

Elwey Building

17932 S Fraley Blvd, Dumfries, VA 22026 (Fraley Blvd & Graham Park Rd)

AVAILABLE: 5,000 SF | 3,000 SF | 2,000 SF | 1,500 SF | 1,164 SF



PROPERTY HIGHLIGHTS

Seated on Route 1 in Prince William County, Virginia, this office building is just 1 mile north of Quantico Marine Corps Base; 10 miles south of Fort Belvoir Army Base which makes it ideally situated for government contractors and other related uses.

Prime location on Route 1, with quick access to I-95, and 80 feet of frontage with ingress and egress on northbound Route 1. Unhindered visibility for traffic on this major artery leading out of Washington, DC and traveling through the commercial district of Dumfries.

Fully renovated lobby and common areas (including bathrooms). Executive suites with kitchens, and newly resurfaced parking lot.

Prince William County has been featured five of the last six years in cnmoney.com's top 25 Counties for Job Growth and twice in the top 10.

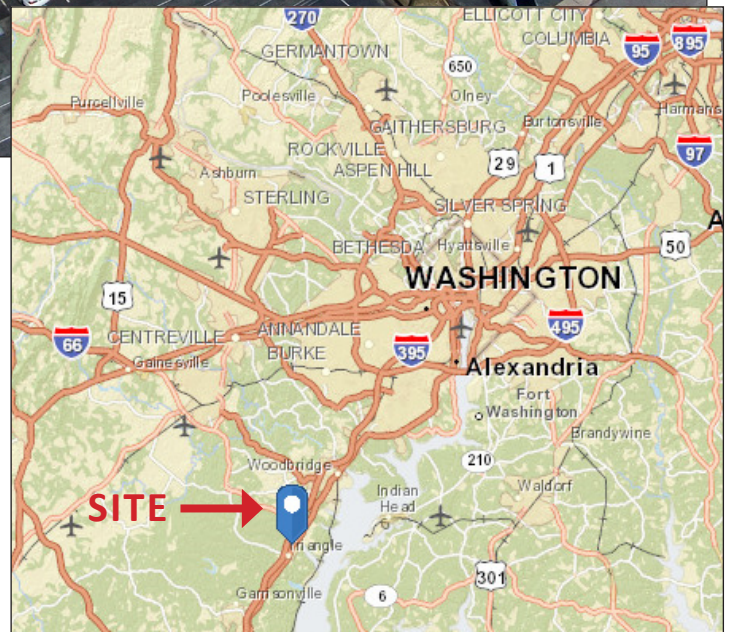
LOCATION DETAILS

Traffic Count: up to 14,000 VPD on Fraley Blvd & Graham Park Rd
up to 143,000 VPD on I-95 & Mine Rd

