

The Shops at Fall Hill
Fredericksburg, Virginia

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

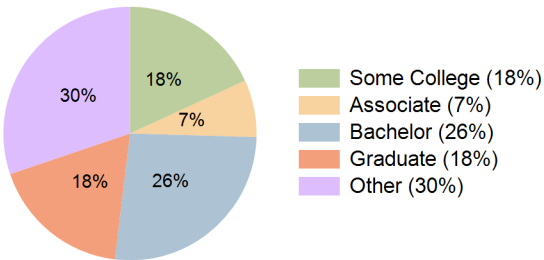
Current Year Demographics

Current Population	6,100	50,998	129,994	42,976
Total Daytime Pop	8,305	68,957	137,123	57,308
Daytime Workers	6,215	45,058	75,498	37,984
Average Household Income	\$110,765	\$125,561	\$135,988	\$122,196
Median Household Income	\$89,234	\$94,296	\$108,713	\$92,200
Total Households	2,432	20,279	48,378	16,822
Median Home Value	\$476,378	\$474,751	\$455,908	\$468,078
Bachelors Degree	29.3%	26.9%	25.4%	26.5%
Graduate Degree	10.4%	18.4%	16.8%	17.9%
Consumer Spending Index	99	109	117	106

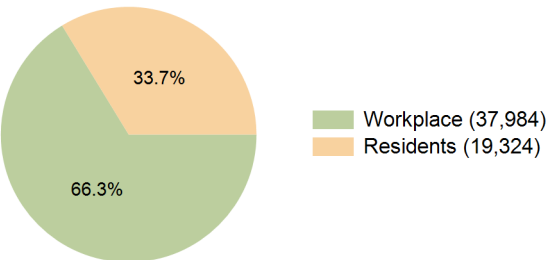
2030 Demographic Projections

Projected Population	6,202	53,542	136,164	44,990
Projected 5 Year Annual Growth Rate (Pop)	0.3%	1.0%	0.9%	0.9%
Projected Households	2,516	21,534	51,121	17,794
Projected 5 Year Annual Growth Rate (HH)	0.7%	1.2%	1.1%	1.1%

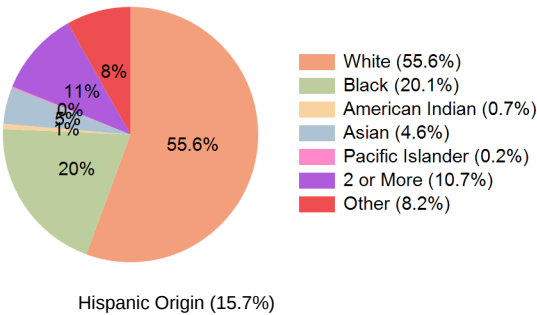
Education (10 Minute Drive)



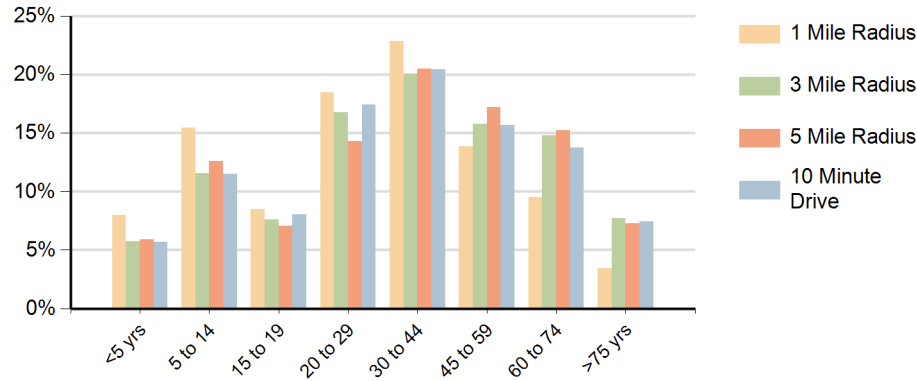
Daytime Population (10 Minute Drive)



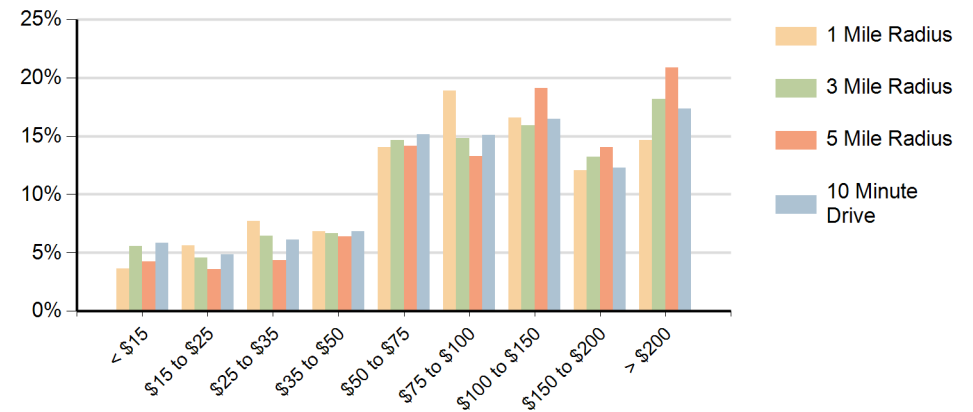
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



The Shops at Fall Hill Fredericksburg, Virginia		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	6,100	50,998	129,994	42,976
	2020 Census Population	6,065	47,221	122,767	40,068
	2010 Census Population	4,105	38,194	106,221	34,681
	Historical Annual Growth 2010 to 2020	4.0%	2.1%	1.5%	1.5%
	Estimated Annual Growth 2020 to 2025	0.1%	1.5%	1.1%	1.3%
	Projected Annual Growth 2025 to 2030	0.3%	1.0%	0.9%	0.9%
Households	Current Estimated Households	2,432	20,279	48,378	16,822
	2020 Census Households	2,351	18,514	45,048	15,411
	2010 Census Households	1,340	14,452	38,282	13,087
	Historical Annual Growth 2010 to 2020	5.8%	2.5%	1.6%	1.7%
	Estimated Annual Growth 2020 to 2025	0.7%	1.8%	1.4%	1.7%
	Projected Annual Growth 2025 to 2030	0.7%	1.2%	1.1%	1.1%
Race	Population per Household	2.5	2.4	2.6	2.4
	White	32.9%	55.3%	55.3%	55.6%
	Black or African American	35.2%	20.6%	20.1%	20.1%
	American Indian	1.2%	0.6%	0.6%	0.7%
	Asian	6.8%	4.8%	4.4%	4.6%
	Pacific Islander	0.1%	0.2%	0.2%	0.2%
	2 or More Races	13.4%	10.8%	11.7%	10.7%
	Other Races	10.5%	7.6%	7.7%	8.2%
	Hispanic Origin	20.9%	15.2%	15.8%	15.7%