

COSNER'S CORNER

9951 - 9969 Patriot Highway, Fredericksburg, VA 22407



PROPERTY HIGHLIGHTS

-  2ND GEN RESTAURANT: 6,000 SF
RETAIL 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	43,546
5 Mi	92,212
10 Mi	199,819

CARS PER DAY

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

AV. HH INCOME

3 Mi	\$96,044
5 Mi	\$97,387
10 Mi	\$101,236

EMPLOYEES

3 Mi	16,608
5 Mi	34,307
10 Mi	76,134



last updated: 12/04/23 P.1



SHARY THUR



202-359-3469



sthur@thurassociates.com

COSNER'S CORNER

9951 - 9969 Patriot Highway, Fredericksburg, VA 22407



© 2023 Google. All rights reserved. This is a satellite view of the subject location. The information is for identification purposes only and may be trademarks of their respective companies.

last updated: 12/04/23 P.3



SHARY THUR



202-359-3469



sthur@thurassociates.com

COSNER'S CORNER

9951 - 9969 Patriot Highway, Fredericksburg, VA 22407



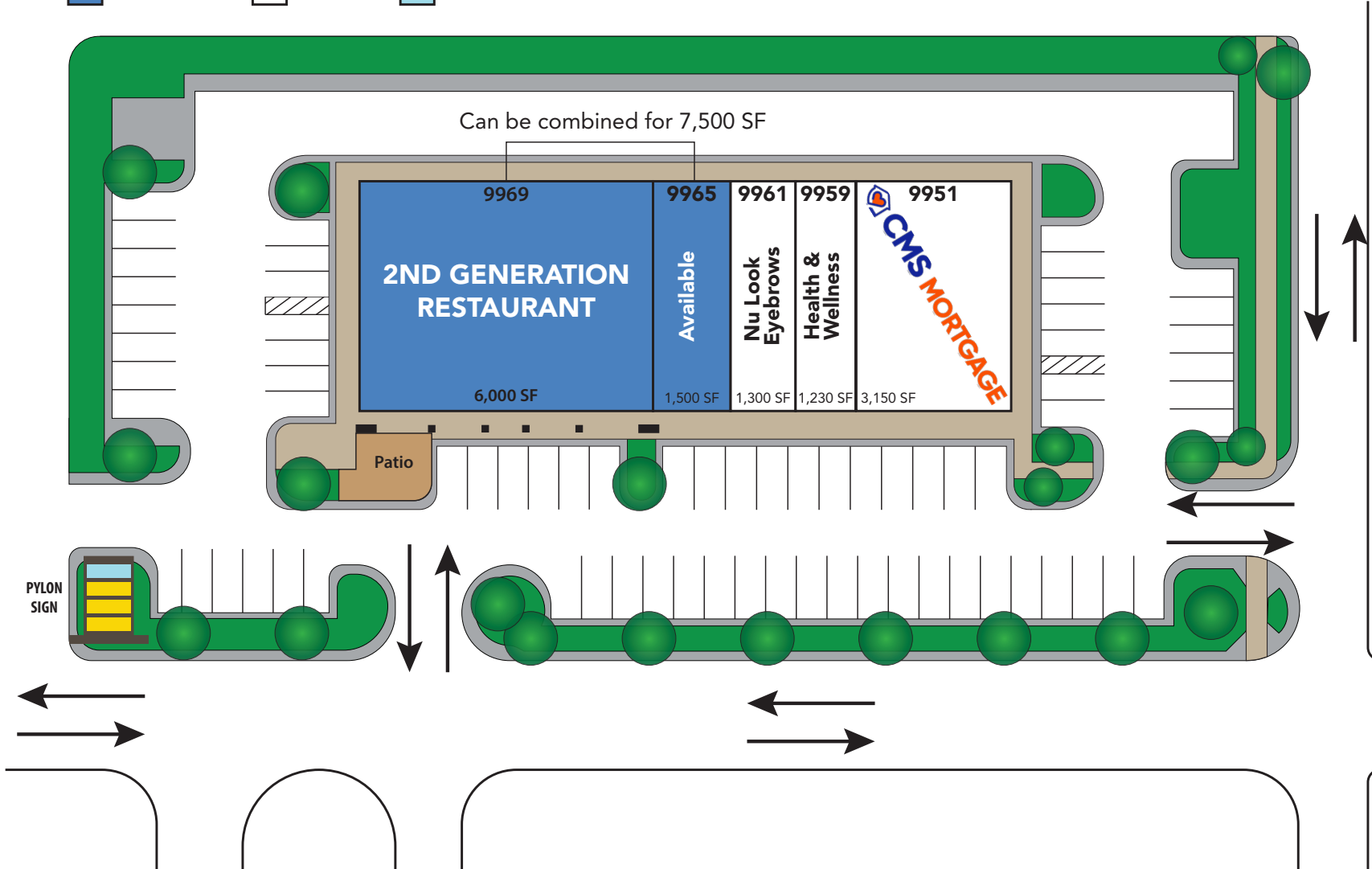
COSNER'S CORNER

9951 - 9969 Patriot Highway, Fredericksburg, VA 22407



■ AVAILABLE □ LEASED ■ UNDER NEGOTIATION

COSNER'S CORNER



last updated: 12/04/23 P.5



SHARY THUR



202-359-3469



sthur@thurassociates.com

COSNER'S CORNER

9951 - 9969 Patriot Highway, Fredericksburg, VA 22407



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	Retail	1,500
9969	Available Restaurant	Restaurant	6,000



