COSNER'S CORNER

9951 - 9969 Jefferson Davis Hwy, Fredericksburg, VA 22407

THUR RETAIL
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Commercial Real Estate Brokerage

PROPERTY HIGHLIGHTS

- AVAILABLE: 1,230 SF, 1,500 SF, 3,150 SF.
- GLA: 13,180 SF
- Part of the largest mixed-use development in Spotsylvania County
- Multiple new developments, more than 1,000 units to be delivered

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
1 Mi	4,982	Jefferson Davis Hwy: 32,000	1 Mi	$102,209	1 Mi	4,468
3 Mi	41,150	Mills Dr: 20,000	3 Mi	$102,411	3 Mi	17,321
5 Mi	89,934	I 95: 102,500	5 Mi	$99,560	5 Mi	36,653

TARGET
Staples
EVERY SEASON STARTS AT DICK'S SPORTING GOODS
PETSMART
Marshalls
JOANN
ROSS DRESS FOR LESS

THUR RETAIL Thur & Associates Commercial Real Estate Brokerage
SHARY THUR
202-359-3469
sthur@thurassociates.com

COSNER'S CORNER

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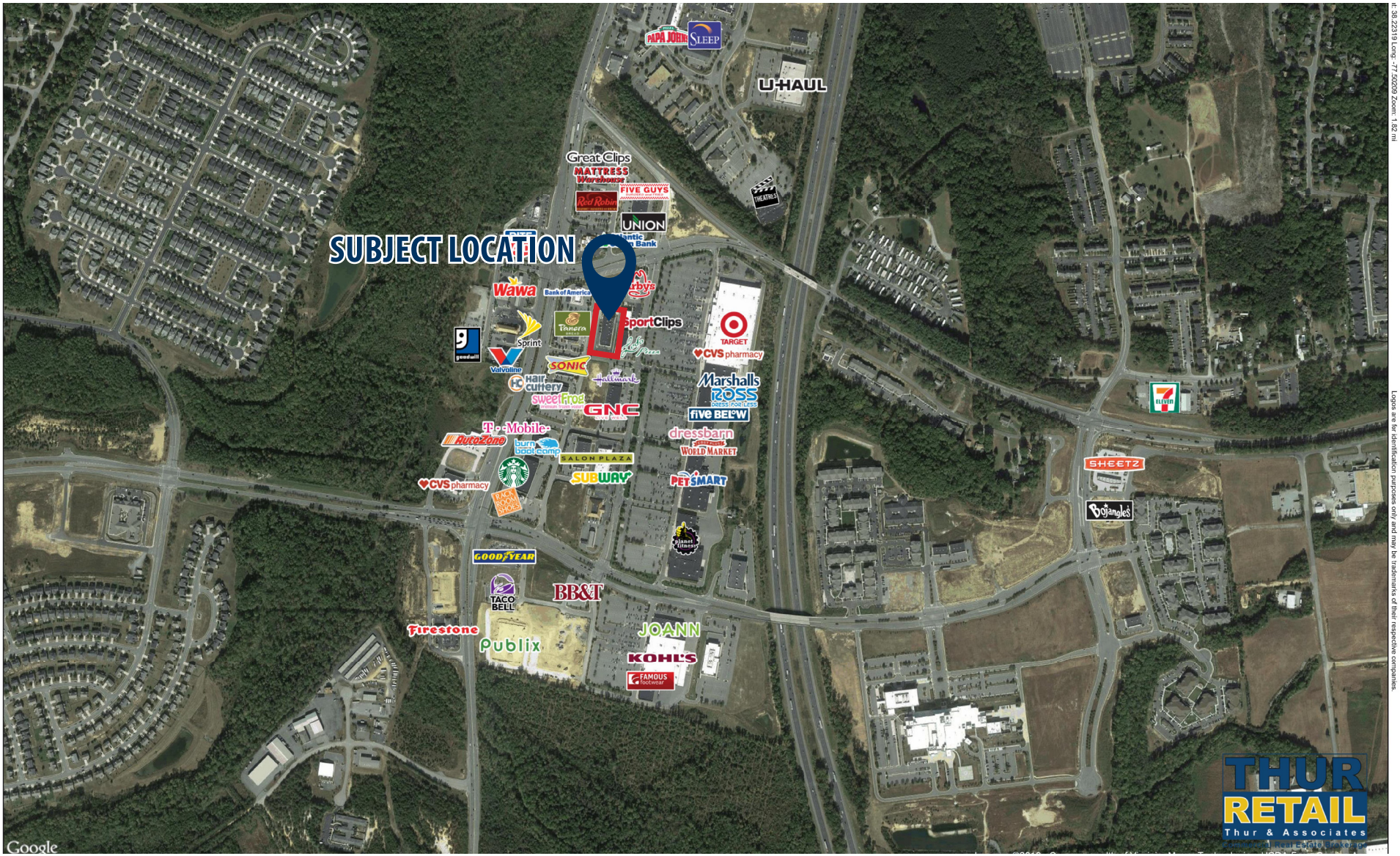

Loops are for identification purposes only and may be trademarks of their respective companies.

