






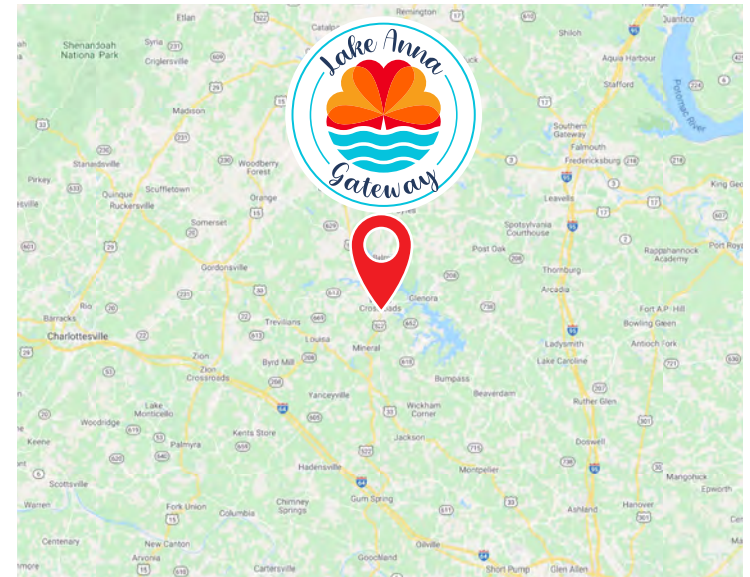
LAKE ANNA GATEWAY

54 Mansfield Road, Mineral, VA 23117



PROPERTY HIGHLIGHTS

-  Pad sites AVAILABLE from 1 to 12.5 AC.
Proposed GLA: 130,000+ SF
-  Phase 1: 55 Acres - Phase 2: 65 Acres - Total project: 120 Acres
-  Surrounding population set to grow by over 8.5% - 10 times the national average - Over \$665M in sales potential
-  Looking for: Grocery, Medical, Restaurant, C-store W/ gas, Pharmacy
-  The Gateway is located at the main entrance to Lake Anna
Lake Anna is one of Virginia's most popular lake.



POPULATION



15 min 7,798
30 min 44,346
45 min 199,080

CARS PER DAY



Mansfield Rd: 1,102
New Bridge Rd: 10,709
Zachary Taylor Hwy: 9,268

AV. HH INCOME



15 min \$111,655
30 min \$111,276
45 min \$121,524

EMPLOYEES



15 min 1,623
30 min 6,270
45 min 46,630

last updated: 03/12/24

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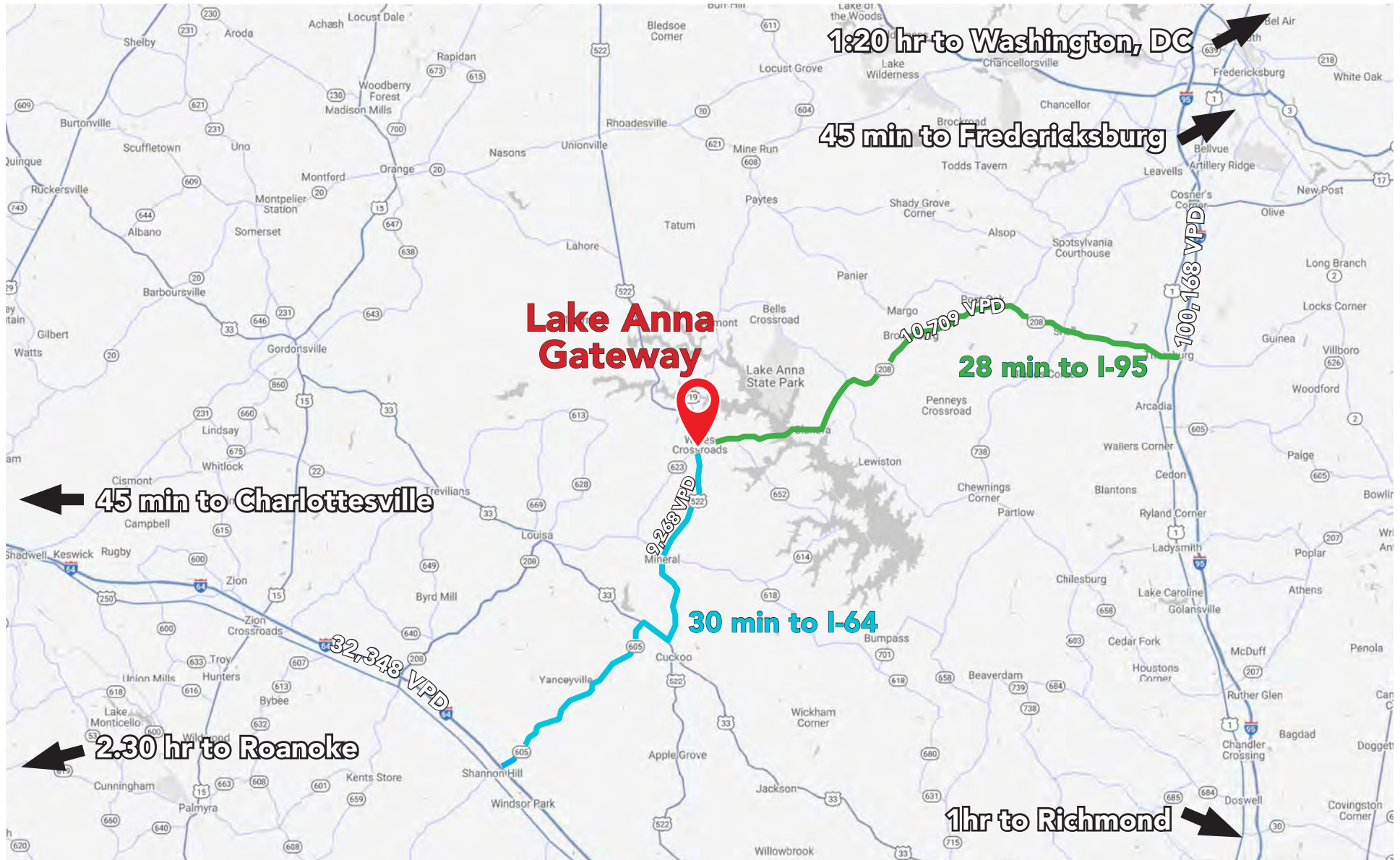
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LAKE ANNA

Lake Anna is one of the largest freshwater inland lakes in Virginia, covering more than 13,000 acres with 225 miles of shoreline. Located 72 miles south (just over 1hr drive) of Washington, D.C. in Louisa, Orange and Spotsylvania counties, and close to Charlottesville and Fredericksburg, Lake Anna is easily accessible from anywhere in Virginia.

For nearly 40 years, Lake Anna has been a popular vacation and second home destination for residents of Virginia, Maryland and North Carolina. Alternatively, many people call the Lake Anna region home and that number of full-time residents only continues to rise.

Between 2019 and 2024, the population in Lake Anna is set to grow by over 8.5%, this is 10 times the national average.

Lake Anna is a growing community, the business scene has significantly picked up in recent years and more modern conveniences are arriving by the day. These are direct results of the rise in population growth and demand.

Lake Anna services a vast trade area of approximately 615 square miles. This has historically been an underserved market with a pent up demand for retail services and goods that continues to grow by the day. The spending power in this trade area totals \$1 Billion. As it stands today the supply in the market is only capturing roughly \$335 of that revenue leaving \$665 M in sales potential.



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LOUISA COUNTY

Louisa County is located in the Central Piedmont region of Virginia near the geographic center of the state. Louisa is just 15 miles west of Greater Richmond, the state capitol, and 15 miles east of Greater Charlottesville, home of the University of Virginia. Louisa County is located just 90 miles south of the nations capital and 140 miles northwest of the port city of Norfolk.

The county's 517 square miles are a mix of residential, historic farms, open pasture and wooded area.

Increasingly the business community is finding Louisa to be an attractive central location for manufacturing and commercial investment.

STRATEGIC LOCATION

Close proximity to Washington DC and Richmond provides easy access to Federal and State Government agencies, related businesses, as well as to Washington Dulles International Airport for those who value being able to fly non-stop to most anywhere in the world.

East-west I-64 intersects the region, providing direct highway access to the heart of the mid-west and the many concentrations of different types of businesses that populate that part of the country. North-south I-81 and I-95 are within an hour or less from many places in the region where businesses might locate.



LAKE ANNA GATEWAY

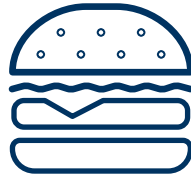
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LIFESTYLE CHARACTERISTICS

Percentage of adult customers within the last month who visited:

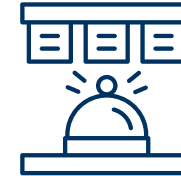
FAST FOOD



94%

89% spent \$201+ in the last 30 days

RESTAURANT



94%

90% visited fine dining 3+ times in the last 30 days

CLOTHING STORE



96%

95% spent \$1000-1999 in the last 12 months

CONVENIENCE



96%

96% spent \$100+ in the last 30 days



LAKE ANNA GATEWAY

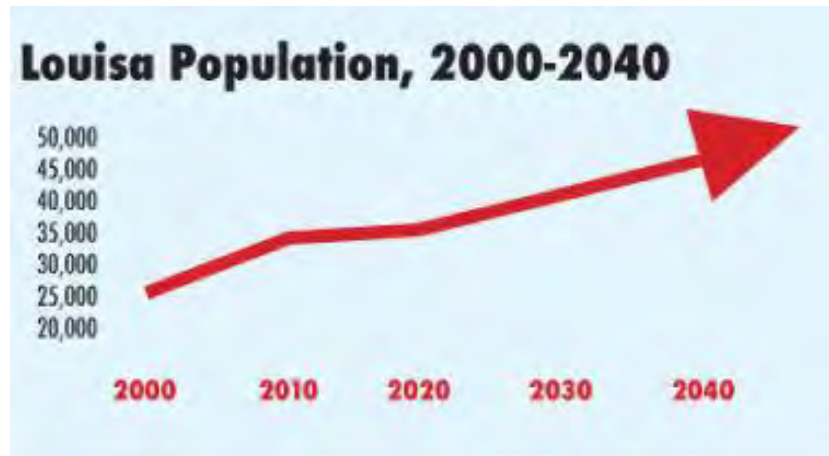
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https://www.thecentralvirginian.com/news/local/population-explosion-expected-for-louisa-in-coming-years/article_6300242b-1ffd-5371-a4cc-484ad49aa75e.html

Population explosion expected for Louisa in coming years

Jul 7, 2017



New numbers predict that Louisa County's population will grow faster than previously thought.

