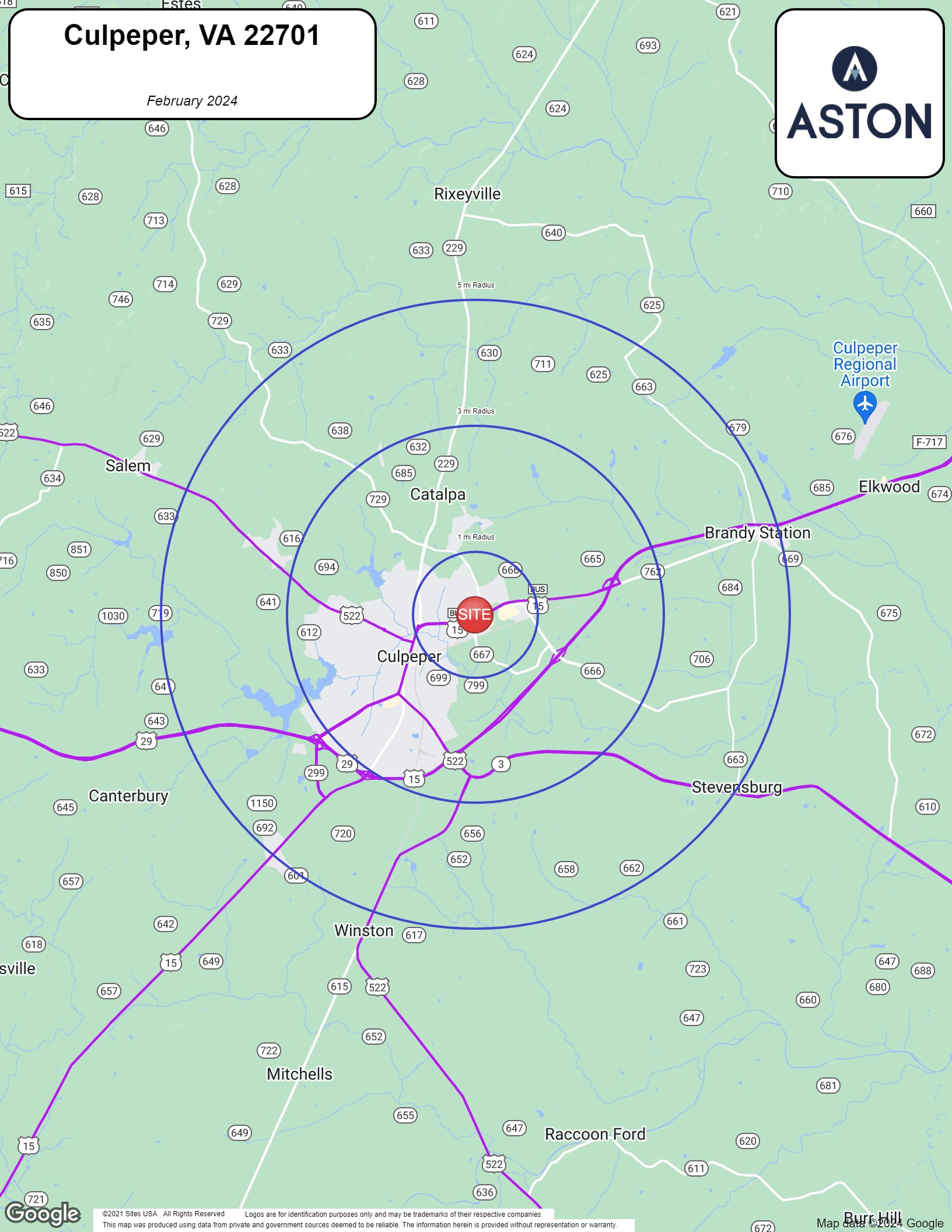


# Culpeper, VA 22701

February 2024



## Expanded Profile

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



Lat/Lon: 38.4826/-77.9778

703 Dominion Square Shopping Center Culpeper, VA 22701		1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>							
Estimated Population (2023)		6,833		24,349		31,473	
Projected Population (2028)		6,932		25,893		33,536	
Census Population (2020)		6,940		23,683		30,342	
Census Population (2010)		5,848		19,633		25,583	
Projected Annual Growth (2023 to 2028)		99	0.3%	1,544	1.3%	2,063	1.3%
Historical Annual Growth (2020 to 2023)		-107	-0.5%	666	0.9%	1,131	1.2%
Historical Annual Growth (2010 to 2020)		1,092	6.2%	4,050	6.9%	4,760	6.2%
Estimated Population Density (2023)		2,176 psm		862 psm		401 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>							
Estimated Households (2023)		2,314		8,503		11,102	
Projected Households (2028)		2,309		8,901		11,643	
Census Households (2020)		2,342		8,133		10,523	
Census Households (2010)		2,078		7,023		9,165	
Estimated Households with Children (2023)		1,196	51.7%	3,227	37.9%	3,828	34.5%
Estimated Average Household Size (2023)		2.95		2.83		2.80	
