

COSNER'S CORNER

9951 - 9969 Patriot Highway, Fredericksburg, VA 22407



PROPERTY HIGHLIGHTS

- AVAILABLE: 1,500 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

3 Mi	44,206
5 Mi	93,648
10 Mi	197,545

CARS PER DAY

Patriot Hwy: 32,000
Mills Dr: 20,000
I 95: 102,500

AV. HH INCOME

3 Mi	\$101,693
5 Mi	\$99,981
10 Mi	\$ 103,506

EMPLOYEES

3 Mi	17,910
5 Mi	35,509
10 Mi	78,780



last updated: 07/06/22 P. 1



SHARY THUR

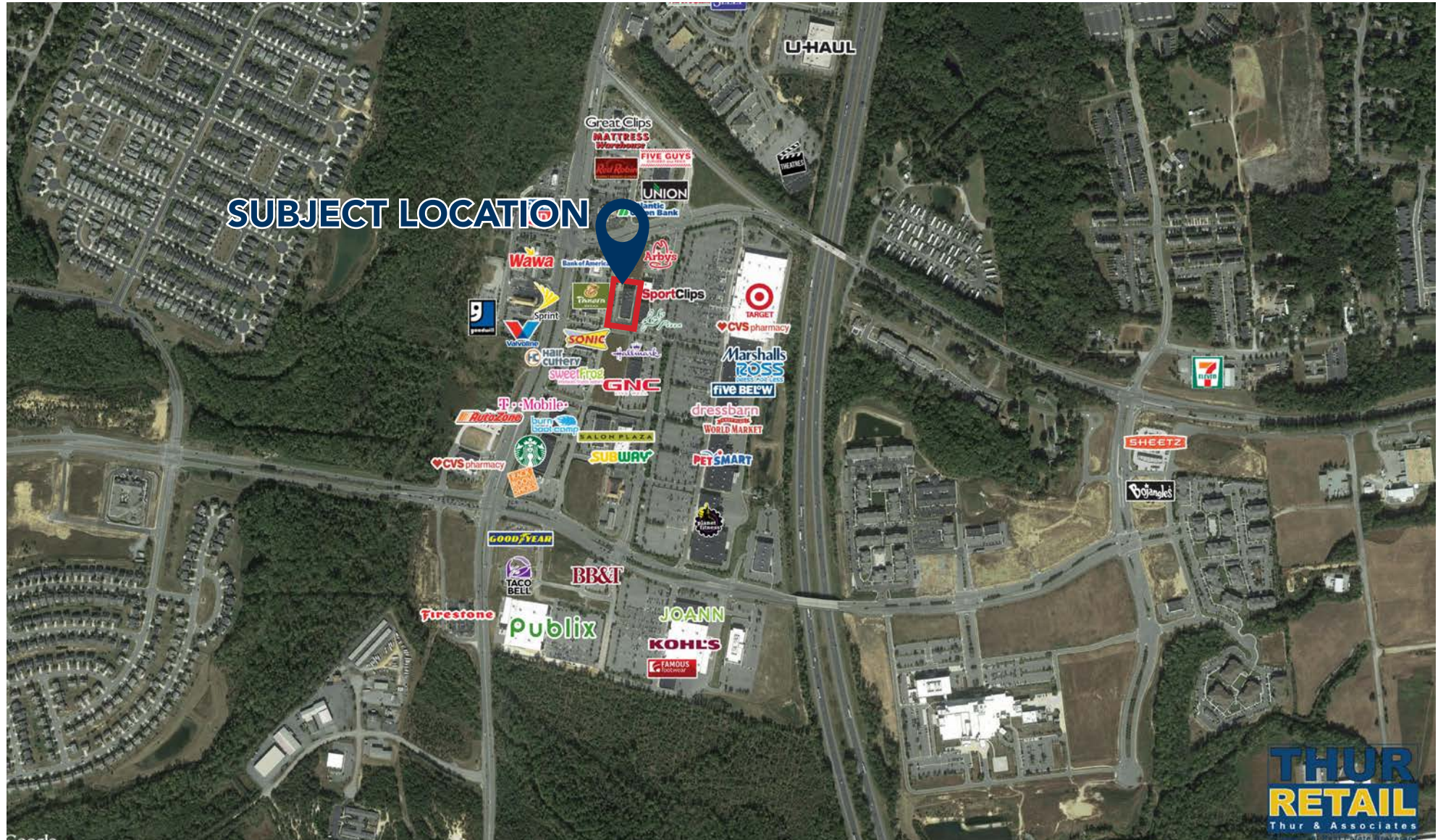


202-359-3469



sthur@thurassociates.com

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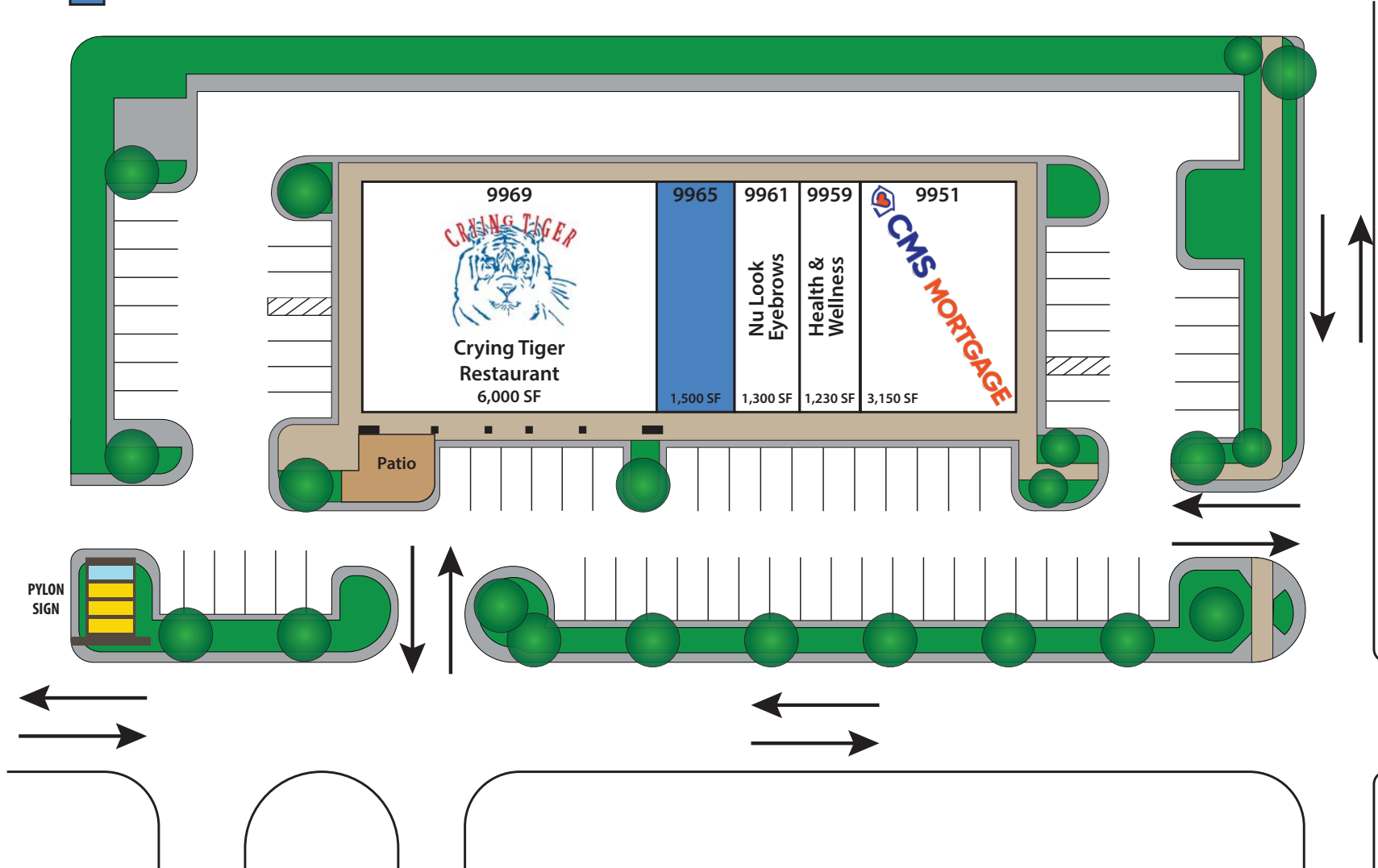
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 AVAILABLE

COSNER'S CORNER



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Suite/Address	Tenant	Category/ Former use	SF
9951	CMS Mortgage Solutions	Mortgate & Title	3,150
9959	Health and Wellness	Massage	1,230
9961	Nu Look Eyebrows	Beauty salon	1,300
9965	Available	Hookah lounge	1,500
9969	Crying Tiger restaurant	Restaurant	6,000



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SHARY THUR



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LEASING CONTACT

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OFFICE LOCATIONS

WASHINGTON DC
1054 31st St NW, Suite 115
Washington, DC 20007
202-823-4444

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



Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.2252/-77.5042

Cosner's Corner		1 mi radius		3 mi radius		5 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407							
Population							
Estimated Population (2021)	5,880		44,206		93,648		
Projected Population (2026)	6,742		48,961		101,321		
Census Population (2020)	4,662		44,282		93,098		
Census Population (2010)	3,058		35,661		80,549		
Projected Annual Growth (2021-2026)	862	2.9%	4,755	2.2%	7,672	1.6%	
Historical Annual Growth (2020-2021)	1,218	-	-76	-0.2%	550	0.6%	
Historical Annual Growth (2010-2020)	1,605	5.2%	8,621	2.4%	12,549	1.6%	
