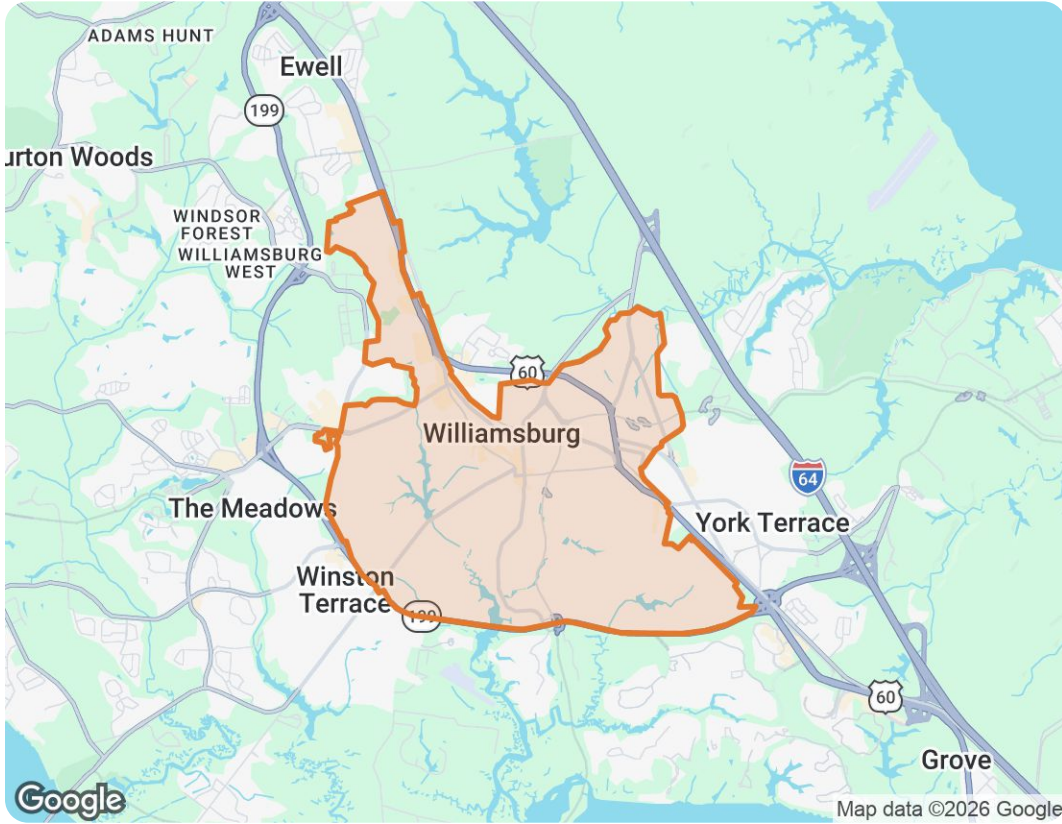


Williamsburg, Virginia



Zachary Bruss

✉ zach@cbwilliamsburg.com

Trade Area Summary

Attribute Summary for Williamsburg, Virginia

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$70,409	25.5	15,983	Retirement Communities
Source: 2025/2029 Income (Esri)	Source: 2025/2029 Age: 5 Year Increments (Esri)	Source: 2025 Age: 1 Year Increments (Esri)	Source: 2025 Tapestry Market Segmentation (Households)

Consumer Segmentation

Top Tapestry Segments	Retirement Communities	College Towns	Silver and Gold	Metro Fusion	City Greens
% of Households	1,606 (28.9%)	1,537 (27.7%)	1,045 (18.8%)	573 (10.3%)	408 (7.3%)
Life Stage Group	Mature and Retired Living	Contemporary Households	Mature and Retired Living	Contemporary Households	Mature and Retired Living
Life Mode Group	Mature Reflections	Books and Boots	Mature Reflections	Metro Vibes	Suburban Shine
Urbanicity Group(s)	Suburb	Urban Core Suburb	Suburb	Urban Core Suburb	Urban Vicinity Suburb
Residence Type	Multi-Units, Single Family	Multi-Units, Single Family	Single Family (Seasonal)	Multi-Units, Single Family	Single Family
Household Type	Singles Living Alone, Married Couples w/No Kids	Singles Living Alone, Singles w/ Roommates	Married Couples w/No Kids	Singles Living Alone, Married Couples	Married Couples, Singles Living Alone
Average Household Size	1.94	2.07	2.01	2.2	2.2
Median Age	55	24.6	64.4	32.8	41.4
Diversity Index	53.3	65.5	34	82.5	54.4
Median Household Income	\$80,402	\$46,253	\$102,652	\$55,443	\$97,516
Median Net Worth	\$263,394	\$13,771	\$811,588	\$22,480	\$301,867
Homeownership	60%	25%	87%	24%	66%
Rent Burdened Households	46%	47%	36%	41%	33%
Labor Force Participation Rate	52%	61%	41%	73%	71%
Unemployment Rate	4%	5%	3%	5%	3%
% with Bachelor's Degree or Higher	51%	50%	53%	30%	54%
Lifestyle Patterns	Their shopping habits feature a mix of online and catalog purchases, and they tend to choose domestic products and trusted brands. These residents manage their finances with the help of financial advisors and tax professionals. Residents hold health, auto, home, and life insurance.	Residents shop around for deals, using coupons, sales, and free shipping. They tend to opt for environmentally safe, natural, and organic products.	Consumers tend to use reward memberships when shopping. They often pay for services to manage their finances, homes, and legal matters. They are well-insured and often drive high-end vehicles.	Individuals tend to shop close to home, picking up groceries at neighborhood stores. Younger residents often opt for fast food, relying on app-based delivery services. These individuals often use electronic coupons, loyalty rewards, and conduct job searches online. Households tend to purchase used vehicles.	Residents tend to bank and shop online, and they typically buy groceries in person. Residents buy both e-books and hard copies. They regularly contribute to an IRA to build their retirement savings.

Consumer Segment Details

About this segment

Retirement Communities

Ranked

1st

dominant segment
for this area

In this area

28.9%

of households fall
into this segment

In the United States

1.7%

of households fall
into this segment

Who Are They?

These neighborhoods are spread across metropolitan areas, both large and small, nationwide. Most residents have settled in the suburbs. A quarter of the population consists of people aged 75 years and above, and nearly half of households are single individuals. Many households depend on a mix of retirement funds, investment income, and social security and other forms of public assistance, while just over half also earn wages and salaries. Households typically earn middle-tier incomes; accrued net worth tends to be above the national average. Many are active in the workforce, with employment in professional sectors such as education, health care, management, sales, and technology. Most residents live in single-family homes, duplexes, or apartments, and rent exceeds the national average. Additionally, many assisted living and nursing facilities are found in these areas.