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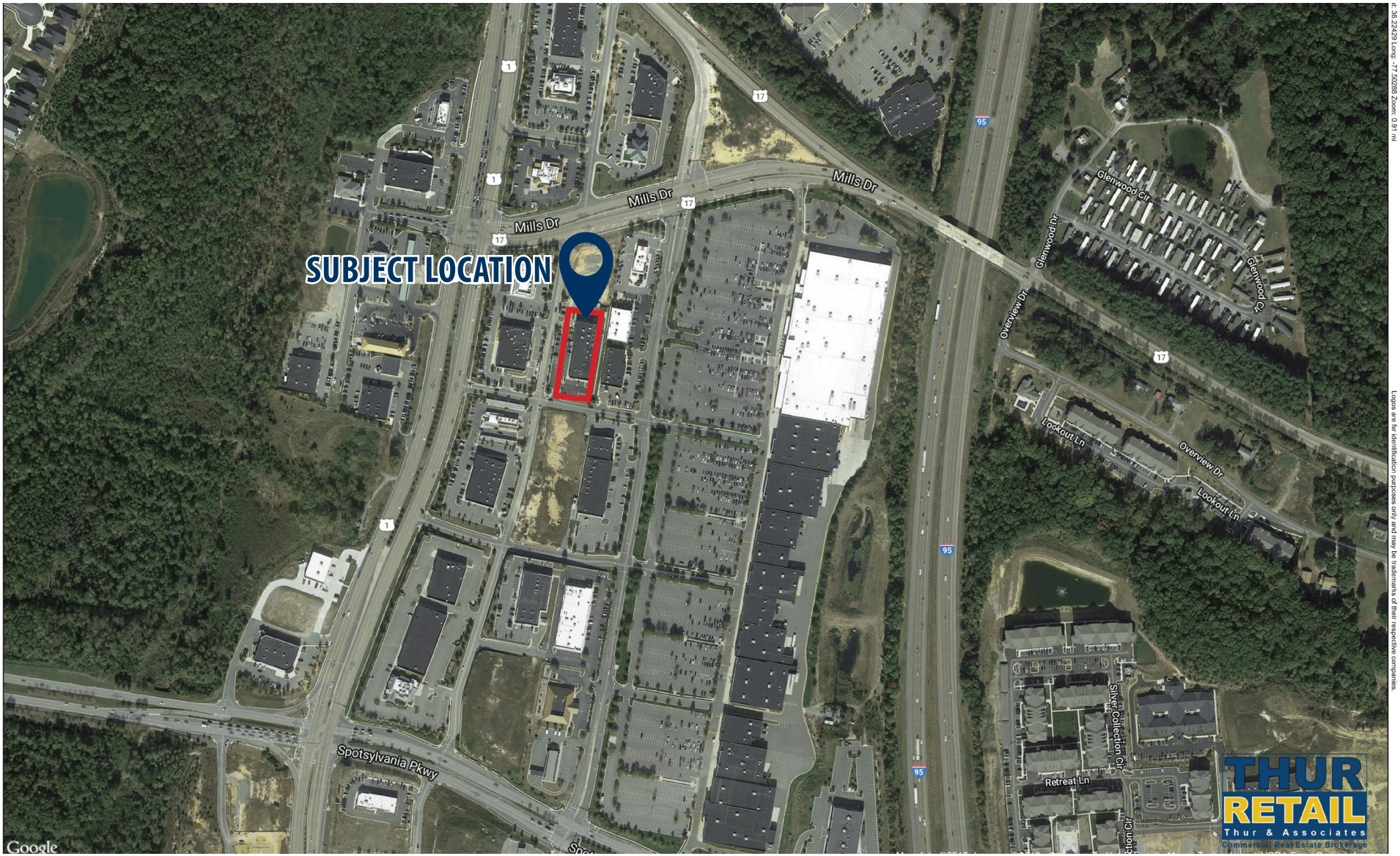

at: 38.22429 Long: -77.50286 Zoom: 0.91 mi

Logos are for identification purposes only and may be trademarks of their respective companies.

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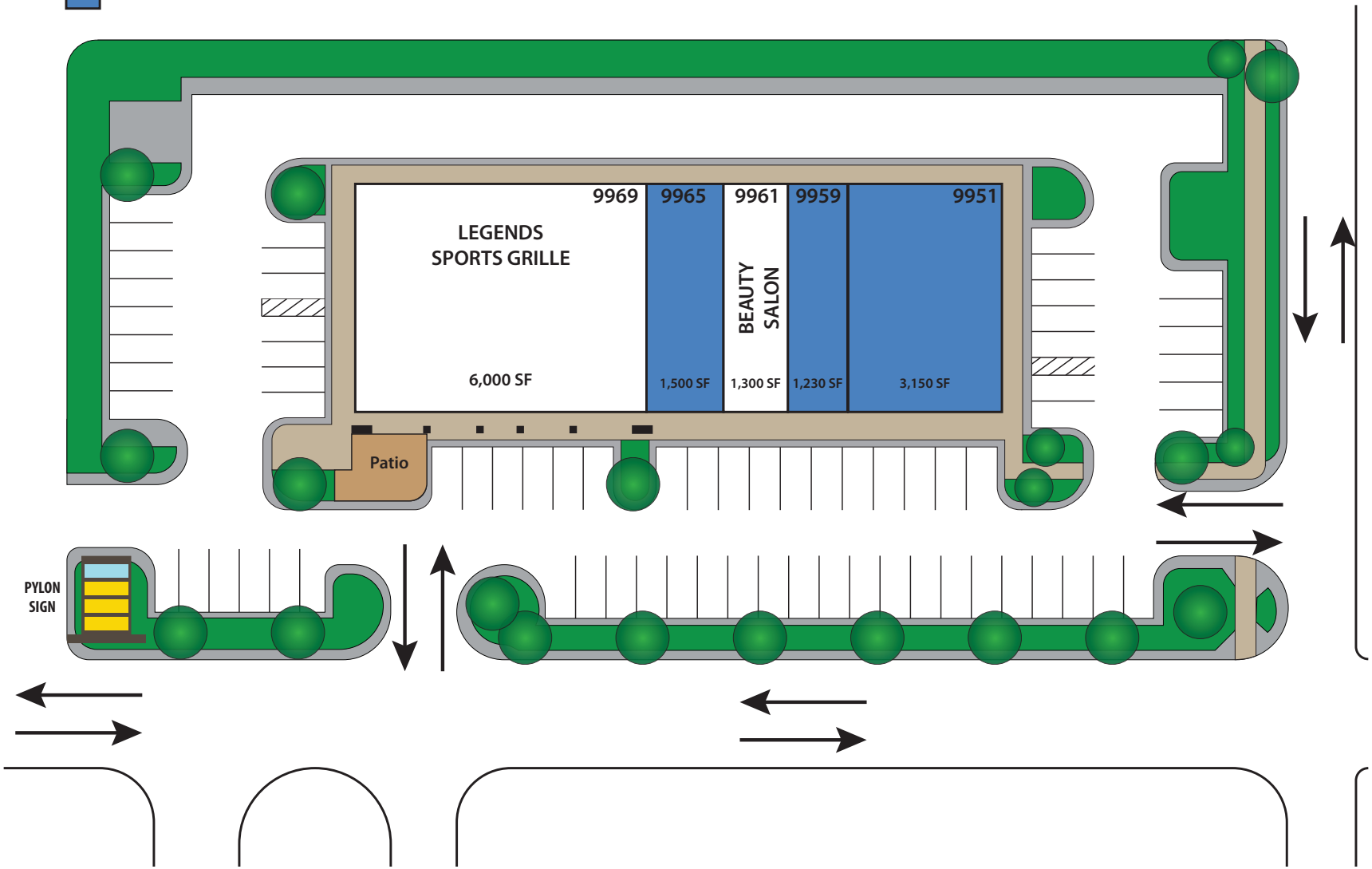
AVAILABLE