Gross Leasable Area: 38,715 SF

Lease Per SF: Competitive

Zoning: B1 General Business

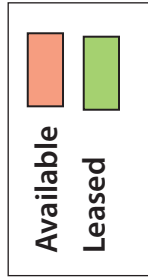
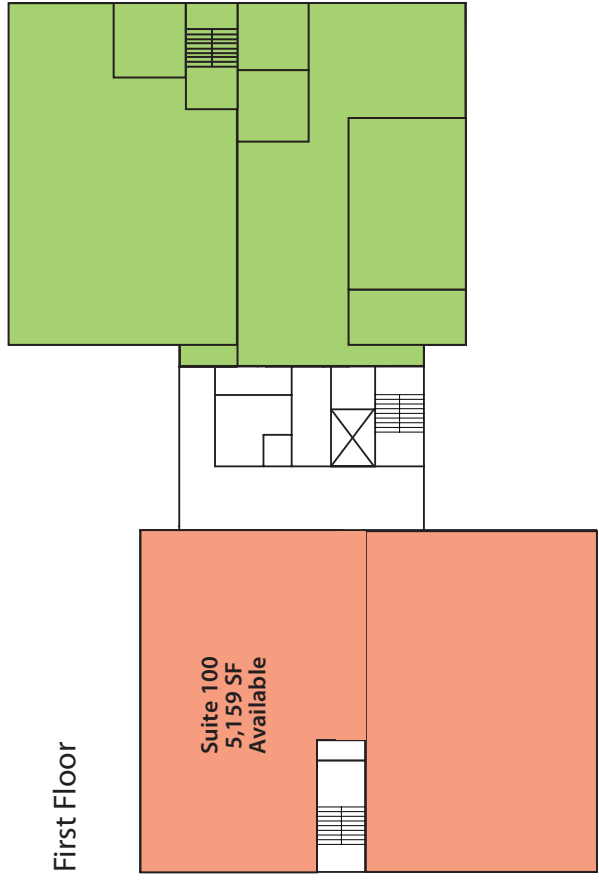
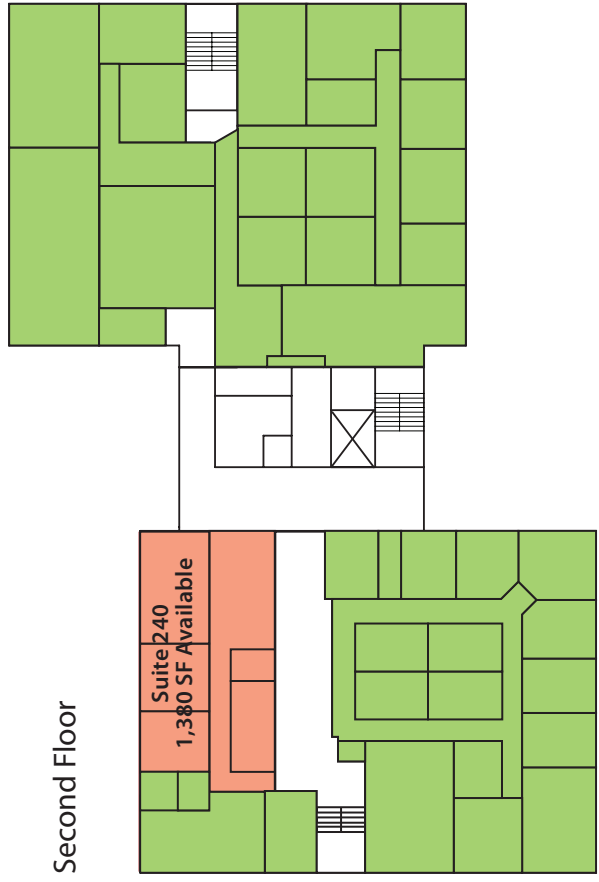


Demographics 2016	1 Mile	3 Mile	5 Mile
Population	10,592	49,837	108,201
Daytime Population	3,070	8,599	17,064
Average Household Income	\$86,673	\$106,570	\$117,846
Number of Households	3,366	15,735	32,688
Total Businesses	405	969	1,782