Key Statistics

- **Median age:** 55.0
- **Median household size:** 1.94
- **Predominant household structure (Census 2020):** Singles living alone; married couples with no kids
- **Median household income:** \$80,402
- **Median net worth:** \$263,394
- **Percentage of individuals with completion of a bachelor's degree or higher:** 50.5%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb
- **Median home value:** \$466,253
- **Homeownership rate:** 59.9%
- **Rent burdened households (American Community Survey 2019-2023):** 46.2%
- **Labor force participation rate:** 52.3%
- **Unemployment rate:** 3.6%

Lifestyle Patterns

- Their shopping habits feature a mix of online and catalog purchases, and they tend to choose domestic products and trusted brands.
- These residents manage their finances with the help of financial advisors and tax professionals. Residents hold health, auto, home, and life insurance.
- Residents spend time watching sports, news, and movies on cable TV, as well as reading books and newspapers.
- Residents schedule regular medical appointments and tend to be both physically and socially active. They often go to theaters, art galleries, and restaurants.

Consumer Segment Details

About this segment

College Towns

Ranked

2nd

dominant segment for this area

In this area

27.7%

of households fall into this segment

In the United States

0.7%

of households fall into this segment

Who Are They?

Communities in this segment are spread across the country and are most often located in and around city centers and in the suburbs. Neighborhoods are frequently located in the largest metropolitan areas, but there is a significant presence in smaller cities of 100,000 to 250,000 people. These residents are a mix of students and individuals affiliated with universities. Actively enrolled students constitute nearly half of the population, with many having recently moved to the U.S. Nearly half of the population holds a bachelor's or graduate degree. Part-time work is common, often within biking or walking distance, in jobs linked to colleges or supporting industries like food service and accommodations. Rates of government employment are also high. Around three-quarters of residents are renters, and on-campus and multifamily housing is typical.

Housing and Employment

- **Predominant Urbanicity Type:** Urban Core; Suburb
- **Median home value:** \$293,431
- **Homeownership rate:** 25.3%
- **Rent burdened households (American Community Survey 2019-2023):** 47.0%
- **Labor force participation rate:** 60.5%
- **Unemployment rate:** 5.4%

Lifestyle Patterns

- Residents shop around for deals, using coupons, sales, and free shipping.
- They tend to opt for environmentally safe, natural, and organic products.
- They are avid readers of various media, subscribing to digital newspapers, listening to podcasts, and reading print fiction.
- Residents lean toward quick and easy meals, and many are regulars at the gym and participate in multiple sports.

Key Statistics

- **Median age:** 24.6
- **Median household size:** 2.07
- **Predominant household structure (Census 2020):** Singles living alone; singles with roommates
- **Median household income:** \$46,253
- **Median net worth:** \$13,771
- **Percentage of individuals with completion of a bachelor's degree or higher:** 49.6%

Consumer Segment Details

About this segment

Silver and Gold

Ranked

3rd

dominant segment for this area

In this area

18.8%

of households fall into this segment

In the United States

1.0%

of households fall into this segment

Who Are They?

These low-density neighborhoods are located in suburban, rural, or coastal settings, often in warmer climates. Residents tend to be aged 55 and older, and more than half of households comprise married couples with no children. The median net worth is approximately three times that of the U.S. median. Residents earn incomes in the middle and upper tiers, supported by a blend of retirement funds and social security and other forms of public assistance. Half of workers earn wages and salaries, often in professional roles such as management, health care, technology, and legal fields, and one in five is self-employed. The housing landscape is predominantly made up of single-family units, and a significant portion of homes were built after 2000. This segment ranks among the highest for seasonal vacancies, with around a third of units occasionally vacant. Housing affordability is low compared to the national average.

Key Statistics

- **Median age:** 64.4
- **Median household size:** 2.01
- **Predominant household structure (Census 2020):** Married couples with no kids
- **Median household income:** \$102,652
- **Median net worth:** \$811,588
- **Percentage of individuals with completion of a bachelor's degree or higher:** 52.8%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb
- **Median home value:** \$625,531
- **Homeownership rate:** 87.3%
- **Rent burdened households (American Community Survey 2019-2023):** 36.3%
- **Labor force participation rate:** 41.4%
- **Unemployment rate:** 3.4%

Lifestyle Patterns

- Consumers tend to use reward memberships when shopping.
- They often pay for services to manage their finances, homes, and legal matters. They are well-insured and often drive high-end vehicles.
- They read books spanning a wide range of genres.
- Residents spend time birdwatching, golfing, cooking, and dining out. They tend to engage with their communities by regularly participating in elections and volunteering.

Consumer Segment Details

About this segment

Metro Fusion

Ranked

4th

dominant segment for this area

In this area

10.3%

of households fall into this segment

In the United States

1.3%

of households fall into this segment

Who Are They?

These neighborhoods are concentrated in densely populated metropolitan areas of between 500,000 and 2.5 million people. This is a highly mobile population that frequently moves within the same area. Household structure varies widely, from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. More than half of this segment is either in college or holds an associate degree or higher; they earn middle-tier incomes in the retail, health care, and food service sectors. They live in mid- to high-rise multifamily structures or older homes valued under \$300,000; some occupy single-family homes. Households generally own at least one car, typically a used vehicle, and commute times are typically under half an hour.

Housing and Employment

- **Predominant Urbanicity Type:** Urban Core; Suburb
- **Median home value:** \$242,615
- **Homeownership rate:** 24.4%
- **Rent burdened households (American Community Survey 2019-2023):** 41.1%
- **Labor force participation rate:** 73.3%
- **Unemployment rate:** 4.5%

Key Statistics

- **Median age:** 32.8
- **Median household size:** 2.20
- **Predominant household structure (Census 2020):** Singles living alone; married couples
- **Median household income:** \$55,443
- **Median net worth:** \$22,480
- **Percentage of individuals with completion of a bachelor's degree or higher:** 29.6%

Lifestyle Patterns

- Individuals tend to shop close to home, picking up groceries at neighborhood stores. Younger residents often opt for fast food, relying on app-based delivery services.
- These individuals often use electronic coupons, loyalty rewards, and conduct job searches online. Households tend to purchase used vehicles.
- They listen to music, watch TV, and shop online for household necessities. Social media usage is common for entertainment and staying in touch with friends and family.
- They often cook meals at home and visit urgent care centers for medical needs.

Consumer Segment Details

About this segment

City Greens

Ranked

5th

dominant segment
for this area

In this area

7.3%

of households fall
into this segment

In the United States

2.6%

of households fall
into this segment

Who Are They?

Most residents in this segment live in metropolitan areas with populations exceeding 500,000. More than half of residents aged 25 and older hold a bachelor's or graduate degree. Married couples are predominant, though a significant proportion of households are nonfamily, including singles, households with no relatives, and cohabiting couples without children. More than half of households have dual incomes, with health care, education, and retail trade being key sectors. Homeownership rates are slightly above the national average, and most homes are valued between \$200,000 and \$500,000. Even with rents slightly higher than the national average, vacancy rates are relatively low. The housing stock is older, with many homes constructed before 1970. While single-family detached homes are common, there is also a higher-than-average presence of single-family attached units such as row houses, duplexes, and townhomes.