COSNER'S CORNER

9951 - 9969 Patriot Highway, Fredericksburg, VA 22407



SHARY THUR



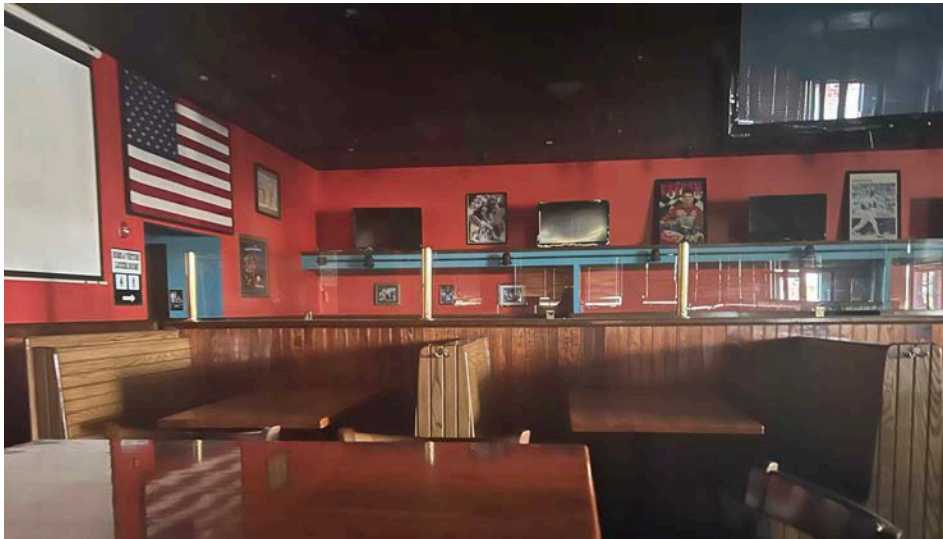
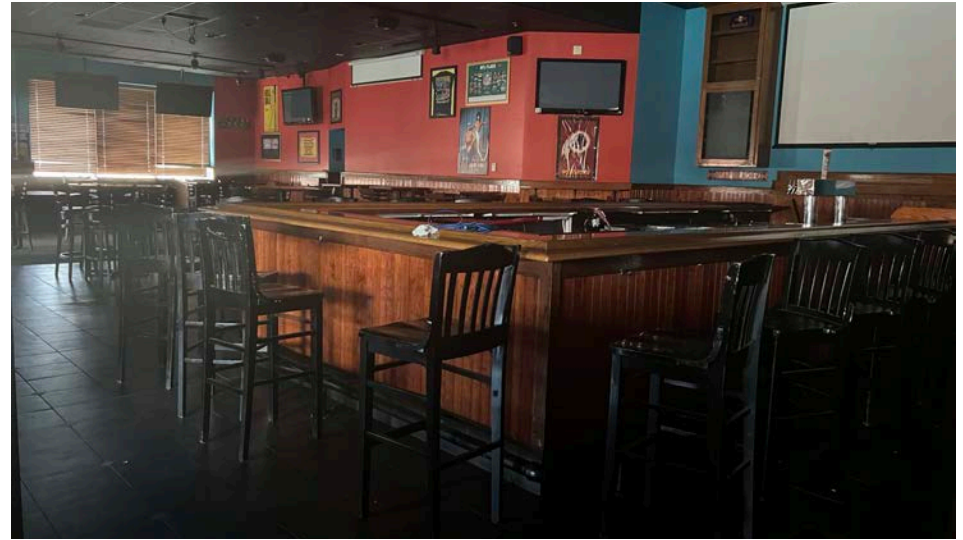
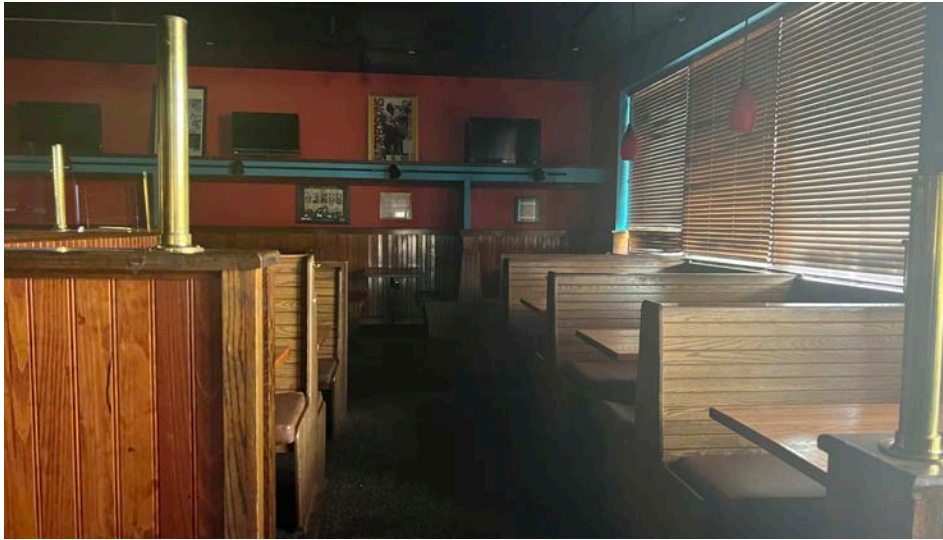
202-359-3469