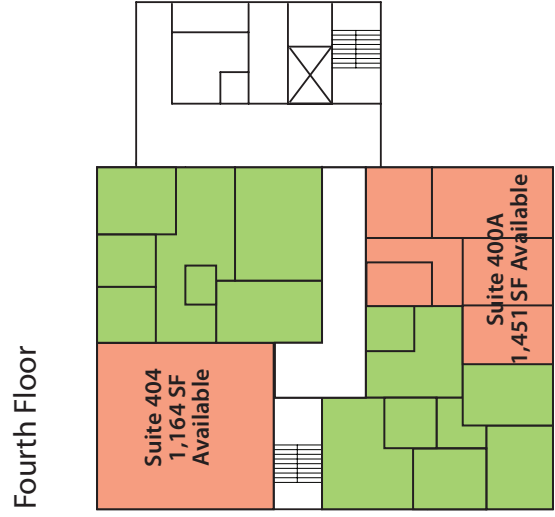
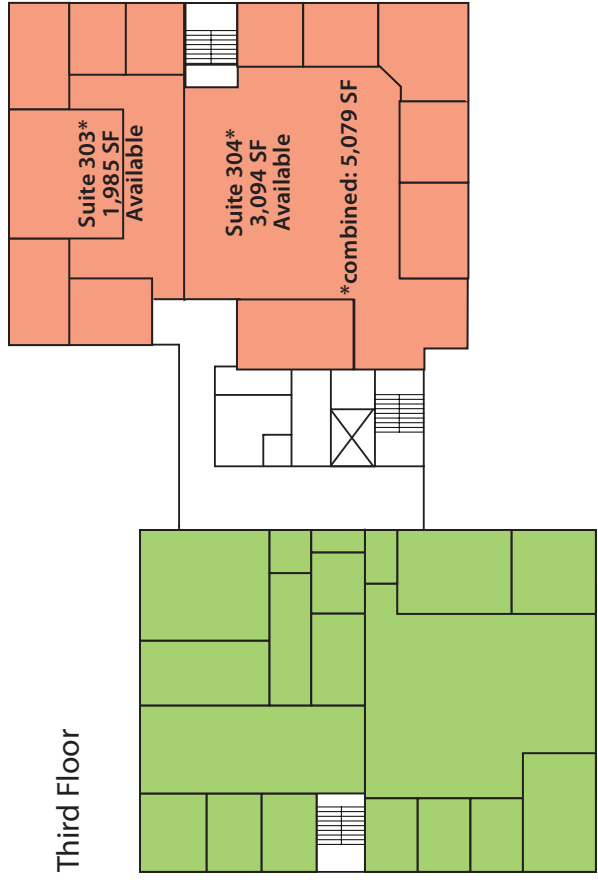


For more information on leasing, please contact:
 Pat Vagonis | direct: 202.823.4449 | cell: 240.832.7145 | email: pvagonis@thurassociates.com
 Corporate Office: 1054 31st St NW Suite 115, Washington, DC 20007 | p: 202.823.4444
 Florida Office: 327 Plaza Real Blvd Suite 301, Boca Raton, FL 33432 | p: 561.395.2441
www.thurretail.com updated 4-24-2018





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COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.5635/-77.3281

RFULL9

17932 Fraley Blvd

Dumfries, VA 22026

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2017)	10,592	49,837	108,201
Projected Population (2022)	11,619	53,170	114,928
Census Population (2010)	9,263	40,295	84,836
Census Population (2000)	7,538	27,940	61,381
Projected Annual Growth (2017-2022)	1,027 1.9%	3,333 1.3%	6,727 1.2%
Historical Annual Growth (2010-2017)	1,329 2.0%	9,542 3.4%	23,365 3.9%
Historical Annual Growth (2000-2010)	1,725 2.3%	12,355 4.4%	23,455 3.8%
Estimated Population Density (2017)	3,373 <i>psm</i>	1,763 <i>psm</i>	1,378 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>

Households

Estimated Households (2017)	3,366	15,735	32,688
Projected Households (2022)	3,759	17,111	35,452
Census Households (2010)	3,104	13,324	27,283
Census Households (2000)	2,633	9,390	20,098
Projected Annual Growth (2017-2022)	393 2.3%	1,376 1.7%	2,764 1.7%
Historical Annual Change (2000-2017)	733 1.6%	6,345 4.0%	12,590 3.7%

Average Household Income

Estimated Average Household Income (2017)	\$86,673	\$106,570	\$117,846
Projected Average Household Income (2022)	\$94,518	\$121,282	\$134,345
Census Average Household Income (2010)	\$64,050	\$86,429	\$99,824
Census Average Household Income (2000)	\$52,535	\$59,093	\$68,747
Projected Annual Change (2017-2022)	\$7,845 1.8%	\$14,712 2.8%	\$16,499 2.8%
Historical Annual Change (2000-2017)	\$34,138 3.8%	\$47,477 4.7%	\$49,098 4.2%

Median Household Income

Estimated Median Household Income (2017)	\$70,806	\$91,541	\$102,555
Projected Median Household Income (2022)	\$82,185	\$106,865	\$120,516
Census Median Household Income (2010)	\$60,972	\$76,896	\$89,948
Census Median Household Income (2000)	\$43,064	\$51,715	\$61,363
Projected Annual Change (2017-2022)	\$11,379 3.2%	\$15,324 3.3%	\$17,960 3.5%
Historical Annual Change (2000-2017)	\$27,742 3.8%	\$39,826 4.5%	\$41,192 3.9%