Key Statistics

- **Median age:** 41.4
- **Median household size:** 2.20
- **Predominant household structure (Census 2020):** Married couples; singles living alone
- **Median household income:** \$97,516
- **Median net worth:** \$301,867
- **Percentage of individuals with completion of a bachelor's degree or higher:** 54.1%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb; Urban Vicinity
- **Median home value:** \$395,657
- **Homeownership rate:** 65.9%
- **Rent burdened households (American Community Survey 2019-2023):** 33.1%
- **Labor force participation rate:** 71.4%
- **Unemployment rate:** 3.0%

Lifestyle Patterns

- Residents tend to bank and shop online, and they typically buy groceries in person.
- Residents buy both e-books and hard copies. They regularly contribute to an IRA to build their retirement savings.
- They often pay for high-speed internet for streaming. Alongside online news consumption, public radio and television are popular.
- Residents tend to engage with a variety of causes. They vote regularly, participate in environmental groups, and recycle, and they often spend time outdoors.

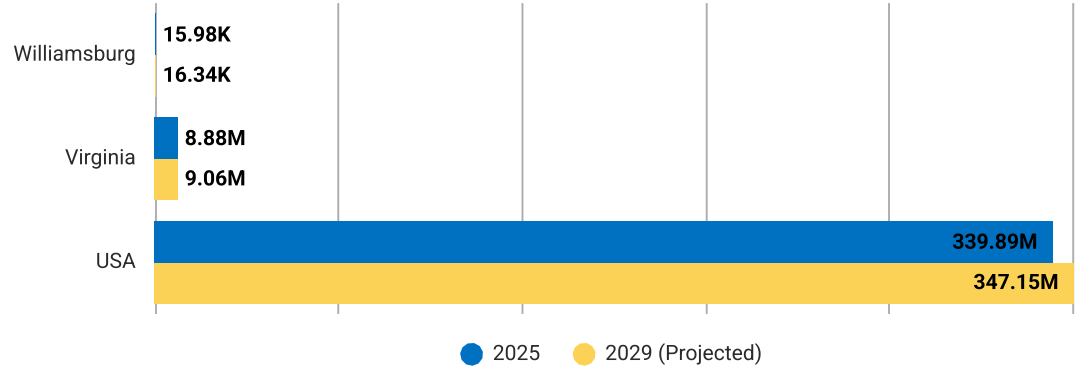
Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

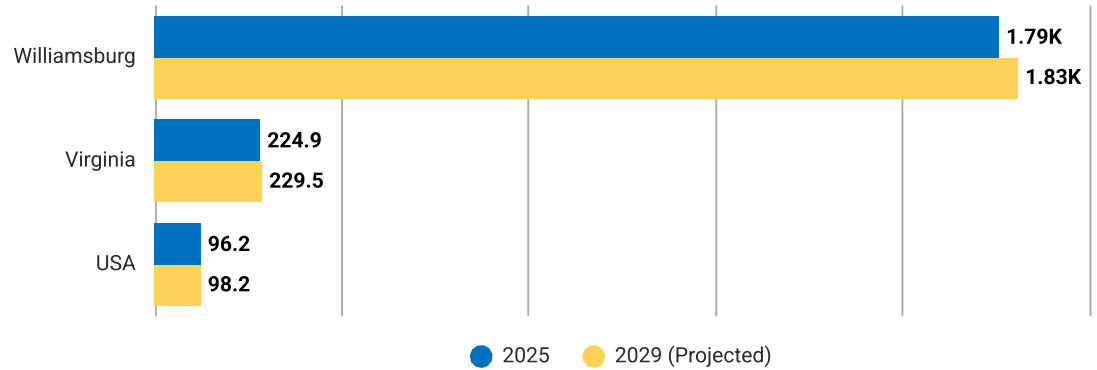
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



Williamsburg, Virginia

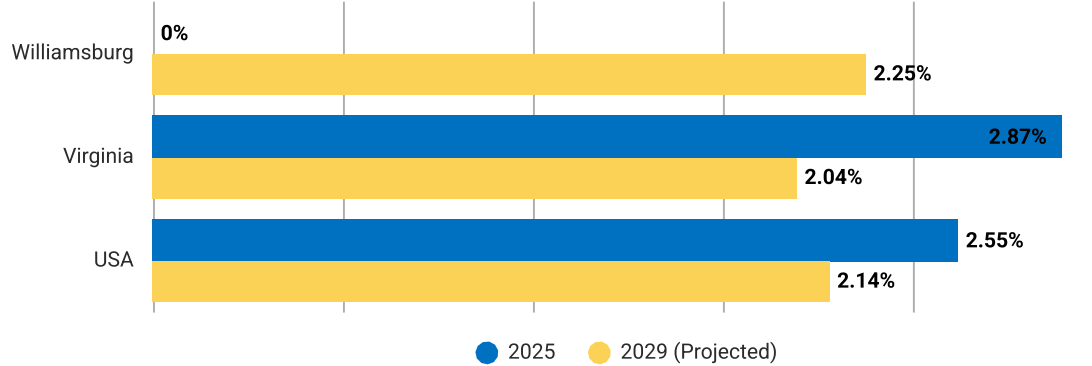
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



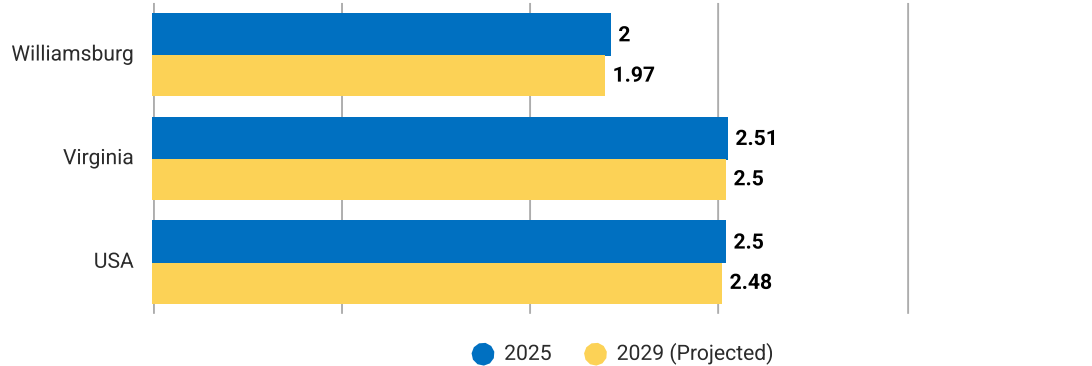
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2025, compared with other geographies.



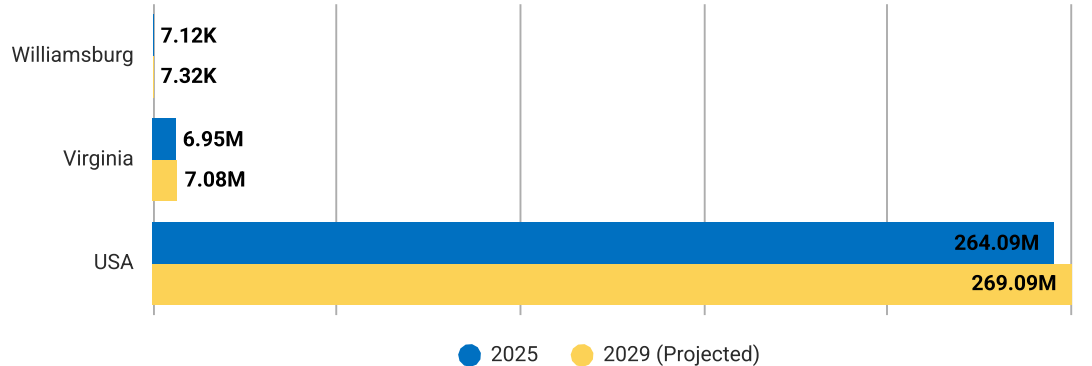
Average Household Size

This chart shows the average household size in an area, compared with other geographies.