Estimated Population Density (2021)	1,873	psm	1,564	psm	1,193	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	
Households							
Estimated Households (2021)	2,072		15,741		33,345		
Projected Households (2026)	2,291		16,810		35,226		
Census Households (2020)	1,608		15,603		33,253		
Census Households (2010)	1,052		12,420		28,249		
Projected Annual Growth (2021-2026)	219	2.1%	1,069	1.4%	1,881	1.1%	
Historical Annual Change (2010-2021)	1,020	8.8%	3,321	2.4%	5,096	1.6%	
Average Household Income							
Estimated Average Household Income (2021)	\$93,944		\$101,693		\$99,981		
Projected Average Household Income (2026)	\$100,776		\$113,338		\$112,627		
Census Average Household Income (2010)	\$88,593		\$86,612		\$83,554		
Census Average Household Income (2000)	\$62,311		\$65,401		\$63,421		
Projected Annual Change (2021-2026)	\$6,832	1.5%	\$11,645	2.3%	\$12,646	2.5%	
Historical Annual Change (2000-2021)	\$31,633	2.4%	\$36,292	2.6%	\$36,560	2.7%	
Median Household Income							
Estimated Median Household Income (2021)	\$98,230		\$98,259		\$92,478		
Projected Median Household Income (2026)	\$116,462		\$114,761		\$107,821		
Census Median Household Income (2010)	\$82,689		\$80,335		\$75,372		
Census Median Household Income (2000)	\$56,357		\$58,567		\$56,186		
Projected Annual Change (2021-2026)	\$18,232	3.7%	\$16,502	3.4%	\$15,343	3.3%	
Historical Annual Change (2000-2021)	\$41,872	3.5%	\$39,692	3.2%	\$36,292	3.1%	
Per Capita Income							
Estimated Per Capita Income (2021)	\$33,119		\$36,223		\$35,630		
Projected Per Capita Income (2026)	\$34,262		\$38,924		\$39,185		
Census Per Capita Income (2010)	\$30,476		\$30,165		\$29,302		
Census Per Capita Income (2000)	\$21,143		\$23,822		\$22,598		
Projected Annual Change (2021-2026)	\$1,143	0.7%	\$2,701	1.5%	\$3,555	2.0%	
Historical Annual Change (2000-2021)	\$11,976	2.7%	\$12,401	2.5%	\$13,032	2.7%	
Estimated Average Household Net Worth (2021)	\$773,864		\$784,506		\$756,674		