Sixteen years ago, state officials projected that Louisa County would nearly double in population over the next half-century. Though the county experienced a dramatic slowdown in growth after The Great Recession hit in 2008, new projections released last week suggest that the 2001 numbers were on target.

The Weldon Cooper Center, an arm of the University of Virginia tasked by the state with forecasting how the Commonwealth will grow in the future, expects Louisa to have nearly 48,000 residents by 2045. There are just over 34,000 people in the county today.

The projections in the county's comprehensive plan, last updated in 2001, call for the number of residents to surpass 48,000, but not until 2050.

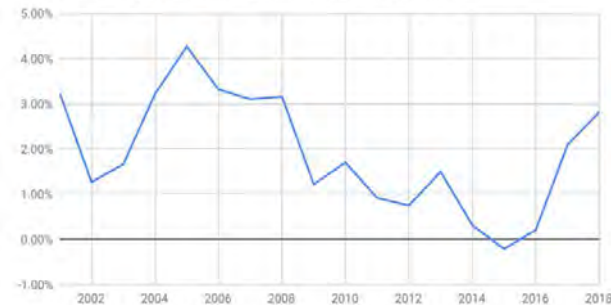
The reason the Cooper center says growth will speed up in Louisa in the future is because the county grew so much in the recent past. From 2000 to 2010, the population jumped by 29 percent, a rate of nearly three percent each year. Since then, the annual increase has been less than one percent. But it's not going to stay that way.

https://www.thecentralvirginian.com/news/local/population-on-the-rise-in-louisa-county/article_0481cd27-90a9-55c1-85ee-261318715c0b.html

Population on the rise in Louisa County

Mar 3, 2019

Louisa County population growth, 2001 to present



Louisa County's population grew last year at its fastest rate in a decade, with just under 1,000 new residents between 2017 and 2018. Estimates released by the University of Virginia's Weldon Cooper Center on Jan. 28 show the population was 36,021 as of July 2018. Population growth slowed dramatically after the Great Recession began in

Louisa County's population grew last year at its fastest rate in a decade, with just under 1,000 new residents between 2017 and 2018.

Estimates released by the University of Virginia's Weldon Cooper Center on Jan. 28 show the population was 36,021 as of July 2018. Population growth slowed dramatically after the Great Recession began in 2008, but it has bounced back.

Data provided by the Louisa County Community Development Department shows that many new residents are choosing to live in the Zion Crossroads and Lake Anna growth areas, but plenty of people still opt to settle in the county's rural sections.

Of 281 building permits issued for new single-family homes in 2018, 64 percent were for property in one of the seven growth areas. Seventy permits were for homes at Lake Anna and 56 in Zion Crossroads, with most of the latter in the Spring Creek subdivision.

The Countryside subdivision in the town of Louisa also saw a spurt in development, with 15 new permits. Another 15 homes are under construction in the Mineral growth area, eleven of them in the Hidden Farm Estates subdivision off of Chopping Road.

The most housing development in the rural parts of the county in 2018 was toward the east, with 41 new permits for homes in Bumpass, Holly Grove and areas in between. Another 27 permits were issued in the county's western third, closer to Gordonsville and Zion Crossroads.

Paul Snyder, the county's building official, said that while construction has picked up, it's still nothing like it was during the mid-2000s.

(Article by David Holtzman)



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lakehouse & land

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REAL ESTATE NEWS ROUND-UP

Low Interest Rates Continue To Fan Flames Of Hot Lake Market

BY LIBBY SANDRIDGE

Here at Lake Anna, we definitely entered 2021 with pandemic fatigue but we are all so thankful that there is finally an end in sight. A huge shout out for the vaccine!

So, how did all this affect the real estate market at beautiful Lake Anna? Well, there is good news and bad news to report.

The good news is that 2020 brought us record sales as everyone began fleeing the cities for a more rural life.

Lake Anna's buyers reaped the rewards of the low interest rates while sellers won out on the rising property values due to the high demand.

The bad news is that last year's sales has left us with low inventory so buyers have less to choose from, plus competing offers. The vacation rental market was

also in high demand last year and still going strong. So, what does this all mean for sellers? Low inventory means less selling competition and increasing property values. So, for current lake home owners if you have ever considered selling now maybe the time to get with a local lake agent to find out how much your home is worth.

As the saying goes you have to make hay while the sun is shining and the sun is shining brightly on Lake Anna real estate!

However, that being said, I have seen that some overly excited sellers have got the bug and we are seeing some overpricing.

If your home has sat on the market for over a month in this hot market then get with your agent to make sure you are priced according to recent sales. Also ask if there are any repairs, updates or



10,000 sq. ft. home under construction in the Tara Woods community of the lake by Spartan Homes.

consider when you are shopping your odds of getting an offer. If you are wanting a home at Lake Anna, you do not have the luxury or time to hem and haw in making a decision. Consider getting pre-approved prior to shopping if you are financing. Sellers require an approval in order to

consider your offer and time is definitely a factor so be prepared to move quickly. Time is definitely of the essence.

Also, you need to consider sacrificing some wants for your must haves. Many real estate experts recommend finding the least expensive home in the best neighborhood and upgrade over time.

Also consider, writing a letter to the sellers to go with your offer. Include tidbits about your family and how you plan to use the home. Many sellers like to know their home will be loved as much as they did. Currently we have sold 42 waterfront homes since the beginning of the year with 14 pending. There have been 51 lake access homes sold so far. We only have 16 waterfront homes and 17 water access homes on the market. Lots are exceeding home sales which is unusual. So far, 61

continued on page 23

Many of them had concerns about selling their inheritance and they wanted to know that they were being treated fairly, and he was able to reassure them about selling the land that had been in their family for so many generations. Butch says when it comes to developing it is important to focus on "trust, not dollars."

When asked what makes Lake Anna, in his opinion, different from other water resort areas such as Smith Mountain Lake or the tidal Potomac River, he says from a real estate standpoint, when you get into the tidal waters you need to worry about flood insurance, which can be extremely costly. He also believes the slowness to develop around Lake Anna has been an asset because it has kept the growth at a more reasonable pace.

While Lake Anna has grown over the years, Butch's daughter, Kay Lynn Weaver, who has been coming to Lake Anna since she was ten years old, points out the biggest change she has noticed is that the lake used to be mostly weekenders.

Kay Lynn told Life & Times the lake used to be desolate during the week but now more and more people are calling Lake Anna home full-time like her father.

The increase of full-time residents has allowed for many wonderful gatherings to take place that allows people to know their neighbors and form even deeper connections in the community.

Dockside Realty owner Dave Moberly had this to say about Weaver, "He's my best friend and an awesome

Lakehouse&Land

continued from page 10

waterfront lots (which includes the pending sales) and 68 access lots has sold since the first of the year.

With lot sales on the rise since 2020 the builders are booming and the demand has also affected building material cost which was also hurt by the pandemic. Many industries are down and not working therefore creating a demand from everything to building materials, boats, RV's and basically anything that involves home improvement and outdoor recreation.

Lake Anna is such a beautiful place and perfectly located with easy access to northern Virginia, Maryland, DC, Richmond and Charlottesville making it a perfect destination. So, get with a local lake agent to find your perfect place or to find out how much your home is worth!

I am looking forward to seeing you on or around the lake! **LIA**

You can contact the author, Libby Sandridge at libbysandridge@comcast.net or 540-223-0350.

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MAGAZINE

2021-22

lakehouse & land

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REAL ESTATE NEWS ROUND-UP

New Homes, New Developments And New Residents For 2021

BY LIBBY SANDRIDGE

Last year brought us many new challenges to say the least and thankfully we were able to navigate them successfully here at Lake Anna. Even during these uncertain times the economic outlook for Virginia as a whole, appears that it will continue to remain strong for 2021.

With the historically low interest rates and lack of inventory property values are on the rise. Most homes at the lake are selling at and often above list price and in record time.

Land sales went through the roof last year with 190 lots sold at the lake. We closed 75 waterfront lots compared to 30 in 2019. There were 115 lake access lots sold compared to 47 lots that sold in 2019!

Land sales picked up for several reasons and the main driver was lack of housing inventory at the lake.

Home sales for 2020 exceeded

2019 by 70 which includes waterfront and lake access homes. We had a good year in 2019 with home sales as well. So by the time we got to May 2020, buyers were forced to look at buying land and building in order to make their Lake Anna dreams a reality.

We do expect to see home prices continue to rise at the lake, however it is rumored that the mortgage rates will gradually rise. That being said even if they go up some it is still an unbelievably low rate, so buyers will continue to flood the market for homes especially at Lake Anna.

Buyers need to make sure to shop with a local agent to be setup for easy quick searches so they do not miss out on any new listings especially for the waterfront homes. Shopping on Zillow is not recommended if you are in the market to buy now.

Generally once a good home hits the market it is receiving offers within the first two days



Lake Anna's full time population has increased greatly in the past eight months with homes and land selling briskly, if not the day of. Builders are back building spec homes so you want to have that information as soon as possible too since they are selling before completion.

Thinking of selling? Now is the time! I know due to so much uncertainty because of the pandemic and changing times, it can be difficult to make

decisions for those not living in the area, a local agent is a must.

Things can happen in a home that is not lived in so I recommend an agent that can visit the home weekly, at a minimum. Hiring contractors out of Google can and will go wrong, so having a local agent who lives at the lake and knows the local contractors is best for sellers and buyers alike.

Also, please stay tuned for future updates on any and all new developments at the lake including the new private side development. As winter winds down and the weather continues to hold we may see these 56 new lots come available as early as this spring or summer.

There is also a large commercial parcel available off of Courthouse Road (Rt. 208) that may be interesting to those wanting to startup a new business at the lake. It is 16+ acres and has 1,000' of waterfront. **LIA**

I also want to recommend that sellers have a local/resident REALTOR as well. Especially for those not living in the area, a local agent is a must.

Contact the author at libbysandridge@comcast.net



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AREA ATTRACTIONS



Coyote Hole Ciderworks

Coyote Hole Ciderworks makes hard cider from 100% Virginia apples. We are located in the heart of Lake Anna in Mineral, Virginia. Come sample premium hard cider at our tasting room along and enjoy food trucks, live music, events, family games and more.



Cooper Vineyards

Enjoy daily wine tastings and weekend complimentary acoustic music on the deck or in the tasting room year round. Wine tours, light fare, events and facility rentals.