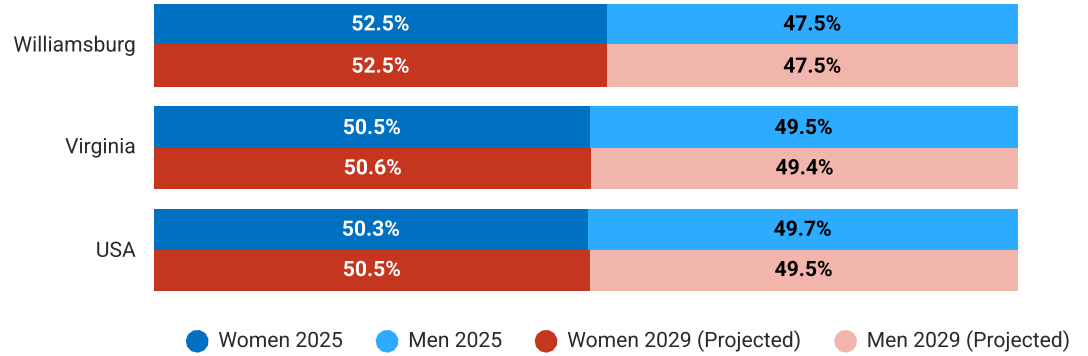
Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.



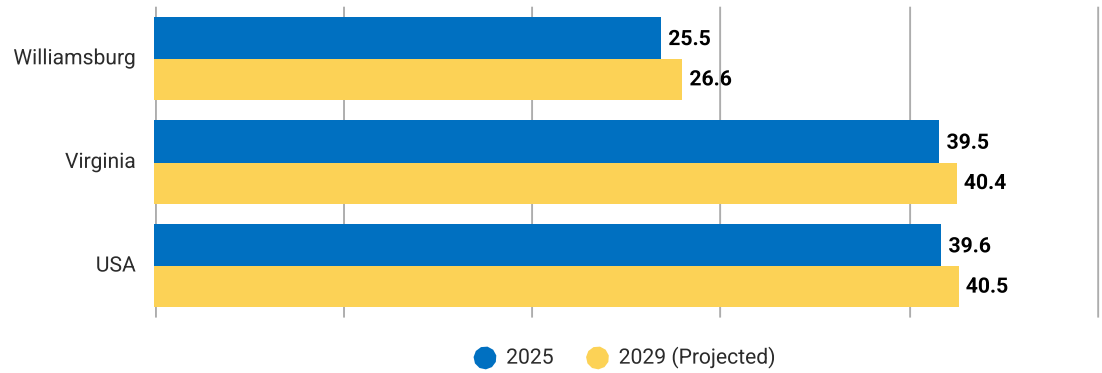
Age

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

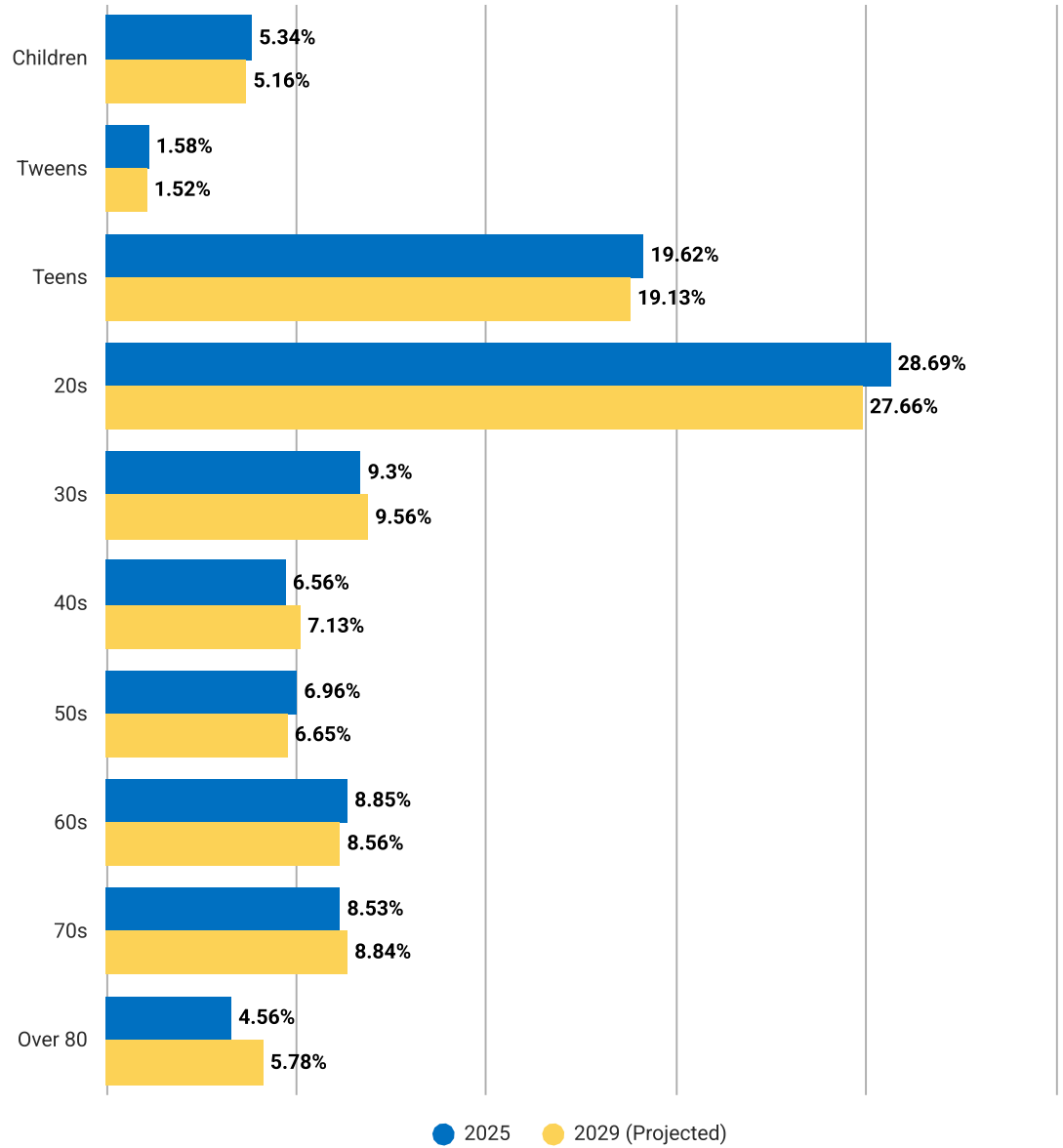
Median Age

This chart shows the median age in an area, compared with other geographies.



