

CORNER ON CENTREVILLE

2625 CENTREVILLE RD, HERNDON, VA



FAIRFAX
COUNTY

PADSITE
FOR LEASE



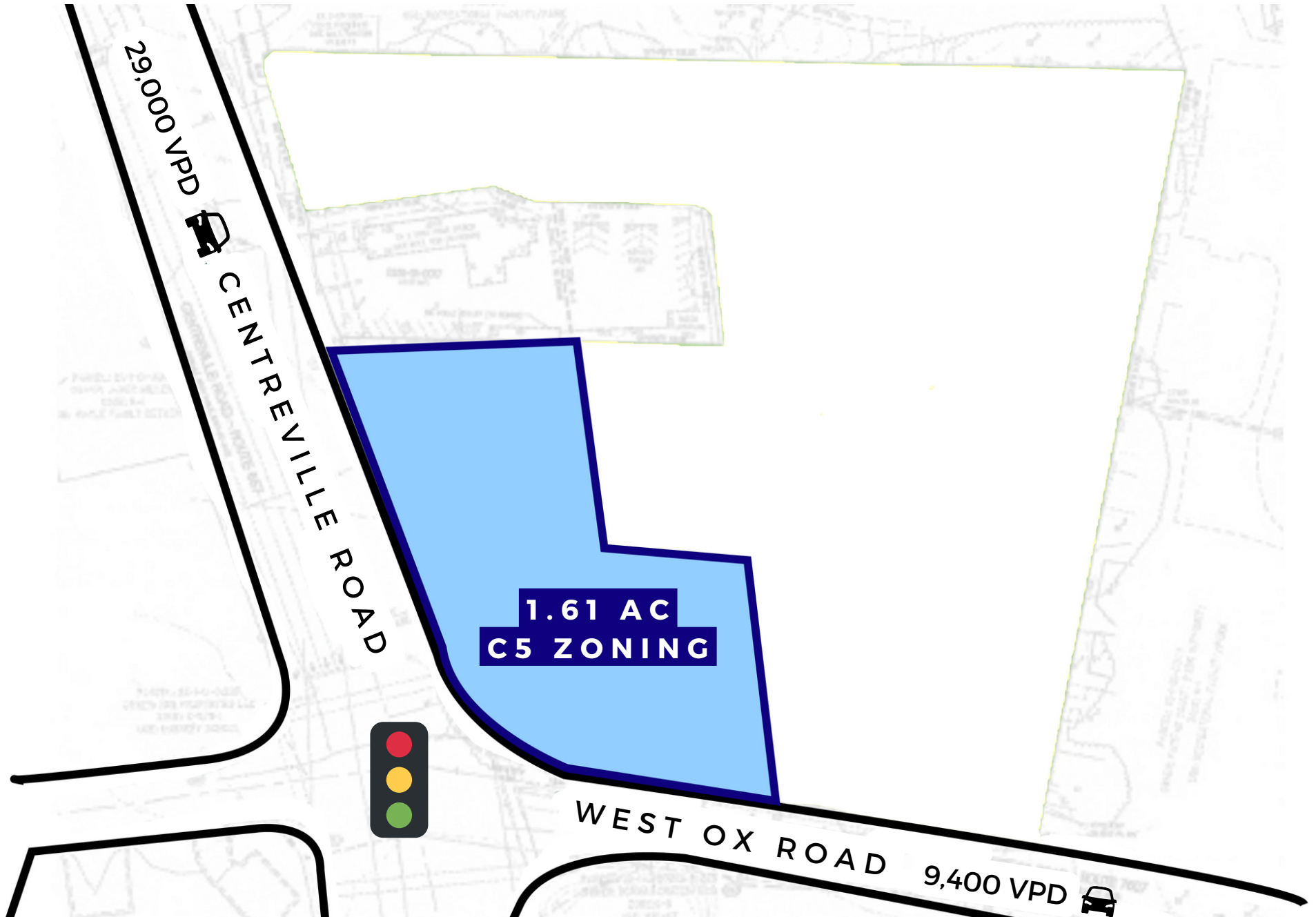
Frying Pan