<b>Average Household Income</b>							
Estimated Average Household Income (2023)		\$100,730		\$112,301		\$116,820	
Projected Average Household Income (2028)		\$108,994		\$115,725		\$120,340	
Estimated Average Family Income (2023)		\$124,331		\$131,726		\$135,655	
<b>Median Household Income</b>							
Estimated Median Household Income (2023)		\$85,431		\$92,444		\$95,499	
Projected Median Household Income (2028)		\$86,232		\$93,487		\$96,637	
Estimated Median Family Income (2023)		\$109,829		\$111,047		\$113,101	
<b>Per Capita Income</b>							
Estimated Per Capita Income (2023)		\$34,145		\$39,332		\$41,341	
Projected Per Capita Income (2028)		\$36,333		\$39,889		\$41,904	
Estimated Per Capita Income 5 Year Growth		\$2,188	6.4%	\$557	1.4%	\$563	1.4%
Estimated Average Household Net Worth (2023)		\$421,275		\$458,735		\$498,694	
<b>Daytime Demos (2023)</b>							
Total Businesses		367		1,134		1,378	
Total Employees		2,567		9,425		11,295	
Company Headquarter Businesses		9	2.5%	30	2.6%	36	2.6%
Company Headquarter Employees		257	10.0%	814	8.6%	1,023	9.1%
Employee Population per Business		7.0		8.3		8.2	
Residential Population per Business		18.6		21.5		22.8	