sthur@thurassociates.com

COSNER'S CORNER

9951 - 9969 Patriot Highway, Fredericksburg, VA 22407



SHARY THUR



202-359-3469



sthur@thurassociates.com

COSNER'S CORNER

9951 - 9969 Patriot Highway, Fredericksburg, VA 22407



LEASING CONTACT

SHARY THUR

Cell: 202-359-3469

Direct 202-823-4445

sthur@thurassociates.com

OFFICE LOCATIONS

DC OFFICE

2 Wisconsin Circle, Suite 660

Chevy Chase, MD 20815

202-823-4444

BOCA RATON

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441



Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.2252/-77.5042

Cosner's Corner 9969 Patriot Hwy, Fredericksburg, VA 22407	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2022)	43,546		92,212		199,819	
Projected Population (2027)	46,464		97,212		214,215	
Census Population (2020)	42,306		89,646		194,399	
Census Population (2010)	34,372		77,814		164,841	
Projected Annual Growth (2022-2027)	2,919	1.3%	5,000	1.1%	14,396	1.4%
Historical Annual Growth (2020-2022)	1,240	-	2,566	1.4%	5,420	1.4%
Historical Annual Growth (2010-2020)	7,934	2.3%	11,832	1.5%	29,557	1.8%
Estimated Population Density (2022)	1,541	psm	1,175	psm	636	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2022)	15,507		32,931		71,453	
Projected Households (2027)	16,788		35,003		77,332	
Census Households (2020)	15,106		32,025		69,433	
Census Households (2010)	11,982		27,275		58,169	
Projected Annual Growth (2022-2027)	1,281	1.7%	2,072	1.3%	5,878	1.6%
Historical Annual Change (2010-2022)	3,524	2.5%	5,656	1.7%	13,285	1.9%
Average Household Income						
Estimated Average Household Income (2022)	\$96,044		\$97,387		\$101,236	
Projected Average Household Income (2027)	\$106,913		\$110,015		\$112,449	
Census Average Household Income (2010)	\$86,387		\$83,546		\$84,755	
Census Average Household Income (2000)	\$65,490		\$63,223		\$63,721	
Projected Annual Change (2022-2027)	\$10,869	2.3%	\$12,628	2.6%	\$11,213	2.2%
Historical Annual Change (2000-2022)	\$30,555	2.1%	\$34,164	2.5%	\$37,515	2.7%
Median Household Income						
Estimated Median Household Income (2022)	\$93,967		\$91,952		\$92,282	
Projected Median Household Income (2027)	\$111,371		\$110,204		\$111,065	
Census Median Household Income (2010)	\$80,143		\$75,545		\$73,363	
Census Median Household Income (2000)	\$58,632		\$56,100		\$54,817	
Projected Annual Change (2022-2027)	\$17,405	3.7%	\$18,253	4.0%	\$18,783	4.1%
Historical Annual Change (2000-2022)	\$35,335	2.7%	\$35,851	2.9%	\$37,465	3.1%
Per Capita Income						
Estimated Per Capita Income (2022)	\$34,211		\$34,810		\$36,293	
Projected Per Capita Income (2027)	\$38,638		\$39,642		\$40,680	
Census Per Capita Income (2010)	\$30,112		\$29,283		\$29,908	
Census Per Capita Income (2000)	\$23,797		\$22,549		\$22,955	
Projected Annual Change (2022-2027)	\$4,427	2.6%	\$4,832	2.8%	\$4,387	2.4%
Historical Annual Change (2000-2022)	\$10,414	2.0%	\$12,261	2.5%	\$13,339	2.6%
Estimated Average Household Net Worth (2022)	\$690,975		\$683,302		\$714,518	

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RFULL9

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, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.2252/-77.5042

Cosner's Corner 9969 Patriot Hwy, Fredericksburg, VA 22407		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity							
Total Population (2022)		43,546		92,212		199,819	
White (2022)		25,047	57.5%	53,021	57.5%	120,523	60.3%
Black or African American (2022)		9,329	21.4%	19,063	20.7%	36,854	18.4%
American Indian or Alaska Native (2022)		250	0.6%	485	0.5%	1,148	0.6%
Asian (2022)		1,756	4.0%	3,273	3.5%	9,086	4.5%
Hawaiian or Pacific Islander (2022)		33	-	84	-	218	0.1%
Other Race (2022)		3,558	8.2%	8,127	8.8%	15,966	8.0%
Two or More Races (2022)		3,573	8.2%	8,159	8.8%	16,023	8.0%
Population < 18 (2022)		10,881	25.0%	23,363	25.3%	49,275	24.7%
White Not Hispanic		4,910	45.1%	10,257	43.9%	23,142	47.0%
Black or African American		2,365	21.7%	4,847	20.7%	9,597	19.5%
Asian		429	3.9%	800	3.4%	1,847	3.7%
Other Race Not Hispanic		1,234	11.3%	2,791	11.9%	6,072	12.3%
Hispanic		1,943	17.9%	4,668	20.0%	8,618	17.5%
Not Hispanic or Latino Population (2022)		37,828	86.9%	78,796	85.5%	174,695	87.4%
Not Hispanic White		21,817	57.7%	45,431	57.7%	106,038	60.7%
Not Hispanic Black or African American		8,107	21.4%	16,333	20.7%	31,849	18.2%
Not Hispanic American Indian or Alaska Native		215	0.6%	412	0.5%	1,004	0.6%
Not Hispanic Asian		1,531	4.0%	2,817	3.6%	8,084	4.6%
Not Hispanic Hawaiian or Pacific Islander		29	-	71	-	193	0.1%
Not Hispanic Other Race		3,054	8.1%	6,849	8.7%	13,745	7.9%
Not Hispanic Two or More Races		3,074	8.1%	6,883	8.7%	13,782	7.9%
Hispanic or Latino Population (2022)		5,718	13.1%	13,416	14.5%	25,124	12.6%
Hispanic White		3,230	56.5%	7,590	56.6%	14,485	57.7%
Hispanic Black or African American		1,222	21.4%	2,730	20.4%	5,005	19.9%
Hispanic American Indian or Alaska Native		35	0.6%	73	0.5%	144	0.6%
Hispanic Asian		226	3.9%	456	3.4%	1,002	4.0%
Hispanic Hawaiian or Pacific Islander		4	-	13	-	25	-
Hispanic Other Race		503	8.8%	1,278	9.5%	2,221	8.8%
Hispanic Two or More Races		499	8.7%	1,276	9.5%	2,241	8.9%
Not Hispanic or Latino Population (2020)		36,755	86.9%	76,673	85.5%	170,199	87.6%
Hispanic or Latino Population (2020)		5,551	13.1%	12,973	14.5%	24,200	12.4%
Not Hispanic or Latino Population (2010)		31,279	91.0%	70,467	90.6%	150,942	91.6%
Hispanic or Latino Population (2010)		3,094	9.0%	7,346	9.4%	13,900	8.4%
Not Hispanic or Latino Population (2027)		40,355	86.9%	83,067	85.4%	187,301	87.4%
Hispanic or Latino Population (2027)		6,109	13.1%	14,145	14.6%	26,914	12.6%
Projected Annual Growth (2022-2027)		391	1.4%	729	1.1%	1,790	1.4%
Historical Annual Growth (2010-2020)		2,457	7.9%	5,627	7.7%	10,300	7.4%

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RFULL9

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, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.2252/-77.5042