Per Capita Income

Estimated Per Capita Income (2017)	\$27,679	\$33,785	\$36,388
Projected Per Capita Income (2022)	\$30,704	\$39,159	\$42,183
Census Per Capita Income (2010)	\$21,461	\$28,579	\$32,103
Census Per Capita Income (2000)	\$18,032	\$19,703	\$22,433
Projected Annual Change (2017-2022)	\$3,024 2.2%	\$5,375 3.2%	\$5,794 3.2%
Historical Annual Change (2000-2017)	\$9,647 3.1%	\$14,081 4.2%	\$13,955 3.7%
Estimated Average Household Net Worth (2017)	\$538,842	\$846,350	\$993,942

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Transportation To Work (2015)

Worker Base Age 16 years or Over	5,607		26,185		56,055	
Drive to Work Alone	4,037	72.0%	19,166	73.2%	40,591	72.4%
Drive to Work in Carpool	577	10.3%	3,369	12.9%	7,471	13.3%
Travel to Work by Public Transportation	301	5.4%	1,468	5.6%	3,914	7.0%
Drive to Work on Motorcycle	38	0.7%	84	0.3%	156	0.3%
Bicycle to Work	18	0.3%	51	0.2%	65	0.1%
Walk to Work	382	6.8%	741	2.8%	1,213	2.2%
Other Means	11	0.2%	453	1.7%	783	1.4%
Work at Home	242	4.3%	854	3.3%	1,863	3.3%

Daytime Demographics (2017)

Total Businesses	405		969		1,782	
Total Employees	3,070		8,599		17,064	
Company Headquarter Businesses	1	0.2%	1	0.1%	2	0.1%
Company Headquarter Employees	58	1.9%	60	0.7%	166	1.0%
Employee Population per Business	7.6 to 1		8.9 to 1		9.6 to 1	
Residential Population per Business	26.1 to 1		51.4 to 1		60.7 to 1	
Adj. Daytime Demographics Age 16 Years or Over	5,336		19,598		40,265	

Labor Force

Labor Population Age 16 Years or Over (2017)	7,861		37,195		81,918	
Labor Force Total Males (2017)	3,805	48.4%	17,962	48.3%	40,501	49.4%
Male Civilian Employed	2,820	74.1%	13,154	73.2%	29,418	72.6%
Male Civilian Unemployed	184	4.8%	511	2.8%	977	2.4%
Males in Armed Forces	92	2.4%	1,108	6.2%	3,113	7.7%
Males Not in Labor Force	709	18.6%	3,188	17.8%	6,993	17.3%
Labor Force Total Females (2017)	4,056	51.6%	19,233	51.7%	41,418	50.6%
Female Civilian Employed	2,667	65.7%	11,842	61.6%	25,971	62.7%
Female Civilian Unemployed	151	3.7%	547	2.8%	1,017	2.5%
Females in Armed Forces	17	0.4%	92	0.5%	216	0.5%
Females Not in Labor Force	1,221	30.1%	6,752	35.1%	14,214	34.3%
Unemployment Rate		4.3%		2.8%		2.4%
Labor Force Growth (2010-2017)	43	0.8%	77	0.3%	1,075	2.0%
Male Labor Force Growth (2010-2017)	23	0.8%	34	0.3%	548	1.9%
Female Labor Force Growth (2010-2017)	20	0.8%	44	0.4%	528	2.1%

Occupation (2015)