Lake Anna State Park

The park has a beach on one of Virginia's most popular lakes, a fishing pond accessible to children and the disabled, a bathhouse-concessions complex and a boat launch.



Marks & Harrison Amphitheater

The venue hosts major music stars, including Sheryl Crow, Lynyrd Skynyrd, The Temptations and more. Watch the sun set peacefully over the shimmering waters of Lake Anna.



Surrounding Towns

Nearby towns include historic Louisa County, Orange, Culpeper, Spotsylvania and Fredericksburg, all located within a 30-minute drive of Cutalong. Each town has a great selection of shopping and tourist attractions worth exploring.



Spotsylvania Farmers Market

The largest farmers market in the region. Over 50 vendors sell locally produced foods and plants at this vibrant market. The place for local farmers and food producers to sell their wares directly to the community for nearly 20 years.



Tim's at Lake Anna

Located on the water near Mineral, Virginia. Known for traditional American fare, home-cooked seafood, a unique atmosphere and scenic dining on one of Virginia's largest lakes.



Chancellorsville Battlefield

Visit and explore this great Civil War battlefield. Much of the battlefield has been preserved. The best place to start your visit is at the Chancellorsville Battlefield Visitor Center on the Plank Road



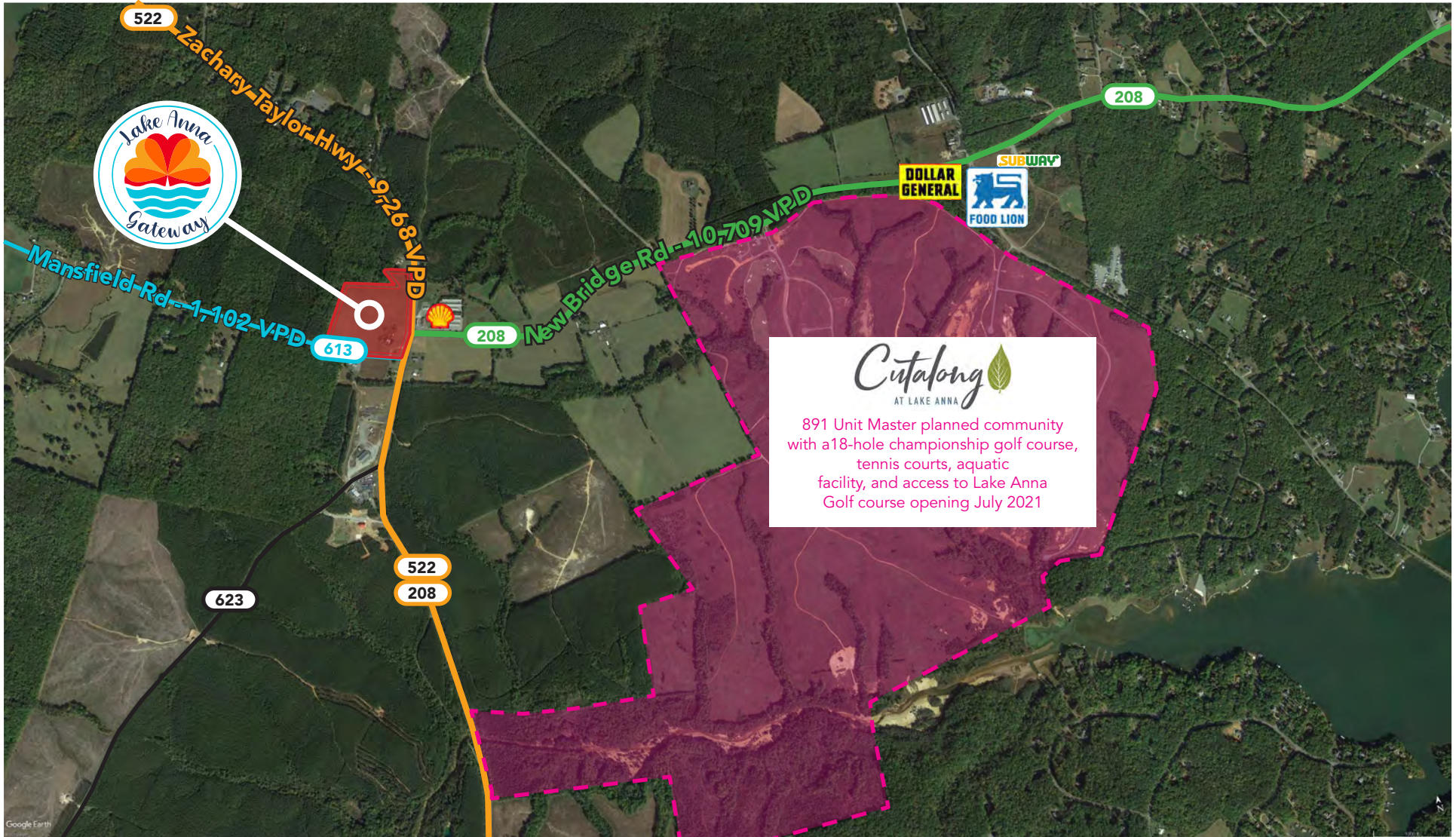
Louisa Art Center

The dynamic schedule of exhibits available to the public, which run for about six weeks each, include national artists & artists throughout central Virginia. Meet the artists at a gallery opening with libation, hors d'oeuvres and fine art.



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LAKE ANNA AREA NEWS

Lake RV Resort Planners Listening To Community Concerns

On January 21 Gay & Neil, Inc. representatives for the Four Seasons at Lake Anna, LLC submitted a site plan to the Spotsylvania Planning Commission for a proposed RV resort in Spotsylvania County on the Remanley Branch of Lake Anna.

Representatives from VDOT and the VDOT attended the meeting to pose concerns and questions. The planning commission were mostly interested in the impact of the wastewater treatment plant and in the safety of the entrance to the project off Rt. 522. They also wanted to make sure that the resort would not be open to the general public.

"The result was that they gave us their comments on an extensive packet of them they were happy to have due to the amount of time we spent on it. They put their concerns in writing and now we have two-week public comment

period on a webpage (Virtual Community Meeting) that shows the plan, then a public hearing and then applicant responds to the agencies' comments." Four Seasons at Lake Anna, LLC representative Troy Wills told Life & Times.

Spotsylvania Supervisor Barry Jett has the proposed RV resort to his district - Livingston, Life & Times asked what he thought of the proposed site plan and any concerns he might have on an RV park for that area of the lake.

"My constituents as well as myself have major concerns with the nitrogen adding to the HAB, 300 boat slips (too many), depth of water, traffic coming off Rt. 522 and the solid waste."

An informal poll question on Lake Anna Life's Facebook page on January 5, reached nearly 80 people and



Aerial view of proposed RV resort on the Pamunkey Branch of Lake Anna.

drew 147 comments. The question posed was, "Given the choice, what do you think is better suited for the

upper end of the lake in the Pamunkey Branch, not far from the Rt. 522 Bridge: 1) an upscale, high-end RV resort generating property tax, sales tax, lodging tax, 15-20 full time jobs and 50+ seasonal full time and part time jobs or 2) a community of 70-100 new homes?"

Of the 147 comments that were "score able" in either category or stated "neither," 21 were for an RV resort, nine for more homes and 21 for neither.

Wills told Life & Times: "We want to be considered one of the most-visited luxury RV resorts in the county. And safety could be in the top 10 in the country with what we are doing," and we asked him to explain how he plans to do so.

"We are investing in a total vision for the property. We're focused on providing the best possible guest ex-

perience with world-class amenities. We are interviewing several firms that specialize in RV resort management and design. Our goal is to partner with one of these firms to maximize the offerings we will be providing."

"We also asked the #1 question of 'Why do you think an RV resort is needed at Lake Anna?' "We know from experience and research there is a need for this type of outdoor hospitality venue in the region. Our team is confident that the proposed plan will be a tremendous success and a terrific addition to the Lake Anna community."

"We also asked Wills to offer a macro vision of the plan for the RV resort in the county. And safety could be in the top 10 in the country with what we are doing," and we asked him to explain how he plans to do so.

"We are investing in a total vision for the property. We're focused on providing the best possible guest ex-

RV Resort Update

By Shary Thur

space and develop a plan that best meets the goals for the property."

To address the RV resort plan versus by right homes Life & Times asked Wills to contrast and compare the footprint of the proposed RV resort versus the amount of homes the land could support.

"Any plan that is proposed will be an approved design with the inputs of the surrounding area. The land use is consistent with the master land plan for the County. We've taken great care to listen to the inputs of the community as well as the County and we are confident the venue will become an exceptional addition to the region."

Any RV resort would include a wastewater treatment plan. We asked for details on that, too.

"The property will utilize the very latest in wastewater treatment facilities. Our plant will meet or exceed the standards set forth by the state and County. There will be no discharge to Lake Anna."

Many Facebook commenters were concerned about the long-term appearance of an RV resort, as in how you can the owners assure the existing Lake Anna community the RV resort would remain upscale and what does the term "upscale" mean for an RV resort?

"First and foremost our goal is to offer the very finest in guest amenities. Second, there will be standards

RV Resort Update

By Shary Thur

for guest accommodation that require pre-approval of units prior to taking a reservation. Management of those standards is a top priority for the property."

Some also commented on Facebook about an unacceptable increase in boat traffic should an RV resort be approved and we asked Wills about that.

"We've gone to great lengths to study and address the concerns about traffic on the lake. We will be certain to keep this a major focus as we approach approval of the site."

"Our goal is to be a leader in the outdoor hospitality arena. We have studied dozens of world-class properties and we have taken a 'best practices' approach toward our venue. We are confident in the success of our plan."

Statements released on the RV resort cite it would create 15-20 full time jobs and 50 seasonal, full time jobs. We asked Wills to explain what those jobs would be?"

"The property will be staffed by approximately a dozen full-time professional staff that are fully qualified in RV resort operations. These include the day-to-day management of the property as well as providing exceptional guest services. In addition to those positions we envision the need for seasonal staff to assist in the operation of the resort during the peak season. Many of these staff will serve in the areas of guest services and property maintenance." LMA

Lake Land Sales On The Way To Setting A New High Mark

By Libby Sandridge

The Lake Anna market continues to boom, however with the low interest rates, lake sales were slightly lower in 2021 compared to 2020. 274 homes sold in 2021 compared to 308 sold in 2020. Of those sold 316 were waterfront and 168 lake access homes.

Due to low inventory in homes, last sales season again in 2021, 236 lots sold at the lake which include 730 waterfront lots and 165 acre lots.