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Suite/Address	Tenant	Category/ Former use	SF
9951	Available	Bank	3,150
9959	Available	Computer	1,230
9961	Nu Look Eyebrows	Beauty salon	1,300
9965	Available	Hookah lounge	1,500
9969	Legends Sports Grille	Restaurant	6,000

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LEASING CONTACT

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202-823-4444

BOCA RATON
327 Mizner Park, Suite 301
Boca Raton, Fl 33432
561-395-2441

COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 38.2249/-77.5043

RFULL9

Cosner's Corner **9959-9969 Jefferson Davis Hwy, Fredericksburg, VA 22407**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Population						
Estimated Population (2019)	4,982		41,150		89,934	
Projected Population (2024)	5,291		43,638		95,752	
Census Population (2010)	3,058		34,704		79,482	
Census Population (2000)	1,268		24,955		57,381	
Projected Annual Growth (2019-2024)	309	*1.2%*	2,489	*1.2%*	5,818	*1.3%*
Historical Annual Growth (2010-2019)	1,924	*4.3%*	6,446	*1.7%*	10,452	*1.3%*
Historical Annual Growth (2000-2010)	1,790	*14.1%*	9,749	*3.9%*	22,101	*3.9%*
Estimated Population Density (2019)	1,587	*psm*	1,456	*psm*	1,146	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*
Households						
Estimated Households (2019)	1,763		14,551		31,726	
Projected Households (2024)	1,853		15,296		33,441	
Census Households (2010)	1,052		12,074		27,851	
Census Households (2000)	433		9,014		20,532	
Projected Annual Growth (2019-2024)	90	*1.0%*	745	*1.0%*	1,715	*1.1%*
Historical Annual Change (2000-2019)	1,330	*16.2%*	5,536	*3.2%*	11,194	*2.9%*
Average Household Income						
Estimated Average Household Income (2019)	$102,009		$102,411		$99,560	
Projected Average Household Income (2024)	$116,677		$117,345		$113,157	
Census Average Household Income (2010)	$88,593		$86,766		$83,749	
Census Average Household Income (2000)	$62,311		$65,451		$63,435	
Projected Annual Change (2019-2024)	$14,669	*2.9%*	$14,934	*2.9%*	$13,597	*2.7%*
Historical Annual Change (2000-2019)	$39,697	*3.4%*	$36,959	*3.0%*	$36,125	*3.0%*
Median Household Income						
Estimated Median Household Income (2019)	$101,933		$97,646		$89,512	
Projected Median Household Income (2024)	$116,631		$111,576		$102,593	
Census Median Household Income (2010)	$82,689		$80,305		$75,545	
Census Median Household Income (2000)	$56,357		$58,710		$56,211	
Projected Annual Change (2019-2024)	$14,698	*2.9%*	$13,929	*2.9%*	$13,081	*2.9%*
Historical Annual Change (2000-2019)	$45,575	*4.3%*	$38,936	*3.5%*	$33,301	*3.1%*
Per Capita Income						
Estimated Per Capita Income (2019)	$36,090		$36,212		$35,160	
Projected Per Capita Income (2024)	$40,853		$41,131		$39,556	
Census Per Capita Income (2010)	$30,476		$30,187		$29,347	
Census Per Capita Income (2000)	$21,143		$23,765		$22,620	
Projected Annual Change (2019-2024)	$4,763	*2.6%*	$4,919	*2.7%*	$4,396	*2.5%*
Historical Annual Change (2000-2019)	$14,946	*3.7%*	$12,448	*2.8%*	$12,541	*2.9%*
Estimated Average Household Net Worth (2019)	$939,318		$872,211		$807,900	

Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.2249/-77.5043

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

RFULL9

Cosner's Corner **9959-9969 Jefferson Davis Hwy, Fredericksburg, VA 22407**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Race and Ethnicity						
Total Population (2019)	4,982		41,150		89,934	
White (2019)	3,109	*62.4%*	27,162	*66.0%*	59,604	*66.3%*
Black or African American (2019)	1,104	*22.2%*	8,286	*20.1%*	18,468	*20.5%*
American Indian or Alaska Native (2019)	16	*0.3%*	165	*0.4%*	353	*0.4%*
Asian (2019)	213	*4.3%*	1,518	*3.7%*	2,991	*3.3%*
Hawaiian or Pacific Islander (2019)	3	-	39	-	112	*0.1%*
Other Race (2019)	250	*5.0%*	1,930	*4.7%*	4,251	*4.7%*
Two or More Races (2019)	288	*5.8%*	2,051	*5.0%*	4,156	*4.6%*
Population < 18 (2019)	1,217	*24.4%*	10,231	*24.9%*	22,239	*24.7%*
White Not Hispanic	529	*43.4%*	5,324	*52.0%*	11,660	*52.4%*
Black or African American	275	*22.6%*	2,016	*19.7%*	4,555	*20.5%*
Asian	39	*3.2%*	301	*2.9%*	638	*2.9%*
Other Race Not Hispanic	82	*6.7%*	698	*6.8%*	1,667	*7.5%*
Hispanic	294	*24.1%*	1,892	*18.5%*	3,720	*16.7%*
Not Hispanic or Latino Population (2019)	4,158	*83.5%*	35,681	*86.7%*	79,156	*88.0%*
Not Hispanic White	2,728	*65.6%*	24,732	*69.3%*	54,919	*69.4%*
Not Hispanic Black or African American	1,020	*24.5%*	7,868	*22.1%*	17,761	*22.4%*
Not Hispanic American Indian or Alaska Native	11	*0.3%*	128	*0.4%*	261	*0.3%*
Not Hispanic Asian	195	*4.7%*	1,426	*4.0%*	2,860	*3.6%*
Not Hispanic Hawaiian or Pacific Islander	3	-	33	-	106	*0.1%*
Not Hispanic Other Race	-	-	5	-	121	*0.2%*
Not Hispanic Two or More Races	201	*4.8%*	1,489	*4.2%*	3,127	*3.9%*
Hispanic or Latino Population (2019)	824	*16.5%*	5,469	*13.3%*	10,778	*12.0%*
Hispanic White	380	*46.1%*	2,429	*44.4%*	4,685	*43.5%*
Hispanic Black or African American	83	*10.1%*	418	*7.6%*	706	*6.6%*
Hispanic American Indian or Alaska Native	5	*0.7%*	37	*0.7%*	92	*0.9%*
Hispanic Asian	18	*2.2%*	92	*1.7%*	131	*1.2%*
Hispanic Hawaiian or Pacific Islander	-	-	6	*0.1%*	6	-
Hispanic Other Race	250	*30.3%*	1,925	*35.2%*	4,129	*38.3%*
Hispanic Two or More Races	87	*10.6%*	562	*10.3%*	1,029	*9.5%*
Not Hispanic or Latino Population (2010)	2,801	*91.6%*	31,585	*91.0%*	72,009	*90.6%*
Hispanic or Latino Population (2010)	256	*8.4%*	3,119	*9.0%*	7,473	*9.4%*
Not Hispanic or Latino Population (2000)	1,236	*97.5%*	24,187	*96.9%*	55,308	*96.4%*
Hispanic or Latino Population (2000)	32	*2.5%*	768	*3.1%*	2,073	*3.6%*
Not Hispanic or Latino Population (2024)	4,367	*82.5%*	37,521	*86.0%*	83,722	*87.4%*
Hispanic or Latino Population (2024)	924	*17.5%*	6,117	*14.0%*	12,029	*12.6%*
Projected Annual Growth (2019-2024)	100	-	648	-	1,251	-
Historical Annual Growth (2000-2010)	224	*69.8%*	2,351	*30.6%*	5,400	*26.1%*

Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

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COMPLETE PROFILE

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RFULL9

Cosner's Corner 9959-9969 Jefferson Davis Hwy, Fredericksburg, VA 22407	1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2019)						
Total Population	4,982		41,150		89,934	
Age Under 5 Years	331	6.6%	2,662	6.5%	6,000	6.7%
Age 5 to 9 Years	321	6.4%	2,700	6.6%	6,082	6.8%
Age 10 to 14 Years	350	7.0%	2,965	7.2%	6,384	7.1%
Age 15 to 19 Years	317	6.4%	2,797	6.8%	5,923	6.6%
Age 20 to 24 Years	304	6.1%	2,770	6.7%	5,856	6.5%
Age 25 to 29 Years	367	7.4%	3,160	7.7%	6,686	7.4%
Age 30 to 34 Years	352	7.1%	2,869	7.0%	6,219	6.9%
Age 35 to 39 Years	327	6.6%	2,793	6.8%	6,150	6.8%
Age 40 to 44 Years	319	6.4%	2,651	6.4%	5,643	6.3%
Age 45 to 49 Years	322	6.5%	2,700	6.6%	5,740	6.4%
Age 50 to 54 Years	313	6.3%	2,823	6.9%	5,965	6.6%
Age 55 to 59 Years	336	6.8%	2,833	6.9%	5,957	6.6%
Age 60 to 64 Years	331	6.6%	2,379	5.8%	5,126	5.7%
Age 65 to 69 Years	243	4.9%	1,693	4.1%	3,860	4.3%
Age 70 to 74 Years	203	4.1%	1,452	3.5%	3,261	3.6%
Age 75 to 79 Years	134	2.7%	961	2.3%	2,262	2.5%
Age 80 to 84 Years	58	1.2%	514	1.3%	1,377	1.5%
Age 85 Years or Over	55	1.1%	430	1.0%	1,442	1.6%
Median Age	37.2		35.8		36.2	
Age 19 Years or Less	1,319	26.5%	11,124	27.0%	24,389	27.1%
Age 20 to 64 Years	2,970	59.6%	24,976	60.7%	53,343	59.3%
Age 65 Years or Over	693	13.9%	5,049	12.3%	12,201	13.6%
Female Age Distribution (2019)						
Female Population	2,532	50.8%	21,116	51.3%	46,203	51.4%
Age Under 5 Years	168	6.7%	1,339	6.3%	2,951	6.4%
Age 5 to 9 Years	162	6.4%	1,336	6.3%	3,000	6.5%
Age 10 to 14 Years	160	6.3%	1,449	6.9%	3,123	6.8%
Age 15 to 19 Years	147	5.8%	1,365	6.5%	2,877	6.2%
Age 20 to 24 Years	149	5.9%	1,408	6.7%	2,930	6.3%
Age 25 to 29 Years	190	7.5%	1,611	7.6%	3,377	7.3%
Age 30 to 34 Years	170	6.7%	1,457	6.9%	3,174	6.9%
Age 35 to 39 Years	180	7.1%	1,467	6.9%	3,217	7.0%
Age 40 to 44 Years	165	6.5%	1,348	6.4%	2,883	6.2%
Age 45 to 49 Years	159	6.3%	1,382	6.5%	2,904	6.3%
Age 50 to 54 Years	168	6.6%	1,440	6.8%	3,048	6.6%
Age 55 to 59 Years	169	6.7%	1,483	7.0%	3,087	6.7%
Age 60 to 64 Years	171	6.7%	1,216	5.8%	2,701	5.8%
Age 65 to 69 Years	138	5.4%	926	4.4%	2,070	4.5%
Age 70 to 74 Years	105	4.1%	793	3.8%	1,805	3.9%
Age 75 to 79 Years	64	2.5%	505	2.4%	1,248	2.7%
Age 80 to 84 Years	33	1.3%	312	1.5%	847	1.8%
Age 85 Years or Over	34	1.4%	277	1.3%	960	2.1%
Female Median Age	38.2		36.6		37.4	
Age 19 Years or Less	638	25.2%	5,490	26.0%	11,951	25.9%
Age 20 to 64 Years	1,520	60.0%	12,813	60.7%	27,322	59.1%
Age 65 Years or Over	374	14.8%	2,814	13.3%	6,930	15.0%

Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.2249/-77.5043

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RFULL9

Cosner's Corner 9959-9969 Jefferson Davis Hwy, Fredericksburg, VA 22407	1 mi radius		3 mi radius		5 mi radius	
Male Age Distribution (2019)						
Male Population	2,450	*49.2%*	20,033	*48.7%*	43,731	*48.6%*
Age Under 5 Years	163	*6.6%*	1,323	*6.6%*	3,050	*7.0%*
Age 5 to 9 Years	158	*6.5%*	1,364	*6.8%*	3,082	*7.0%*
Age 10 to 14 Years	190	*7.7%*	1,516	*7.6%*	3,261	*7.5%*
Age 15 to 19 Years	170	*6.9%*	1,431	*7.1%*	3,046	*7.0%*
Age 20 to 24 Years	155	*6.3%*	1,362	*6.8%*	2,926	*6.7%*
Age 25 to 29 Years	177	*7.2%*	1,548	*7.7%*	3,309	*7.6%*
Age 30 to 34 Years	182	*7.4%*	1,412	*7.0%*	3,045	*7.0%*
Age 35 to 39 Years	147	*6.0%*	1,326	*6.6%*	2,933	*6.7%*
Age 40 to 44 Years	154	*6.3%*	1,302	*6.5%*	2,760	*6.3%*
Age 45 to 49 Years	162	*6.6%*	1,318	*6.6%*	2,836	*6.5%*
Age 50 to 54 Years	145	*5.9%*	1,383	*6.9%*	2,917	*6.7%*
Age 55 to 59 Years	168	*6.8%*	1,349	*6.7%*	2,870	*6.6%*
Age 60 to 64 Years	160	*6.5%*	1,163	*5.8%*	2,425	*5.5%*
Age 65 to 69 Years	106	*4.3%*	766	*3.8%*	1,791	*4.1%*
Age 70 to 74 Years	98	*4.0%*	659	*3.3%*	1,455	*3.3%*
Age 75 to 79 Years	70	*2.9%*	455	*2.3%*	1,014	*2.3%*
Age 80 to 84 Years	25	*1.0%*	202	*1.0%*	529	*1.2%*
Age 85 Years or Over	20	*0.8%*	153	*0.8%*	482	*1.1%*
Male Median Age	35.9		34.9		34.9	
Age 19 Years or Less	681	*27.8%*	5,634	*28.1%*	12,438	*28.4%*
Age 20 to 64 Years	1,450	*59.2%*	12,164	*60.7%*	26,021	*59.5%*
Age 65 Years or Over	319	*13.0%*	2,236	*11.2%*	5,271	*12.1%*
Males per 100 Females (2019)						
Overall Comparison						
Age Under 5 Years	97	*49.2%*	99	*49.7%*	103	*50.8%*
Age 5 to 9 Years	98	*49.4%*	102	*50.5%*	103	*50.7%*
Age 10 to 14 Years	118	*54.2%*	105	*51.1%*	104	*51.1%*
Age 15 to 19 Years	116	*53.7%*	105	*51.2%*	106	*51.4%*
Age 20 to 24 Years	104	*50.9%*	97	*49.2%*	100	*50.0%*
Age 25 to 29 Years	93	*48.2%*	96	*49.0%*	98	*49.5%*
Age 30 to 34 Years	107	*51.7%*	97	*49.2%*	96	*49.0%*
Age 35 to 39 Years	82	*45.0%*	90	*47.5%*	91	*47.7%*
Age 40 to 44 Years	94	*48.4%*	97	*49.1%*	96	*48.9%*
Age 45 to 49 Years	102	*50.5%*	95	*48.8%*	98	*49.4%*
Age 50 to 54 Years	87	*46.4%*	96	*49.0%*	96	*48.9%*
Age 55 to 59 Years	99	*49.8%*	91	*47.6%*	93	*48.2%*
Age 60 to 64 Years	94	*48.4%*	96	*48.9%*	90	*47.3%*
Age 65 to 69 Years	77	*43.4%*	83	*45.3%*	87	*46.4%*
Age 70 to 74 Years	93	*48.2%*	83	*45.4%*	81	*44.6%*
Age 75 to 79 Years	110	*52.5%*	90	*47.4%*	81	*44.8%*
Age 80 to 84 Years	74	*42.5%*	65	*39.3%*	62	*38.4%*
Age 85 Years or Over	58	*36.8%*	55	*35.6%*	50	*33.4%*
Age 19 Years or Less	107	*51.6%*	103	*50.6%*	104	*51.0%*
Age 20 to 39 Years	96	*48.9%*	95	*48.7%*	96	*49.0%*
Age 40 to 64 Years	95	*48.7%*	95	*48.7%*	94	*48.6%*
Age 65 Years or Over	85	*46.0%*	79	*44.3%*	76	*43.2%*

Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

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RFULL9

Cosner's Corner **9959-9969 Jefferson Davis Hwy, Fredericksburg, VA 22407**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Household Type (2019)						
Total Households	1,763		14,551		31,726	
Households with Children	664	*37.7%*	5,523	*38.0%*	11,966	*37.7%*
Average Household Size	2.8		2.8		2.8	
Household Density per Square Mile	561		515		404	
Population Family	4,508	*90.5%*	36,465	*88.6%*	78,462	*87.2%*
Population Non-Family	474	*9.5%*	4,685	*11.4%*	11,024	*12.3%*
Population Group Quarters	-	-	-	-	448	*0.5%*
Family Households	1,378	*78.2%*	10,826	*74.4%*	23,119	*72.9%*
Married Couple Households	1,111	*80.7%*	8,279	*76.5%*	17,487	*75.6%*
Other Family Households with Children	266	*19.3%*	2,546	*23.5%*	5,632	*24.4%*
Family Households with Children	658	*47.7%*	5,471	*50.5%*	11,839	*51.2%*
Married Couple with Children	480	*73.1%*	3,801	*69.5%*	8,134	*68.7%*
Other Family Households with Children	177	*26.9%*	1,670	*30.5%*	3,704	*31.3%*
Family Households No Children	720	*52.3%*	5,354	*49.5%*	11,280	*48.8%*
Married Couple No Children	631	*87.6%*	4,478	*83.6%*	9,352	*82.9%*
Other Family Households No Children	89	*12.4%*	876	*16.4%*	1,927	*17.1%*
Non-Family Households	385	*21.8%*	3,725	*25.6%*	8,607	*27.1%*
Non-Family Households with Children	7	*1.7%*	51	*1.4%*	127	*1.5%*
Non-Family Households No Children	378	*98.3%*	3,674	*98.6%*	8,480	*98.5%*
Average Family Household Size	3.3		3.4		3.4	
Average Family Income	$107,667		$114,253		$112,839	
Median Family Income	$114,307		$111,880		$104,856	
Average Non-Family Household Size	1.2		1.3		1.3	
Marital Status (2019)						
Population Age 15 Years or Over	3,980		32,822		71,467	
Never Married	1,152	*28.9%*	10,831	*33.0%*	23,068	*32.3%*
Currently Married	2,178	*54.7%*	16,456	*50.1%*	34,901	*48.8%*
Previously Married	650	*16.3%*	5,535	*16.9%*	13,499	*18.9%*
Separated	145	*22.3%*	1,251	*22.6%*	3,221	*23.9%*
Widowed	213	*32.7%*	1,364	*24.7%*	3,267	*24.2%*
Divorced	293	*45.0%*	2,919	*52.7%*	7,010	*51.9%*
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	3,359		27,256		59,688	
Elementary (Grade Level 0 to 8)	51	*1.5%*	625	*2.3%*	1,853	*3.1%*
Some High School (Grade Level 9 to 11)	117	*3.5%*	1,311	*4.8%*	3,533	*5.9%*
High School Graduate	845	*25.2%*	7,107	*26.1%*	17,131	*28.7%*
Some College	765	*22.8%*	5,821	*21.4%*	12,429	*20.8%*
Associate Degree Only	304	*9.1%*	2,198	*8.1%*	4,537	*7.6%*
Bachelor Degree Only	756	*22.5%*	6,264	*23.0%*	12,553	*21.0%*
Graduate Degree	520	*15.5%*	3,930	*14.4%*	7,652	*12.8%*
Any College (Some College or Higher)	2,346	*69.8%*	18,213	*66.8%*	37,170	*62.3%*
College Degree + (Bachelor Degree or Higher)	1,277	*38.0%*	10,194	*37.4%*	20,205	*33.9%*

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Cosner's Corner 9959-9969 Jefferson Davis Hwy, Fredericksburg, VA 22407	1 mi radius		3 mi radius		5 mi radius	
Housing						
Total Housing Units (2019)	1,794		14,875		32,543	
Total Housing Units (2010)	1,261		12,697		29,465	
Historical Annual Growth (2010-2019)	533	*4.7%*	2,178	*1.9%*	3,079	*1.2%*
Housing Units Occupied (2019)	1,763	*98.3%*	14,551	*97.8%*	31,726	*97.5%*
Housing Units Owner-Occupied	1,444	*81.9%*	10,288	*70.7%*	22,539	*71.0%*
Housing Units Renter-Occupied	318	*18.1%*	4,263	*29.3%*	9,187	*29.0%*
Housing Units Vacant (2019)	31	*1.8%*	325	*2.2%*	818	*2.6%*
Household Size (2019)						
Total Households	1,763		14,551		31,726	
1 Person Households	295	*16.7%*	2,833	*19.5%*	6,712	*21.2%*
2 Person Households	619	*35.1%*	4,526	*31.1%*	9,624	*30.3%*
3 Person Households	308	*17.5%*	2,650	*18.2%*	5,661	*17.8%*
4 Person Households	275	*15.6%*	2,410	*16.6%*	5,158	*16.3%*
5 Person Households	150	*8.5%*	1,242	*8.5%*	2,668	*8.4%*
6 Person Households	66	*3.7%*	532	*3.7%*	1,131	*3.6%*
7 or More Person Households	50	*2.8%*	357	*2.5%*	772	*2.4%*
Household Income Distribution (2019)						
HH Income $200,000 or More	199	*11.3%*	1,424	*9.8%*	2,945	*9.3%*
HH Income $150,000 to $199,999	251	*14.3%*	2,051	*14.1%*	3,806	*12.0%*
HH Income $125,000 to $149,999	186	*10.6%*	1,385	*9.5%*	2,918	*9.2%*
HH Income $100,000 to $124,999	226	*12.8%*	1,605	*11.0%*	3,162	*10.0%*
HH Income $75,000 to $99,999	316	*17.9%*	2,754	*18.9%*	5,555	*17.5%*
HH Income $50,000 to $74,999	247	*14.0%*	2,419	*16.6%*	5,640	*17.8%*
HH Income $35,000 to $49,999	150	*8.5%*	1,184	*8.1%*	2,918	*9.2%*
HH Income $25,000 to $34,999	65	*3.7%*	605	*4.2%*	1,784	*5.6%*
HH Income $15,000 to $24,999	53	*3.0%*	529	*3.6%*	1,496	*4.7%*
HH Income $10,000 to $14,999	11	*0.6%*	223	*1.5%*	540	*1.7%*
HH Income Under $10,000	58	*3.3%*	371	*2.5%*	961	*3.0%*
Household Vehicles (2019)						
Households 0 Vehicles Available	21	*1.2%*	288	*2.0%*	1,090	*3.4%*
Households 1 Vehicle Available	414	*23.5%*	3,823	*26.3%*	8,156	*25.7%*
Households 2 Vehicles Available	760	*43.1%*	5,893	*40.5%*	12,416	*39.1%*
Households 3 or More Vehicles Available	568	*32.2%*	4,546	*31.2%*	10,063	*31.7%*
Total Vehicles Available	3,884		31,466		67,875	
Average Vehicles per Household	2.2		2.2		2.1	
Owner-Occupied Household Vehicles	3,295	*84.8%*	24,442	*77.7%*	52,838	*77.8%*
Average Vehicles per Owner-Occupied Household	2.3		2.4		2.3	
Renter-Occupied Household Vehicles	589	*15.2%*	7,023	*22.3%*	15,037	*22.2%*
Average Vehicles per Renter-Occupied Household	1.9		1.6		1.6	
Travel Time (2019)						
Worker Base Age 16 years or Over	2,507		20,919		45,835	
Travel to Work in 14 Minutes or Less	436	*17.4%*	4,054	*19.4%*	9,415	*20.5%*
Travel to Work in 15 to 29 Minutes	748	*29.8%*	7,136	*34.1%*	14,637	*31.9%*
Travel to Work in 30 to 59 Minutes	501	*20.0%*	4,375	*20.9%*	9,676	*21.1%*
Travel to Work in 60 Minutes or More	623	*24.9%*	5,052	*24.2%*	10,592	*23.1%*
Work at Home	111	*4.4%*	959	*4.6%*	2,184	*4.8%*
Average Minutes Travel to Work	29.8		27.2		26.5	