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.2252/-77.5042

Cosner's Corner			1 mi radius		3 mi radius		5 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407								
Race and Ethnicity								
Total Population (2021)			5,880		44,206		93,648	
White (2021)			3,115	53.0%	25,799	58.4%	55,163	58.9%
Black or African American (2021)			1,499	25.5%	8,923	20.2%	18,199	19.4%
American Indian or Alaska Native (2021)			37	0.6%	251	0.6%	480	0.5%
Asian (2021)			266	4.5%	1,601	3.6%	3,253	3.5%
Hawaiian or Pacific Islander (2021)			2	-	30	-	81	-
Other Race (2021)			339	5.8%	2,918	6.6%	6,723	7.2%
Two or More Races (2021)			621	10.6%	4,684	10.6%	9,750	10.4%
Population < 18 (2021)			1,471	25.0%	11,147	25.2%	23,438	25.0%
White Not Hispanic			579	39.4%	5,181	46.5%	10,719	45.7%
Black or African American			394	26.8%	2,238	20.1%	4,595	19.6%
Asian			58	3.9%	357	3.2%	795	3.4%
Other Race Not Hispanic			166	11.3%	1,270	11.4%	2,851	12.2%
Hispanic			273	18.6%	2,101	18.9%	4,478	19.1%
Not Hispanic or Latino Population (2021)			5,074	86.3%	38,117	86.2%	80,586	86.1%
Not Hispanic White			2,973	58.6%	24,657	64.7%	52,703	65.4%
Not Hispanic Black or African American			1,465	28.9%	8,699	22.8%	17,699	22.0%
Not Hispanic American Indian or Alaska Native			18	0.4%	132	0.3%	247	0.3%
Not Hispanic Asian			261	5.1%	1,571	4.1%	3,206	4.0%
Not Hispanic Hawaiian or Pacific Islander			2	-	29	-	77	-
Not Hispanic Other Race			32	0.6%	316	0.8%	881	1.1%
Not Hispanic Two or More Races			323	6.4%	2,713	7.1%	5,774	7.2%
Hispanic or Latino Population (2021)			807	13.7%	6,089	13.8%	13,062	13.9%
Hispanic White			142	17.6%	1,142	18.8%	2,460	18.8%
Hispanic Black or African American			35	4.3%	224	3.7%	500	3.8%
Hispanic American Indian or Alaska Native			19	2.4%	119	1.9%	233	1.8%
Hispanic Asian			5	0.7%	30	0.5%	48	0.4%
Hispanic Hawaiian or Pacific Islander			-	-	-	-	4	-
Hispanic Other Race			307	38.1%	2,602	42.7%	5,842	44.7%
Hispanic Two or More Races			298	37.0%	1,971	32.4%	3,976	30.4%
Not Hispanic or Latino Population (2020)			4,069	87.3%	38,402	86.7%	79,730	85.6%
Hispanic or Latino Population (2020)			594	12.7%	5,880	13.3%	13,369	14.4%
Not Hispanic or Latino Population (2010)			2,801	91.6%	32,474	91.1%	72,929	90.5%
Hispanic or Latino Population (2010)			256	8.4%	3,187	8.9%	7,620	9.5%
Not Hispanic or Latino Population (2026)			5,765	85.5%	41,859	85.5%	86,533	85.4%
Hispanic or Latino Population (2026)			977	14.5%	7,101	14.5%	14,787	14.6%
Projected Annual Growth (2021-2026)			170	4.2%	1,012	3.3%	1,726	2.6%
Historical Annual Growth (2010-2020)			337	13.1%	2,694	8.5%	5,748	7.5%