Occupation Population Age 16 Years or Over	5,443		24,918		54,314	
Occupation Total Males	2,797	51.4%	13,120	52.7%	28,870	53.2%
Occupation Total Females	2,646	48.6%	11,798	47.3%	25,443	46.8%
Management, Business, Financial Operations	882	16.2%	4,910	19.7%	10,383	19.1%
Professional, Related	894	16.4%	5,205	20.9%	12,952	23.8%
Service	1,156	21.2%	4,769	19.1%	9,940	18.3%
Sales, Office	1,192	21.9%	5,905	23.7%	12,695	23.4%
Farming, Fishing, Forestry	-	-	2	-	7	-
Construction, Extraction, Maintenance	521	9.6%	1,992	8.0%	4,118	7.6%
Production, Transport, Material Moving	798	14.7%	2,136	8.6%	4,219	7.8%
White Collar Workers	2,968	54.5%	16,020	64.3%	36,030	66.3%
Blue Collar Workers	2,475	45.5%	8,898	35.7%	18,284	33.7%

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5 mi radius

Units In Structure (2015)

	1 mi radius	3 mi radius	5 mi radius
Total Units	3,104	13,324	27,283
1 Detached Unit	1,163 37.5%	7,263 54.5%	16,904 62.0%
1 Attached Unit	1,096 35.3%	4,862 36.5%	9,476 34.7%
2 Units	151 4.9%	191 1.4%	287 1.1%
3 to 4 Units	41 1.3%	352 2.6%	512 1.9%
5 to 9 Units	188 6.1%	554 4.2%	930 3.4%
10 to 19 Units	261 8.4%	1,404 10.5%	2,361 8.7%
20 to 49 Units	68 2.2%	272 2.0%	559 2.0%
50 or More Units	74 2.4%	388 2.9%	559 2.1%
Mobile Home or Trailer	272 8.8%	365 2.7%	478 1.8%
Other Structure	32 1.0%	32 0.2%	32 0.1%

Homes Built By Year (2015)

	1 mi radius	3 mi radius	5 mi radius
Homes Built 2014 or later	131 4.2%	302 2.3%	369 1.4%
Homes Built 2010 to 2013	135 4.4%	757 5.7%	1,962 7.2%
Homes Built 2000 to 2009	529 17.0%	4,773 35.8%	9,119 33.4%
Homes Built 1990 to 1999	468 15.1%	3,630 27.2%	6,765 24.8%
Homes Built 1980 to 1989	706 22.7%	2,292 17.2%	6,173 22.6%
Homes Built 1970 to 1979	514 16.6%	1,739 13.1%	3,871 14.2%
Homes Built 1960 to 1969	252 8.1%	618 4.6%	1,598 5.9%
Homes Built 1950 to 1959	396 12.8%	828 6.2%	1,160 4.3%
Homes Built 1940 to 1949	94 3.0%	416 3.1%	569 2.1%
Homes Built Before 1939	125 4.0%	333 2.5%	516 1.9%
Median Age of Homes	34.2 yrs	26.6 yrs	26.5 yrs

Home Values (2015)

	1 mi radius	3 mi radius	5 mi radius
Owner Specified Housing Units	1,585	8,011	18,822
Home Values \$1,000,000 or More	4 0.2%	21 0.3%	72 0.4%
Home Values \$750,000 to \$999,999	12 0.8%	51 0.6%	134 0.7%
Home Values \$500,000 to \$749,999	165 10.4%	1,032 12.9%	2,792 14.8%
Home Values \$400,000 to \$499,999	276 17.4%	2,268 28.3%	5,321 28.3%
Home Values \$300,000 to \$399,999	291 18.4%	2,297 28.7%	5,459 29.0%
Home Values \$250,000 to \$299,999	238 15.0%	1,439 18.0%	3,335 17.7%
Home Values \$200,000 to \$249,999	274 17.3%	1,251 15.6%	2,637 14.0%
Home Values \$175,000 to \$199,999	98 6.2%	235 2.9%	549 2.9%
Home Values \$150,000 to \$174,999	62 3.9%	198 2.5%	422 2.2%
Home Values \$125,000 to \$149,999	58 3.7%	142 1.8%	232 1.2%
Home Values \$100,000 to \$124,999	111 7.0%	200 2.5%	343 1.8%
Home Values \$90,000 to \$99,999	- -	1 -	3 -
Home Values \$80,000 to \$89,999	2 0.1%	2 -	10 0.1%
Home Values \$70,000 to \$79,999	1 -	4 -	5 -
Home Values \$60,000 to \$69,999	5 0.3%	6 0.1%	6 -
Home Values \$50,000 to \$59,999	10 0.6%	26 0.3%	32 0.2%
Home Values \$35,000 to \$49,999	2 0.1%	20 0.2%	33 0.2%
Home Values \$25,000 to \$34,999	136 8.6%	196 2.4%	230 1.2%
Home Values \$10,000 to \$24,999	8 0.5%	11 0.1%	25 0.1%
Home Values Under \$10,000	9 0.6%	31 0.4%	79 0.4%
Owner-Occupied Median Home Value	\$270,141	\$344,299	\$353,185
Renter-Occupied Median Rent	\$1,106	\$1,322	\$1,345