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Cosner's Corner **9959-9969 Jefferson Davis Hwy, Fredericksburg, VA 22407**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Transportation To Work (2019)						
Worker Base Age 16 years or Over	2,507		20,919		45,835	
Drive to Work Alone	1,888	*75.3%*	15,619	*74.7%*	34,518	*75.3%*
Drive to Work in Carpool	374	*14.9%*	2,962	*14.2%*	6,152	*13.4%*
Travel to Work by Public Transportation	115	*4.6%*	959	*4.6%*	2,211	*4.8%*
Drive to Work on Motorcycle	1	-	43	*0.2%*	77	*0.2%*
Bicycle to Work	3	*0.1%*	26	*0.1%*	67	*0.1%*
Walk to Work	7	*0.3%*	291	*1.4%*	511	*1.1%*
Other Means	8	*0.3%*	60	*0.3%*	116	*0.3%*
Work at Home	111	*4.4%*	959	*4.6%*	2,184	*4.8%*
Daytime Demographics (2019)						
Total Businesses	372		1,655		3,416	
Total Employees	4,468		17,321		36,653	
Company Headquarter Businesses	-	-	5	*0.3%*	7	*0.2%*
Company Headquarter Employees	115	*2.6%*	310	*1.8%*	576	*1.6%*
Employee Population per Business	12.0	to 1	10.5	to 1	10.7	to 1
Residential Population per Business	13.4	to 1	24.9	to 1	26.3	to 1
Adj. Daytime Demographics Age 16 Years or Over	5,938		27,708		59,883	
Labor Force						
Labor Population Age 16 Years or Over (2019)	3,905		32,185		70,188	
Labor Force Total Males (2019)	1,897	*48.6%*	15,500	*48.2%*	33,672	*48.0%*
Male Civilian Employed	1,334	*70.3%*	11,288	*72.8%*	24,339	*72.3%*
Male Civilian Unemployed	41	*2.2%*	379	*2.4%*	782	*2.3%*
Males in Armed Forces	16	*0.8%*	177	*1.1%*	350	*1.0%*
Males Not in Labor Force	505	*26.6%*	3,656	*23.6%*	8,201	*24.4%*
Labor Force Total Females (2019)	2,008	*51.4%*	16,684	*51.8%*	36,516	*52.0%*
Female Civilian Employed	1,084	*54.0%*	10,333	*61.9%*	22,256	*61.0%*
Female Civilian Unemployed	17	*0.9%*	199	*1.2%*	484	*1.3%*
Females in Armed Forces	-	-	-	-	11	-
Females Not in Labor Force	906	*45.1%*	6,153	*36.9%*	13,764	*37.7%*
Unemployment Rate	59	*1.5%*	578	*1.8%*	1,265	*1.8%*
Occupation (2019)						
Occupation Population Age 16 Years or Over	2,419		21,621		46,596	
Occupation Total Males	1,334	*55.2%*	11,288	*52.2%*	24,339	*52.2%*
Occupation Total Females	1,084	44.8%	10,333	47.8%	22,256	47.8%
Management, Business, Financial Operations	485	-	4,390	20.3%	8,887	19.1%
Professional, Related	583	24.1%	5,096	23.6%	10,541	22.6%
Service	427	*17.7%*	3,908	*18.1%*	9,091	*19.5%*
Sales, Office	550	*22.8%*	4,709	*21.8%*	10,133	*21.7%*
Farming, Fishing, Forestry	-	-	16	-	41	-
Construction, Extraction, Maintenance	226	*9.3%*	1,952	*9.0%*	4,250	*9.1%*
Production, Transport, Material Moving	147	*6.1%*	1,550	*7.2%*	3,654	*7.8%*
White Collar Workers	1,618	*66.9%*	14,195	*65.7%*	29,560	*63.4%*
Blue Collar Workers	800	*33.1%*	7,426	*34.3%*	17,036	*36.6%*

