20110



Prepared by:

Trust Properties, Inc.

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TRUST PROPERTIES

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For Lease: Retail Cavalry Village Shopping Center

Area: Greater Manassas Area
Washington, DC Metropolitan Area

Location: 9750 Center Street • Manassas, VA 20110

Tax Map: 101/43 00/1C11

Available:

<u>Unit #</u>	<u>Address #</u>	<u>SF (Approx)</u>
19 & 20	9754 & 9752	2334
21	9750	1330

Zoning: B-2 Neighborhood Commercial District
City of Manassas

Lease Rate: \$14.50 per square foot, NNN

Comments: • High visibility location
• Ample free surface parking
• Triple Net expenses (NNN) are estimated to be \$3.50 per square foot for FY 2019

Contact: Office: 703-392-0002

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Greg McGillicuddy 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 May.21.2020

CAVALRY VILLAGE SHOPPING CENTER

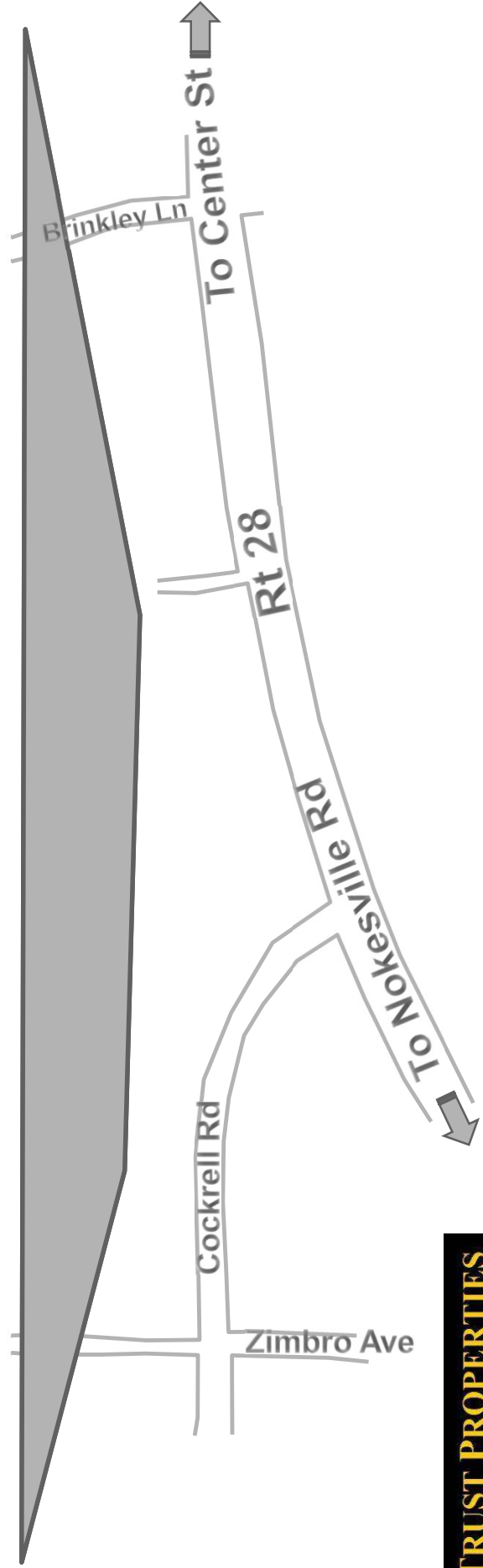
9750 Center Street • Manassas, VA 20110

Unit
19 & 20

Unit 21

Jay's Brewing	Nail Salon	Jessica's Music Studio	Adam's Pizza	Jessica's Music Studio	Hair Salon	Badwolf Brewing Company	Minuteman Press	Restaurant	Virginia Arms Company	Union Hispanic Multiservices	AVAILABLE	AVAILABLE
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#9754 & 9752 #9750



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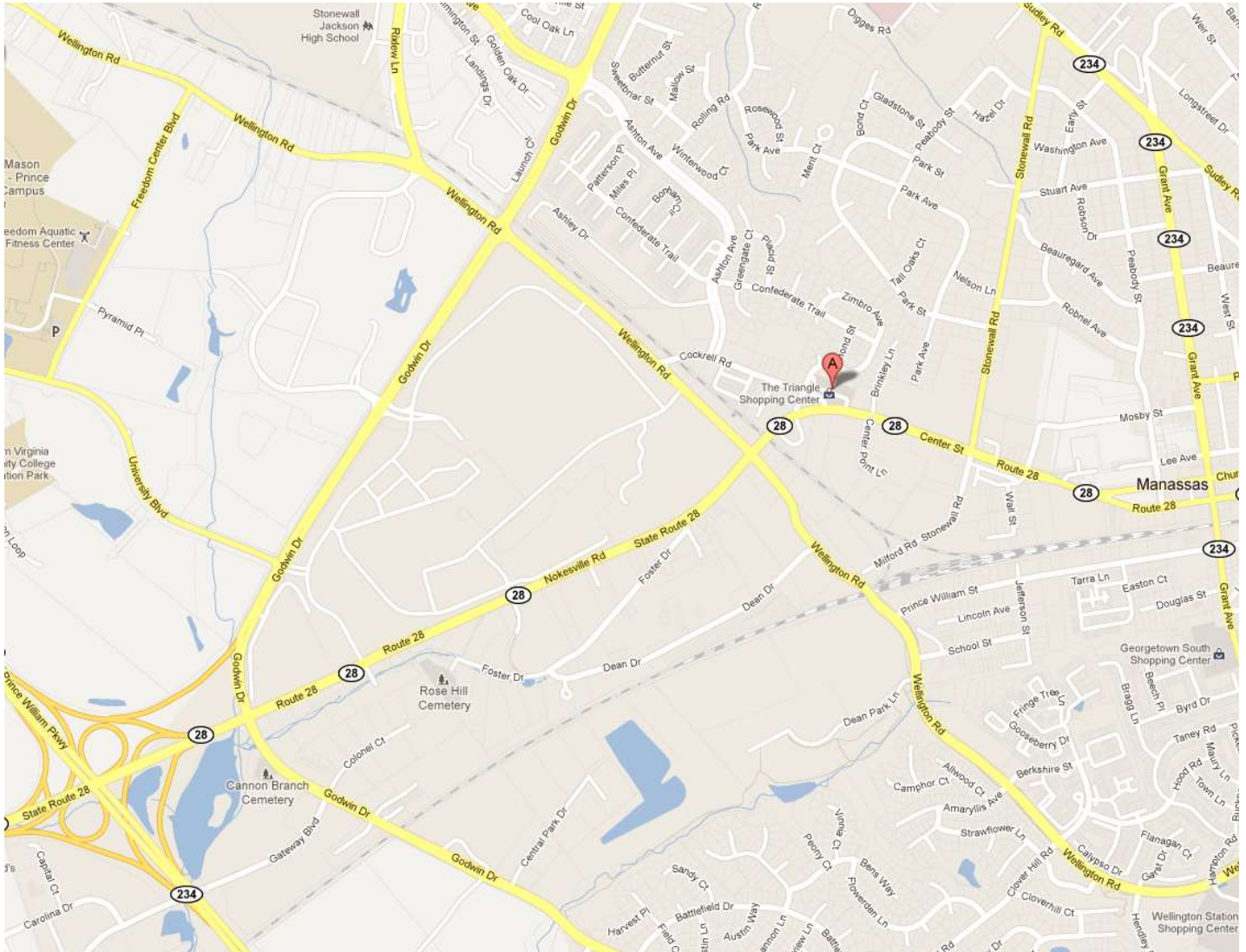
Cavalry Shopping Center
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AVAILABLE UNIT