Cosner's Corner 9969 Patriot Hwy, Fredericksburg, VA 22407	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2022)	43,546		92,212		199,819	
Projected Population (2027)	46,464		97,212		214,215	
Census Population (2020)	42,306		89,646		194,399	
Census Population (2010)	34,372		77,814		164,841	
Projected Annual Growth (2022-2027)	2,919	1.3%	5,000	1.1%	14,396	1.4%
Historical Annual Growth (2020-2022)	1,240	-	2,566	1.4%	5,420	1.4%
Historical Annual Growth (2010-2020)	7,934	2.3%	11,832	1.5%	29,557	1.8%
Estimated Population Density (2022)	1,541	psm	1,175	psm	636	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2022)	15,507		32,931		71,453	
Projected Households (2027)	16,788		35,003		77,332	
Census Households (2020)	15,106		32,025		69,433	
Census Households (2010)	11,982		27,275		58,169	
Projected Annual Growth (2022-2027)	1,281	1.7%	2,072	1.3%	5,878	1.6%
Historical Annual Change (2010-2022)	3,524	2.5%	5,656	1.7%	13,285	1.9%
Average Household Income						
Estimated Average Household Income (2022)	\$96,044		\$97,387		\$101,236	
Projected Average Household Income (2027)	\$106,913		\$110,015		\$112,449	
Census Average Household Income (2010)	\$86,387		\$83,546		\$84,755	
Census Average Household Income (2000)	\$65,490		\$63,223		\$63,721	
Projected Annual Change (2022-2027)	\$10,869	2.3%	\$12,628	2.6%	\$11,213	2.2%
Historical Annual Change (2000-2022)	\$30,555	2.1%	\$34,164	2.5%	\$37,515	2.7%
Median Household Income						
Estimated Median Household Income (2022)	\$93,967		\$91,952		\$92,282	
Projected Median Household Income (2027)	\$111,371		\$110,204		\$111,065	
Census Median Household Income (2010)	\$80,143		\$75,545		\$73,363	
Census Median Household Income (2000)	\$58,632		\$56,100		\$54,817	
Projected Annual Change (2022-2027)	\$17,405	3.7%	\$18,253	4.0%	\$18,783	4.1%
Historical Annual Change (2000-2022)	\$35,335	2.7%	\$35,851	2.9%	\$37,465	3.1%
Per Capita Income						
Estimated Per Capita Income (2022)	\$34,211		\$34,810		\$36,293	
Projected Per Capita Income (2027)	\$38,638		\$39,642		\$40,680	
Census Per Capita Income (2010)	\$30,112		\$29,283		\$29,908	
Census Per Capita Income (2000)	\$23,797		\$22,549		\$22,955	
Projected Annual Change (2022-2027)	\$4,427	2.6%	\$4,832	2.8%	\$4,387	2.4%
Historical Annual Change (2000-2022)	\$10,414	2.0%	\$12,261	2.5%	\$13,339	2.6%
Estimated Average Household Net Worth (2022)	\$690,975		\$683,302		\$714,518	

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RFULL9

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, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.2252/-77.5042

Cosner's Corner		3 mi radius		5 mi radius		10 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407							
Total Annual Consumer Expenditure (2022)							
Total Household Expenditure		\$1.06 B		\$2.28 B		\$5.06 B	
Total Non-Retail Expenditure		\$560.27 M		\$1.2 B		\$2.67 B	
Total Retail Expenditure		\$502.99 M		\$1.08 B		\$2.39 B	
Apparel		\$38.05 M		\$81.36 M		\$180.88 M	
Contributions		\$35.36 M		\$75.8 M		\$169.54 M	
Education		\$33.53 M		\$71.73 M		\$161.34 M	
Entertainment		\$61.27 M		\$130.96 M		\$291.08 M	
Food and Beverages		\$155.81 M		\$333.59 M		\$739.9 M	
Furnishings and Equipment		\$38.01 M		\$81.2 M		\$180.44 M	
Gifts		\$26.68 M		\$57.17 M		\$128.2 M	
Health Care		\$88.09 M		\$188.82 M		\$418.63 M	
Household Operations		\$42.03 M		\$89.99 M		\$200.32 M	
Miscellaneous Expenses		\$20.15 M		\$43.11 M		\$95.88 M	
Personal Care		\$14.29 M		\$30.59 M		\$67.91 M	
Personal Insurance		\$7.78 M		\$16.61 M		\$37.03 M	
Reading		\$2.31 M		\$4.95 M		\$11.03 M	
Shelter		\$222.76 M		\$477.72 M		\$1.06 B	
Tobacco		\$5.91 M		\$12.72 M		\$28.11 M	
Transportation		\$195.24 M		\$417.1 M		\$923.86 M	
Utilities		\$75.99 M		\$162.99 M		\$360.98 M	
Monthly Household Consumer Expenditure (2022)							
Total Household Expenditure		\$5,714		\$5,761		\$5,898	
Total Non-Retail Expenditure		\$3,011	52.7%	\$3,038	52.7%	\$3,114	52.8%
Total Retail Expenditures		\$2,703	47.3%	\$2,723	47.3%	\$2,784	47.2%
Apparel		\$204	3.6%	\$206	3.6%	\$211	3.6%
Contributions		\$190	3.3%	\$192	3.3%	\$198	3.4%
Education		\$180	3.2%	\$182	3.2%	\$188	3.2%
Entertainment		\$329	5.8%	\$331	5.8%	\$339	5.8%
Food and Beverages		\$837	14.7%	\$844	14.7%	\$863	14.6%
Furnishings and Equipment		\$204	3.6%	\$205	3.6%	\$210	3.6%
Gifts		\$143	2.5%	\$145	2.5%	\$150	2.5%
Health Care		\$473	8.3%	\$478	8.3%	\$488	8.3%
Household Operations		\$226	4.0%	\$228	4.0%	\$234	4.0%
Miscellaneous Expenses		\$108	1.9%	\$109	1.9%	\$112	1.9%
Personal Care		\$77	1.3%	\$77	1.3%	\$79	1.3%
Personal Insurance		\$42	0.7%	\$42	0.7%	\$43	0.7%
Reading		\$12	0.2%	\$13	0.2%	\$13	0.2%
Shelter		\$1,197	21.0%	\$1,209	21.0%	\$1,239	21.0%
Tobacco		\$32	0.6%	\$32	0.6%	\$33	0.6%
Transportation		\$1,049	18.4%	\$1,055	18.3%	\$1,077	18.3%
Utilities		\$408	7.1%	\$412	7.2%	\$421	7.1%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.2252/-77.5042