Population by Age

This chart breaks down the population of an area by age group.



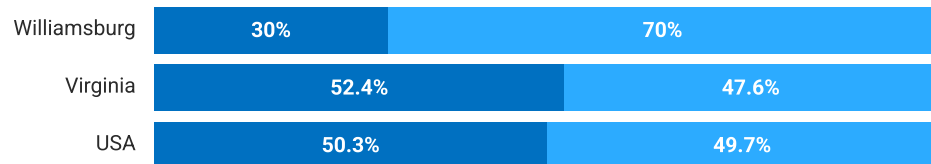
Married

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Married / Unmarried Adults Ratio

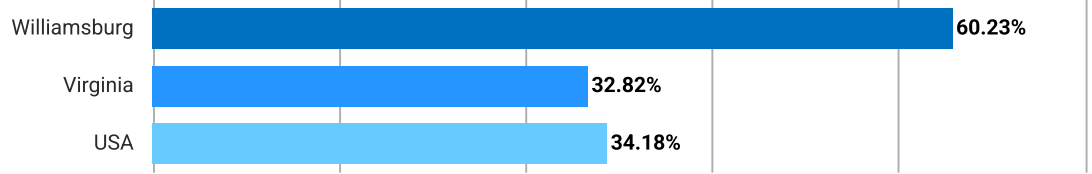
This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



Williamsburg, Virginia

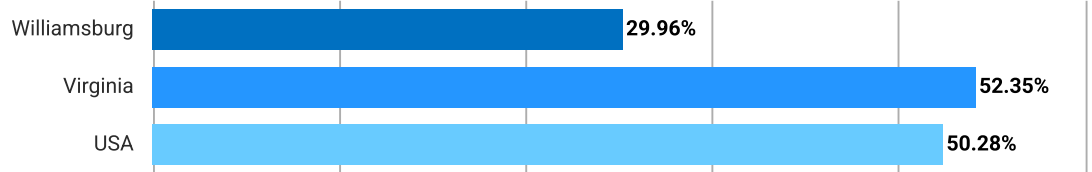
Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



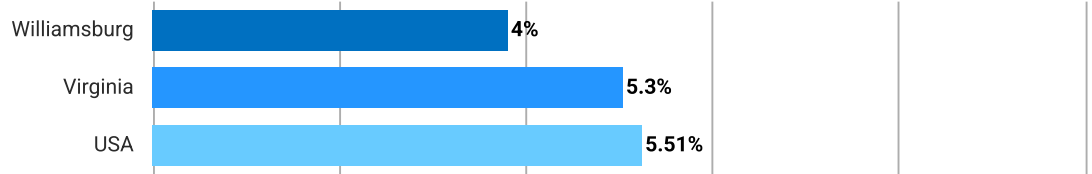
Married

This chart shows the number of people in an area who are married, compared with other geographies.



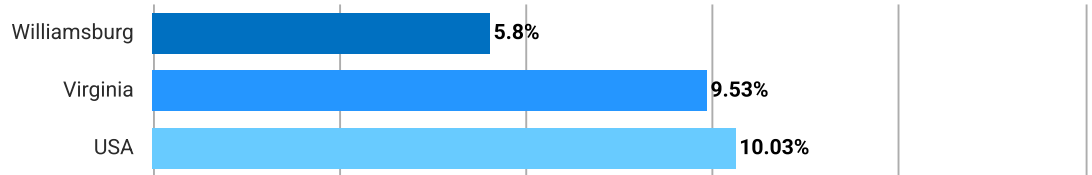
Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.



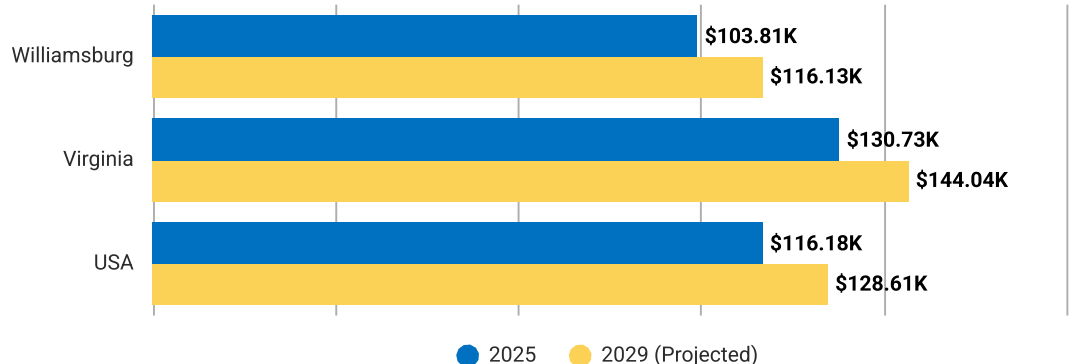
Income

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

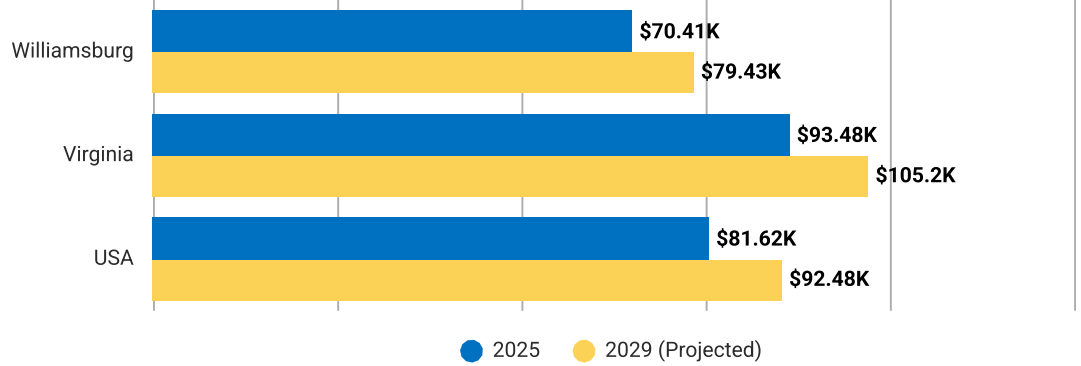
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