LOCATION MAP

Cavalry Shopping Center
9750 Center St • Manassas, VA 20110



Source: GoogleMaps

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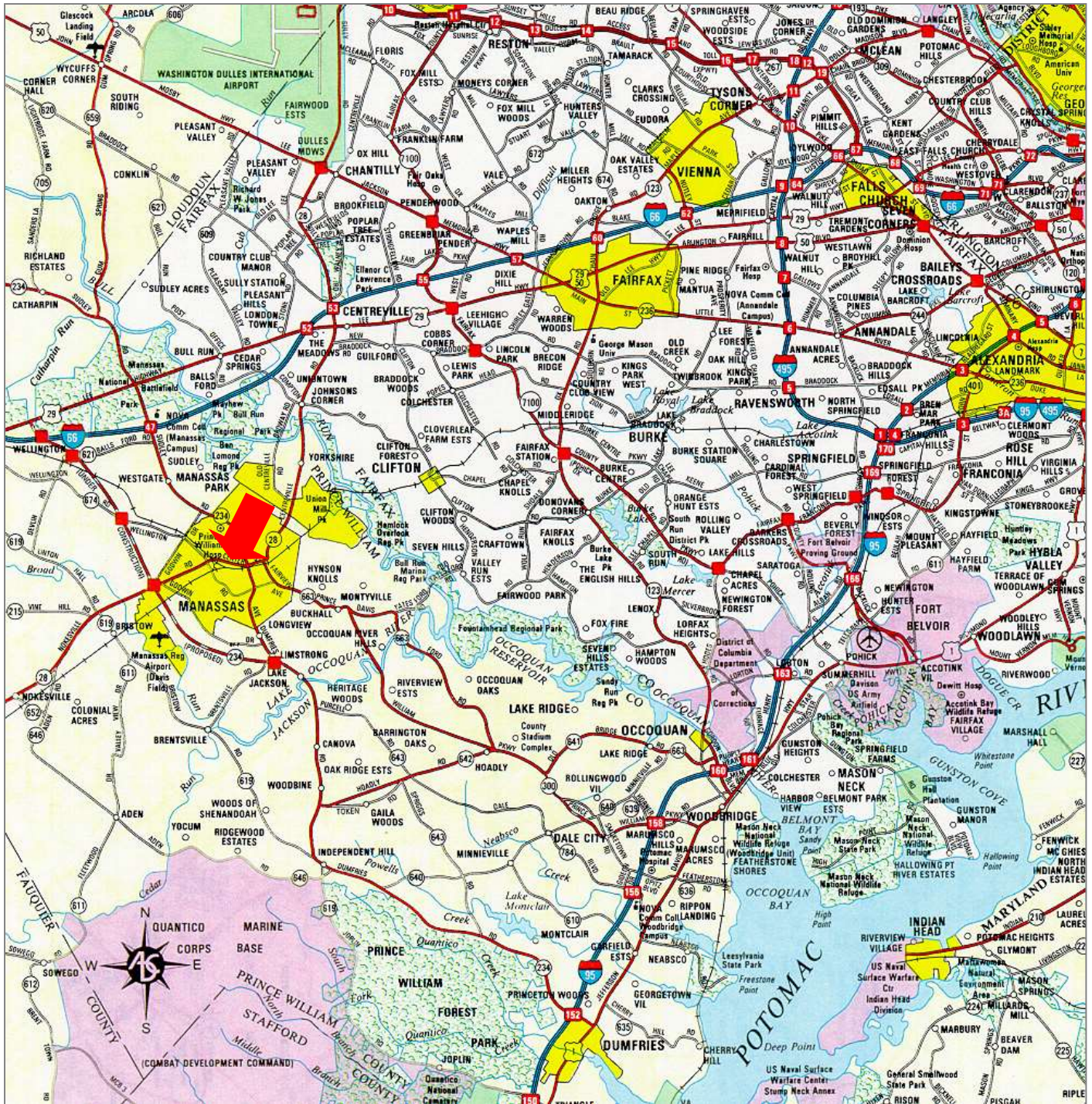
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REGIONAL MAP