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Lat/Lon: 38.2252/-77.5042

Cosner's Corner 9969 Patriot Hwy, Fredericksburg, VA 22407		1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2021)				
Total Household Expenditure		\$140.14 M	\$1.12 B	\$2.36 B
Total Non-Retail Expenditure		\$73.86 M	\$592.85 M	\$1.24 B
Total Retail Expenditure		\$66.28 M	\$531.14 M	\$1.11 B
Apparel		\$5.02 M	\$40.31 M	\$84.25 M
Contributions		\$4.72 M	\$37.73 M	\$78.82 M
Education		\$4.47 M	\$36.05 M	\$74.58 M
Entertainment		\$8.11 M	\$64.95 M	\$135.59 M
Food and Beverages		\$20.5 M	\$164.45 M	\$345.37 M
Furnishings and Equipment		\$5.02 M	\$40.23 M	\$84.01 M
Gifts		\$3.51 M	\$28.37 M	\$59.48 M
Health Care		\$11.64 M	\$92.8 M	\$195.6 M
Household Operations		\$5.57 M	\$44.56 M	\$93.29 M
Miscellaneous Expenses		\$2.66 M	\$21.3 M	\$44.64 M
Personal Care		\$1.88 M	\$15.1 M	\$31.65 M
Personal Insurance		\$1.04 M	\$8.29 M	\$17.22 M
Reading		\$306.51 K	\$2.45 M	\$5.13 M
Shelter		\$29.25 M	\$235.44 M	\$494.43 M
Tobacco		\$766.88 K	\$6.15 M	\$13.19 M
Transportation		\$25.67 M	\$205.9 M	\$431.29 M
Utilities		\$10 M	\$79.9 M	\$168.89 M
Monthly Household Consumer Expenditure (2021)				
Total Household Expenditure		\$5,636	\$5,950	\$5,892
Total Non-Retail Expenditure		\$2,970 52.7%	\$3,138 52.7%	\$3,108 52.8%
Total Retail Expenditures		\$2,665 47.3%	\$2,812 47.3%	\$2,783 47.2%
Apparel		\$202 3.6%	\$213 3.6%	\$211 3.6%
Contributions		\$190 3.4%	\$200 3.4%	\$197 3.3%
Education		\$180 3.2%	\$191 3.2%	\$186 3.2%
Entertainment		\$326 5.8%	\$344 5.8%	\$339 5.8%
Food and Beverages		\$825 14.6%	\$871 14.6%	\$863 14.7%
Furnishings and Equipment		\$202 3.6%	\$213 3.6%	\$210 3.6%
Gifts		\$141 2.5%	\$150 2.5%	\$149 2.5%
Health Care		\$468 8.3%	\$491 8.3%	\$489 8.3%
Household Operations		\$224 4.0%	\$236 4.0%	\$233 4.0%
Miscellaneous Expenses		\$107 1.9%	\$113 1.9%	\$112 1.9%
Personal Care		\$76 1.3%	\$80 1.3%	\$79 1.3%
Personal Insurance		\$42 0.7%	\$44 0.7%	\$43 0.7%
Reading		\$12 0.2%	\$13 0.2%	\$13 0.2%
Shelter		\$1,176 20.9%	\$1,246 20.9%	\$1,236 21.0%
Tobacco		\$31 0.5%	\$33 0.5%	\$33 0.6%
Transportation		\$1,032 18.3%	\$1,090 18.3%	\$1,078 18.3%
Utilities		\$402 7.1%	\$423 7.1%	\$422 7.2%

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.2252/-77.5042

Cosner's Corner		1 mi radius		3 mi radius		5 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407							
Units In Structure (2021)							
Total Units	1,052		12,420		28,249		
1 Detached Unit	1,623	154.3%	10,121	81.5%	22,326	79.0%	
1 Attached Unit	196	18.7%	2,625	21.1%	4,760	16.9%	
2 Units	2	0.2%	73	0.6%	278	1.0%	
3 to 4 Units	2	0.2%	201	1.6%	421	1.5%	
5 to 9 Units	22	2.1%	494	4.0%	993	3.5%	
10 to 19 Units	125	11.8%	1,071	8.6%	2,121	7.5%	
20 to 49 Units	45	4.3%	573	4.6%	774	2.7%	
50 or More Units	26	2.4%	285	2.3%	754	2.7%	
Mobile Home or Trailer	32	3.1%	299	2.4%	916	3.2%	
Other Structure	-	-	-	-	1	-	
Homes Built By Year (2021)							
Homes Built 2014 or later	458	21.1%	2,045	12.4%	3,002	8.6%	
Homes Built 2010 to 2013	226	10.4%	925	5.6%	1,443	4.1%	
Homes Built 2000 to 2009	655	30.2%	3,530	21.5%	7,882	22.5%	
Homes Built 1990 to 1999	376	17.3%	4,793	29.2%	9,040	25.8%	
Homes Built 1980 to 1989	263	12.1%	2,783	16.9%	6,225	17.8%	
Homes Built 1970 to 1979	76	3.5%	1,121	6.8%	3,424	9.8%	
Homes Built 1960 to 1969	7	0.3%	240	1.5%	965	2.8%	
Homes Built 1950 to 1959	3	0.1%	166	1.0%	723	2.1%	
Homes Built 1940 to 1949	6	0.3%	86	0.5%	282	0.8%	
Homes Built Before 1939	2	0.1%	51	0.3%	358	1.0%	
Median Age of Homes	15.4	yrs	20.4	yrs	23.1	yrs	
Home Values (2021)							
Owner Specified Housing Units	1,661		11,171		23,624		
Home Values \$1,000,000 or More	2	0.1%	54	0.5%	184	0.8%	
Home Values \$750,000 to \$999,999	5	0.3%	47	0.4%	248	1.1%	
Home Values \$500,000 to \$749,999	168	10.1%	570	5.1%	969	4.1%	
Home Values \$400,000 to \$499,999	464	27.9%	1,738	15.6%	3,175	13.4%	
Home Values \$300,000 to \$399,999	408	24.5%	3,114	27.9%	6,056	25.6%	
Home Values \$250,000 to \$299,999	358	21.5%	2,720	24.3%	5,219	22.1%	
Home Values \$200,000 to \$249,999	149	9.0%	1,396	12.5%	3,576	15.1%	
Home Values \$175,000 to \$199,999	46	2.8%	684	6.1%	1,693	7.2%	
Home Values \$150,000 to \$174,999	23	1.4%	202	1.8%	512	2.2%	
Home Values \$125,000 to \$149,999	4	0.2%	234	2.1%	457	1.9%	
Home Values \$100,000 to \$124,999	14	0.8%	131	1.2%	328	1.4%	
Home Values \$90,000 to \$99,999	-	-	15	0.1%	117	0.5%	
Home Values \$80,000 to \$89,999	-	-	14	0.1%	56	0.2%	
Home Values \$70,000 to \$79,999	-	-	-	-	32	0.1%	
Home Values \$60,000 to \$69,999	-	-	17	0.1%	37	0.2%	
Home Values \$50,000 to \$59,999	2	-	84	0.7%	385	1.6%	
Home Values \$35,000 to \$49,999	-	-	9	-	150	0.6%	
Home Values \$25,000 to \$34,999	9	0.6%	62	0.6%	193	0.8%	
Home Values \$10,000 to \$24,999	2	0.1%	52	0.5%	181	0.8%	
Home Values Under \$10,000	6	0.4%	27	0.2%	56	0.2%	
Owner-Occupied Median Home Value	\$361,468		\$311,495		\$294,271		
Renter-Occupied Median Rent	\$1,520		\$1,360		\$1,274		

