

# Demographic Detail Report

## Marshall Centre

4197 Winchester Rd, Marshall, VA 20115

Building Type: **General Retail**  
 Secondary: -  
 GLA: **11,020 SF**  
 Year Built: **1999**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2020 Projection	1,360	2,843	4,663
2015 Estimate	1,342	2,810	4,601
2010 Census	1,447	3,052	4,967
Growth 2015 - 2020	1.34%	1.17%	1.35%
Growth 2010 - 2015	-7.26%	-7.93%	-7.37%
<b>2015 Population by Age</b>			
	<b>1,342</b>	<b>2,810</b>	<b>4,601</b>
Age 0 - 4	81 6.04%	151 5.37%	235 5.11%
Age 5 - 9	85 6.33%	161 5.73%	251 5.46%
Age 10 - 14	90 6.71%	177 6.30%	283 6.15%
Age 15 - 19	88 6.56%	178 6.33%	287 6.24%
Age 20 - 24	82 6.11%	162 5.77%	258 5.61%
Age 25 - 29	81 6.04%	154 5.48%	239 5.19%
Age 30 - 34	85 6.33%	155 5.52%	236 5.13%
Age 35 - 39	80 5.96%	149 5.30%	231 5.02%
Age 40 - 44	87 6.48%	170 6.05%	271 5.89%
Age 45 - 49	93 6.93%	196 6.98%	323 7.02%
Age 50 - 54	106 7.90%	237 8.43%	400 8.69%
Age 55 - 59	103 7.68%	239 8.51%	407 8.85%
Age 60 - 64	84 6.26%	201 7.15%	347 7.54%
Age 65 - 69	66 4.92%	162 5.77%	282 6.13%
Age 70 - 74	51 3.80%	124 4.41%	217 4.72%
Age 75 - 79	35 2.61%	85 3.02%	147 3.19%
Age 80 - 84	23 1.71%	55 1.96%	94 2.04%
Age 85+	23 1.71%	55 1.96%	93 2.02%
Age 65+	198 14.75%	481 17.12%	833 18.10%
<b>Median Age</b>	<b>40.00</b>	<b>43.50</b>	<b>45.10</b>
<b>Average Age</b>	<b>39.00</b>	<b>41.00</b>	<b>41.90</b>

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2015 Population By Race</b>	<b>1,342</b>		<b>2,810</b>		<b>4,601</b>	
White	1,145	85.32%	2,486	88.47%	4,124	89.63%
Black	143	10.66%	225	8.01%	319	6.93%
Am. Indian & Alaskan	5	0.37%	10	0.36%	17	0.37%
Asian	12	0.89%	23	0.82%	35	0.76%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	1	0.02%
Other	37	2.76%	66	2.35%	105	2.28%
<b>Population by Hispanic Origin</b>	<b>1,342</b>		<b>2,810</b>		<b>4,601</b>	
Non-Hispanic Origin	1,082	80.63%	2,433	86.58%	4,107	89.26%
Hispanic Origin	260	19.37%	377	13.42%	494	10.74%
<b>2015 Median Age, Male</b>	<b>37.70</b>		<b>42.30</b>		<b>44.20</b>	
<b>2015 Average Age, Male</b>	<b>37.70</b>		<b>40.20</b>		<b>41.10</b>	
<b>2015 Median Age, Female</b>	<b>41.80</b>		<b>44.60</b>		<b>45.90</b>	
<b>2015 Average Age, Female</b>	<b>40.20</b>		<b>41.80</b>		<b>42.60</b>	
<b>2015 Population by Occupation Classification</b>	<b>1,068</b>		<b>2,285</b>		<b>3,774</b>	
Civilian Employed	693	64.89%	1,477	64.64%	2,433	64.47%
Civilian Unemployed	28	2.62%	64	2.80%	111	2.94%
Civilian Non-Labor Force	336	31.46%	725	31.73%	1,205	31.93%
Armed Forces	11	1.03%	19	0.83%	25	0.66%
<b>Households by Marital Status</b>						
Married	239		576		1,003	
Married No Children	130		349		627	
Married w/Children	109		227		376	
<b>2015 Population by Education</b>	<b>953</b>		<b>2,054</b>		<b>3,401</b>	
Some High School, No Diploma	206	21.62%	329	16.02%	469	13.79%
High School Grad (Incl Equivalency)	263	27.60%	517	25.17%	826	24.29%
Some College, No Degree	239	25.08%	567	27.60%	979	28.79%
Associate Degree	36	3.78%	73	3.55%	115	3.38%
Bachelor Degree	112	11.75%	331	16.11%	620	18.23%
Advanced Degree	97	10.18%	237	11.54%	392	11.53%