Cavalry Shopping Center
9750 Center St • Manassas, VA 20110



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Permitted Use No. 20704130

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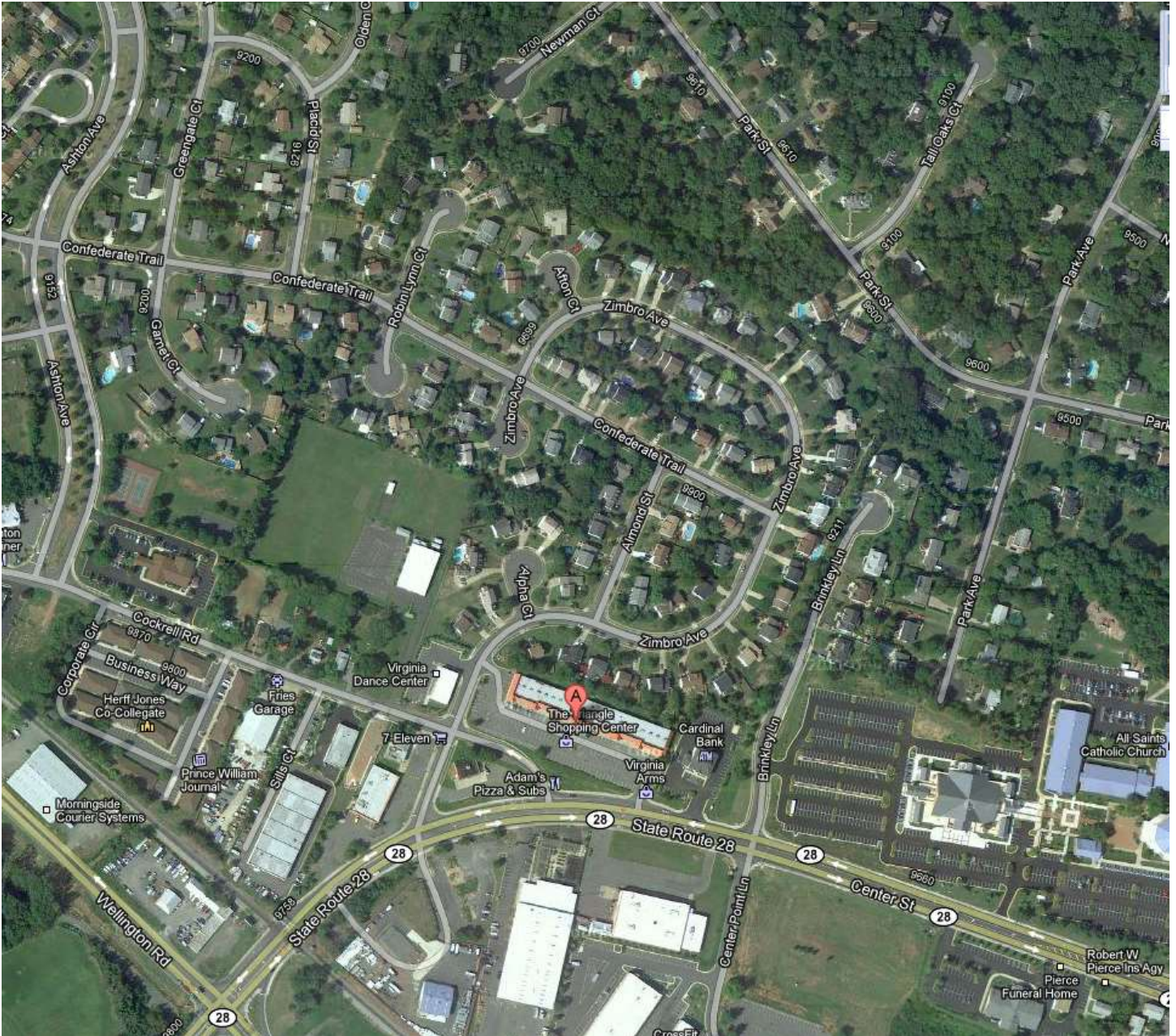
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AERIAL MAP

Cavalry Shopping Center
9750 Center St • Manassas, VA 20110



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Cavalry Shopping Center
9750 Center St • Manassas, VA 20110

AERIAL





B-2, Neighborhood Commercial District (City of Manassas)

Extracted From Municode.Com - Code Of Ordinances, City Of Manassas, VA

Online content version Sep-27-2019

DIVISION 1. - PERMITTED USES

Sec. 130-241. - Use tables.

- (a) Tables 1 and 2 list all use types and all zoning districts where the use type is permitted ("P") or permitted with approval of a special use permit ("S") in accordance with the requirements of Article IX of this chapter.
- (b) All uses listed in Tables 1 and 2 not specifically permitted ("P") or permitted with approval of a special use permit ("S") are prohibited.
- (c) Overlay districts: Regardless of whether the use table lists a use type as permitted or permitted with approval of a special use permit, the use type shall be restricted or prohibited by the requirements of any overlay district.
- (d) The "Additional Requirements" column in Tables 1 and 2 is for reference only and is not intended as an all-inclusive listing of all local, state, or federal requirements and regulations applicable to a use type.

TABLE 2										
"P"= Permitted By-Right					"S"= Special Use Permit is Required					
Use Type	Zoning Districts									Additional Requirements
	Non-Residential & Mixed Use Districts									
	I- A	B- 2 ¹	B- 3	B- 3.5	PMD	B- 1 ²	B- 4	I- 1	I- 2	
RESIDENTIAL										
Age-Restricted Housing					P	P				Sec. 130-308
Duplex					P	P				
Dwelling, Multifamily				P	P	P				
Dwelling, Single-Family Attached					P	P				
Dwelling, Single-Family Detached				P	P	P				

Group Home			P	P	P					
Manufactured Home										Sec. 130-98
Manufactured Home Park										Sec. 130-98
Private Community Recreational Use			P	P	P					
ASSEMBLY & INSTITUTIONAL										
Assembly, Place of (less than 50 persons)	S	P	P	P	P	P	P	S		
Assembly, Place of (50 or more persons)	S	S	S	S	S	S	S	S		
Broadcasting or Telecommunication Tower	S	S			S	S	S	S	S	
Broadcasting or Telecommunication Towers, Administrative Review	P	P	P	P	P	P	P	P	P	Sec. 130-92
Business or Trade School (less than 50 persons)	P	P	P	P	P	P	P	P		
Business or Trade School (50 or more persons)	S	S	S	S	S	P	P	S		
Cemetery		S	S	S	S	S	S	S		
Child Care Center	S	P	S	S	P	S	P	S		
Children's Residential Facility				S	S					
Congregate/Continuing Care, Assisted Living Facility				S	S					
Cultural Facility	S	P	P	P	P		P			
Day Care Center, Adult		P	S	S	P	S	P	S		
Educational Facility, College or University	S		S	S	S	S	S	S		
Educational Facility, Primary or Secondary	S		S	S	S	S	S	S		
Hospital					S	S	S			