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Transportation To Work (2021)							
Worker Base Age 16 years or Over	2,633			21,681		45,462	
Drive to Work Alone	2,098	79.7%		17,595	81.2%	36,357	80.0%
Drive to Work in Carpool	252	9.6%		2,350	10.8%	5,062	11.1%
Travel to Work by Public Transportation	157	6.0%		634	2.9%	1,340	2.9%
Drive to Work on Motorcycle	-	-		16	-	42	-
Bicycle to Work	-	-		2	-	21	-
Walk to Work	7	0.3%		122	0.6%	370	0.8%
Other Means	10	0.4%		106	0.5%	189	0.4%
Work at Home	107	4.1%		856	3.9%	2,082	4.6%
Daytime Demographics (2021)							
Total Businesses	333			1,866		3,905	
Total Employees	3,822			17,910		35,509	
Company Headquarter Businesses	4	1.3%		51	2.7%	107	2.7%
Company Headquarter Employees	377	9.9%		1,983	11.1%	3,210	9.0%
Employee Population per Business	11.5	to 1		9.6	to 1	9.1	to 1
Residential Population per Business	17.6	to 1		23.7	to 1	24.0	to 1
Adj. Daytime Demographics Age 16 Years or Over	5,774			30,487		62,363	
Labor Force							
Labor Population Age 16 Years or Over (2021)	4,593			34,446		72,832	
Labor Force Total Males (2021)	2,246	48.9%		16,664	48.4%	35,161	48.3%
Male Civilian Employed	1,477	65.7%		11,528	69.2%	24,150	68.7%
Male Civilian Unemployed	89	4.0%		707	4.2%	1,481	4.2%
Males in Armed Forces	8	0.3%		173	1.0%	411	1.2%
Males Not in Labor Force	672	29.9%		4,257	25.5%	9,119	25.9%
Labor Force Total Females (2021)	2,346	51.1%		17,782	51.6%	37,671	51.7%
Female Civilian Employed	1,156	49.3%		10,153	57.1%	21,312	56.6%
Female Civilian Unemployed	37	1.6%		472	2.7%	1,166	3.1%
Females in Armed Forces	-	-		17	-	104	0.3%
Females Not in Labor Force	1,154	49.2%		7,141	40.2%	15,088	40.1%
Unemployment Rate	126	2.7%		1,178	3.4%	2,648	3.6%
Occupation (2021)							
Occupation Population Age 16 Years or Over	2,633			21,681		45,462	
Occupation Total Males	1,477	56.1%		11,528	53.2%	24,150	53.1%
Occupation Total Females	1,156	43.9%		10,153	46.8%	21,312	46.9%
Management, Business, Financial Operations	467	-		3,863	17.8%	7,870	17.3%
Professional, Related	683	25.9%		5,958	27.5%	11,922	26.2%
Service	574	21.8%		4,309	19.9%	9,398	20.7%
Sales, Office	530	20.1%		4,454	20.5%	9,632	21.2%
Farming, Fishing, Forestry	-	-		40	0.2%	63	0.1%
Construction, Extraction, Maintenance	168	6.4%		1,341	6.2%	2,832	6.2%
Production, Transport, Material Moving	211	8.0%		1,716	7.9%	3,744	8.2%
White Collar Workers	1,679	63.8%		14,275	65.8%	29,424	64.7%
Blue Collar Workers	953	36.2%		7,406	34.2%	16,037	35.3%

Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.2252/-77.5042

Cosner's Corner			1 mi radius		3 mi radius		5 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407								
Housing								
Total Housing Units (2021)			2,169		16,428		35,005	
Total Housing Units (2020)			1,684		16,285		34,919	
Historical Annual Growth (2020-2021)			485 -		143 -		86 -	
Housing Units Occupied (2021)			2,072 95.5%		15,741 95.8%		33,345 95.3%	
Housing Units Owner-Occupied			1,661 80.1%		11,171 71.0%		23,624 70.8%	
Housing Units Renter-Occupied			411 19.9%		4,570 29.0%		9,720 29.2%	
Housing Units Vacant (2021)			97 4.5%		687 4.2%		1,661 4.7%	
Household Size (2021)								
Total Households			2,072		15,741		33,345	
1 Person Households			331 16.0%		3,056 19.4%		6,968 20.9%	
2 Person Households			742 35.8%		5,030 32.0%		10,382 31.1%	
3 Person Households			362 17.5%		2,828 18.0%		5,957 17.9%	
4 Person Households			331 16.0%		2,582 16.4%		5,368 16.1%	
5 Person Households			181 8.8%		1,339 8.5%		2,751 8.3%	
6 Person Households			70 3.4%		545 3.5%		1,150 3.5%	
7 or More Person Households			54 2.6%		361 2.3%		768 2.3%	
Household Income Distribution (2021)								
HH Income \$200,000 or More			238 11.5%		1,848 11.7%		3,867 11.6%	
HH Income \$150,000 to \$199,999			256 12.3%		1,925 12.2%		3,453 10.4%	
HH Income \$125,000 to \$149,999			172 8.3%		1,355 8.6%		2,864 8.6%	
HH Income \$100,000 to \$124,999			319 15.4%		2,189 13.9%		4,277 12.8%	
HH Income \$75,000 to \$99,999			318 15.4%		2,564 16.3%		5,321 16.0%	
HH Income \$50,000 to \$74,999			283 13.6%		2,799 17.8%		5,806 17.4%	
HH Income \$35,000 to \$49,999			176 8.5%		1,140 7.2%		2,808 8.4%	
HH Income \$25,000 to \$34,999			132 6.4%		660 4.2%		1,698 5.1%	
HH Income \$15,000 to \$24,999			71 3.4%		534 3.4%		1,587 4.8%	
HH Income \$10,000 to \$14,999			12 0.6%		202 1.3%		527 1.6%	
HH Income Under \$10,000			95 4.6%		525 3.3%		1,136 3.4%	
Household Vehicles (2021)								
Households 0 Vehicles Available			33 1.6%		377 2.4%		1,192 3.6%	
Households 1 Vehicle Available			593 28.6%		4,365 27.7%		8,922 26.8%	
Households 2 Vehicles Available			884 42.7%		6,179 39.3%		12,959 38.9%	
Households 3 or More Vehicles Available			563 27.2%		4,820 30.6%		10,272 30.8%	
Total Vehicles Available			4,321		33,516		70,507	
Average Vehicles per Household			2.1		2.1		2.1	
Owner-Occupied Household Vehicles			3,667 84.8%		26,168 78.1%		55,121 78.2%	
Average Vehicles per Owner-Occupied Household			2.2		2.3		2.3	
Renter-Occupied Household Vehicles			655 15.2%		7,348 21.9%		15,386 21.8%	
Average Vehicles per Renter-Occupied Household			1.6		1.6		1.6	
Travel Time (2021)								
Worker Base Age 16 years or Over			2,633		21,681		45,462	
Travel to Work in 14 Minutes or Less			333 12.6%		3,834 17.7%		8,645 19.0%	
Travel to Work in 15 to 29 Minutes			879 33.4%		7,058 32.6%		14,720 32.4%	
Travel to Work in 30 to 59 Minutes			564 21.4%		5,097 23.5%		10,204 22.4%	
Travel to Work in 60 Minutes or More			750 28.5%		4,837 22.3%		9,811 21.6%	
Work at Home			107 4.1%		856 3.9%		2,082 4.6%	
Average Minutes Travel to Work			32.9		28.1		26.7	

Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.2252/-77.5042

Cosner's Corner		1 mi radius		3 mi radius		5 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407							
Household Type (2021)							
Total Households		2,072		15,741		33,345	
Households with Children		787	38.0%	6,000	38.1%	12,654	37.9%
Average Household Size		2.8		2.8		2.8	
Household Density per Square Mile		660		557		425	
Population Family		5,323	90.5%	39,131	88.5%	81,844	87.4%
Population Non-Family		546	9.3%	5,011	11.3%	11,482	12.3%
Population Group Quarters		11	0.2%	64	0.1%	322	0.3%
Family Households		1,647	79.5%	11,823	75.1%	24,469	73.4%
Married Couple Households		1,298	78.8%	8,944	75.7%	18,311	74.8%
Other Family Households with Children		349	21.2%	2,878	24.3%	6,157	25.2%
Family Households with Children		778	47.3%	5,944	50.3%	12,515	51.1%
Married Couple with Children		563	72.3%	4,124	69.4%	8,559	68.4%
Other Family Households with Children		215	27.7%	1,819	30.6%	3,956	31.6%
Family Households No Children		869	52.7%	5,879	49.7%	11,954	48.9%
Married Couple No Children		735	84.7%	4,820	82.0%	9,752	81.6%
Other Family Households No Children		133	15.3%	1,059	18.0%	2,202	18.4%
Non-Family Households		426	20.5%	3,919	24.9%	8,876	26.6%
Non-Family Households with Children		8	2.0%	56	1.4%	139	1.6%
Non-Family Households No Children		417	98.0%	3,863	98.6%	8,737	98.4%
Average Family Household Size		3.2		3.3		3.3	
Average Family Income		\$94,681		\$110,706		\$110,243	
Median Family Income		\$111,089		\$112,195		\$106,353	
Average Non-Family Household Size		1.3		1.3		1.3	
Marital Status (2021)							
Population Age 15 Years or Over		4,684		35,127		74,163	
Never Married		1,352	28.9%	11,196	31.9%	23,698	32.0%
Currently Married		2,193	46.8%	16,616	47.3%	34,203	46.1%
Previously Married		1,139	24.3%	7,316	20.8%	16,263	21.9%
Separated		295	25.9%	1,954	26.7%	4,167	25.6%
Widowed		441	38.7%	2,166	29.6%	4,967	30.5%
Divorced		403	35.4%	3,196	43.7%	7,129	43.8%
Educational Attainment (2021)							
Adult Population Age 25 Years or Over		3,949		29,102		61,645	
Elementary (Grade Level 0 to 8)		85	2.2%	635	2.2%	1,645	2.7%
Some High School (Grade Level 9 to 11)		143	3.6%	1,336	4.6%	3,538	5.7%
High School Graduate		989	25.0%	7,457	25.6%	17,186	27.9%
Some College		855	21.7%	6,365	21.9%	13,163	21.4%
Associate Degree Only		387	9.8%	2,531	8.7%	4,927	8.0%
Bachelor Degree Only		936	23.7%	6,477	22.3%	12,966	21.0%
Graduate Degree		553	14.0%	4,303	14.8%	8,220	13.3%
Any College (Some College or Higher)		2,731	69.2%	19,675	67.6%	39,276	63.7%
College Degree + (Bachelor Degree or Higher)		1,489	37.7%	10,779	37.0%	21,186	34.4%

Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.2252/-77.5042

Cosner's Corner		1 mi radius		3 mi radius		5 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407							
Male Age Distribution (2021)							
Male Population	2,897	49.3%	21,590	48.8%	45,716	48.8%	
Age Under 5 Years	179	6.2%	1,403	6.5%	3,103	6.8%	
Age 5 to 9 Years	182	6.3%	1,513	7.0%	3,291	7.2%	
Age 10 to 14 Years	239	8.2%	1,653	7.7%	3,458	7.6%	
Age 15 to 19 Years	214	7.4%	1,597	7.4%	3,263	7.1%	
Age 20 to 24 Years	173	6.0%	1,503	7.0%	3,151	6.9%	
Age 25 to 29 Years	175	6.0%	1,565	7.2%	3,390	7.4%	
Age 30 to 34 Years	223	7.7%	1,567	7.3%	3,295	7.2%	
Age 35 to 39 Years	192	6.6%	1,476	6.8%	3,099	6.8%	
Age 40 to 44 Years	189	6.5%	1,435	6.6%	2,948	6.4%	
Age 45 to 49 Years	171	5.9%	1,305	6.0%	2,778	6.1%	
Age 50 to 54 Years	172	5.9%	1,454	6.7%	2,982	6.5%	
Age 55 to 59 Years	174	6.0%	1,291	6.0%	2,771	6.1%	
Age 60 to 64 Years	202	7.0%	1,268	5.9%	2,509	5.5%	
Age 65 to 69 Years	133	4.6%	852	3.9%	1,912	4.2%	
Age 70 to 74 Years	143	4.9%	807	3.7%	1,638	3.6%	
Age 75 to 79 Years	76	2.6%	467	2.2%	1,039	2.3%	
Age 80 to 84 Years	34	1.2%	234	1.1%	558	1.2%	
Age 85 Years or Over	25	0.9%	202	0.9%	533	1.2%	
Male Median Age	36.6		34.5		34.4		
Age 19 Years or Less	814	28.1%	6,166	28.6%	13,115	28.7%	
Age 20 to 64 Years	1,672	57.7%	12,863	59.6%	26,922	58.9%	
Age 65 Years or Over	411	14.2%	2,562	11.9%	5,678	12.4%	
Males per 100 Females (2021)							
Overall Comparison	97		95		95		
Age Under 5 Years	89	47.1%	96	48.9%	100	50.0%	
Age 5 to 9 Years	90	47.3%	102	50.4%	102	50.4%	
Age 10 to 14 Years	125	55.5%	106	51.5%	105	51.3%	
Age 15 to 19 Years	118	54.2%	111	52.5%	109	52.1%	
Age 20 to 24 Years	104	50.9%	101	50.3%	101	50.4%	
Age 25 to 29 Years	89	47.1%	93	48.1%	96	49.0%	
Age 30 to 34 Years	110	52.4%	96	49.1%	96	49.0%	
Age 35 to 39 Years	85	45.9%	93	48.2%	92	47.9%	
Age 40 to 44 Years	97	49.2%	98	49.6%	98	49.6%	
Age 45 to 49 Years	99	49.8%	96	49.1%	100	50.0%	
Age 50 to 54 Years	98	49.6%	103	50.7%	100	49.9%	
Age 55 to 59 Years	94	48.5%	84	45.6%	89	47.0%	
Age 60 to 64 Years	96	49.0%	97	49.3%	91	47.6%	
Age 65 to 69 Years	75	42.7%	81	44.8%	89	47.0%	
Age 70 to 74 Years	101	50.3%	90	47.5%	86	46.1%	
Age 75 to 79 Years	96	48.9%	77	43.4%	77	43.5%	
Age 80 to 84 Years	88	46.9%	65	39.5%	64	38.9%	
Age 85 Years or Over	64	39.1%	67	40.0%	58	36.7%	
Age 19 Years or Less	105	51.2%	104	50.9%	104	50.9%	
Age 20 to 39 Years	96	49.1%	96	48.9%	96	49.0%	
Age 40 to 64 Years	97	49.2%	96	48.9%	95	48.8%	
Age 65 Years or Over	86	46.3%	80	44.4%	79	44.0%	