Fire Station
#36

Floris
Elementary
School

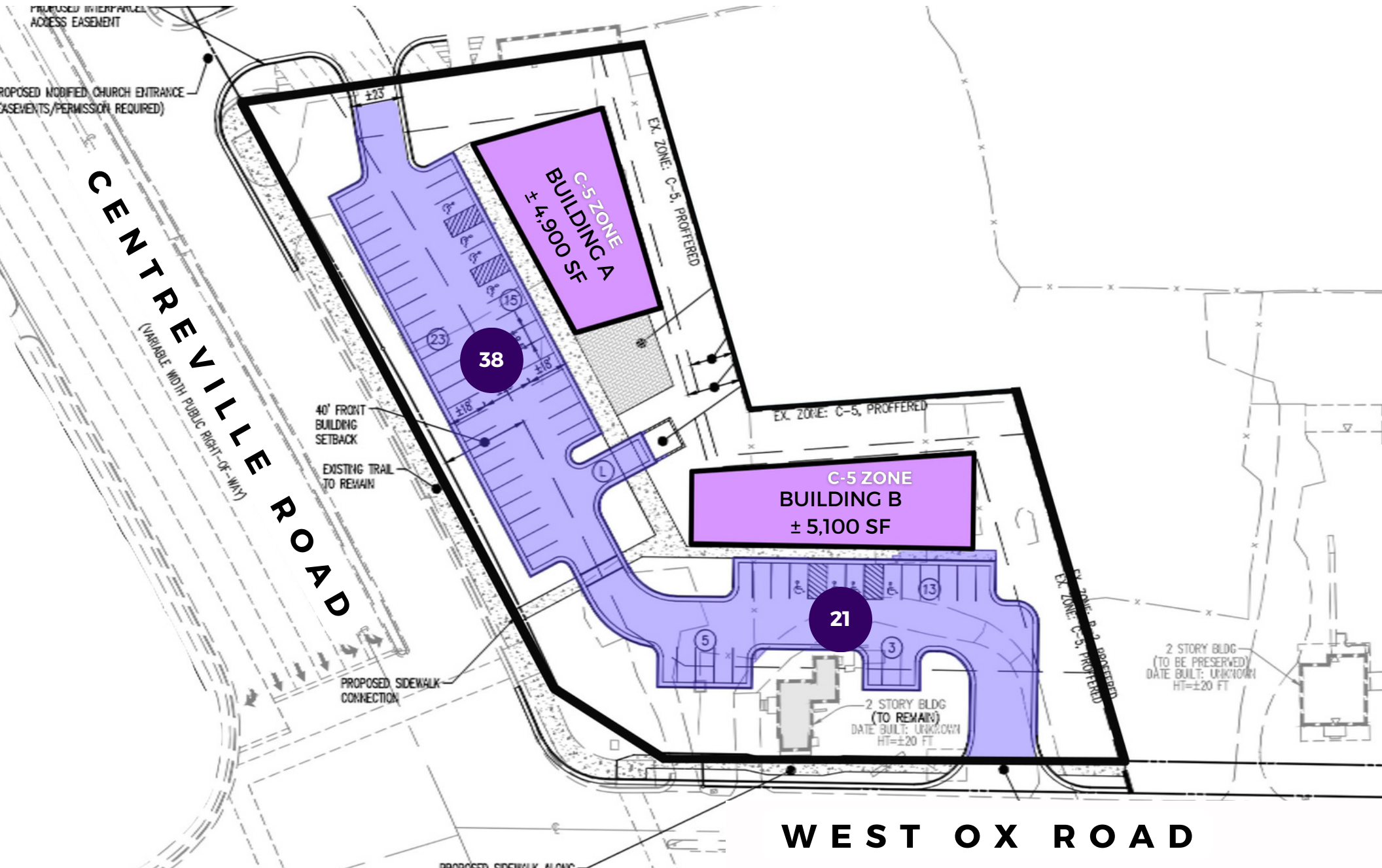
CORNER PADSITE
1.61 ACRES
C5 ZONING
\$275,000 ANNUAL
RENT