New construction at the lake continues to flourish. Building materials are starting to stabilize and with the rising cost of resale homes many are opting to build. According to recent data the median list price of homes grew 17.2% nationwide reaching a new all-time high of \$375,000 for a median list

price. Lake home prices reflect this new data to a T! Of the 15 lake access homes currently on the market the list price ranges from \$279,000 to \$652,320. I can remember when that was a price range for waterfronts! With only 14 waterfront

homes currently available those range from \$488,500 to \$5,995,000. Home sales prices hit a 16 year high here at the lake and expectations are that this momentum will continue for 2022. The pandemic definitely ignited the housing market pushing many out of



the cities to rural areas. With low mortgage rates and the ability to remote working has given buyers the option to move further away from their work places. Others predict that once Corona America begins to bring back the remote workers to the office that it could mean fewer buyers in the second home market which could impact the Lake market.

Again, keep in mind this info is based on industry predictions. Return online mortgage reported that Frank Marshall, CEO of CoreLogic writes: "As we head into 2022, we expect some moderations in the current pattern of flight away from urban areas, as the pandemic wanes."

With all that said if you have considered selling, now is definitely the time. Low inventory is your best friend and the Lake needs more inventory! We will have many

ready, willing and able buyers! Also keep in mind that some are predicting interest rates to be 4% for the end of 2022 so buyers are anxious to buy early this year. Contact a local Lake Agent to get your home ready for the spring market. March is should be your target date to get on the market! Most lake buyers want to be closed and using their lake home well before the end of May. LMA

Libby's Note: Libby Sandridge is a long time Lake Anna realtor that lives here. You can contact her at 540-233-0350 or libbysandridge@comcast.net

Lake Builder To Purchase 30 Lots In New Private Side Subdivision

Evergreen Homes will be purchasing 30 of the 54 waterfront and water access lots at new 30-acre subdivision located on the old Chisholm Family farm on Cooling Lagoon 2 of the private side of the lake in 2022.

"All agents are welcome to contact our sales team starting in early April to learn more about the project and the waterfront and water access homesites," noted Evergreen Homes spokesman Lonnie Carter. "Potential buyers can then schedule a personal meeting to learn more about the six new home plans offered and the available homesites that will best meet their needs."

The Rock Island Landing project features gently rolling hills with scenic views and given the prior pastoral uses, will not disturb any existing wooded areas, allowing the new



Rock Island subdivision location.



Rock Island subdivision lot.

homes to be built to blend well with the existing setting. The Evergreen home options range from 1,700 sq. ft. up to 2,000 sq. ft. depending on options chosen. The homes feature 2x6 wall construction that allows for an enhanced insulation

rating and greater energy efficiency. All homes are designed with energy rated windows, which provide great natural light into the homes while opening up spectacular lake views. Luxury kitchens and hundreds of other additional choices permit buyers to

personalize each home. The waterfront homesites are an acre or more with ample shoreline. Water access lots all include a deeded, covered boat slip. "The Evergreen Homes team truly enjoys the Lake lifestyle and has exciting plans for the future in this region. Lake Anna is quickly becoming one of the most desirable destinations in Virginia and we are thrilled to be a part of this growing community. We take great pride in our effort to exceed expectations with our home design and the many quality construction details that are felt but not often seen behind all the quality finishes we provide," noted Carter.

Evergreen has built over 85 homes at the lake in recent years in all three counties with many more under way in 2022. LMA

Rt. 208 Parcel In Spotsylvania County Under Contract For Mixed Use Development

With the community growing and businesses looking for opportunity, the race to find remaining developable land along Lake Anna's lucrative Rt. 208 continues.

The developer looking to create an RV resort at the lake and build the Gateway project at Wares Crossroads has put a contract on 152 acres of Hairfield family land on Rt. 208 zoned for mixed use.

"We just put that great piece of property under contract," noted a representative of the Wills Company. "Based on current zoning, the developer could create a mixed use



Location of Hairfield parcel under contract for development and the sign along 208.



Sign for the Hairfield parcel under contract for development.

project of 21 waterfront homes, 20 waterview lots, a transitional area and then 15 acres of commercial area along Rt. 208.

derway to examine the project with Spotsylvania County planners and the Hairfield family. LMA

"We are happy to be welcomed into the community. The Spotsy side of the lake is underutilized and people have held onto their land for many years so we see how important it is to maintain proper development aims." Wills told Life & Times.

The fourth month study period is underway to examine the project with Spotsylvania County planners and the Hairfield family. LMA



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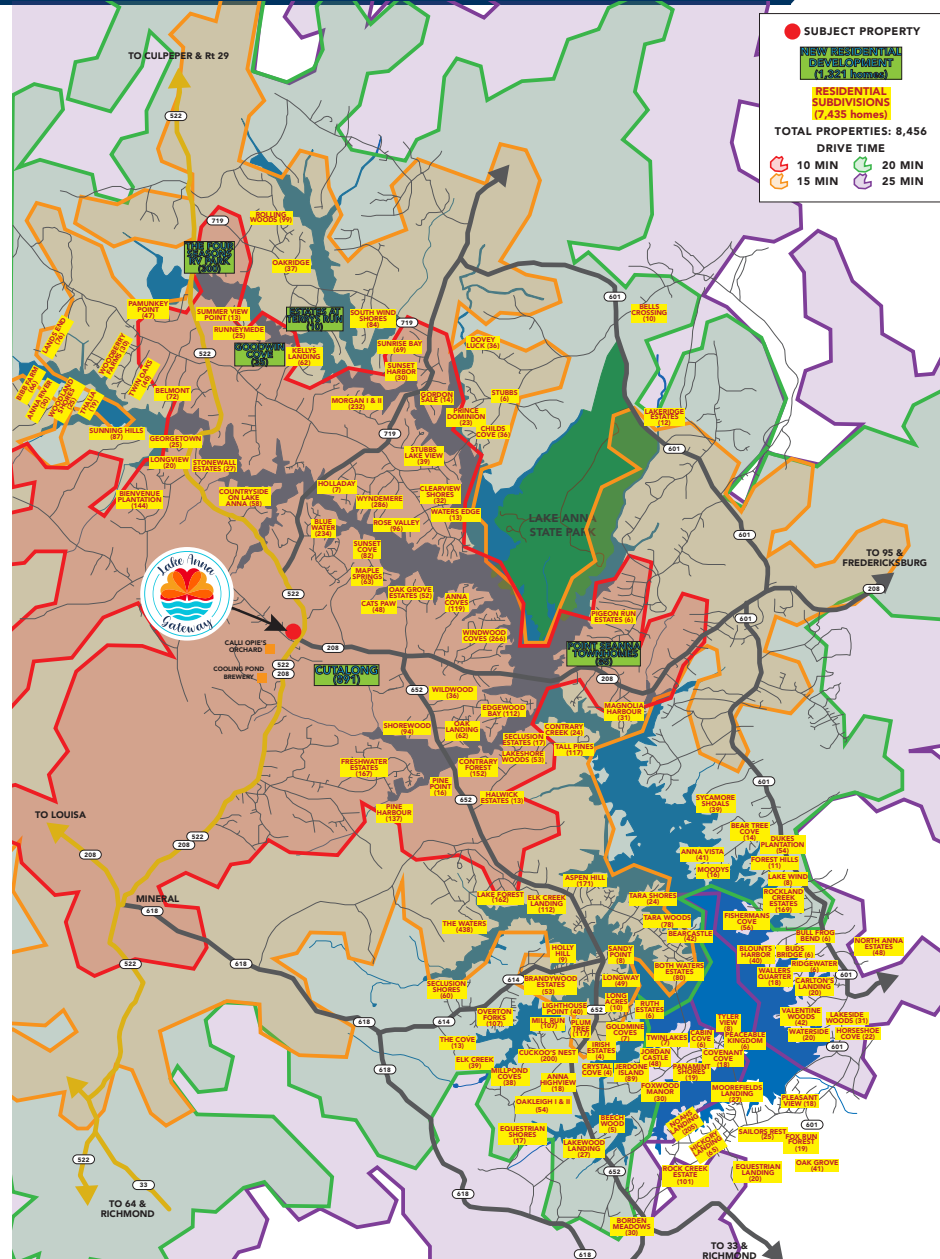
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LAKE ANNA SUBDIVISIONS



last updated: 03/12/24 P. 11



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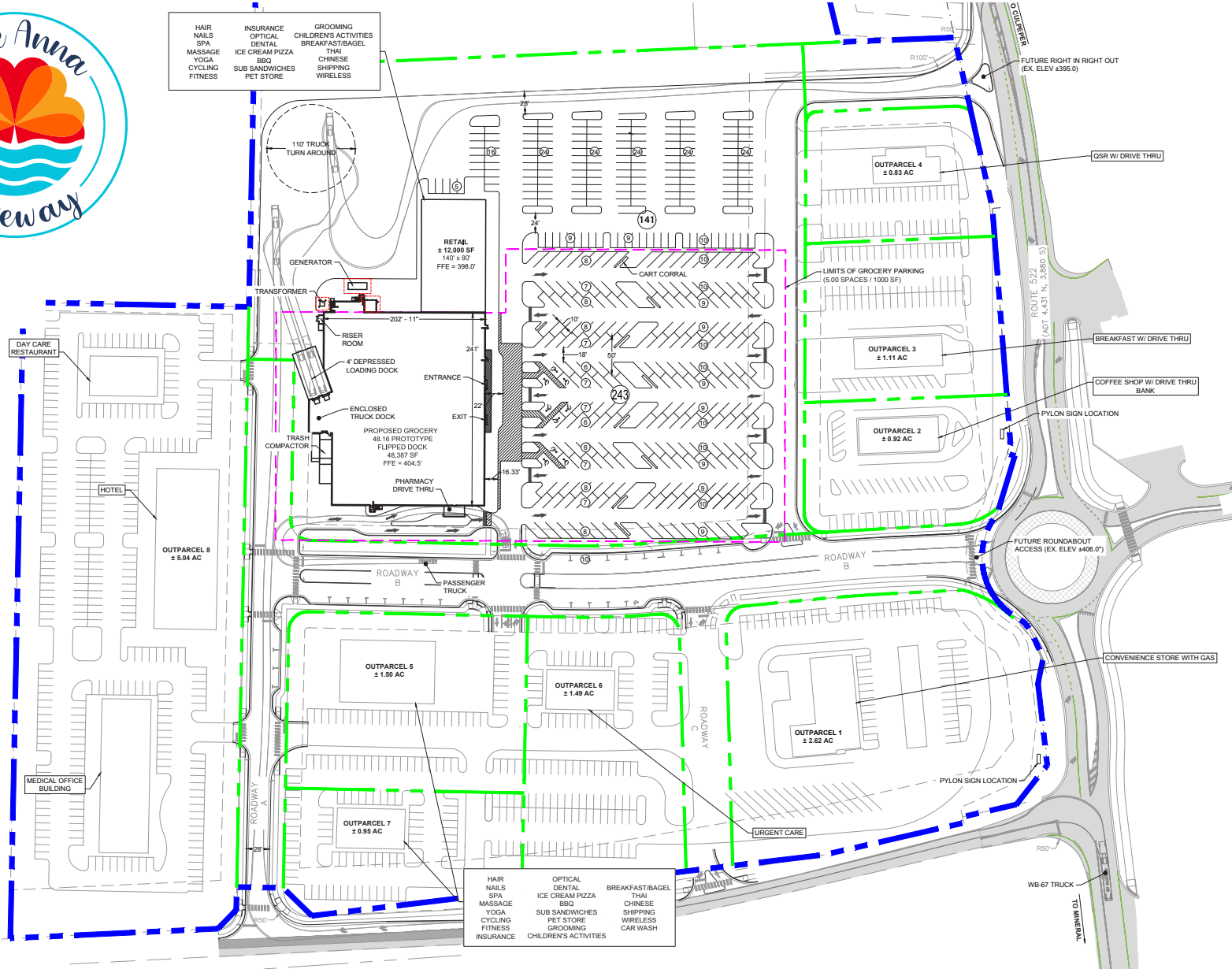
202-359-3469