Medical Care Facility		S	S	S	S	S	S			
Nursing Home				S	S					
Public Dancehall							S	S		Ch. 14
Public Facility	P	P	P	P	P	P	P	P	P	
Public Utility	P	P	P	P	P	P	P	P	P	
Sexually Oriented Business (Adult Cabaret/Adult Motion Picture Theater)								P		Sec. 130-103
Shelter, Residential							S	S		
COMMERCIAL										
Agriculture and Silviculture										
Airport or Aviation Facility	P							P		
Antique Shop		P	P	P	P		P			
Bed and Breakfast			P	S	S					Sec. 130-91
Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)		P	P	P	P		P			
Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)		S	S	S	P		P	P	P	
Business Support Service	P	P	P	P	P	P	P	P	P	
Car Wash		S			S		P	S		
Catering Facility	P	P	P	P	P		P	P		
Construction Material Sales							P	P		Sec. 130-61
Consumer Repair or Contractor/Tradesperson		P	S	S	S		P	P	P	

Services									
Craft Shop		P	P	P	P		P	P	Sec. 130-61
Crematory		S	S	S	S	S	S	S	
Financial Institution		P	P	P	P	P	P	P	
Garden Center							P	P	Sec. 130-61
Gasoline Station	S	S			S		S	S	S
Heliport	P				S		S	S	
Hotel	S		P	P	P		P		
Kennel					S		S	S	Sec. 130-97
Liquor Store							P		Sec. 130-94
Mini-Warehouse or Self-Storage							P	P	P
Motor Vehicle Parts/Supply Establishment							P	P	P
Motor Vehicle Repair, Minor							S	S	P
Motor Vehicle Sales and Rental	S						S	S	P
Office, General	P	P	P	P	P	P	P	P	
Office, Medical		P	P	P	P	P	P		
Parking Structure, Multilevel	P		P	P	P	P	P	P	P
Personal Improvement Service	P	P	P	P	P	P	P	P	
Professional Personal Service	P	P	P	P	P	P	P		
Restaurant	P	P	P	P	P		P		

Wholesale Trade	P							P	P	
ACCESSORY										
Accessory Uses	P	P	P	P	P	P	P	P	P	Sec. 130-57
Amateur Radio Tower			P	P	P					Sec. 130-57
Caretaker Quarters							P	P	P	
Family Day Home			P	P	P					Sec. 130-93
Family Health Care Structure, Temporary			P	P	P					Sec. 130-104
Home Business			S	S	S					Sec. 130-95
Home Occupation			P	P	P					Sec. 130-96
Temporary Use (Outdoor Events)	P	P	P	P	P	P	P	P	P	Sec. 130-104 Ch. 14
Temporary Use (Outdoor Sales)	P	P	P	P	P	P	P	P	P	Sec. 130-104
Yard Sale, Residential			P	P	P					Sec. 130-101

¹ All uses subject to floor area limit of 10,000 square feet.

² Refer to section 130-301 for list of uses subject to 25% gross floor area limit.

([Ord. No. O-2015-15, § 1, 5-11-2015](#) ; [Ord. No. O-2016-19, § 1, 6-27-2016, eff. 7-1-2016](#) ; [Ord. No. O-2017-01, § 1, 8-22-2016](#) ; [Ord. No. O-2019-04, 10-22-2018](#))

Sec. 130-242. - Prohibition of uses deemed a public nuisance.

No person shall be permitted in any zoning district to conduct any activity that by reason of its nature or manner of operation emits noxious or injurious odors, dust, smoke, particulates, fumes, noise, vibrations, waste, fire, or explosion, and is not otherwise permitted by this chapter. The zoning administrator shall be the agent for the city to make the determination if an activity is a public nuisance under the requirements of this section.

([Ord. No. O-2015-15, § 1, 5-11-2015](#))

Sec. 130-243. - Retail sales from mobile retail vehicles prohibited.

No person shall be permitted to conduct retail sales on any parcel in the city from any mobile retail vehicle, except as permitted under section 130-104 or section 102-42.

([Ord. No. O-2015-15, § 1, 5-11-2015](#))

Secs. 130-244—130-260. - Reserved.