Cosner's Corner		3 mi radius		5 mi radius		10 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407							
Units In Structure (2022)							
Total Units		15,507		32,931		71,453	
1 Detached Unit		10,179	65.6%	22,220	67.5%	48,526	67.9%
1 Attached Unit		2,293	14.8%	4,655	14.1%	9,226	12.9%
2 Units		79	0.5%	267	0.8%	611	0.9%
3 to 4 Units		179	1.2%	384	1.2%	917	1.3%
5 to 9 Units		410	2.6%	869	2.6%	2,445	3.4%
10 to 19 Units		1,018	6.6%	1,924	5.8%	4,841	6.8%
20 to 49 Units		592	3.8%	776	2.4%	1,343	1.9%
50 or More Units		322	2.1%	747	2.3%	1,650	2.3%
Mobile Home or Trailer		434	2.8%	1,091	3.3%	1,892	2.6%
Other Structure		-	-	-	-	2	-
Homes Built By Year (2022)							
Homes Built 2014 or later		1,808	11.2%	2,993	8.7%	6,023	8.0%
Homes Built 2010 to 2013		822	5.1%	1,511	4.4%	3,761	5.0%
Homes Built 2000 to 2009		3,531	21.9%	7,885	22.8%	16,081	21.3%
Homes Built 1990 to 1999		4,705	29.2%	8,950	25.9%	17,640	23.4%
Homes Built 1980 to 1989		2,838	17.6%	5,943	17.2%	11,593	15.4%
Homes Built 1970 to 1979		1,180	7.3%	3,356	9.7%	7,720	10.2%
Homes Built 1960 to 1969		238	1.5%	957	2.8%	2,688	3.6%
Homes Built 1950 to 1959		260	1.6%	766	2.2%	2,465	3.3%
Homes Built 1940 to 1949		75	0.5%	336	1.0%	1,237	1.6%
Homes Built Before 1939		49	0.3%	234	0.7%	2,244	3.0%
Median Age of Homes		20.9 yrs		23.0 yrs		25.8 yrs	
Home Values (2022)							
Owner Specified Housing Units		11,024		23,177		49,292	
Home Values \$1,000,000 or More		48	0.4%	96	0.4%	395	0.8%
Home Values \$750,000 to \$999,999		75	0.7%	260	1.1%	1,052	2.1%
Home Values \$500,000 to \$749,999		579	5.3%	933	4.0%	2,869	5.8%
Home Values \$400,000 to \$499,999		1,621	14.7%	3,266	14.1%	7,655	15.5%
Home Values \$300,000 to \$399,999		3,066	27.8%	5,999	25.9%	13,829	28.1%
Home Values \$250,000 to \$299,999		2,518	22.8%	4,762	20.5%	9,251	18.8%
Home Values \$200,000 to \$249,999		1,395	12.7%	3,435	14.8%	6,758	13.7%
Home Values \$175,000 to \$199,999		760	6.9%	1,773	7.7%	2,787	5.7%
Home Values \$150,000 to \$174,999		239	2.2%	543	2.3%	1,069	2.2%
Home Values \$125,000 to \$149,999		291	2.6%	513	2.2%	789	1.6%
Home Values \$100,000 to \$124,999		136	1.2%	340	1.5%	695	1.4%
Home Values \$90,000 to \$99,999		37	0.3%	139	0.6%	354	0.7%
Home Values \$80,000 to \$89,999		28	0.2%	60	0.3%	150	0.3%
Home Values \$70,000 to \$79,999		2	-	46	0.2%	109	0.2%
Home Values \$60,000 to \$69,999		6	-	26	0.1%	68	0.1%
Home Values \$50,000 to \$59,999		47	0.4%	384	1.7%	513	1.0%
Home Values \$35,000 to \$49,999		14	0.1%	129	0.6%	215	0.4%
Home Values \$25,000 to \$34,999		64	0.6%	208	0.9%	278	0.6%
Home Values \$10,000 to \$24,999		71	0.6%	194	0.8%	276	0.6%
Home Values Under \$10,000		28	0.3%	70	0.3%	181	0.4%
Owner-Occupied Median Home Value		\$307,600		\$291,699		\$312,990	
Renter-Occupied Median Rent		\$1,353		\$1,262		\$1,216	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.2252/-77.5042