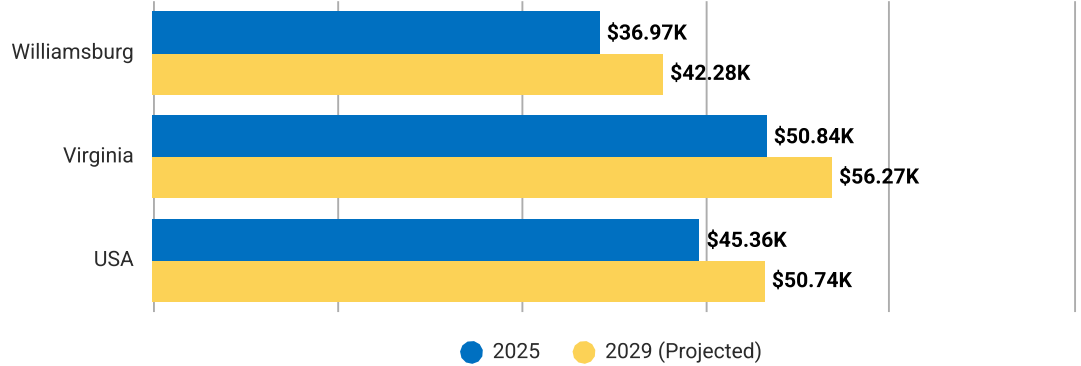
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



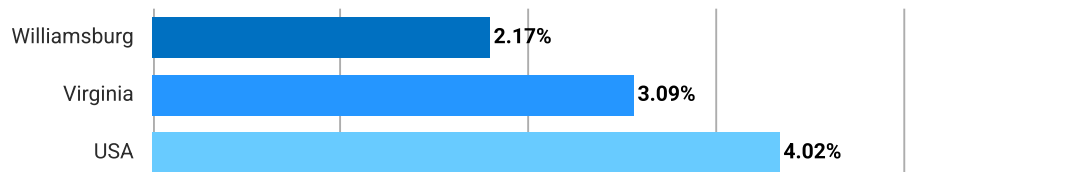
Education

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Less than 9th Grade

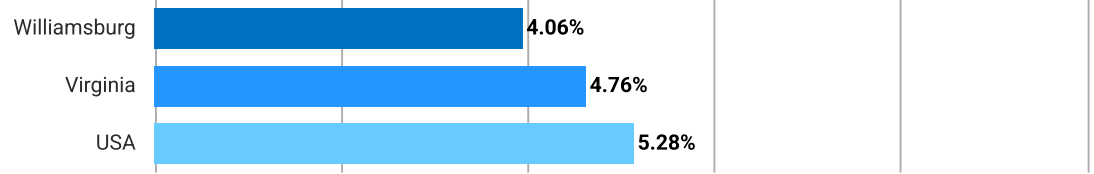
This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Williamsburg, Virginia

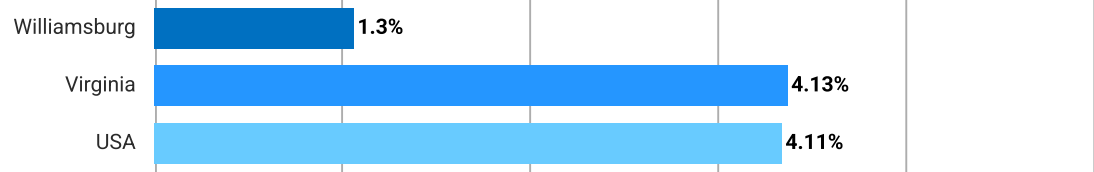
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



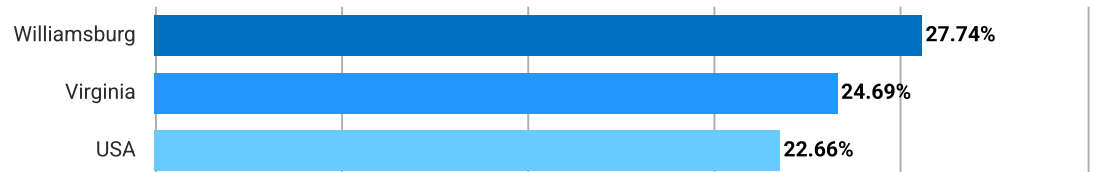
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Williamsburg, Virginia