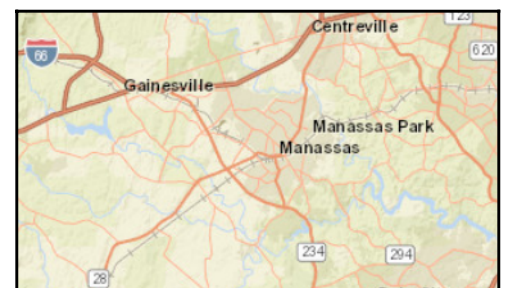
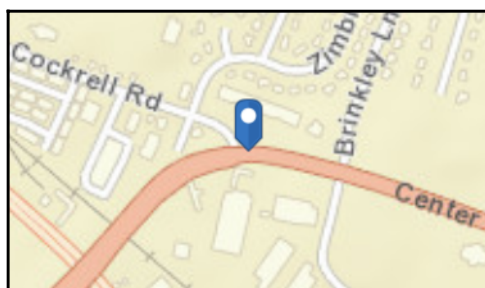
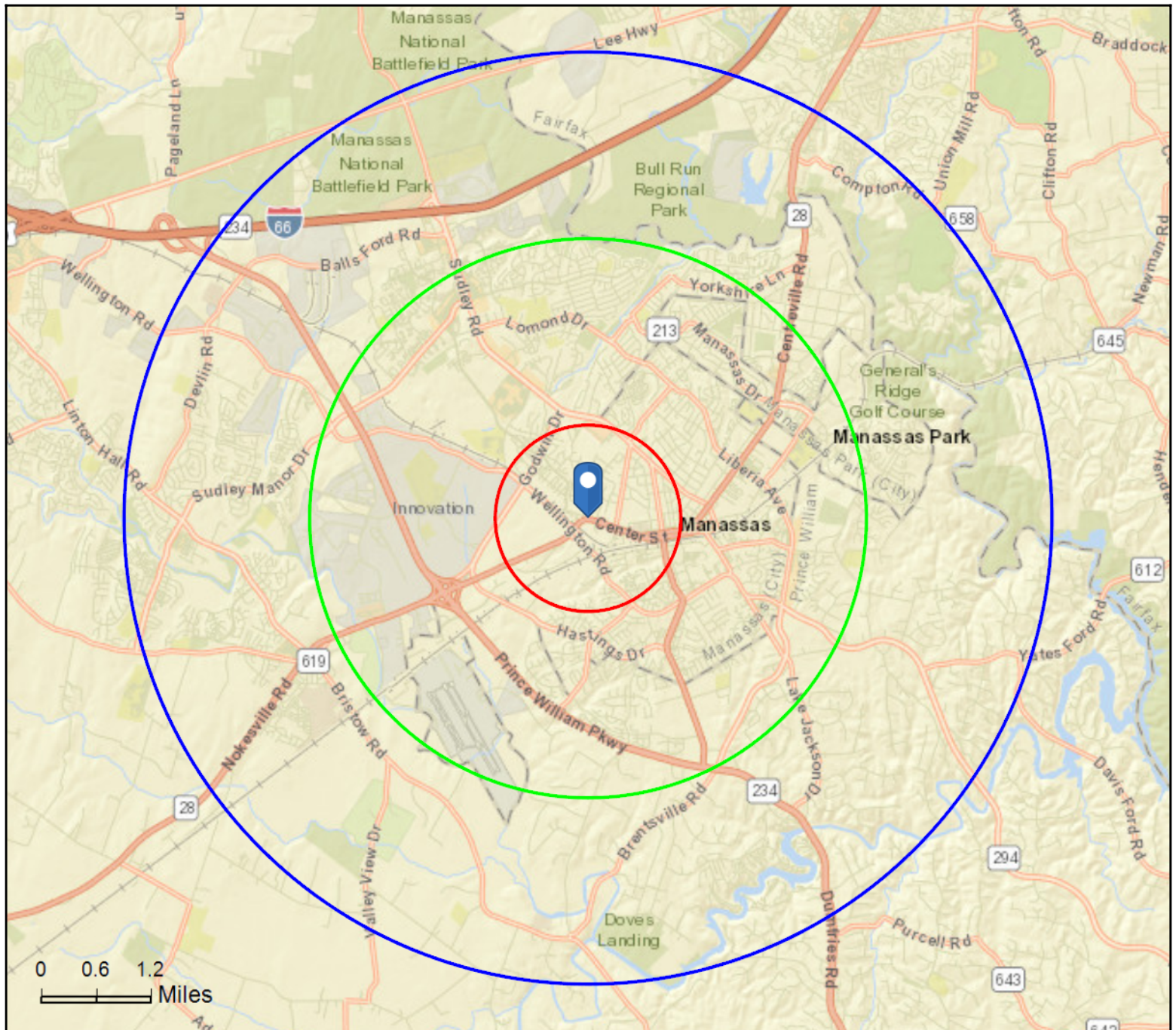
Sec. 130-302. - B-2 neighborhood commercial.

- (a) *Purpose and intent.* The B-2 neighborhood commercial district is intended to implement the Comprehensive Plan's Neighborhood Business Character Area and to provide locally-serving office, retail, service, and institutional uses at a scale and level appropriate adjacent to a suburban or traditional residential neighborhood setting.
- (b) *Uses permitted.* See section 130-241.
- (c) *Maximum structure height.* No structure shall be greater than 35 feet in height, excluding mechanical equipment, which shall be adequately screened. Broadcasting and telecommunication towers, public facilities, and public utility uses may exceed this height subject to approval of a special use permit in accordance with Article IX of this chapter.
- (d) *Minimum setbacks and structure location requirements:*
 - (1) Front, 15 feet from any street right-of-way line.
 - (2) Side and rear:
 - a. None adjacent to a "B" or "I" district lot line.
 - b. 25 feet from any "R" district lot line. However, when the structure exceeds 25 feet in height, an additional setback of one foot shall be required for each foot in height above 25 feet.
- (e) *Off-street parking requirements.* See Article VI of this chapter.
- (f) *Open space and tree canopy requirements.* See Article VII of this chapter.
- (g) *Drive-through windows.* Drive-through windows are only permitted subject to approval of a special use permit in accordance with the requirements of Article IX of this chapter and in conformance with the DCSM.
- (h) *Floor area.* The gross floor area of any individual principal use shall not exceed 10,000 square feet.
- (i) *Outdoor display and outdoor storage.*
 - (1) All uses shall be conducted entirely within an enclosed building with no outdoor storage.
 - (2) Outdoor display. See section 130-61.
 - (3) No exterior runs or exercise areas are permitted for veterinary hospitals.
- (j) *Screening.* To assist in the prevention of the transmission of light, noise, or other deleterious effects from commercial uses into adjacent "R" districts, there shall be provided within the B-2 zone continuous opaque screening and landscape buffer, a minimum of 25 feet in width along the common boundary line between the "R" and the B-2 district. Such screening shall conform to the DCSM.