Cosner's Corner		3 mi radius		5 mi radius		10 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407							
Transportation To Work (2022)							
Worker Base Age 16 years or Over		21,904		46,202		96,657	
Drive to Work Alone		18,136	82.8%	37,338	80.8%	75,308	77.9%
Drive to Work in Carpool		2,217	10.1%	5,023	10.9%	10,449	10.8%
Travel to Work by Public Transportation		605	2.8%	1,365	3.0%	3,423	3.5%
Drive to Work on Motorcycle		4	-	38	-	81	-
Bicycle to Work		5	-	23	-	53	-
Walk to Work		129	0.6%	373	0.8%	2,066	2.1%
Other Means		31	0.1%	130	0.3%	926	1.0%
Work at Home		778	3.6%	1,911	4.1%	4,352	4.5%
Daytime Demographics (2022)							
Total Businesses		1,884		3,965		8,760	
Total Employees		16,608		34,307		76,134	
Company Headquarter Businesses		53	2.8%	113	2.9%	234	2.7%
Company Headquarter Employees		1,891	11.4%	2,996	8.7%	6,462	8.5%
Employee Population per Business		8.8	to 1	8.7	to 1	8.7	to 1
Residential Population per Business		23.1	to 1	23.3	to 1	22.8	to 1
Adj. Daytime Demographics Age 16 Years or Over		28,593		59,263		133,720	
Labor Force							
Labor Population Age 16 Years or Over (2022)		34,090		71,672		156,518	
Labor Force Total Males (2022)		16,442	48.2%	34,540	48.2%	75,135	48.0%
Male Civilian Employed		11,345	69.0%	24,151	69.9%	50,366	67.0%
Male Civilian Unemployed		471	2.9%	878	2.5%	1,837	2.4%
Males in Armed Forces		163	1.0%	389	1.1%	1,935	2.6%
Males Not in Labor Force		4,464	27.2%	9,123	26.4%	20,996	27.9%
Labor Force Total Females (2022)		17,648	51.8%	37,131	51.8%	81,383	52.0%
Female Civilian Employed		10,559	59.8%	22,051	59.4%	46,291	56.9%
Female Civilian Unemployed		398	2.3%	693	1.9%	1,708	2.1%
Females in Armed Forces		39	0.2%	125	0.3%	339	0.4%
Females Not in Labor Force		6,652	37.7%	14,262	38.4%	33,044	40.6%
Unemployment Rate		868	2.5%	1,571	2.2%	3,546	2.3%
Occupation (2022)							
Occupation Population Age 16 Years or Over		21,904		46,202		96,657	
Occupation Total Males		11,345	51.8%	24,151	52.3%	50,366	52.1%
Occupation Total Females		10,559	48.2%	22,051	47.7%	46,291	47.9%
Management, Business, Financial Operations		3,833	17.5%	7,849	17.0%	16,499	17.1%
Professional, Related		5,999	27.4%	11,802	25.5%	25,574	26.5%
Service		4,283	19.6%	9,324	20.2%	18,475	19.1%
Sales, Office		4,540	20.7%	9,861	21.3%	20,096	20.8%
Farming, Fishing, Forestry		56	0.3%	83	0.2%	175	0.2%
Construction, Extraction, Maintenance		1,404	6.4%	3,226	7.0%	6,394	6.6%
Production, Transport, Material Moving		1,789	8.2%	4,055	8.8%	9,444	9.8%
White Collar Workers		14,372	65.6%	29,513	63.9%	62,169	64.3%
Blue Collar Workers		7,532	34.4%	16,689	36.1%	34,489	35.7%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.2252/-77.5042

Cosner's Corner		3 mi radius		5 mi radius		10 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407							
Housing							
Total Housing Units (2022)	16,123		34,517		75,505		
Total Housing Units (2020)	15,702		33,572		73,246		
Historical Annual Growth (2020-2022)	422	-	945	-	2,259	-	
Housing Units Occupied (2022)	15,507	96.2%	32,931	95.4%	71,453	94.6%	
Housing Units Owner-Occupied	11,024	71.1%	23,177	70.4%	49,292	69.0%	
Housing Units Renter-Occupied	4,482	28.9%	9,754	29.6%	22,161	31.0%	
Housing Units Vacant (2022)	617	3.8%	1,585	4.6%	4,052	5.4%	
Household Size (2022)							
Total Households	15,507		32,931		71,453		
1 Person Households	2,995	19.3%	6,986	21.2%	15,827	22.2%	
2 Person Households	5,256	33.9%	10,617	32.2%	23,318	32.6%	
3 Person Households	2,801	18.1%	5,889	17.9%	12,485	17.5%	
4 Person Households	2,468	15.9%	5,214	15.8%	10,962	15.3%	
5 Person Households	1,244	8.0%	2,604	7.9%	5,529	7.7%	
6 Person Households	491	3.2%	1,055	3.2%	2,156	3.0%	
7 or More Person Households	251	1.6%	567	1.7%	1,177	1.6%	
Household Income Distribution (2022)							
HH Income \$200,000 or More	1,625	10.5%	3,457	10.5%	8,195	11.5%	
HH Income \$150,000 to \$199,999	1,782	11.5%	3,577	10.9%	7,820	10.9%	
HH Income \$125,000 to \$149,999	1,501	9.7%	3,082	9.4%	6,445	9.0%	
HH Income \$100,000 to \$124,999	1,980	12.8%	4,265	13.0%	8,753	12.3%	
HH Income \$75,000 to \$99,999	2,412	15.6%	5,044	15.3%	10,468	14.6%	
HH Income \$50,000 to \$74,999	2,848	18.4%	5,596	17.0%	12,078	16.9%	
HH Income \$35,000 to \$49,999	1,283	8.3%	2,928	8.9%	6,741	9.4%	
HH Income \$25,000 to \$34,999	797	5.1%	1,842	5.6%	4,177	5.8%	
HH Income \$15,000 to \$24,999	602	3.9%	1,619	4.9%	3,068	4.3%	
HH Income \$10,000 to \$14,999	137	0.9%	490	1.5%	1,243	1.7%	
HH Income Under \$10,000	540	3.5%	1,032	3.1%	2,465	3.4%	
Household Vehicles (2022)							
Households 0 Vehicles Available	363	2.3%	1,115	3.4%	2,866	4.0%	
Households 1 Vehicle Available	4,261	27.5%	8,560	26.0%	19,545	27.4%	
Households 2 Vehicles Available	6,369	41.1%	13,343	40.5%	28,224	39.5%	
Households 3 or More Vehicles Available	4,514	29.1%	9,912	30.1%	20,818	29.1%	
Total Vehicles Available	32,719		69,477		148,753		
Average Vehicles per Household	2.1		2.1		2.1		
Owner-Occupied Household Vehicles	25,619	78.3%	53,694	77.3%	114,493	77.0%	
Average Vehicles per Owner-Occupied Household	2.3		2.3		2.3		
Renter-Occupied Household Vehicles	7,100	21.7%	15,784	22.7%	34,259	23.0%	
Average Vehicles per Renter-Occupied Household	1.6		1.6		1.5		
Travel Time (2022)							
Worker Base Age 16 years or Over	21,904		46,202		96,657		
Travel to Work in 14 Minutes or Less	3,933	18.0%	8,521	18.4%	19,926	20.6%	
Travel to Work in 15 to 29 Minutes	7,202	32.9%	15,287	33.1%	27,655	28.6%	
Travel to Work in 30 to 59 Minutes	4,955	22.6%	10,249	22.2%	23,141	23.9%	
Travel to Work in 60 Minutes or More	5,035	23.0%	10,234	22.2%	21,584	22.3%	
Work at Home	778	3.6%	1,911	4.1%	4,352	4.5%	
Average Minutes Travel to Work	28.4		27.4		28.3		