# Expanded Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.4826/-77.9778

## 703 Dominion Square Shopping Center

Culpeper, VA 22701

1 mi radius      3 mi radius      5 mi radius

Race & Ethnicity						
White (2023)	4,129	60.4%	15,719	64.6%	21,071	66.9%
Black or African American (2023)	1,109	16.2%	3,729	15.3%	4,616	14.7%
American Indian or Alaska Native (2023)	73	1.1%	172	0.7%	194	0.6%
Asian (2023)	202	3.0%	702	2.9%	803	2.6%
Hawaiian or Pacific Islander (2023)	2	-	9	-	11	-
Other Race (2023)	754	11.0%	2,148	8.8%	2,423	7.7%
Two or More Races (2023)	564	8.2%	1,871	7.7%	2,355	7.5%
Not Hispanic or Latino Population (2023)	5,497	80.4%	20,276	83.3%	26,590	84.5%
Hispanic or Latino Population (2023)	1,336	19.6%	4,073	16.7%	4,883	15.5%
Not Hispanic or Latino Population (2028)	5,583	80.5%	21,590	83.4%	28,344	84.5%
Hispanic or Latino Population (2028)	1,348	19.5%	4,303	16.6%	5,193	15.5%
Not Hispanic or Latino Population (2020)	4,918	70.9%	18,406	77.7%	24,416	80.5%
Hispanic or Latino Population (2020)	2,022	29.1%	5,277	22.3%	5,927	19.5%
Not Hispanic or Latino Population (2010)	4,725	80.8%	16,729	85.2%	22,300	87.2%
Hispanic or Latino Population (2010)	1,123	19.2%	2,904	14.8%	3,283	12.8%
Projected Hispanic Annual Growth (2023 to 2028)	13	0.2%	230	1.1%	310	1.3%
Historic Hispanic Annual Growth (2010 to 2023)	213	1.5%	1,169	3.1%	1,600	3.7%
Age Distribution (2023)						
Age Under 5	554	8.1%	1,793	7.4%	2,144	6.8%
Age 5 to 9 Years	477	7.0%	1,752	7.2%	2,187	6.9%
Age 10 to 14 Years	448	6.6%	1,582	6.5%	2,070	6.6%
Age 15 to 19 Years	480	7.0%	1,540	6.3%	1,972	6.3%
Age 20 to 24 Years	552	8.1%	1,706	7.0%	2,086	6.6%
Age 25 to 29 Years	515	7.5%	1,678	6.9%	2,025	6.4%
Age 30 to 34 Years	491	7.2%	1,750	7.2%	2,127	6.8%
Age 35 to 39 Years	434	6.4%	1,679	6.9%	2,110	6.7%
Age 40 to 44 Years	448	6.6%	1,617	6.6%	2,106	6.7%
Age 45 to 49 Years	399	5.8%	1,343	5.5%	1,770	5.6%
Age 50 to 54 Years	371	5.4%	1,294	5.3%	1,780	5.7%
Age 55 to 59 Years	376	5.5%	1,406	5.8%	1,964	6.2%
Age 60 to 64 Years	348	5.1%	1,403	5.8%	1,917	6.1%
Age 65 to 74 Years	540	7.9%	2,134	8.8%	2,933	9.3%
Age 75 to 84 Years	337	4.9%	1,264	5.2%	1,678	5.3%
Age 85 Years or Over	63	0.9%	408	1.7%	605	1.9%
Median Age	33.2		35.9		37.4	
Gender Age Distribution (2023)						
Female Population	3,509	51.3%	12,594	51.7%	16,150	51.3%
Age 0 to 19 Years	982	28.0%	3,373	26.8%	4,213	26.1%
Age 20 to 64 Years	1,981	56.5%	7,012	55.7%	8,980	55.6%
Age 65 Years or Over	546	15.6%	2,208	17.5%	2,957	18.3%
Female Median Age	33.7		36.5		38.0	
Male Population	3,324	48.7%	11,755	48.3%	15,323	48.7%
Age 0 to 19 Years	977	29.4%	3,293	28.0%	4,160	27.2%
Age 20 to 64 Years	1,953	58.7%	6,864	58.4%	8,905	58.1%
Age 65 Years or Over	395	11.9%	1,598	13.6%	2,258	14.7%
Male Median Age	32.8		35.2		36.7	