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually



Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually

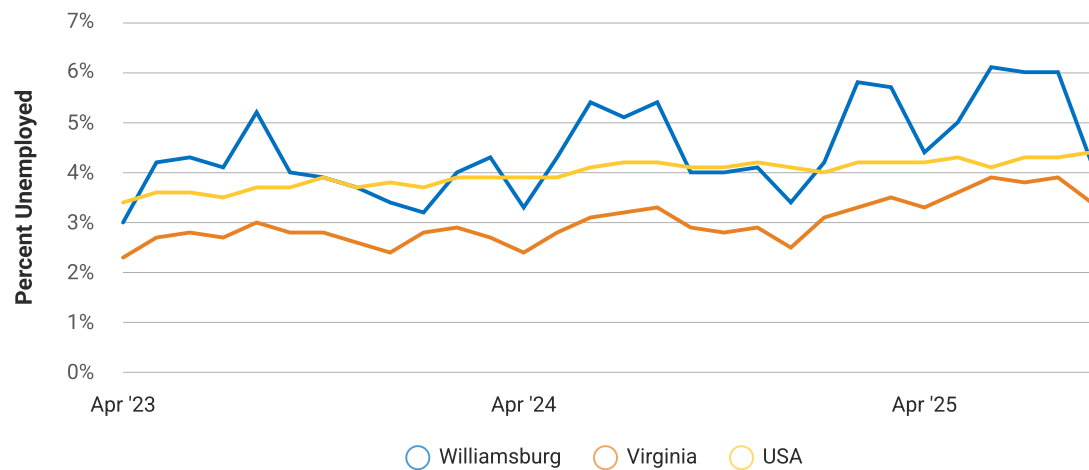


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

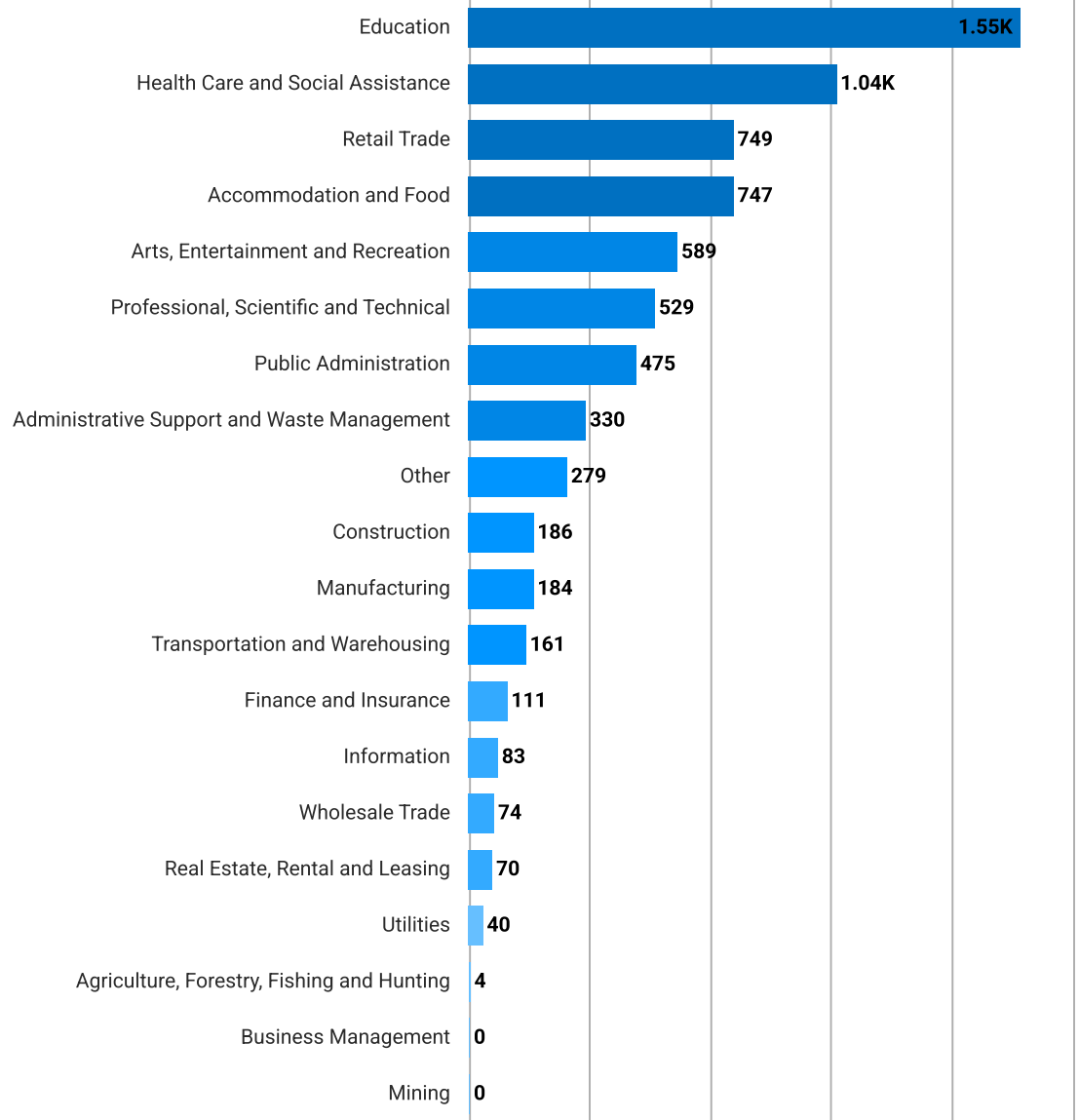


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually



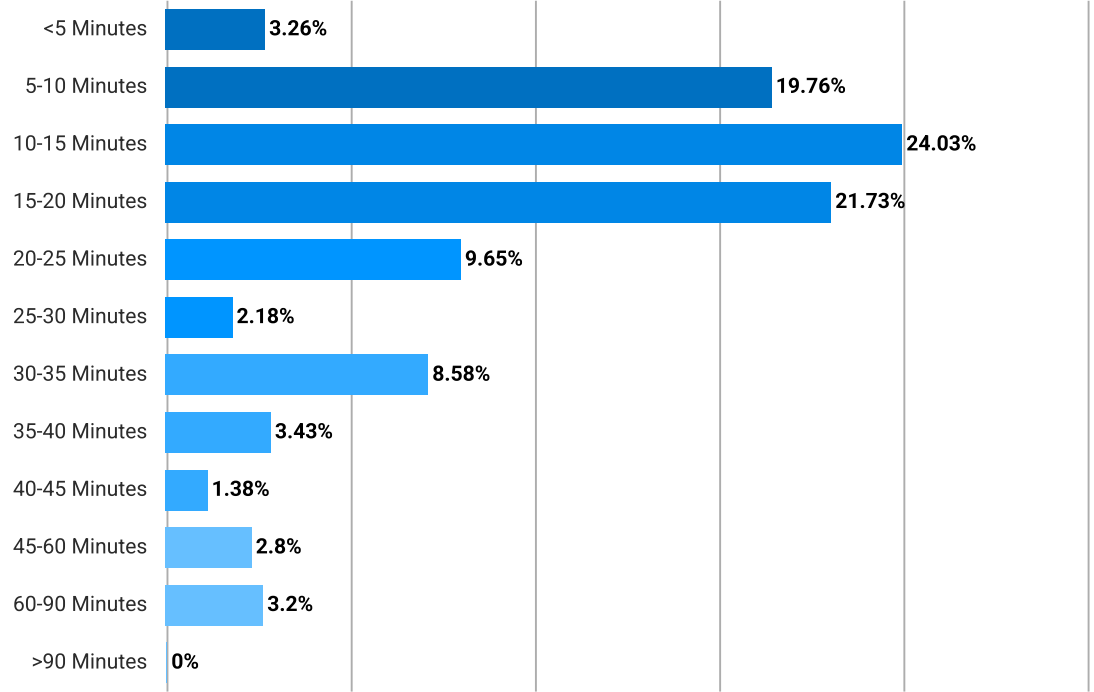
Commute to Work

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

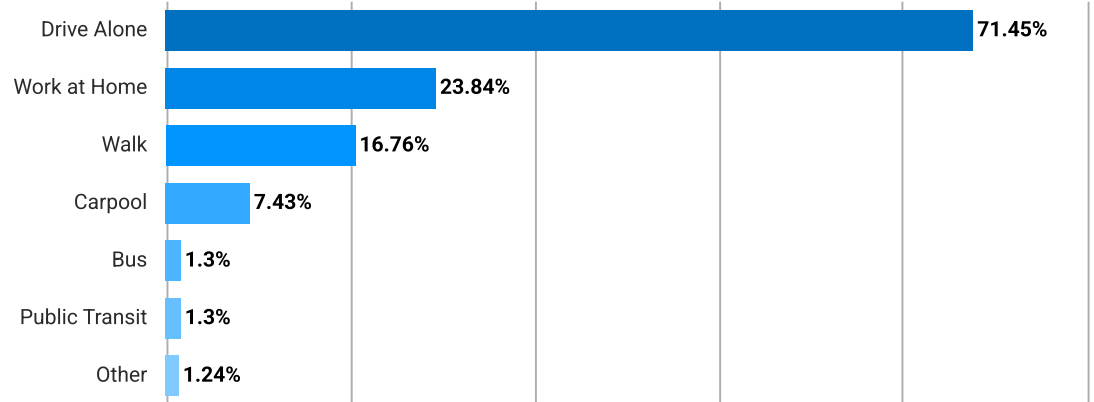


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually



Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

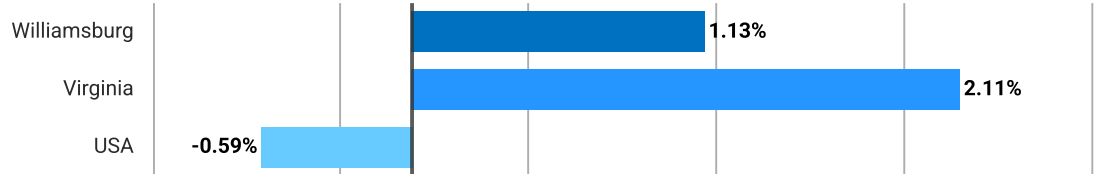


Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

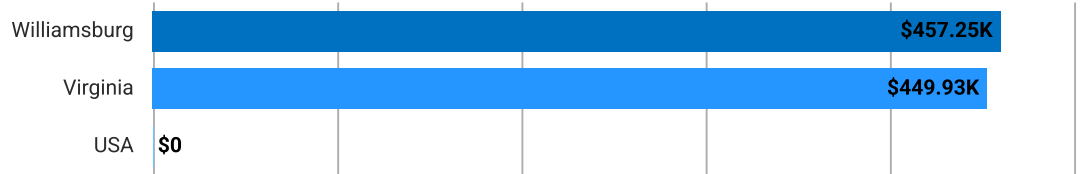


Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

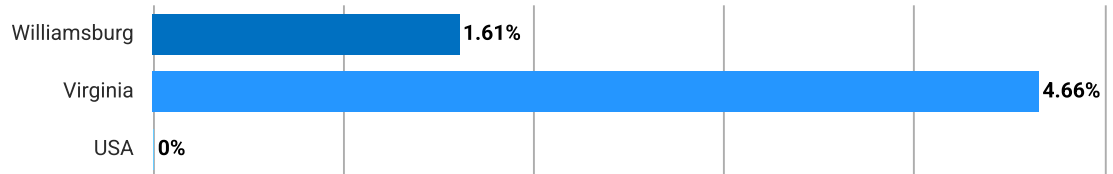


Source: Listing data

Update Frequency: Monthly

12 mo. Change in Median Listing Price

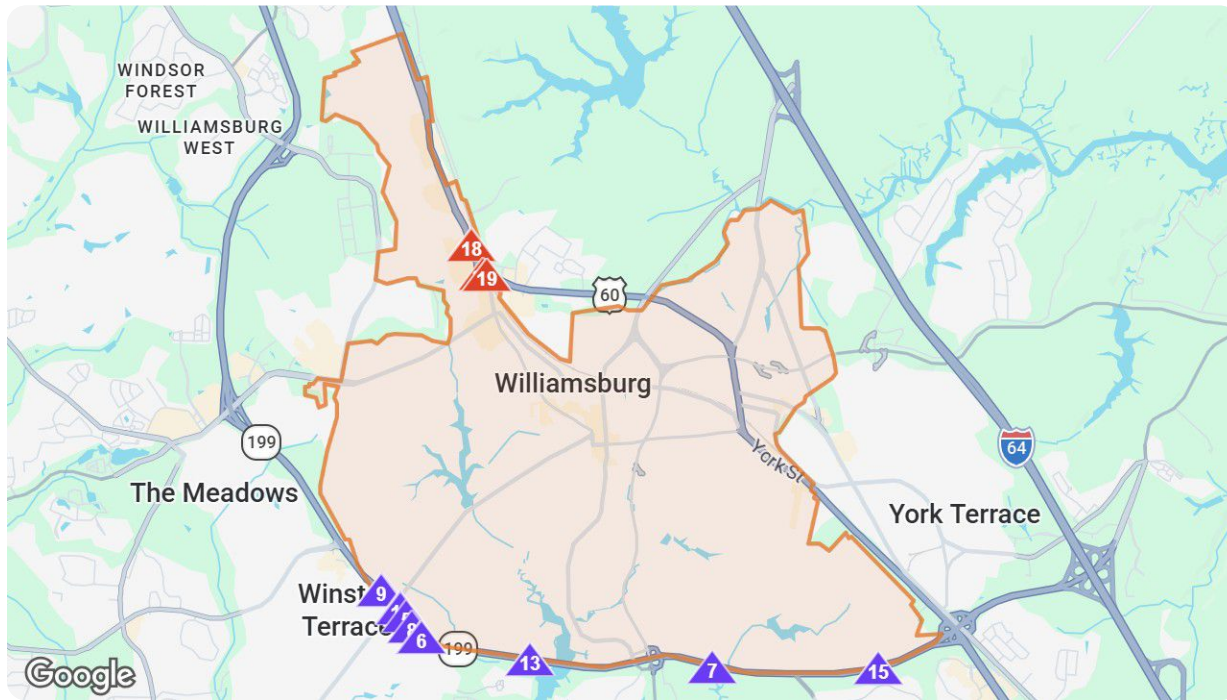
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.



Source: Listing data

Update Frequency: Monthly

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

Rank	Traffic Count	Location	2025 Est. daily traffic counts	Cross	Cross Dir	Distance	Historical counts																								
1	37,939	Humelsine Parkway	2025 Est. daily traffic counts	Cross: Jamestown Rd	Cross Dir: NW	Distance: 0.04 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>▲</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>▲</td> <td>39,000</td> <td>ADT</td> </tr> <tr> <td>2016</td> <td>▲</td> <td>36,000</td> <td>AADT</td> </tr> <tr> <td>2015</td> <td>▲</td> <td>35,000</td> <td>AADT</td> </tr> <tr> <td>2002</td> <td>▲</td> <td>23,000</td> <td>AADT</td> </tr> <tr> <td>2001</td> <td>▲</td> <td>24,000</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲	Count	Type	2021	▲	39,000	ADT	2016	▲	36,000	AADT	2015	▲	35,000	AADT	2002	▲	23,000	AADT	2001	▲	24,000	AADT