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.2252/-77.5042

Cosner's Corner 9969 Patriot Hwy, Fredericksburg, VA 22407		3 mi radius		5 mi radius		10 mi radius	
Household Type (2022)							
Total Households		15,507		32,931		71,453	
Households with Children		6,092	39.3%	12,867	39.1%	26,524	37.1%
Average Household Size		2.8		2.8		2.8	
Household Density per Square Mile		549		419		228	
Population Family		38,477	88.4%	80,326	87.1%	170,417	85.3%
Population Non-Family		5,013	11.5%	11,581	12.6%	26,553	13.3%
Population Group Quarters		56	0.1%	305	0.3%	2,849	1.4%
Family Households		11,662	75.2%	24,099	73.2%	51,395	71.9%
Married Couple Households		8,816	75.6%	17,953	74.5%	38,263	74.4%
Other Family Households with Children		2,846	24.4%	6,145	25.5%	13,132	25.6%
Family Households with Children		6,075	52.1%	12,832	53.2%	26,457	51.5%
Married Couple with Children		4,334	71.3%	8,964	69.9%	18,509	70.0%
Other Family Households with Children		1,741	28.7%	3,868	30.1%	7,948	30.0%
Family Households No Children		5,588	47.9%	11,267	46.8%	24,938	48.5%
Married Couple No Children		4,482	80.2%	8,989	79.8%	19,754	79.2%
Other Family Households No Children		1,105	19.8%	2,277	20.2%	5,185	20.8%
Non-Family Households		3,844	24.8%	8,832	26.8%	20,058	28.1%
Non-Family Households with Children		17	0.4%	35	0.4%	67	0.3%
Non-Family Households No Children		3,827	99.6%	8,797	99.6%	19,990	99.7%
Average Family Household Size		3.3		3.3		3.3	
Average Family Income		\$102,370		\$106,201		\$112,952	
Median Family Income		\$106,155		\$104,968		\$107,074	
Average Non-Family Household Size		1.3		1.3		1.3	
Marital Status (2022)							
Population Age 15 Years or Over		34,804		73,144		159,631	
Never Married		10,878	31.3%	23,292	31.8%	51,550	32.3%
Currently Married		16,590	47.7%	34,024	46.5%	75,216	47.1%
Previously Married		7,337	21.1%	15,829	21.6%	32,865	20.6%
Separated		1,938	26.4%	4,140	26.2%	7,363	22.4%
Widowed		2,300	31.4%	4,635	29.3%	9,718	29.6%
Divorced		3,099	42.2%	7,054	44.6%	15,784	48.0%
Educational Attainment (2022)							
Adult Population Age 25 Years or Over		29,180		61,217		131,648	
Elementary (Grade Level 0 to 8)		633	2.2%	1,708	2.8%	3,365	2.6%
Some High School (Grade Level 9 to 11)		1,470	5.0%	3,624	5.9%	7,210	5.5%
High School Graduate		7,635	26.2%	16,692	27.3%	33,344	25.3%
Some College		6,459	22.1%	13,773	22.5%	28,975	22.0%
Associate Degree Only		2,447	8.4%	4,736	7.7%	10,606	8.1%
Bachelor Degree Only		6,323	21.7%	12,677	20.7%	29,421	22.3%
Graduate Degree		4,213	14.4%	8,007	13.1%	18,727	14.2%
Any College (Some College or Higher)		19,442	66.6%	39,193	64.0%	87,730	66.6%
College Degree + (Bachelor Degree or Higher)		10,536	36.1%	20,684	33.8%	48,149	36.6%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.2252/-77.5042

Cosner's Corner		3 mi radius		5 mi radius		10 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407							
Male Age Distribution (2022)							
Male Population		21,214	48.7%	44,990	48.8%	97,178	48.6%
Age Under 5 Years		1,286	6.1%	2,923	6.5%	6,116	6.3%
Age 5 to 9 Years		1,480	7.0%	3,311	7.4%	7,003	7.2%
Age 10 to 14 Years		1,639	7.7%	3,463	7.7%	7,352	7.6%
Age 15 to 19 Years		1,591	7.5%	3,256	7.2%	7,185	7.4%
Age 20 to 24 Years		1,248	5.9%	2,752	6.1%	6,414	6.6%
Age 25 to 29 Years		1,484	7.0%	3,214	7.1%	6,559	6.7%
Age 30 to 34 Years		1,620	7.6%	3,393	7.5%	6,812	7.0%
Age 35 to 39 Years		1,621	7.6%	3,380	7.5%	6,899	7.1%
Age 40 to 44 Years		1,654	7.8%	3,366	7.5%	6,920	7.1%
Age 45 to 49 Years		1,379	6.5%	2,905	6.5%	6,235	6.4%
Age 50 to 54 Years		1,359	6.4%	2,797	6.2%	6,168	6.3%
Age 55 to 59 Years		1,219	5.7%	2,522	5.6%	5,682	5.8%
Age 60 to 64 Years		1,264	6.0%	2,460	5.5%	5,507	5.7%
Age 65 to 69 Years		868	4.1%	1,908	4.2%	4,498	4.6%
Age 70 to 74 Years		743	3.5%	1,534	3.4%	3,587	3.7%
Age 75 to 79 Years		427	2.0%	929	2.1%	2,165	2.2%
Age 80 to 84 Years		196	0.9%	479	1.1%	1,173	1.2%
Age 85 Years or Over		135	0.6%	397	0.9%	904	0.9%
Male Median Age		35.1		34.6		35.4	
Age 19 Years or Less		5,996	28.3%	12,953	28.8%	27,656	28.5%
Age 20 to 64 Years		12,849	60.6%	26,789	59.5%	57,195	58.9%
Age 65 Years or Over		2,369	11.2%	5,247	11.7%	12,327	12.7%
Males per 100 Females (2022)							
Overall Comparison		95		95		95	
Age Under 5 Years		97	49.3%	102	50.6%	105	51.3%
Age 5 to 9 Years		99	49.7%	101	50.3%	102	50.5%
Age 10 to 14 Years		108	51.9%	107	51.6%	104	51.1%
Age 15 to 19 Years		106	51.4%	105	51.1%	98	49.6%
Age 20 to 24 Years		98	49.4%	98	49.5%	91	47.5%
Age 25 to 29 Years		96	48.9%	99	49.7%	98	49.6%
Age 30 to 34 Years		96	49.0%	96	49.0%	96	48.9%
Age 35 to 39 Years		95	48.7%	95	48.6%	97	49.1%
Age 40 to 44 Years		94	48.5%	96	48.9%	95	48.6%
Age 45 to 49 Years		94	48.4%	97	49.3%	96	49.0%
Age 50 to 54 Years		98	49.4%	97	49.3%	99	49.7%
Age 55 to 59 Years		93	48.2%	93	48.2%	95	48.7%
Age 60 to 64 Years		97	49.3%	89	47.2%	90	47.5%
Age 65 to 69 Years		81	44.9%	87	46.6%	88	46.7%
Age 70 to 74 Years		84	45.8%	81	44.9%	84	45.7%
Age 75 to 79 Years		74	42.4%	77	43.4%	80	44.4%
Age 80 to 84 Years		69	40.8%	66	39.6%	68	40.4%
Age 85 Years or Over		58	36.6%	56	36.0%	55	35.3%
Age 19 Years or Less		103	50.6%	104	50.9%	102	50.6%
Age 20 to 39 Years		96	49.0%	97	49.2%	95	48.8%
Age 40 to 64 Years		95	48.8%	95	48.6%	95	48.7%
Age 65 Years or Over		78	43.8%	78	43.8%	80	44.3%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.2252/-77.5042