# Expanded Profile

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



Lat/Lon: 38.4826/-77.9778

## 703 Dominion Square Shopping Center

Culpeper, VA 22701

1 mi radius      3 mi radius      5 mi radius

	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2023)</b>						
HH Income \$200,000 or More	169	7.3%	708	8.3%	1,077	9.7%
HH Income \$150,000 to \$199,999	253	10.9%	1,172	13.8%	1,545	13.9%
HH Income \$100,000 to \$149,999	555	24.0%	1,799	21.2%	2,398	21.6%
HH Income \$75,000 to \$99,999	342	14.8%	1,282	15.1%	1,717	15.5%
HH Income \$50,000 to \$74,999	267	11.5%	1,343	15.8%	1,640	14.8%
HH Income \$35,000 to \$49,999	219	9.5%	655	7.7%	890	8.0%
HH Income \$25,000 to \$34,999	151	6.5%	689	8.1%	770	6.9%
HH Income \$15,000 to \$24,999	205	8.9%	433	5.1%	511	4.6%
HH Income Under \$15,000	153	6.6%	421	5.0%	554	5.0%
HH Income \$35,000 or More	1,805	78.0%	6,960	81.9%	9,267	83.5%
HH Income \$75,000 or More	1,319	57.0%	4,962	58.4%	6,737	60.7%
<b>Housing (2023)</b>						
Total Housing Units	2,432		8,912		11,645	
Housing Units Occupied	2,314	95.2%	8,503	95.4%	11,102	95.3%
Housing Units Owner-Occupied	1,546	66.8%	5,919	69.6%	7,830	70.5%
Housing Units, Renter-Occupied	769	33.2%	2,584	30.4%	3,272	29.5%
Housing Units, Vacant	118	5.1%	409	4.8%	543	4.9%
<b>Marital Status (2023)</b>						
Never Married	2,074	38.7%	6,579	34.2%	8,261	33.0%
Currently Married	2,179	40.7%	8,620	44.8%	11,727	46.8%
Separated	272	5.1%	990	5.1%	1,215	4.8%
Widowed	215	4.0%	883	4.6%	1,245	5.0%
Divorced	615	11.5%	2,151	11.2%	2,624	10.5%
<b>Household Type (2023)</b>						
Population Family	5,712	83.6%	20,533	84.3%	26,706	84.9%
Population Non-Family	1,109	16.2%	3,539	14.5%	4,337	13.8%
Population Group Quarters	12	0.2%	277	1.1%	430	1.4%
Family Households	1,531	66.1%	5,845	68.7%	7,780	70.1%
Non-Family Households	783	33.9%	2,658	31.3%	3,322	29.9%
Married Couple with Children	916	42.0%	2,285	26.5%	2,697	23.0%
Average Family Household Size	3.7		3.5		3.4	
<b>Household Size (2023)</b>						
1 Person Households	661	28.6%	2,225	26.2%	2,791	25.1%
2 Person Households	672	29.0%	2,599	30.6%	3,502	31.5%
3 Person Households	384	16.6%	1,403	16.5%	1,836	16.5%
4 Person Households	291	12.6%	1,165	13.7%	1,549	14.0%
5 Person Households	149	6.5%	585	6.9%	771	6.9%
6 or More Person Households	157	6.8%	526	6.2%	653	5.9%
<b>Household Vehicles (2023)</b>						
Households with 0 Vehicles Available	94	4.1%	291	3.4%	373	3.4%
Households with 1 Vehicles Available	677	29.2%	2,603	30.6%	3,157	28.4%
Households with 2 or More Vehicles Available	1,543	66.7%	5,609	66.0%	7,572	68.2%
Total Vehicles Available	4,623		17,407		23,475	
Average Vehicles Per Household	2.0		2.0		2.1	

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### 703 Dominion Square Shopping Center