sthur@thurassociates.com

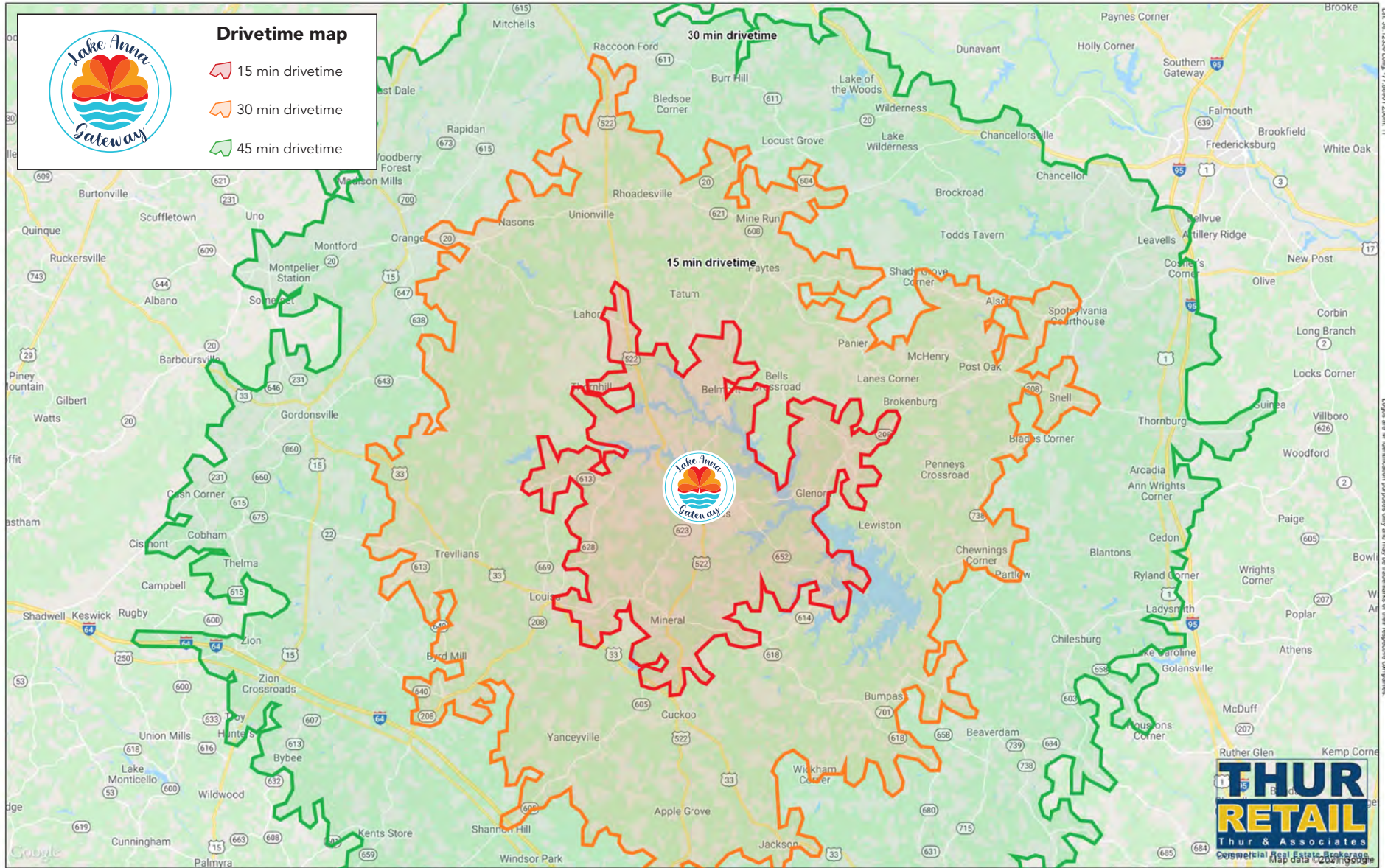
LAKE ANNA GATEWAY

54 Mansfield Road, Mineral, VA 23117



LAKE ANNA GATEWAY

54 Mansfield Road, Mineral, VA 23117



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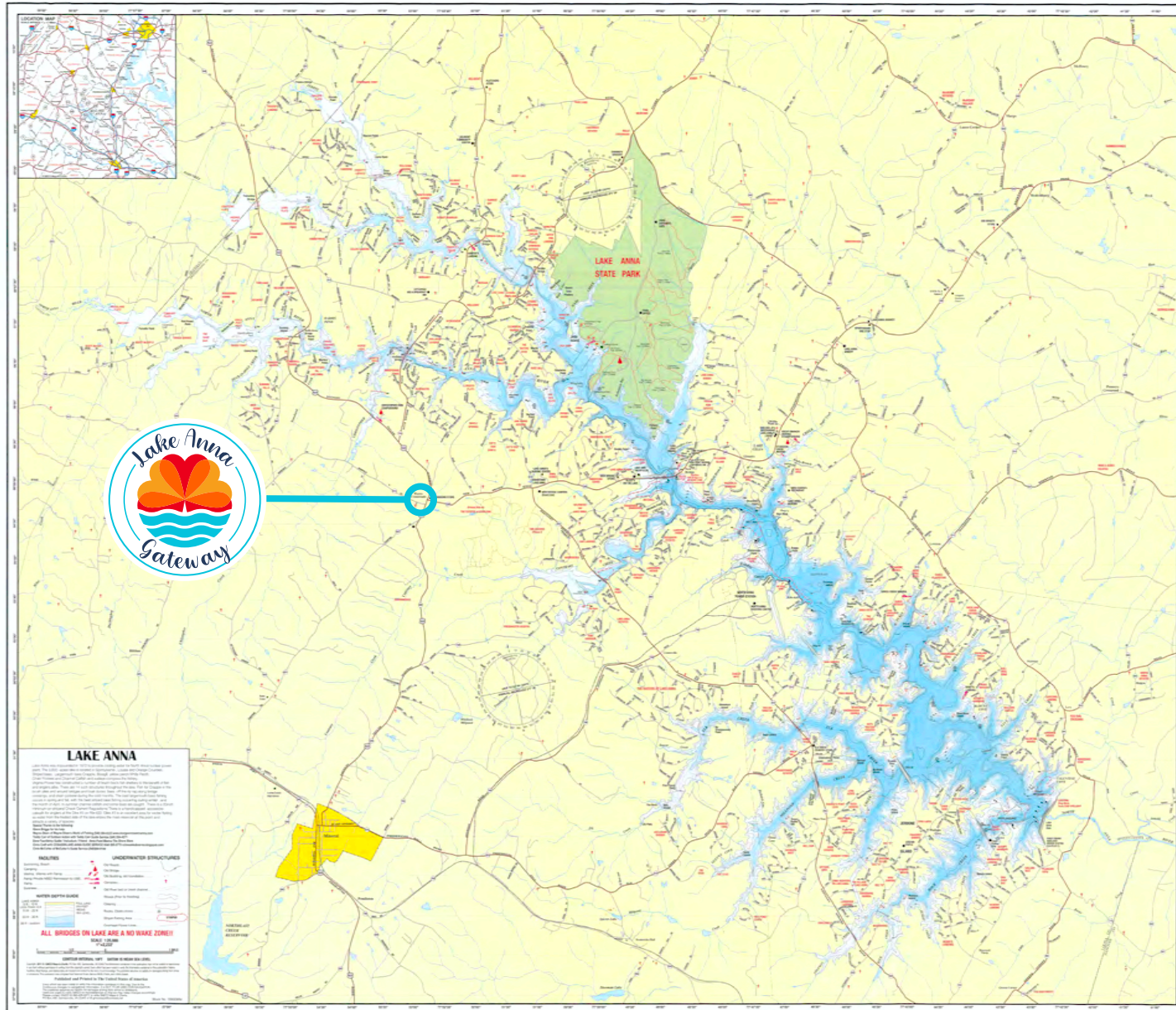
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LAKE ANNA GATEWAY