([Ord. No. O-2015-15, § 1, 5-11-2015](#))

Cavalry Village Shopping Center
 9750 Center St Manassas VA 20110
 Ring: 1,3,5 mile radii

Latitude: 38.7535
 Longitude: -77.4901





Market Profile

Cavalry Village Shopping Center
9750 Center St Manassas VA 20110
Rings: 1, 3, 5 mile radii

Latitude: 38.7535
Longitude: -77.4901

	1 mile	3 mile	5 mile
Population Summary			
2000 Total Population	10,719	76,883	108,598
2010 Total Population	10,927	89,454	145,244
2018 Total Population	11,828	98,244	161,339
2018 Group Quarters	261	1,064	1,403
2023 Total Population	12,274	103,401	171,801
2018-2023 Annual Rate	0.74%	1.03%	1.26%
2018 Total Daytime Population	18,222	94,430	146,283
Workers	12,498	49,117	71,796
Residents	5,724	45,313	74,487
Household Summary			
2000 Households	3,242	26,002	36,801
2000 Average Household Size	3.11	2.92	2.92
2010 Households	3,336	28,908	46,454
2010 Average Household Size	3.19	3.06	3.10
2018 Households	3,627	31,393	50,792
2018 Average Household Size	3.19	3.10	3.15
2023 Households	3,739	32,872	53,743
2023 Average Household Size	3.21	3.11	3.17
2018-2023 Annual Rate	0.61%	0.92%	1.14%
2010 Families	2,385	20,496	34,236
2010 Average Family Size	3.67	3.52	3.52
2018 Families	2,558	22,108	37,230
2018 Average Family Size	3.71	3.59	3.61
2023 Families	2,620	23,097	39,343
2023 Average Family Size	3.76	3.63	3.64
2018-2023 Annual Rate	0.48%	0.88%	1.11%
Housing Unit Summary			
2000 Housing Units	3,344	26,830	37,980
Owner Occupied Housing Units	74.1%	65.4%	67.7%
Renter Occupied Housing Units	22.8%	31.5%	29.2%
Vacant Housing Units	3.1%	3.1%	3.1%
2010 Housing Units	3,517	30,509	48,755
Owner Occupied Housing Units	66.4%	58.9%	63.3%
Renter Occupied Housing Units	28.5%	35.8%	32.0%
Vacant Housing Units	5.1%	5.2%	4.7%
2018 Housing Units	3,824	32,950	53,036
Owner Occupied Housing Units	62.9%	56.0%	60.0%
Renter Occupied Housing Units	32.0%	39.3%	35.8%
Vacant Housing Units	5.2%	4.7%	4.2%
2023 Housing Units	3,973	34,737	56,510
Owner Occupied Housing Units	63.0%	56.7%	60.5%
Renter Occupied Housing Units	31.1%	37.9%	34.6%
Vacant Housing Units	5.9%	5.4%	4.9%
Median Household Income			
2018	\$86,535	\$80,049	\$90,788
2023	\$100,412	\$90,422	\$102,044
Median Home Value			
2018	\$307,386	\$291,079	\$336,945
2023	\$320,814	\$313,121	\$359,714
Per Capita Income			
2018	\$34,951	\$31,304	\$35,015
2023	\$39,759	\$35,924	\$40,058
Median Age			
2010	33.0	31.8	32.1
2018	35.0	33.6	33.7
2023	35.7	34.5	34.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

October 31, 2018



Market Profile

Cavalry Village Shopping Center
9750 Center St Manassas VA 20110
Rings: 1, 3, 5 mile radii

Latitude: 38.7535
Longitude: -77.4901

	1 mile	3 mile	5 mile
2018 Households by Income			
Household Income Base	3,627	31,393	50,782
<\$15,000	5.5%	5.7%	5.0%
\$15,000 - \$24,999	6.6%	5.0%	4.3%
\$25,000 - \$34,999	7.3%	6.4%	5.4%
\$35,000 - \$49,999	8.4%	10.5%	9.1%
\$50,000 - \$74,999	15.8%	18.7%	16.5%
\$75,000 - \$99,999	12.1%	14.7%	14.1%
\$100,000 - \$149,999	25.4%	21.6%	23.1%
\$150,000 - \$199,999	9.7%	9.5%	11.2%
\$200,000+	9.2%	8.0%	11.4%
Average Household Income	\$102,206	\$97,448	\$110,154
2023 Households by Income			
Household Income Base	3,739	32,872	53,733
<\$15,000	4.6%	4.6%	4.1%
\$15,000 - \$24,999	5.5%	4.1%	3.5%
\$25,000 - \$34,999	6.2%	5.3%	4.4%
\$35,000 - \$49,999	7.4%	9.1%	7.8%
\$50,000 - \$74,999	14.2%	16.9%	14.7%
\$75,000 - \$99,999	11.8%	14.7%	13.7%
\$100,000 - \$149,999	28.6%	24.6%	25.4%
\$150,000 - \$199,999	10.9%	10.5%	12.1%
\$200,000+	10.9%	10.2%	14.3%
Average Household Income	\$116,397	\$112,609	\$126,995
2018 Owner Occupied Housing Units by Value			
Total	2,404	18,446	31,803
<\$50,000	0.6%	1.8%	1.3%
\$50,000 - \$99,999	2.2%	1.8%	1.5%
\$100,000 - \$149,999	7.4%	6.0%	4.3%
\$150,000 - \$199,999	16.1%	12.5%	8.5%
\$200,000 - \$249,999	10.7%	16.0%	12.7%
\$250,000 - \$299,999	11.0%	14.4%	12.9%
\$300,000 - \$399,999	25.6%	22.3%	23.8%
\$400,000 - \$499,999	10.9%	14.3%	18.1%
\$500,000 - \$749,999	11.2%	8.7%	13.4%
\$750,000 - \$999,999	2.7%	1.0%	2.2%
\$1,000,000 - \$1,499,999	1.4%	1.0%	1.0%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$343,898	\$327,768	\$371,153
2023 Owner Occupied Housing Units by Value			
Total	2,504	19,697	34,163
<\$50,000	0.4%	1.4%	1.0%
\$50,000 - \$99,999	1.9%	1.4%	1.1%
\$100,000 - \$149,999	6.5%	4.9%	3.5%
\$150,000 - \$199,999	14.9%	10.6%	7.2%
\$200,000 - \$249,999	10.3%	14.7%	11.3%
\$250,000 - \$299,999	10.6%	14.0%	12.0%
\$300,000 - \$399,999	26.0%	22.5%	23.2%
\$400,000 - \$499,999	11.0%	16.0%	19.6%
\$500,000 - \$749,999	13.2%	11.2%	16.4%
\$750,000 - \$999,999	3.5%	1.6%	3.0%
\$1,000,000 - \$1,499,999	1.8%	1.5%	1.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.2%	0.2%
Average Home Value	\$363,224	\$355,539	\$398,270