Cosner's Corner		3 mi radius		5 mi radius		10 mi radius	
9969 Patriot Hwy, Fredericksburg, VA 22407							
Total Age Distribution (2022)							
Total Population		43,546		92,212		199,819	
Age Under 5 Years		2,608	6.0%	5,775	6.3%	11,918	6.0%
Age 5 to 9 Years		2,976	6.8%	6,583	7.1%	13,868	6.9%
Age 10 to 14 Years		3,157	7.2%	6,710	7.3%	14,401	7.2%
Age 15 to 19 Years		3,098	7.1%	6,372	6.9%	14,490	7.3%
Age 20 to 24 Years		2,526	5.8%	5,555	6.0%	13,493	6.8%
Age 25 to 29 Years		3,035	7.0%	6,470	7.0%	13,231	6.6%
Age 30 to 34 Years		3,307	7.6%	6,921	7.5%	13,926	7.0%
Age 35 to 39 Years		3,327	7.6%	6,952	7.5%	14,037	7.0%
Age 40 to 44 Years		3,408	7.8%	6,890	7.5%	14,232	7.1%
Age 45 to 49 Years		2,851	6.5%	5,889	6.4%	12,717	6.4%
Age 50 to 54 Years		2,748	6.3%	5,675	6.2%	12,415	6.2%
Age 55 to 59 Years		2,527	5.8%	5,236	5.7%	11,675	5.8%
Age 60 to 64 Years		2,564	5.9%	5,216	5.7%	11,601	5.8%
Age 65 to 69 Years		1,933	4.4%	4,098	4.4%	9,629	4.8%
Age 70 to 74 Years		1,623	3.7%	3,419	3.7%	7,849	3.9%
Age 75 to 79 Years		1,007	2.3%	2,141	2.3%	4,875	2.4%
Age 80 to 84 Years		480	1.1%	1,209	1.3%	2,902	1.5%
Age 85 Years or Over		369	0.8%	1,102	1.2%	2,560	1.3%
Median Age		35.9		35.6		36.3	
Age 19 Years or Less		11,839	27.2%	25,440	27.6%	54,678	27.4%
Age 20 to 64 Years		26,294	60.4%	54,803	59.4%	117,327	58.7%
Age 65 Years or Over		5,413	12.4%	11,969	13.0%	27,814	13.9%
Female Age Distribution (2022)							
Female Population		22,332	51.3%	47,222	51.2%	102,641	51.4%
Age Under 5 Years		1,322	5.9%	2,852	6.0%	5,802	5.7%
Age 5 to 9 Years		1,496	6.7%	3,271	6.9%	6,865	6.7%
Age 10 to 14 Years		1,518	6.8%	3,247	6.9%	7,049	6.9%
Age 15 to 19 Years		1,507	6.7%	3,116	6.6%	7,305	7.1%
Age 20 to 24 Years		1,279	5.7%	2,803	5.9%	7,078	6.9%
Age 25 to 29 Years		1,551	6.9%	3,256	6.9%	6,673	6.5%
Age 30 to 34 Years		1,687	7.6%	3,527	7.5%	7,114	6.9%
Age 35 to 39 Years		1,706	7.6%	3,572	7.6%	7,139	7.0%
Age 40 to 44 Years		1,754	7.9%	3,524	7.5%	7,312	7.1%
Age 45 to 49 Years		1,472	6.6%	2,984	6.3%	6,482	6.3%
Age 50 to 54 Years		1,389	6.2%	2,878	6.1%	6,247	6.1%
Age 55 to 59 Years		1,308	5.9%	2,713	5.7%	5,993	5.8%
Age 60 to 64 Years		1,300	5.8%	2,756	5.8%	6,094	5.9%
Age 65 to 69 Years		1,065	4.8%	2,189	4.6%	5,130	5.0%
Age 70 to 74 Years		880	3.9%	1,885	4.0%	4,262	4.2%
Age 75 to 79 Years		579	2.6%	1,212	2.6%	2,710	2.6%
Age 80 to 84 Years		284	1.3%	730	1.5%	1,729	1.7%
Age 85 Years or Over		234	1.0%	705	1.5%	1,656	1.6%
Female Median Age		36.7		36.6		37.1	
Age 19 Years or Less		5,843	26.2%	12,486	26.4%	27,022	26.3%
Age 20 to 64 Years		13,445	60.2%	28,014	59.3%	60,132	58.6%
Age 65 Years or Over		3,043	13.6%	6,722	14.2%	15,487	15.1%