54 Mansfield Road, Mineral, VA 23117



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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time	30 min drive time	45 min drive time
Population			
Estimated Population (2023)	7,798	44,346	199,080
Projected Population (2028)	9,382	51,099	222,441
Census Population (2020)	6,243	39,331	188,006
Census Population (2010)	5,783	35,772	168,644
Projected Annual Growth (2023-2028)	1,584 4.1%	6,753 3.0%	23,361 2.3%
Historical Annual Growth (2020-2023)	1,555 -	5,014 4.2%	11,074 2.0%
Historical Annual Growth (2010-2020)	460 0.8%	3,560 1.0%	19,363 1.1%
Estimated Population Density (2023)	87 psm	90 psm	149 psm
Trade Area Size	89.3 sq mi	491.6 sq mi	1,340.1 sq mi
Households			
Estimated Households (2023)	3,041	16,927	74,392
Projected Households (2028)	3,650	19,476	83,047
Census Households (2020)	2,528	15,193	69,329
Census Households (2010)	2,304	13,554	61,015
Projected Annual Growth (2023-2028)	609 4.0%	2,549 3.0%	8,655 2.3%
Historical Annual Change (2010-2023)	737 2.5%	3,374 1.9%	13,377 1.7%
Average Household Income			
Estimated Average Household Income (2023)	\$111,655	\$111,276	\$121,524
Projected Average Household Income (2028)	\$100,506	\$104,381	\$117,671
Census Average Household Income (2010)	\$73,365	\$70,328	\$76,245
Census Average Household Income (2000)	\$48,664	\$50,106	\$57,903
Projected Annual Change (2023-2028)	-\$11,149 -2.0%	-\$6,895 -1.2%	-\$3,853 -0.6%
Historical Annual Change (2000-2023)	\$62,991 5.6%	\$61,170 5.3%	\$63,621 4.8%
Median Household Income			
Estimated Median Household Income (2023)	\$99,332	\$93,370	\$100,038
Projected Median Household Income (2028)	\$100,464	\$94,650	\$101,494
Census Median Household Income (2010)	\$56,747	\$57,159	\$65,265
Census Median Household Income (2000)	\$40,628	\$41,025	\$48,978
Projected Annual Change (2023-2028)	\$1,132 0.2%	\$1,280 0.3%	\$1,456 0.3%
Historical Annual Change (2000-2023)	\$58,704 6.3%	\$52,344 5.5%	\$51,060 4.5%
Per Capita Income			
Estimated Per Capita Income (2023)	\$43,543	\$42,488	\$45,573
Projected Per Capita Income (2028)	\$39,105	\$39,795	\$44,077
Census Per Capita Income (2010)	\$29,241	\$26,657	\$27,589
Census Per Capita Income (2000)	\$19,441	\$18,937	\$20,850
Projected Annual Change (2023-2028)	-\$4,438 -2.0%	-\$2,693 -1.3%	-\$1,496 -0.7%
Historical Annual Change (2000-2023)	\$24,103 5.4%	\$23,551 5.4%	\$24,722 5.2%
Estimated Average Household Net Worth (2023)	\$576,244	\$610,849	\$626,619

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation. This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Race and Ethnicity						
Total Population (2023)	7,798		44,346		199,080	
White (2023)	6,317	81.0%	35,355	79.7%	141,472	71.1%
Black or African American (2023)	953	12.2%	5,918	13.3%	34,295	17.2%
American Indian or Alaska Native (2023)	20	0.3%	133	0.3%	681	0.3%
Asian (2023)	62	0.8%	393	0.9%	3,931	2.0%
Hawaiian or Pacific Islander (2023)	5	-	16	-	99	-
Other Race (2023)	102	1.3%	574	1.3%	6,302	3.2%
Two or More Races (2023)	339	4.3%	1,957	4.4%	12,300	6.2%
Population < 18 (2023)	1,188 15.2%		8,031 18.1%		41,771 21.0%	
White Not Hispanic	995	83.7%	6,600	82.2%	29,413	70.4%
Black or African American	89	7.5%	698	8.7%	5,769	13.8%
Asian	15	1.3%	142	1.8%	1,259	3.0%
Other Race Not Hispanic	49	4.1%	298	3.7%	1,856	4.4%
Hispanic	40	3.4%	293	3.7%	3,474	8.3%
Not Hispanic or Latino Population (2023)	7,488 96.0%		42,394 95.6%		182,111 91.5%	
Not Hispanic White	6,227	83.2%	34,749	82.0%	137,491	75.5%
Not Hispanic Black or African American	947	12.6%	5,865	13.8%	33,714	18.5%
Not Hispanic American Indian or Alaska Native	14	0.2%	62	0.1%	296	0.2%
Not Hispanic Asian	62	0.8%	388	0.9%	3,887	2.1%
Not Hispanic Hawaiian or Pacific Islander	4	-	13	-	72	-
Not Hispanic Other Race	11	0.2%	59	0.1%	365	0.2%
Not Hispanic Two or More Races	222	3.0%	1,258	3.0%	6,285	3.5%
Hispanic or Latino Population (2023)	310 4.0%		1,952 4.4%		16,969 8.5%	
Hispanic White	90	29.0%	606	31.0%	3,981	23.5%
Hispanic Black or African American	6	2.0%	52	2.7%	582	3.4%
Hispanic American Indian or Alaska Native	6	1.9%	70	3.6%	384	2.3%
Hispanic Asian	-	-	4	0.2%	44	0.3%
Hispanic Hawaiian or Pacific Islander	-	-	3	0.2%	27	0.2%
Hispanic Other Race	91	29.2%	516	26.4%	5,936	35.0%
Hispanic Two or More Races	117	37.7%	700	35.9%	6,014	35.4%
Not Hispanic or Latino Population (2020)	6,009 96.2%		37,694 95.8%		171,773 91.4%	
Hispanic or Latino Population (2020)	234 3.8%		1,638 4.2%		16,233 8.6%	
Not Hispanic or Latino Population (2010)	5,661 97.9%		34,907 97.6%		159,330 94.5%	
Hispanic or Latino Population (2010)	123 2.1%		865 2.4%		9,314 5.5%	
Not Hispanic or Latino Population (2028)	9,006 96.0%		48,849 95.6%		203,526 91.5%	
Hispanic or Latino Population (2028)	375 4.0%		2,250 4.4%		18,915 8.5%	
Projected Annual Growth (2023-2028)	65 4.2%		298 3.1%		1,946 2.3%	
Historical Annual Growth (2010-2020)	112 9.1%		773 8.9%		6,920 7.4%	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Total Age Distribution (2023)						
Total Population	7,798		44,346		199,080	
Age Under 5 Years	274	3.5%	1,986	4.5%	10,409	5.2%
Age 5 to 9 Years	337	4.3%	2,207	5.0%	11,389	5.7%
Age 10 to 14 Years	342	4.4%	2,353	5.3%	12,250	6.2%
Age 15 to 19 Years	342	4.4%	2,204	5.0%	11,569	5.8%
Age 20 to 24 Years	357	4.6%	2,360	5.3%	11,932	6.0%
Age 25 to 29 Years	399	5.1%	2,525	5.7%	12,453	6.3%
Age 30 to 34 Years	452	5.8%	2,712	6.1%	13,119	6.6%
Age 35 to 39 Years	436	5.6%	2,692	6.1%	12,916	6.5%
Age 40 to 44 Years	420	5.4%	2,611	5.9%	12,718	6.4%
Age 45 to 49 Years	470	6.0%	2,697	6.1%	11,938	6.0%
Age 50 to 54 Years	521	6.7%	3,069	6.9%	13,344	6.7%
Age 55 to 59 Years	719	9.2%	3,635	8.2%	14,641	7.4%
Age 60 to 64 Years	811	10.4%	3,937	8.9%	14,715	7.4%
Age 65 to 69 Years	727	9.3%	3,458	7.8%	12,360	6.2%
Age 70 to 74 Years	584	7.5%	2,645	6.0%	9,647	4.8%
Age 75 to 79 Years	334	4.3%	1,702	3.8%	6,781	3.4%
Age 80 to 84 Years	175	2.2%	910	2.1%	3,807	1.9%
Age 85 Years or Over	99	1.3%	642	1.4%	3,094	1.6%
Median Age	49.2		45.0		41.0	
Age 19 Years or Less	1,295	16.6%	8,750	19.7%	45,617	22.9%
Age 20 to 64 Years	4,584	58.8%	26,238	59.2%	117,775	59.2%
Age 65 Years or Over	1,919	24.6%	9,358	21.1%	35,688	17.9%
Female Age Distribution (2023)						
Female Population	3,849		21,966		99,932	
Age Under 5 Years	128	3.3%	951	4.3%	4,988	5.0%
Age 5 to 9 Years	141	3.7%	1,003	4.6%	5,437	5.4%
Age 10 to 14 Years	174	4.5%	1,157	5.3%	5,964	6.0%
Age 15 to 19 Years	166	4.3%	1,074	4.9%	5,571	5.6%
Age 20 to 24 Years	169	4.4%	1,143	5.2%	5,776	5.8%
Age 25 to 29 Years	193	5.0%	1,254	5.7%	6,162	6.2%
Age 30 to 34 Years	237	6.2%	1,384	6.3%	6,537	6.5%
Age 35 to 39 Years	211	5.5%	1,309	6.0%	6,425	6.4%
Age 40 to 44 Years	197	5.1%	1,233	5.6%	6,218	6.2%
Age 45 to 49 Years	227	5.9%	1,327	6.0%	5,933	5.9%
Age 50 to 54 Years	249	6.5%	1,487	6.8%	6,632	6.6%
Age 55 to 59 Years	377	9.8%	1,867	8.5%	7,488	7.5%
Age 60 to 64 Years	426	11.1%	2,008	9.1%	7,470	7.5%
Age 65 to 69 Years	336	8.7%	1,701	7.7%	6,411	6.4%
Age 70 to 74 Years	300	7.8%	1,312	6.0%	5,112	5.1%
Age 75 to 79 Years	162	4.2%	859	3.9%	3,678	3.7%
Age 80 to 84 Years	91	2.4%	483	2.2%	2,148	2.1%
Age 85 Years or Over	63	1.6%	413	1.9%	1,981	2.0%
Female Median Age	50.1		45.7		42.1	
Age 19 Years or Less	609	15.8%	4,185	19.1%	21,961	22.0%
Age 20 to 64 Years	2,288	59.4%	13,013	59.2%	58,641	58.7%
Age 65 Years or Over	952	24.7%	4,768	21.7%	19,331	19.3%