WINMARADVISORY.COM

P L O T P L A N

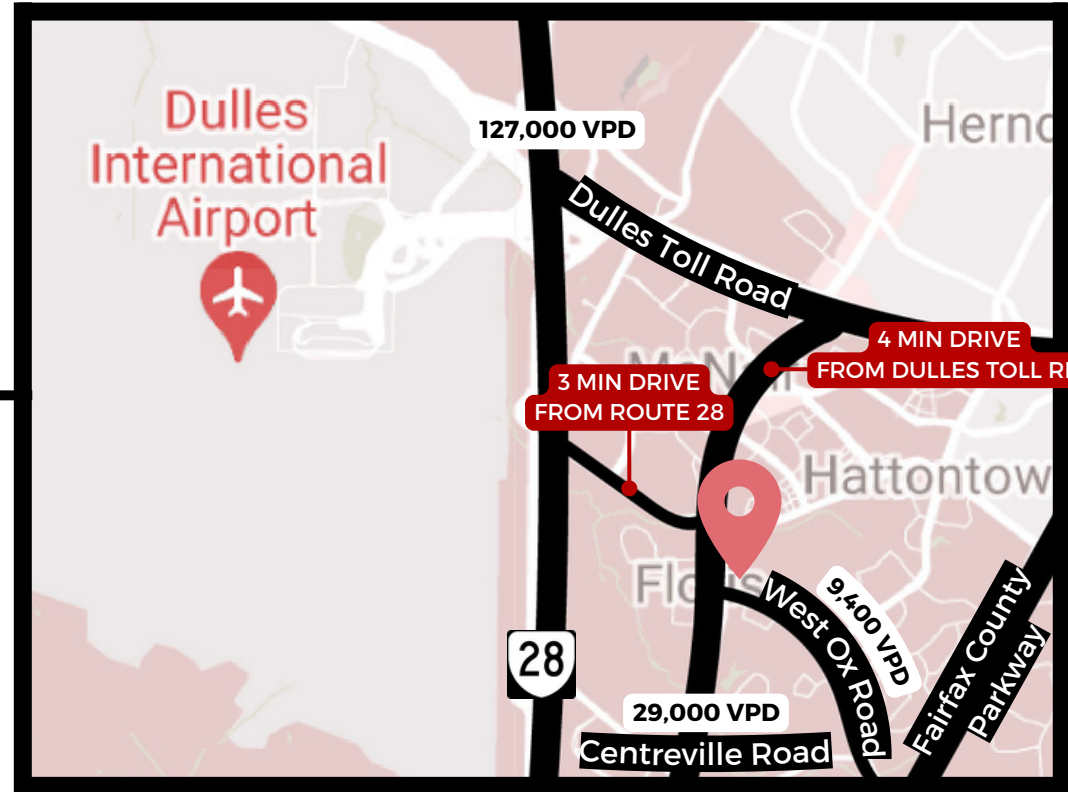
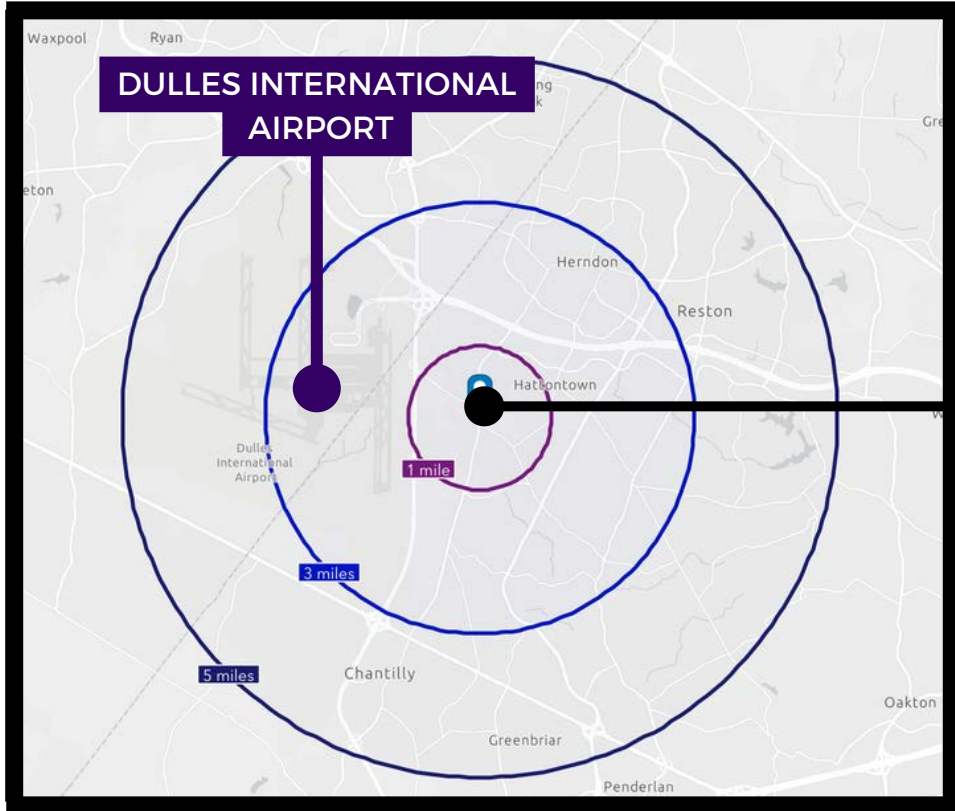