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Total Annual Consumer Expenditure (2017)

Total Household Expenditure	\$213 M	\$1.15 B	\$2.57 B
Total Non-Retail Expenditure	\$111 M	\$606 M	\$1.36 B
Total Retail Expenditure	\$103 M	\$546 M	\$1.21 B
Apparel	\$7.51 M	\$40.9 M	\$91.6 M
Contributions	\$9.25 M	\$56.0 M	\$131 M
Education	\$8.05 M	\$48.3 M	\$112 M
Entertainment	\$12.0 M	\$65.5 M	\$147 M
Food and Beverages	\$31.3 M	\$165 M	\$363 M
Furnishings and Equipment	\$7.39 M	\$40.9 M	\$92.4 M
Gifts	\$5.29 M	\$31.0 M	\$71.2 M
Health Care	\$16.7 M	\$86.0 M	\$188 M
Household Operations	\$6.21 M	\$35.9 M	\$82.2 M
Miscellaneous Expenses	\$3.13 M	\$16.4 M	\$36.1 M
Personal Care	\$2.77 M	\$14.8 M	\$33.0 M
Personal Insurance	\$1.60 M	\$9.35 M	\$21.6 M
Reading	\$469 K	\$2.55 M	\$5.70 M
Shelter	\$43.7 M	\$238 M	\$532 M
Tobacco	\$1.28 M	\$6.11 M	\$13.0 M
Transportation	\$40.6 M	\$213 M	\$471 M
Utilities	\$16.0 M	\$82.2 M	\$180 M

Monthly Household Consumer Expenditure (2017)

Total Household Expenditure	\$5,279	\$6,100	\$6,553
Total Non-Retail Expenditure	\$2,737 51.8%	\$3,208 52.6%	\$3,466 52.9%
Total Retail Expenditures	\$2,542 48.2%	\$2,891 47.4%	\$3,087 47.1%
Apparel	\$186 3.5%	\$217 3.6%	\$233 3.6%
Contributions	\$229 4.3%	\$297 4.9%	\$334 5.1%
Education	\$199 3.8%	\$256 4.2%	\$285 4.3%
Entertainment	\$297 5.6%	\$347 5.7%	\$374 5.7%
Food and Beverages	\$775 14.7%	\$873 14.3%	\$927 14.1%
Furnishings and Equipment	\$183 3.5%	\$217 3.6%	\$236 3.6%
Gifts	\$131 2.5%	\$164 2.7%	\$181 2.8%
Health Care	\$413 7.8%	\$456 7.5%	\$480 7.3%
Household Operations	\$154 2.9%	\$190 3.1%	\$210 3.2%
Miscellaneous Expenses	\$78 1.5%	\$87 1.4%	\$92 1.4%
Personal Care	\$69 1.3%	\$79 1.3%	\$84 1.3%
Personal Insurance	\$40 0.7%	\$49 0.8%	\$55 0.8%
Reading	\$12 0.2%	\$13 0.2%	\$15 0.2%
Shelter	\$1,082 20.5%	\$1,259 20.6%	\$1,356 20.7%
Tobacco	\$32 0.6%	\$32 0.5%	\$33 0.5%
Transportation	\$1,006 19.0%	\$1,130 18.5%	\$1,201 18.3%
Utilities	\$396 7.5%	\$435 7.1%	\$458 7.0%

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