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

October 31, 2018



Market Profile

Cavalry Village Shopping Center
9750 Center St Manassas VA 20110
Rings: 1, 3, 5 mile radii

Latitude: 38.7535
Longitude: -77.4901

	1 mile	3 mile	5 mile
2010 Population by Age			
Total	10,925	89,455	145,244
0 - 4	8.1%	8.7%	8.9%
5 - 9	7.7%	7.6%	8.2%
10 - 14	7.4%	7.1%	7.6%
15 - 24	13.7%	14.2%	13.3%
25 - 34	16.3%	17.8%	17.0%
35 - 44	14.9%	15.3%	16.5%
45 - 54	14.4%	14.0%	14.2%
55 - 64	9.5%	8.5%	8.3%
65 - 74	4.6%	3.9%	3.6%
75 - 84	2.3%	1.9%	1.6%
85 +	1.1%	0.8%	0.7%
18 +	72.3%	72.2%	70.9%
2018 Population by Age			
Total	11,827	98,246	161,339
0 - 4	7.2%	7.7%	7.9%
5 - 9	7.4%	7.7%	8.1%
10 - 14	7.4%	7.3%	7.7%
15 - 24	12.8%	12.8%	12.4%
25 - 34	15.1%	16.9%	16.0%
35 - 44	14.7%	15.0%	15.7%
45 - 54	12.7%	12.6%	13.2%
55 - 64	11.6%	10.6%	10.3%
65 - 74	6.8%	5.9%	5.6%
75 - 84	2.9%	2.4%	2.1%
85 +	1.3%	1.0%	0.8%
18 +	73.9%	73.4%	72.2%
2023 Population by Age			
Total	12,274	103,401	171,801
0 - 4	7.2%	7.7%	7.9%
5 - 9	7.1%	7.2%	7.7%
10 - 14	7.3%	7.2%	7.5%
15 - 24	12.8%	12.5%	12.0%
25 - 34	14.5%	16.3%	15.8%
35 - 44	15.5%	15.8%	16.4%
45 - 54	12.0%	11.9%	12.3%
55 - 64	10.8%	10.4%	10.3%
65 - 74	7.9%	7.0%	6.5%
75 - 84	3.6%	3.0%	2.8%
85 +	1.3%	1.1%	0.9%
18 +	74.2%	73.9%	72.8%
2010 Population by Sex			
Males	5,619	45,546	73,508
Females	5,308	43,908	71,736
2018 Population by Sex			
Males	6,075	49,900	81,377
Females	5,753	48,344	79,962
2023 Population by Sex			
Males	6,327	52,501	86,605
Females	5,947	50,899	85,196

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

October 31, 2018



Market Profile

Cavalry Village Shopping Center
9750 Center St Manassas VA 20110
Rings: 1, 3, 5 mile radii

Latitude: 38.7535
Longitude: -77.4901

	1 mile	3 mile	5 mile
2010 Population by Race/Ethnicity			
Total	10,928	89,455	145,244
White Alone	63.4%	58.9%	60.7%
Black Alone	15.1%	13.8%	13.4%
American Indian Alone	0.6%	0.7%	0.6%
Asian Alone	5.0%	6.0%	7.7%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	11.6%	15.8%	12.8%
Two or More Races	4.1%	4.8%	4.8%
Hispanic Origin	27.8%	32.2%	27.3%
Diversity Index	74.5	79.2	76.4
2018 Population by Race/Ethnicity			
Total	11,828	98,243	161,338
White Alone	58.1%	53.6%	55.6%
Black Alone	15.7%	13.9%	13.6%
American Indian Alone	0.8%	0.8%	0.6%
Asian Alone	6.1%	7.2%	9.2%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	14.3%	19.0%	15.4%
Two or More Races	4.9%	5.5%	5.5%
Hispanic Origin	34.3%	38.7%	33.0%
Diversity Index	79.9	83.6	81.3
2023 Population by Race/Ethnicity			
Total	12,275	103,400	171,800
White Alone	54.9%	50.1%	52.2%
Black Alone	15.7%	13.9%	13.7%
American Indian Alone	1.0%	0.8%	0.7%
Asian Alone	6.8%	7.9%	10.2%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	16.1%	21.1%	17.0%
Two or More Races	5.3%	6.0%	6.1%
Hispanic Origin	39.3%	43.4%	37.0%
Diversity Index	82.7	85.9	83.9
2010 Population by Relationship and Household Type			
Total	10,927	89,454	145,244
In Households	97.4%	98.9%	99.1%
In Family Households	84.9%	85.9%	87.4%
Householder	23.3%	22.8%	23.6%
Spouse	17.3%	16.5%	17.8%
Child	33.2%	33.6%	34.7%
Other relative	6.3%	7.7%	6.9%
Nonrelative	4.7%	5.2%	4.4%
In Nonfamily Households	12.5%	13.0%	11.7%
In Group Quarters	2.6%	1.1%	0.9%
Institutionalized Population	2.4%	1.0%	0.8%
Noninstitutionalized Population	0.2%	0.1%	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