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2015 Population by Occupation</b>	<b>2,735</b>		<b>5,834</b>		<b>9,617</b>	
Real Estate & Finance	21	0.77%	102	1.75%	201	2.09%
Professional & Management	262	9.58%	737	12.63%	1,385	14.40%
Services	110	4.02%	214	3.67%	326	3.39%
Information	0	0.00%	5	0.09%	13	0.14%
Sales	163	5.96%	364	6.24%	572	5.95%
Transportation	0	0.00%	4	0.07%	10	0.10%
Education & Health	100	3.66%	221	3.79%	375	3.90%
Retail	187	6.84%	237	4.06%	283	2.94%
Wholesale	0	0.00%	9	0.15%	15	0.16%
Construction	106	3.88%	285	4.89%	521	5.42%
Agriculture & Mining	39	1.43%	101	1.73%	178	1.85%
Farming, Fishing, Forestry	19	0.69%	46	0.79%	79	0.82%
<b>2015 Worker Travel Time to Job</b>	<b>683</b>		<b>1,418</b>		<b>2,312</b>	
<30 Minutes	262	38.36%	560	39.49%	906	39.19%
30-60 Minutes	209	30.60%	456	32.16%	747	32.31%
60+ Minutes	212	31.04%	402	28.35%	659	28.50%
<b>2010 Households by HH Size</b>	<b>548</b>		<b>1,192</b>		<b>1,958</b>	
1-Person Households	147	26.82%	310	26.01%	497	25.38%
2-Person Households	158	28.83%	400	33.56%	697	35.60%
3-Person Households	100	18.25%	196	16.44%	305	15.58%
4-Person Households	77	14.05%	162	13.59%	267	13.64%
5-Person Households	39	7.12%	75	6.29%	119	6.08%
6-Person Households	17	3.10%	30	2.52%	45	2.30%
7 or more Person Households	10	1.82%	19	1.59%	28	1.43%
<b>2015 Average Household Size</b>	<b>2.60</b>		<b>2.60</b>		<b>2.50</b>	
<b>Households</b>						
2020 Projection	517		1,114		1,845	
2015 Estimate	510		1,100		1,819	
2010 Census	548		1,191		1,958	
Growth 2015 - 2020	1.37%		1.27%		1.43%	
Growth 2010 - 2015	-6.93%		-7.64%		-7.10%	

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<b>Marshall Centre</b>						
4197 Winchester Rd, Marshall, VA 20115						
Radius	1 Mile		3 Mile		5 Mile	
<b>2015 Households by HH Income</b>	<b>511</b>		<b>1,100</b>		<b>1,818</b>	
<\$25,000	83	16.24%	162	14.73%	275	15.13%
\$25,000 - \$50,000	182	35.62%	288	26.18%	406	22.33%
\$50,000 - \$75,000	118	23.09%	218	19.82%	325	17.88%
\$75,000 - \$100,000	29	5.68%	111	10.09%	207	11.39%
\$100,000 - \$125,000	9	1.76%	88	8.00%	172	9.46%
\$125,000 - \$150,000	31	6.07%	70	6.36%	116	6.38%
\$150,000 - \$200,000	20	3.91%	51	4.64%	105	5.78%
\$200,000+	39	7.63%	112	10.18%	212	11.66%
<b>2015 Avg Household Income</b>	<b>\$74,704</b>		<b>\$89,735</b>		<b>\$96,630</b>	
<b>2015 Med Household Income</b>	<b>\$48,099</b>		<b>\$57,042</b>		<b>\$62,975</b>	
<b>2015 Occupied Housing</b>	<b>510</b>		<b>1,100</b>		<b>1,819</b>	
Owner Occupied	308	60.39%	721	65.55%	1,249	68.66%
Renter Occupied	202	39.61%	379	34.45%	570	31.34%
<b>2010 Housing Units</b>	<b>553</b>		<b>1,195</b>		<b>1,975</b>	
1 Unit	547	98.92%	1,170	97.91%	1,921	97.27%
2 - 4 Units	6	1.08%	23	1.92%	52	2.63%
5 - 19 Units	0	0.00%	2	0.17%	2	0.10%
20+ Units	0	0.00%	0	0.00%	0	0.00%
<b>2015 Housing Value</b>	<b>308</b>		<b>722</b>		<b>1,249</b>	
<\$100,000	26	8.44%	37	5.12%	48	3.84%
\$100,000 - \$200,000	69	22.40%	96	13.30%	119	9.53%
\$200,000 - \$300,000	35	11.36%	87	12.05%	155	12.41%
\$300,000 - \$400,000	55	17.86%	137	18.98%	255	20.42%
\$400,000 - \$500,000	19	6.17%	68	9.42%	145	11.61%
\$500,000 - \$1,000,000	58	18.83%	183	25.35%	326	26.10%
\$1,000,000+	46	14.94%	114	15.79%	201	16.09%
<b>2015 Median Home Value</b>	<b>\$343,636</b>		<b>\$405,882</b>		<b>\$432,758</b>	
<b>2015 Housing Units by Yr Built</b>	<b>552</b>		<b>1,193</b>		<b>1,978</b>	
Built 2010+	0	0.00%	1	0.08%	4	0.20%
Built 2000 - 2010	17	3.08%	77	6.45%	166	8.39%
Built 1990 - 1999	86	15.58%	170	14.25%	274	13.85%
Built 1980 - 1989	89	16.12%	197	16.51%	345	17.44%
Built 1970 - 1979	76	13.77%	162	13.58%	279	14.11%
Built 1960 - 1969	46	8.33%	92	7.71%	148	7.48%
Built 1950 - 1959	31	5.62%	84	7.04%	143	7.23%
Built <1949	207	37.50%	410	34.37%	619	31.29%
<b>2015 Median Year Built</b>	<b>1967</b>		<b>1970</b>		<b>1972</b>	