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway			15 min drive		30 min drive		45 min drive	
54 Mansfield Rd, Mineral, VA 23117			time		time		time	
Male Age Distribution (2023)								
Male Population	3,949	50.6%	22,380	50.5%	99,148	49.8%		
Age Under 5 Years	146	3.7%	1,035	4.6%	5,421	5.5%		
Age 5 to 9 Years	196	5.0%	1,203	5.4%	5,952	6.0%		
Age 10 to 14 Years	168	4.3%	1,196	5.3%	6,286	6.3%		
Age 15 to 19 Years	176	4.5%	1,130	5.1%	5,998	6.0%		
Age 20 to 24 Years	188	4.8%	1,217	5.4%	6,156	6.2%		
Age 25 to 29 Years	205	5.2%	1,272	5.7%	6,290	6.3%		
Age 30 to 34 Years	215	5.4%	1,328	5.9%	6,582	6.6%		
Age 35 to 39 Years	225	5.7%	1,383	6.2%	6,491	6.5%		
Age 40 to 44 Years	223	5.6%	1,378	6.2%	6,500	6.6%		
Age 45 to 49 Years	243	6.1%	1,370	6.1%	6,005	6.1%		
Age 50 to 54 Years	272	6.9%	1,582	7.1%	6,712	6.8%		
Age 55 to 59 Years	342	8.7%	1,767	7.9%	7,153	7.2%		
Age 60 to 64 Years	385	9.7%	1,929	8.6%	7,245	7.3%		
Age 65 to 69 Years	391	9.9%	1,757	7.9%	5,949	6.0%		
Age 70 to 74 Years	284	7.2%	1,334	6.0%	4,535	4.6%		
Age 75 to 79 Years	172	4.4%	843	3.8%	3,103	3.1%		
Age 80 to 84 Years	84	2.1%	427	1.9%	1,659	1.7%		
Age 85 Years or Over	37	0.9%	230	1.0%	1,112	1.1%		
Male Median Age	48.5		44.3		39.9			
Age 19 Years or Less	686	17.4%	4,565	20.4%	23,656	23.9%		
Age 20 to 64 Years	2,296	58.1%	13,225	59.1%	59,134	59.6%		
Age 65 Years or Over	967	24.5%	4,590	20.5%	16,358	16.5%		
Males per 100 Females (2023)								
Overall Comparison	103		102		99			
Age Under 5 Years	114	53.2%	109	52.1%	109	52.1%		
Age 5 to 9 Years	139	58.2%	120	54.5%	109	52.3%		
Age 10 to 14 Years	97	49.2%	103	50.8%	105	51.3%		
Age 15 to 19 Years	106	51.5%	105	51.3%	108	51.8%		
Age 20 to 24 Years	111	52.6%	106	51.6%	107	51.6%		
Age 25 to 29 Years	106	51.5%	101	50.4%	102	50.5%		
Age 30 to 34 Years	90	47.5%	96	49.0%	101	50.2%		
Age 35 to 39 Years	106	51.6%	106	51.4%	101	50.3%		
Age 40 to 44 Years	113	53.1%	112	52.8%	105	51.1%		
Age 45 to 49 Years	107	51.6%	103	50.8%	101	50.3%		
Age 50 to 54 Years	109	52.2%	106	51.5%	101	50.3%		
Age 55 to 59 Years	91	47.5%	95	48.6%	96	48.9%		
Age 60 to 64 Years	90	47.4%	96	49.0%	97	49.2%		
Age 65 to 69 Years	116	53.7%	103	50.8%	93	48.1%		
Age 70 to 74 Years	95	48.6%	102	50.4%	89	47.0%		
Age 75 to 79 Years	106	51.5%	98	49.5%	84	45.8%		
Age 80 to 84 Years	92	48.0%	88	46.9%	77	43.6%		
Age 85 Years or Over	58	36.7%	56	35.7%	56	36.0%		
Age 19 Years or Less	113	53.0%	109	52.2%	108	51.9%		
Age 20 to 39 Years	103	50.7%	102	50.5%	102	50.6%		
Age 40 to 64 Years	99	49.8%	101	50.3%	100	49.9%		
Age 65 Years or Over	102	50.4%	96	49.0%	85	45.8%		

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Household Type (2023)						
Total Households	3,041		16,927		74,392	
Households with Children	673	22.1%	4,891	28.9%	22,586	30.4%
Average Household Size	2.6		2.6		2.6	
Household Density per Square Mile	34		34		56	
Population Family	6,734	86.4%	38,522	86.9%	172,453	86.6%
Population Non-Family	1,063	13.6%	5,750	13.0%	24,490	12.3%
Population Group Quarters	-	-	74	0.2%	2,138	1.1%
Family Households	2,238	73.6%	12,482	73.7%	55,100	74.1%
Married Couple Households	1,743	77.9%	9,650	77.3%	42,511	77.2%
Other Family Households with Children	495	22.1%	2,832	22.7%	12,589	22.8%
Family Households with Children	670	30.0%	4,864	39.0%	22,462	40.8%
Married Couple with Children	440	65.6%	3,553	73.1%	16,180	72.0%
Other Family Households with Children	231	34.4%	1,310	26.9%	6,282	28.0%
Family Households No Children	1,568	70.0%	7,618	61.0%	32,638	59.2%
Married Couple No Children	1,303	83.1%	6,097	80.0%	26,331	80.7%
Other Family Households No Children	264	16.9%	1,521	20.0%	6,307	19.3%
Non-Family Households	803	26.4%	4,446	26.3%	19,292	25.9%
Non-Family Households with Children	2	0.3%	27	0.6%	124	0.6%
Non-Family Households No Children	801	99.7%	4,418	99.4%	19,168	99.4%
Average Family Household Size	3.0		3.1		3.1	
Average Family Income	\$124,768		\$125,136		\$134,757	
Median Family Income	\$113,456		\$108,207		\$114,012	
Average Non-Family Household Size	1.3		1.3		1.3	
Marital Status (2023)						
Population Age 15 Years or Over	6,845		37,800		165,032	
Never Married	1,554	22.7%	9,067	24.0%	45,032	27.3%
Currently Married	4,132	60.4%	21,435	56.7%	89,612	54.3%
Previously Married	1,160	16.9%	7,299	19.3%	30,388	18.4%
Separated	115	9.9%	1,064	14.6%	6,330	20.8%
Widowed	299	25.8%	1,933	26.5%	8,005	26.3%
Divorced	746	64.3%	4,302	58.9%	16,052	52.8%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	6,146		33,236		141,532	
Elementary (Grade Level 0 to 8)	133	2.2%	1,053	3.2%	4,162	2.9%
Some High School (Grade Level 9 to 11)	327	5.3%	2,242	6.7%	8,528	6.0%
High School Graduate	2,530	41.2%	13,213	39.8%	45,479	32.1%
Some College	1,164	18.9%	6,103	18.4%	29,289	20.7%
Associate Degree Only	352	5.7%	2,283	6.9%	10,397	7.3%
Bachelor Degree Only	966	15.7%	4,956	14.9%	26,799	18.9%
Graduate Degree	674	11.0%	3,385	10.2%	16,878	11.9%
Any College (Some College or Higher)	3,156	51.4%	16,728	50.3%	83,363	58.9%
College Degree + (Bachelor Degree or Higher)	1,640	26.7%	8,341	25.1%	43,677	30.9%

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time	30 min drive time	45 min drive time
Housing			
Total Housing Units (2023)	3,884	19,867	81,254
Total Housing Units (2020)	3,571	18,657	76,691
Historical Annual Growth (2020-2023)	313 -	1,211 -	4,563 -
Housing Units Occupied (2023)	3,041 78.3%	16,927 85.2%	74,392 91.6%
Housing Units Owner-Occupied	2,439 80.2%	13,335 78.8%	57,519 77.3%
Housing Units Renter-Occupied	602 19.8%	3,592 21.2%	16,874 22.7%
Housing Units Vacant (2023)	843 21.7%	2,940 14.8%	6,862 8.4%
Household Size (2023)			
Total Households	3,041	16,927	74,392
1 Person Households	638 21.0%	3,532 20.9%	15,600 21.0%
2 Person Households	1,368 45.0%	6,706 39.6%	28,197 37.9%
3 Person Households	436 14.3%	2,799 16.5%	12,271 16.5%
4 Person Households	350 11.5%	2,243 13.3%	10,171 13.7%
5 Person Households	154 5.1%	1,029 6.1%	4,991 6.7%
6 Person Households	67 2.2%	417 2.5%	2,067 2.8%
7 or More Person Households	28 0.9%	201 1.2%	1,095 1.5%
Household Income Distribution (2023)			
HH Income \$200,000 or More	397 13.1%	2,496 14.7%	10,830 14.6%
HH Income \$150,000 to \$199,999	287 9.4%	1,430 8.4%	8,973 12.1%
HH Income \$125,000 to \$149,999	325 10.7%	1,391 8.2%	7,309 9.8%
HH Income \$100,000 to \$124,999	356 11.7%	1,827 10.8%	8,752 11.8%
HH Income \$75,000 to \$99,999	548 18.0%	2,549 15.1%	10,621 14.3%
HH Income \$50,000 to \$74,999	448 14.7%	2,585 15.3%	10,562 14.2%
HH Income \$35,000 to \$49,999	216 7.1%	1,447 8.5%	5,990 8.1%
HH Income \$25,000 to \$34,999	183 6.0%	1,340 7.9%	4,335 5.8%
HH Income \$15,000 to \$24,999	143 4.7%	814 4.8%	3,010 4.0%
HH Income \$10,000 to \$14,999	73 2.4%	607 3.6%	1,903 2.6%
HH Income Under \$10,000	65 2.1%	441 2.6%	2,106 2.8%
Household Vehicles (2023)			
Households 0 Vehicles Available	148 4.9%	837 4.9%	2,802 3.8%
Households 1 Vehicle Available	639 21.0%	3,540 20.9%	17,663 23.7%
Households 2 Vehicles Available	1,075 35.4%	5,845 34.5%	26,468 35.6%
Households 3 or More Vehicles Available	1,179 38.8%	6,706 39.6%	27,459 36.9%
Total Vehicles Available	7,174	39,132	167,423
Average Vehicles per Household	2.4	2.3	2.3
Owner-Occupied Household Vehicles	6,287 87.6%	33,479 85.6%	140,124 83.7%
Average Vehicles per Owner-Occupied Household	2.6	2.5	2.4
Renter-Occupied Household Vehicles	887 12.4%	5,653 14.4%	27,299 16.3%
Average Vehicles per Renter-Occupied Household	1.5	1.6	1.6
Travel Time (2023)			
Worker Base Age 16 years or Over	4,110	23,467	106,881
Travel to Work in 14 Minutes or Less	709 17.2%	3,265 13.9%	16,261 15.2%
Travel to Work in 15 to 29 Minutes	821 20.0%	5,241 22.3%	26,832 25.1%
Travel to Work in 30 to 59 Minutes	1,252 30.5%	7,904 33.7%	33,356 31.2%
Travel to Work in 60 Minutes or More	606 14.7%	4,325 18.4%	18,566 17.4%
Work at Home	722 17.6%	2,732 11.6%	11,867 11.1%
Average Minutes Travel to Work	32.9	33.4	30.4