October 31, 2018



Market Profile

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	1 mile	3 mile	5 mile
2018 Population 25+ by Educational Attainment			
Total	7,702	63,346	102,970
Less than 9th Grade	7.2%	10.0%	8.2%
9th - 12th Grade, No Diploma	6.5%	7.3%	6.1%
High School Graduate	20.7%	22.0%	19.7%
GED/Alternative Credential	3.3%	3.0%	2.7%
Some College, No Degree	19.2%	18.8%	19.1%
Associate Degree	7.0%	7.8%	7.3%
Bachelor's Degree	20.2%	19.5%	22.5%
Graduate/Professional Degree	15.9%	11.6%	14.4%
2018 Population 15+ by Marital Status			
Total	9,221	75,909	123,003
Never Married	31.0%	35.5%	34.2%
Married	57.7%	51.9%	54.4%
Widowed	2.9%	4.1%	3.4%
Divorced	8.4%	8.5%	8.0%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	94.7%	96.7%	97.1%
Civilian Unemployed (Unemployment Rate)	5.3%	3.3%	2.9%
2018 Employed Population 16+ by Industry			
Total	5,729	53,384	87,716
Agriculture/Mining	0.6%	0.4%	0.3%
Construction	8.1%	13.4%	11.7%
Manufacturing	7.0%	4.2%	3.9%
Wholesale Trade	1.2%	1.5%	1.5%
Retail Trade	13.9%	12.7%	11.1%
Transportation/Utilities	4.2%	5.1%	4.7%
Information	1.6%	1.9%	1.9%
Finance/Insurance/Real Estate	4.2%	5.0%	5.3%
Services	50.3%	48.4%	51.0%
Public Administration	9.0%	7.3%	8.5%
2018 Employed Population 16+ by Occupation			
Total	5,726	53,384	87,716
White Collar	63.8%	56.1%	61.3%
Management/Business/Financial	12.1%	12.4%	15.2%
Professional	28.9%	20.7%	23.6%
Sales	12.3%	9.5%	9.5%
Administrative Support	10.5%	13.4%	13.1%
Services	18.4%	20.5%	18.9%
Blue Collar	17.8%	23.5%	19.8%
Farming/Forestry/Fishing	0.0%	0.3%	0.2%
Construction/Extraction	5.6%	10.7%	8.8%
Installation/Maintenance/Repair	3.6%	3.5%	3.1%
Production	3.8%	3.1%	2.5%
Transportation/Material Moving	4.8%	5.8%	5.2%
2010 Population By Urban/ Rural Status			
Total Population	10,927	89,454	145,244
Population Inside Urbanized Area	100.0%	100.0%	98.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 mile	5 mile
2010 Households by Type			
Total	3,335	28,907	46,453
Households with 1 Person	21.1%	21.5%	19.3%
Households with 2+ People	78.9%	78.5%	80.7%
Family Households	71.5%	70.9%	73.7%
Husband-wife Families	52.2%	51.3%	55.6%
With Related Children	27.3%	29.4%	33.2%
Other Family (No Spouse Present)	19.3%	19.6%	18.1%
Other Family with Male Householder	5.9%	6.4%	5.8%
With Related Children	3.8%	3.7%	3.5%
Other Family with Female Householder	13.4%	13.3%	12.3%
With Related Children	9.4%	9.2%	8.5%
Nonfamily Households	7.4%	7.6%	7.0%
All Households with Children	41.6%	43.3%	46.0%
Multigenerational Households	5.1%	6.2%	5.9%
Unmarried Partner Households	6.7%	7.4%	6.8%
Male-female	5.9%	6.7%	6.1%
Same-sex	0.8%	0.8%	0.8%
2010 Households by Size			
Total	3,337	28,908	46,455
1 Person Household	21.1%	21.5%	19.3%
2 Person Household	29.2%	26.1%	26.1%
3 Person Household	17.4%	17.3%	18.1%
4 Person Household	14.3%	15.6%	17.6%
5 Person Household	8.5%	9.2%	9.6%
6 Person Household	4.3%	4.9%	4.8%
7 + Person Household	5.3%	5.2%	4.5%
2010 Households by Tenure and Mortgage Status			
Total	3,336	28,908	46,454
Owner Occupied	70.0%	62.2%	66.4%
Owned with a Mortgage/Loan	60.1%	54.9%	60.0%
Owned Free and Clear	9.8%	7.3%	6.4%
Renter Occupied	30.0%	37.8%	33.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,517	30,509	48,755
Housing Units Inside Urbanized Area	100.0%	100.0%	98.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	1.6%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 mile	5 mile
Top 3 Tapestry Segments			
	1. Bright Young Professionals	Enterprising Professionals	Enterprising Professionals
	2. Savvy Suburbanites (1D)	Bright Young Professionals	Boomburbs (1C)
	3. American Dreamers (7C)	International Marketplace	Bright Young Professionals
2018 Consumer Spending			
Apparel & Services: Total \$	\$9,810,455	\$81,843,726	\$149,360,156
Average Spent	\$2,704.84	\$2,607.07	\$2,940.62
Spending Potential Index	124	120	135
Education: Total \$	\$6,466,970	\$54,504,663	\$100,087,380
Average Spent	\$1,783.01	\$1,736.20	\$1,970.53
Spending Potential Index	123	120	136
Entertainment/Recreation: Total \$	\$14,030,631	\$115,005,928	\$210,240,401
Average Spent	\$3,868.38	\$3,663.43	\$4,139.24
Spending Potential Index	120	114	129
Food at Home: Total \$	\$21,916,784	\$181,524,364	\$327,954,194
Average Spent	\$6,042.68	\$5,782.32	\$6,456.81
Spending Potential Index	120	115	129
Food Away from Home: Total \$	\$15,809,911	\$131,022,322	\$238,942,289
Average Spent	\$4,358.95	\$4,173.62	\$4,704.33
Spending Potential Index	124	119	134
Health Care: Total \$	\$24,272,705	\$195,291,382	\$355,653,354
Average Spent	\$6,692.23	\$6,220.86	\$7,002.15
Spending Potential Index	117	109	122
HH Furnishings & Equipment: Total \$	\$9,337,571	\$76,119,346	\$139,283,312
Average Spent	\$2,574.46	\$2,424.72	\$2,742.23
Spending Potential Index	123	116	131
Personal Care Products & Services: Total \$	\$3,716,401	\$30,619,361	\$56,034,905
Average Spent	\$1,024.65	\$975.36	\$1,103.22
Spending Potential Index	124	118	133
Shelter: Total \$	\$75,009,016	\$628,660,333	\$1,136,522,801
Average Spent	\$20,680.73	\$20,025.49	\$22,376.02
Spending Potential Index	123	119	133
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,639,528	\$86,977,560	\$159,411,953
Average Spent	\$2,933.42	\$2,770.60	\$3,138.52
Spending Potential Index	118	111	126
Travel: Total \$	\$9,696,606	\$79,946,092	\$147,270,901
Average Spent	\$2,673.45	\$2,546.62	\$2,899.49
Spending Potential Index	124	118	135
Vehicle Maintenance & Repairs: Total \$	\$4,743,156	\$38,656,130	\$70,149,482
Average Spent	\$1,307.74	\$1,231.36	\$1,381.11
Spending Potential Index	122	114	128

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

October 31, 2018