Culpeper, VA 22701

1 mi radius      3 mi radius      5 mi radius

<b>Labor Force (2023)</b>						
Estimated Labor Population Age 16 Years or Over	5,258		18,884		24,638	
Estimated Civilian Employed	3,632	69.1%	13,484	71.4%	17,268	70.1%
Estimated Civilian Unemployed	153	2.9%	337	1.8%	417	1.7%
Estimated in Armed Forces	-	-	44	0.2%	55	0.2%
Estimated Not in Labor Force	1,473	28.0%	5,020	26.6%	6,898	28.0%
Unemployment Rate	2.9%		1.8%		1.7%	
<b>Occupation (2023)</b>						
Occupation: Population Age 16 Years or Over	3,632		13,484		17,268	
Management, Business, Financial Operations	440	12.1%	1,735	12.9%	2,324	13.5%
Professional, Related	897	24.7%	3,431	25.4%	4,334	25.1%
Service	630	17.3%	2,354	17.5%	3,119	18.1%
Sales, Office	751	20.7%	2,914	21.6%	3,609	20.9%
Farming, Fishing, Forestry	26	0.7%	63	0.5%	88	0.5%
Construct, Extraction, Maintenance	383	10.5%	1,265	9.4%	1,619	9.4%
Production, Transport Material Moving	505	13.9%	1,721	12.8%	2,175	12.6%
White Collar Workers	2,088	57.5%	8,080	59.9%	10,266	59.5%
Blue Collar Workers	1,544	42.5%	5,404	40.1%	7,002	40.5%
<b>Consumer Expenditure (2023)</b>						
Total Household Expenditure	\$163.62 M		\$651.78 M		\$872 M	
Total Non-Retail Expenditure	\$86.31 M	52.7%	\$343.95 M	52.8%	\$460.36 M	52.8%
Total Retail Expenditure	\$77.31 M	47.3%	\$307.82 M	47.2%	\$411.64 M	47.2%
Apparel	\$5.82 M	3.6%	\$23.25 M	3.6%	\$31.15 M	3.6%
Contributions	\$5.39 M	3.3%	\$21.68 M	3.3%	\$29.23 M	3.4%
Education	\$5.07 M	3.1%	\$20.45 M	3.1%	\$27.68 M	3.2%
Entertainment	\$9.35 M	5.7%	\$37.46 M	5.7%	\$50.25 M	5.8%
Food and Beverages	\$24.04 M	14.7%	\$95.52 M	14.7%	\$127.55 M	14.6%
Furnishings and Equipment	\$5.81 M	3.6%	\$23.24 M	3.6%	\$31.17 M	3.6%
Gifts	\$4.06 M	2.5%	\$16.14 M	2.5%	\$21.83 M	2.5%
Health Care	\$13.66 M	8.3%	\$54.31 M	8.3%	\$72.47 M	8.3%
Household Operations	\$6.45 M	3.9%	\$25.81 M	4.0%	\$34.6 M	4.0%
Miscellaneous Expenses	\$3.1 M	1.9%	\$12.37 M	1.9%	\$16.57 M	1.9%
Personal Care	\$2.21 M	1.3%	\$8.77 M	1.3%	\$11.73 M	1.3%
Personal Insurance	\$1.18 M	0.7%	\$4.75 M	0.7%	\$6.41 M	0.7%
Reading	\$356.05 K	0.2%	\$1.43 M	0.2%	\$1.91 M	0.2%
Shelter	\$34.44 M	21.0%	\$136.92 M	21.0%	\$183.05 M	21.0%
Tobacco	\$935.39 K	0.6%	\$3.66 M	0.6%	\$4.82 M	0.6%
Transportation	\$29.92 M	18.3%	\$119.18 M	18.3%	\$159.31 M	18.3%
Utilities	\$11.82 M	7.2%	\$46.83 M	7.2%	\$62.28 M	7.1%
<b>Educational Attainment (2023)</b>						
Adult Population Age 25 Years or Over	4,322		15,977		21,014	
Elementary (Grade Level 0 to 8)	354	8.2%	764	4.8%	902	4.3%
Some High School (Grade Level 9 to 11)	300	6.9%	942	5.9%	1,256	6.0%
High School Graduate	1,320	30.5%	4,886	30.6%	6,367	30.3%
Some College	800	18.5%	3,428	21.5%	4,469	21.3%
Associate Degree Only	396	9.2%	1,202	7.5%	1,708	8.1%
Bachelor Degree Only	683	15.8%	2,803	17.5%	3,850	18.3%
Graduate Degree	470	10.9%	1,952	12.2%	2,462	11.7%

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### 703 Dominion Square Shopping Center