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Transportation To Work (2023)						
Worker Base Age 16 years or Over	4,110		23,467		106,881	
Drive to Work Alone	2,825	68.7%	17,885	76.2%	81,797	76.5%
Drive to Work in Carpool	489	11.9%	2,307	9.8%	10,163	9.5%
Travel to Work by Public Transportation	20	0.5%	140	0.6%	983	0.9%
Drive to Work on Motorcycle	-	-	7	-	60	-
Bicycle to Work	1	-	4	-	42	-
Walk to Work	34	0.8%	202	0.9%	1,354	1.3%
Other Means	18	0.4%	190	0.8%	615	0.6%
Work at Home	722	17.6%	2,732	11.6%	11,867	11.1%
Daytime Demographics (2023)						
Total Businesses	219		1,026		6,334	
Total Employees	1,623		6,270		46,630	
Company Headquarter Businesses	3	1.5%	16	1.5%	130	2.1%
Company Headquarter Employees	250	15.4%	664	10.6%	4,089	8.8%
Employee Population per Business	7.4 to 1		6.1 to 1		7.4 to 1	
Residential Population per Business	35.7 to 1		43.2 to 1		31.4 to 1	
Adj. Daytime Demographics Age 16 Years or Over	4,241		19,953		101,481	
Labor Force						
Labor Population Age 16 Years or Over (2023)	6,754		37,253		162,369	
Labor Force Total Males (2023)	3,387	50.1%	18,652	50.1%	80,122	49.3%
Male Civilian Employed	2,145	63.3%	12,324	66.1%	56,630	70.7%
Male Civilian Unemployed	60	1.8%	388	2.1%	1,573	2.0%
Males in Armed Forces	16	0.5%	73	0.4%	506	0.6%
Males Not in Labor Force	1,166	34.4%	5,867	31.5%	21,413	26.7%
Labor Force Total Females (2023)	3,367	49.9%	18,601	49.9%	82,247	50.7%
Female Civilian Employed	1,965	58.4%	11,143	59.9%	50,251	61.1%
Female Civilian Unemployed	18	0.5%	279	1.5%	1,412	1.7%
Females in Armed Forces	9	0.3%	30	0.2%	130	0.2%
Females Not in Labor Force	1,375	40.8%	7,150	38.4%	30,453	37.0%
Unemployment Rate	78	1.2%	667	1.8%	2,985	1.8%
Occupation (2023)						
Occupation Population Age 16 Years or Over	4,110		23,467		106,881	
Occupation Total Males	2,145	52.2%	12,324	52.5%	56,630	53.0%
Occupation Total Females	1,965	47.8%	11,143	47.5%	50,251	47.0%
Management, Business, Financial Operations	620	15.1%	3,560	15.2%	18,732	17.5%
Professional, Related	791	19.3%	4,345	18.5%	24,775	23.2%
Service	735	17.9%	4,239	18.1%	16,353	15.3%
Sales, Office	1,002	24.4%	5,333	22.7%	22,341	20.9%
Farming, Fishing, Forestry	29	0.7%	270	1.2%	664	0.6%
Construction, Extraction, Maintenance	408	9.9%	2,718	11.6%	11,415	10.7%
Production, Transport, Material Moving	526	12.8%	3,002	12.8%	12,602	11.8%
White Collar Workers	2,413	58.7%	13,238	56.4%	65,848	61.6%
Blue Collar Workers	1,697	41.3%	10,229	43.6%	41,033	38.4%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Units In Structure (2023)						
Total Units	3,041		16,927		74,392	
1 Detached Unit	2,513	82.6%	13,703	80.9%	58,003	78.0%
1 Attached Unit	117	3.9%	638	3.8%	5,425	7.3%
2 Units	8	0.3%	65	0.4%	403	0.5%
3 to 4 Units	21	0.7%	172	1.0%	948	1.3%
5 to 9 Units	26	0.9%	265	1.6%	1,532	2.1%
10 to 19 Units	69	2.3%	314	1.9%	2,248	3.0%
20 to 49 Units	31	1.0%	171	1.0%	1,346	1.8%
50 or More Units	17	0.6%	167	1.0%	1,120	1.5%
Mobile Home or Trailer	239	7.9%	1,432	8.5%	3,368	4.5%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2023)						
Homes Built 2014 or later	25	0.7%	203	1.0%	1,368	1.7%
Homes Built 2010 to 2013	255	6.6%	2,037	10.3%	10,195	12.5%
Homes Built 2000 to 2009	775	20.0%	4,243	21.4%	17,824	21.9%
Homes Built 1990 to 1999	604	15.6%	3,122	15.7%	15,803	19.4%
Homes Built 1980 to 1989	680	17.5%	2,893	14.6%	12,448	15.3%
Homes Built 1970 to 1979	225	5.8%	1,713	8.6%	7,802	9.6%
Homes Built 1960 to 1969	44	1.1%	678	3.4%	2,588	3.2%
Homes Built 1950 to 1959	195	5.0%	772	3.9%	2,446	3.0%
Homes Built 1940 to 1949	45	1.2%	312	1.6%	1,029	1.3%
Homes Built Before 1939	192	5.0%	953	4.8%	2,890	3.6%
Median Age of Homes	36.8	yrs	35.8	yrs	33.5	yrs
Home Values (2023)						
Owner Specified Housing Units	2,439		13,335		57,519	
Home Values \$1,000,000 or More	126	5.2%	538	4.0%	1,475	2.6%
Home Values \$750,000 to \$999,999	127	5.2%	548	4.1%	1,491	2.6%
Home Values \$500,000 to \$749,999	261	10.7%	1,365	10.2%	5,645	9.8%
Home Values \$400,000 to \$499,999	194	8.0%	1,038	7.8%	7,027	12.2%
Home Values \$300,000 to \$399,999	441	18.1%	2,517	18.9%	15,590	27.1%
Home Values \$250,000 to \$299,999	294	12.0%	1,925	14.4%	7,663	13.3%
Home Values \$200,000 to \$249,999	241	9.9%	1,724	12.9%	7,506	13.1%
Home Values \$175,000 to \$199,999	268	11.0%	896	6.7%	2,904	5.0%
Home Values \$150,000 to \$174,999	187	7.7%	915	6.9%	2,531	4.4%
Home Values \$125,000 to \$149,999	68	2.8%	424	3.2%	1,512	2.6%
Home Values \$100,000 to \$124,999	82	3.4%	549	4.1%	1,458	2.5%
Home Values \$90,000 to \$99,999	14	0.6%	129	1.0%	253	0.4%
Home Values \$80,000 to \$89,999	15	0.6%	69	0.5%	160	0.3%
Home Values \$70,000 to \$79,999	24	1.0%	143	1.1%	454	0.8%
Home Values \$60,000 to \$69,999	5	0.2%	142	1.1%	424	0.7%
Home Values \$50,000 to \$59,999	13	0.5%	73	0.5%	226	0.4%
Home Values \$35,000 to \$49,999	36	1.5%	118	0.9%	250	0.4%
Home Values \$25,000 to \$34,999	24	1.0%	65	0.5%	216	0.4%
Home Values \$10,000 to \$24,999	12	0.5%	78	0.6%	251	0.4%
Home Values Under \$10,000	8	0.3%	79	0.6%	483	0.8%
Owner-Occupied Median Home Value	\$306,175		\$307,515		\$322,121	
Renter-Occupied Median Rent	\$984		\$951		\$1,107	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time	30 min drive time	45 min drive time
Total Annual Consumer Expenditure (2023)			
Total Household Expenditure	\$234.09 M	\$1.29 B	\$6.03 B
Total Non-Retail Expenditure	\$123.63 M	\$683.55 M	\$3.19 B
Total Retail Expenditure	\$110.46 M	\$607.97 M	\$2.84 B
Apparel	\$8.27 M	\$45.86 M	\$215.64 M
Contributions	\$8.03 M	\$44.59 M	\$207.94 M
Education	\$7.35 M	\$41.61 M	\$197.89 M
Entertainment	\$13.5 M	\$74.5 M	\$349.87 M
Food and Beverages	\$34.08 M	\$187.74 M	\$876.61 M
Furnishings and Equipment	\$8.39 M	\$46.14 M	\$216.7 M
Gifts	\$6.08 M	\$34 M	\$157.39 M
Health Care	\$19.74 M	\$107.86 M	\$499.15 M
Household Operations	\$9.32 M	\$51.57 M	\$241.17 M
Miscellaneous Expenses	\$4.46 M	\$24.57 M	\$114.86 M
Personal Care	\$3.15 M	\$17.31 M	\$81.02 M
Personal Insurance	\$1.74 M	\$9.63 M	\$45.33 M
Reading	\$518.88 K	\$2.85 M	\$13.3 M
Shelter	\$48.82 M	\$270.17 M	\$1.26 B
Tobacco	\$1.29 M	\$7.08 M	\$32.18 M
Transportation	\$42.64 M	\$234.15 M	\$1.1 B
Utilities	\$16.72 M	\$91.87 M	\$424.75 M
Monthly Household Consumer Expenditure (2023)			
Total Household Expenditure	\$6,415	\$6,358	\$6,757
Total Non-Retail Expenditure	\$3,388 52.8%	\$3,365 52.9%	\$3,575 52.9%
Total Retail Expenditures	\$3,027 47.2%	\$2,993 47.1%	\$3,183 47.1%
Apparel	\$227 3.5%	\$226 3.6%	\$242 3.6%
Contributions	\$220 3.4%	\$220 3.5%	\$233 3.4%
Education	\$201 3.1%	\$205 3.2%	\$222 3.3%
Entertainment	\$370 5.8%	\$367 5.8%	\$392 5.8%
Food and Beverages	\$934 14.6%	\$924 14.5%	\$982 14.5%
Furnishings and Equipment	\$230 3.6%	\$227 3.6%	\$243 3.6%
Gifts	\$167 2.6%	\$167 2.6%	\$176 2.6%
Health Care	\$541 8.4%	\$531 8.4%	\$559 8.3%
Household Operations	\$255 4.0%	\$254 4.0%	\$270 4.0%
Miscellaneous Expenses	\$122 1.9%	\$121 1.9%	\$129 1.9%
Personal Care	\$86 1.3%	\$85 1.3%	\$91 1.3%
Personal Insurance	\$48 0.7%	\$47 0.7%	\$51 0.8%
Reading	\$14 0.2%	\$14 0.2%	\$15 0.2%
Shelter	\$1,338 20.9%	\$1,330 20.9%	\$1,414 20.9%
Tobacco	\$35 0.6%	\$35 0.5%	\$36 0.5%
Transportation	\$1,169 18.2%	\$1,153 18.1%	\$1,228 18.2%
Utilities	\$458 7.1%	\$452 7.1%	\$476 7.0%