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Cosner's Corner **9959-9969 Jefferson Davis Hwy, Fredericksburg, VA 22407**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Units In Structure (2019)						
Total Units	1,052		12,074		27,851	
1 Detached Unit	1,449	*137.8%*	10,262	*85.0%*	22,999	*82.6%*
1 Attached Unit	180	*17.1%*	2,095	*17.4%*	3,695	*13.3%*
2 Units	4	*0.4%*	79	*0.7%*	286	*1.0%*
3 to 4 Units	6	*0.6%*	217	*1.8%*	412	*1.5%*
5 to 9 Units	7	*0.7%*	271	*2.2%*	584	*2.1%*
10 to 19 Units	74	*7.1%*	907	*7.5%*	1,749	*6.3%*
20 to 49 Units	10	*1.0%*	269	*2.2%*	525	*1.9%*
50 or More Units	11	*1.1%*	166	*1.4%*	668	*2.4%*
Mobile Home or Trailer	20	*1.9%*	285	*2.4%*	807	*2.9%*
Other Structure	-	-	-	-	-	-
Homes Built By Year (2019)						
Homes Built 2014 or later	250	*13.9%*	1,291	*8.7%*	2,044	*6.3%*
Homes Built 2010 to 2013	143	*8.0%*	517	*3.5%*	1,082	*3.3%*
Homes Built 2000 to 2009	686	*38.3%*	3,942	*26.5%*	8,351	*25.7%*
Homes Built 1990 to 1999	323	*18.0%*	4,120	*27.7%*	7,598	*23.3%*
Homes Built 1980 to 1989	255	*14.2%*	2,648	*17.8%*	6,121	*18.8%*
Homes Built 1970 to 1979	64	*3.6%*	1,270	*8.5%*	3,861	*11.9%*
Homes Built 1960 to 1969	25	*1.4%*	294	*2.0%*	1,102	*3.4%*
Homes Built 1950 to 1959	6	*0.3%*	227	*1.5%*	683	*2.1%*
Homes Built 1940 to 1949	6	*0.3%*	121	*0.8%*	351	*1.1%*
Homes Built Before 1939	5	*0.3%*	121	*0.8%*	533	*1.6%*
Median Age of Homes	16.8	*yrs*	21.7	*yrs*	24.4	*yrs*
Home Values (2019)						
Owner Specified Housing Units	1,029		9,013		20,208	
Home Values $1,000,000 or More	-	-	6	-	9	-
Home Values $750,000 to $999,999	4	*0.4%*	38	*0.4%*	116	*0.6%*
Home Values $500,000 to $749,999	127	*12.3%*	415	*4.6%*	857	*4.2%*
Home Values $400,000 to $499,999	238	*23.1%*	923	*10.2%*	1,821	*9.0%*
Home Values $300,000 to $399,999	370	*35.9%*	2,803	*31.1%*	5,601	*27.7%*
Home Values $250,000 to $299,999	255	*24.8%*	2,181	*24.2%*	4,298	*21.3%*
Home Values $200,000 to $249,999	199	*19.4%*	1,625	*18.0%*	3,896	*19.3%*
Home Values $175,000 to $199,999	78	*7.6%*	710	*7.9%*	1,664	*8.2%*
Home Values $150,000 to $174,999	85	*8.3%*	671	*7.5%*	1,582	*7.8%*
Home Values $125,000 to $149,999	20	*2.0%*	271	*3.0%*	816	*4.0%*
Home Values $100,000 to $124,999	19	*1.8%*	267	*3.0%*	656	*3.2%*
Home Values $90,000 to $99,999	-	-	5	-	79	*0.4%*
Home Values $80,000 to $89,999	2	*0.2%*	22	*0.2%*	65	*0.3%*
Home Values $70,000 to $79,999	-	-	1	-	43	*0.2%*
Home Values $60,000 to $69,999	-	-	22	*0.2%*	36	*0.2%*
Home Values $50,000 to $59,999	1	*0.1%*	55	*0.6%*	156	*0.8%*
Home Values $35,000 to $49,999	-	-	7	-	84	*0.4%*
Home Values $25,000 to $34,999	3	*0.3%*	28	*0.3%*	110	*0.5%*
Home Values $10,000 to $24,999	8	*0.8%*	92	*1.0%*	267	*1.3%*
Home Values Under $10,000	34	*3.3%*	136	*1.5%*	323	*1.6%*
Owner-Occupied Median Home Value	$302,040		$275,274		$265,236	
Renter-Occupied Median Rent	$1,366		$1,249		$1,189	

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Cosner's Corner 9959-9969 Jefferson Davis Hwy, Fredericksburg, VA 22407	1 mi radius		3 mi radius		5 mi radius	
Total Annual Consumer Expenditure (2019)						
Total Household Expenditure	$127.06 M		$1.04 B		$2.24 B	
Total Non-Retail Expenditure	$66.93 M		$549.97 M		$1.18 B	
Total Retail Expenditure	$60.12 M		$493.47 M		$1.06 B	
Apparel	$4.55 M		$37.43 M		$79.85 M	
Contributions	$4.29 M		$34.8 M		$74.08 M	
Education	$4.07 M		$33.21 M		$69.85 M	
Entertainment	$7.38 M		$60.29 M		$128.45 M	
Food and Beverages	$18.56 M		$152.82 M		$328.05 M	
Furnishings and Equipment	$4.57 M		$37.39 M		$79.69 M	
Gifts	$3.19 M		$25.99 M		$55.53 M	
Health Care	$10.53 M		$86.31 M		$186.13 M	
Household Operations	$5.05 M		$41.3 M		$88.27 M	
Miscellaneous Expenses	$2.41 M		$19.76 M		$42.32 M	
Personal Care	$1.71 M		$14.03 M		$30.04 M	
Personal Insurance	$950.3 K		$7.7 M		$16.3 M	
Reading	$277.81 K		$2.27 M		$4.86 M	
Shelter	$26.5 M		$218.63 M		$469.08 M	
Tobacco	$683.66 K		$5.74 M		$12.62 M	
Transportation	$23.31 M		$191.44 M		$409.87 M	
Utilities	$9.01 M		$74.33 M		$160.93 M	
Monthly Household Consumer Expenditure (2019)						
Total Household Expenditure	$6,007		$5,976		$5,873	
Total Non-Retail Expenditure	$3,165	*52.7%*	$3,150	*52.7%*	$3,096	*52.7%*
Total Retail Expenditures	$2,842	*47.3%*	$2,826	*47.3%*	$2,777	*47.3%*
Apparel	$215	*3.6%*	$214	*3.6%*	$210	*3.6%*
Contributions	$203	*3.4%*	$199	*3.3%*	$195	*3.3%*
Education	$193	*3.2%*	$190	*3.2%*	$183	*3.1%*
Entertainment	$349	*5.8%*	$345	*5.8%*	$337	*5.7%*
Food and Beverages	$878	*14.6%*	$875	*14.6%*	$862	*14.7%*
Furnishings and Equipment	$216	*3.6%*	$214	*3.6%*	$209	*3.6%*
Gifts	$151	*2.5%*	$149	*2.5%*	$146	*2.5%*
Health Care	$498	*8.3%*	$494	*8.3%*	$489	*8.3%*
Household Operations	$239	*4.0%*	$237	*4.0%*	$232	*3.9%*
Miscellaneous Expenses	$114	*1.9%*	$113	*1.9%*	$111	*1.9%*
Personal Care	$81	*1.3%*	$80	*1.3%*	$79	*1.3%*
Personal Insurance	$45	*0.7%*	$44	*0.7%*	$43	*0.7%*
Reading	$13	*0.2%*	$13	*0.2%*	$13	*0.2%*
Shelter	$1,253	*20.9%*	$1,252	*21.0%*	$1,232	*21.0%*
Tobacco	$32	*0.5%*	$33	*0.5%*	$33	*0.6%*
Transportation	$1,102	*18.3%*	$1,096	*18.3%*	$1,077	*18.3%*
Utilities	$426	*7.1%*	$426	*7.1%*	$423	*7.2%*

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