Culpeper, VA 22701

1 mi radius      3 mi radius      5 mi radius

	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2023)</b>						
1 Detached Unit	1,651	79.5%	6,090	86.7%	8,266	90.2%
1 Attached Unit	292	14.1%	1,181	16.8%	1,287	14.0%
2 to 4 Units	89	4.3%	288	4.1%	327	3.6%
5 to 9 Units	62	3.0%	217	3.1%	255	2.8%
10 to 19 Units	119	5.7%	394	5.6%	482	5.3%
20 to 49 Units	38	1.8%	143	2.0%	178	1.9%
50 or More Units	32	1.5%	90	1.3%	132	1.4%
Mobile Home or Trailer	32	1.5%	98	1.4%	159	1.7%
Other Structure	-	-	2	-	16	0.2%
<b>Homes Built By Year (2023)</b>						
Homes Built 2010 or later	342	16.4%	1,130	16.1%	1,540	16.8%
Homes Built 2000 to 2009	646	31.1%	2,671	38.0%	3,319	36.2%
Homes Built 1990 to 1999	287	13.8%	1,213	17.3%	1,586	17.3%
Homes Built 1980 to 1989	302	14.5%	935	13.3%	1,231	13.4%
Homes Built 1970 to 1979	216	10.4%	839	12.0%	1,221	13.3%
Homes Built 1960 to 1969	145	7.0%	607	8.6%	808	8.8%
Homes Built 1950 to 1959	188	9.0%	448	6.4%	501	5.5%
Homes Built Before 1949	190	9.1%	658	9.4%	897	9.8%
<b>Home Values (2023)</b>						
Home Values \$1,000,000 or More	17	1.1%	66	1.1%	80	1.0%
Home Values \$500,000 to \$999,999	61	4.0%	287	4.9%	548	7.0%
Home Values \$400,000 to \$499,999	246	15.9%	915	15.5%	1,223	15.6%
Home Values \$300,000 to \$399,999	267	17.3%	1,929	32.6%	2,461	31.4%
Home Values \$200,000 to \$299,999	636	41.2%	1,709	28.9%	2,165	27.6%
Home Values \$150,000 to \$199,999	157	10.1%	447	7.6%	623	8.0%
Home Values \$100,000 to \$149,999	84	5.4%	313	5.3%	368	4.7%
Home Values \$70,000 to \$99,999	31	2.0%	104	1.8%	129	1.6%
Home Values \$50,000 to \$69,999	4	0.3%	22	0.4%	32	0.4%
Home Values \$25,000 to \$49,999	12	0.8%	40	0.7%	72	0.9%
Home Values Under \$25,000	29	1.9%	86	1.5%	129	1.6%
Owner-Occupied Median Home Value	\$285,505		\$313,002		\$316,486	
Renter-Occupied Median Rent	\$1,065		\$1,066		\$1,058	
<b>Transportation To Work (2023)</b>						
Drive to Work Alone	2,751	75.7%	10,803	80.1%	13,976	80.9%
Drive to Work in Carpool	534	14.7%	1,445	10.7%	1,665	9.6%
Travel to Work by Public Transportation	2	-	151	1.1%	157	0.9%
Drive to Work on Motorcycle	2	-	3	-	16	-
Walk or Bicycle to Work	126	3.5%	272	2.0%	312	1.8%
Other Means	35	1.0%	70	0.5%	122	0.7%
Work at Home	182	5.0%	741	5.5%	1,022	5.9%
<b>Travel Time (2023)</b>						
Travel to Work in 14 Minutes or Less	1,124	31.0%	4,726	35.1%	5,722	33.1%
Travel to Work in 15 to 29 Minutes	871	24.0%	2,426	18.0%	3,281	19.0%
Travel to Work in 30 to 59 Minutes	622	17.1%	2,547	18.9%	3,423	19.8%
Travel to Work in 60 Minutes or More	833	22.9%	3,044	22.6%	3,820	22.1%
Average Minutes Travel to Work	30.4		26.8		26.9	