Complete Profile

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Lat/Lon: 38.2252/-77.5042

Cosner's Corner								
9969 Patriot Hwy, Fredericksburg, VA 22407			1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2021)								
Total Population	5,880		44,206		93,648			
Age Under 5 Years	381	6.5%	2,867	6.5%	6,209	6.6%		
Age 5 to 9 Years	386	6.6%	3,004	6.8%	6,531	7.0%		
Age 10 to 14 Years	430	7.3%	3,208	7.3%	6,745	7.2%		
Age 15 to 19 Years	395	6.7%	3,040	6.9%	6,261	6.7%		
Age 20 to 24 Years	341	5.8%	2,985	6.8%	6,258	6.7%		
Age 25 to 29 Years	372	6.3%	3,251	7.4%	6,920	7.4%		
Age 30 to 34 Years	426	7.2%	3,194	7.2%	6,726	7.2%		
Age 35 to 39 Years	418	7.1%	3,066	6.9%	6,466	6.9%		
Age 40 to 44 Years	384	6.5%	2,892	6.5%	5,944	6.3%		
Age 45 to 49 Years	344	5.8%	2,657	6.0%	5,559	5.9%		
Age 50 to 54 Years	347	5.9%	2,869	6.5%	5,971	6.4%		
Age 55 to 59 Years	358	6.1%	2,828	6.4%	5,893	6.3%		
Age 60 to 64 Years	413	7.0%	2,571	5.8%	5,274	5.6%		
Age 65 to 69 Years	312	5.3%	1,901	4.3%	4,070	4.3%		
Age 70 to 74 Years	285	4.8%	1,700	3.8%	3,552	3.8%		
Age 75 to 79 Years	155	2.6%	1,077	2.4%	2,386	2.5%		
Age 80 to 84 Years	72	1.2%	592	1.3%	1,432	1.5%		
Age 85 Years or Over	64	1.1%	504	1.1%	1,450	1.5%		
Median Age	37.6		35.4		35.5			
Age 19 Years or Less	1,591	27.1%	12,119	27.4%	25,746	27.5%		
Age 20 to 64 Years	3,402	57.9%	26,314	59.5%	55,011	58.7%		
Age 65 Years or Over	888	15.1%	5,773	13.1%	12,891	13.8%		
Female Age Distribution (2021)								
Female Population	2,983 50.7%		22,616 51.2%		47,933 51.2%			
Age Under 5 Years	201	6.7%	1,464	6.5%	3,106	6.5%		
Age 5 to 9 Years	203	6.8%	1,491	6.6%	3,240	6.8%		
Age 10 to 14 Years	191	6.4%	1,555	6.9%	3,286	6.9%		
Age 15 to 19 Years	181	6.1%	1,444	6.4%	2,998	6.3%		
Age 20 to 24 Years	167	5.6%	1,482	6.6%	3,107	6.5%		
Age 25 to 29 Years	197	6.6%	1,687	7.5%	3,531	7.4%		
Age 30 to 34 Years	203	6.8%	1,627	7.2%	3,431	7.2%		
Age 35 to 39 Years	226	7.6%	1,589	7.0%	3,367	7.0%		
Age 40 to 44 Years	195	6.5%	1,457	6.4%	2,997	6.3%		
Age 45 to 49 Years	173	5.8%	1,352	6.0%	2,781	5.8%		
Age 50 to 54 Years	175	5.9%	1,415	6.3%	2,989	6.2%		
Age 55 to 59 Years	185	6.2%	1,538	6.8%	3,122	6.5%		
Age 60 to 64 Years	211	7.1%	1,303	5.8%	2,765	5.8%		
Age 65 to 69 Years	179	6.0%	1,049	4.6%	2,159	4.5%		
Age 70 to 74 Years	142	4.7%	892	3.9%	1,915	4.0%		
Age 75 to 79 Years	79	2.7%	609	2.7%	1,348	2.8%		
Age 80 to 84 Years	38	1.3%	358	1.6%	875	1.8%		
Age 85 Years or Over	39	1.3%	303	1.3%	917	1.9%		
Female Median Age	38.4		36.3		36.6			
Age 19 Years or Less	777	26.0%	5,953	26.3%	12,630	26.4%		
Age 20 to 64 Years	1,730	58.0%	13,451	59.5%	28,089	58.6%		
Age 65 Years or Over	477	16.0%	3,211	14.2%	7,213	15.0%		