ALTERNATIVE CONCEPT PLAN



WEST OX ROAD





REGIONAL ACCESS



POPULATION

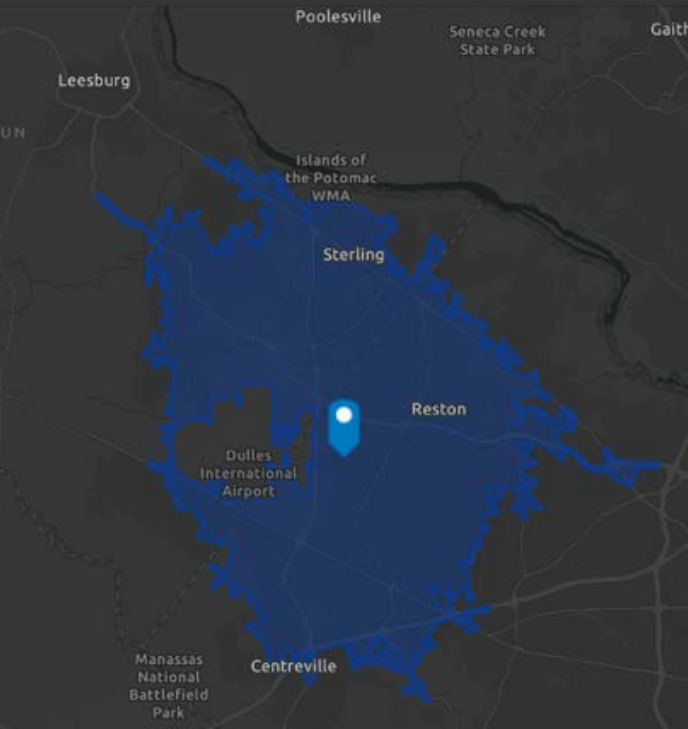
1 MILE	3 MILES	5 MILES
17,842	93,880	229,204

5 MILE HOUSEHOLDS

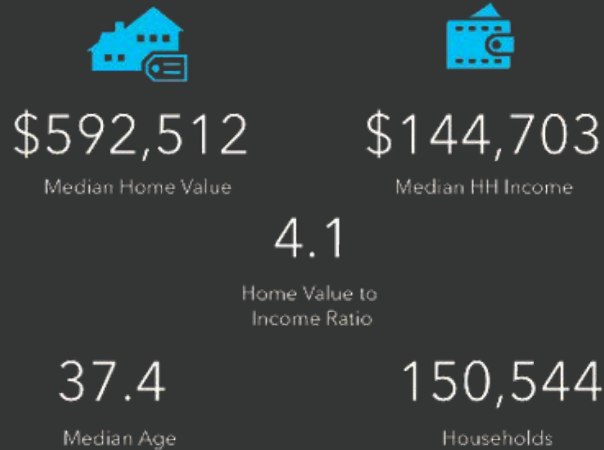
			
63% BACHELOR DEGREE +	26% UNDER 18	\$626,464 AVERAGE HOME VALUE	\$322,603,915 SPENT ON EDUCATION

DEMOGRAPHIC SUMMARY

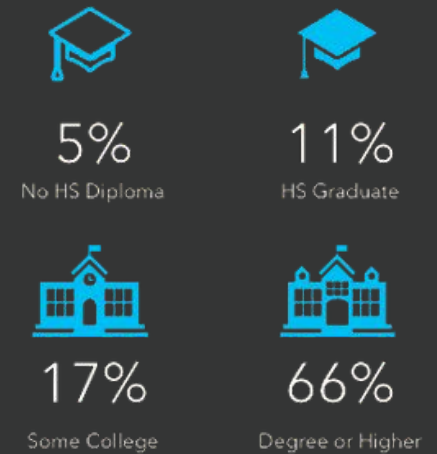
15 MINUTE DRIVE



Key Facts



Education



GET TO KNOW YOUR CUSTOMER



ENTERPRISING PROFESSIONALS
34.9%

Well educated and climbing the ladder in STEM occupations, they change jobs often and therefore choose to live in condos, townhomes, or apartments; many still rent their homes. The market is fast-growing, located in lower-density diverse neighborhoods of large metro areas. This young market makes over one and a half times more income than the US median, supplementing their income with investments.



PROFESSIONAL PRIDE
13.4%

Professional Pride consumers are well-educated career professionals that often commute far and working long hours. However, their schedules are fine-tuned to meet the needs of their school-age children. So far, these established families have accumulated an average of US\$1.6 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.



BOOMBURBS
11.8%

Young professionals with families that have opted to trade up to the newest housing in the suburbs. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity



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