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2	37,939	Humelsine Parkway	2025 Est. daily traffic counts	Cross: Brookwood Dr	Cross Dir: SE	Distance: 0.22 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>▲</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>▲</td> <td>39,000</td> <td>ADT</td> </tr> <tr> <td>2016</td> <td>▲</td> <td>36,000</td> <td>AADT</td> </tr> <tr> <td>2015</td> <td>▲</td> <td>35,000</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲	Count	Type	2021	▲	39,000	ADT	2016	▲	36,000	AADT	2015	▲	35,000	AADT								
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3	36,942	Humelsine Parkway	2025 Est. daily traffic counts	Cross: Jamestown Rd	Cross Dir: SE	Distance: 0.17 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>▲</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>▲</td> <td>38,000</td> <td>ADT</td> </tr> <tr> <td>2018</td> <td>▲</td> <td>34,000</td> <td>ADT</td> </tr> </tbody> </table>	Year	▲	Count	Type	2021	▲	38,000	ADT	2018	▲	34,000	ADT												
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4	36,942	Humelsine Parkway	2025 Est. daily traffic counts	Cross: John Tyler Hwy	Cross Dir: NW	Distance: 0.15 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>▲</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>▲</td> <td>38,000</td> <td>ADT</td> </tr> <tr> <td>2018</td> <td>▲</td> <td>34,000</td> <td>ADT</td> </tr> </tbody> </table>	Year	▲	Count	Type	2021	▲	38,000	ADT	2018	▲	34,000	ADT												
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5	36,406	State Rte 199	2025 Est. daily traffic counts	Cross: Jamestown Rd	Cross Dir: NW	Distance: 0.1 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>▲</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>▲</td> <td>36,000</td> <td>AADT</td> </tr> <tr> <td>2015</td> <td>▲</td> <td>35,000</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲	Count	Type	2016	▲	36,000	AADT	2015	▲	35,000	AADT												
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AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Williamsburg, Virginia

Traffic Counts by Highest Traffic Count

6 36,406

State Rte 199

2025 Est. daily traffic counts

Cross: Brookwood Dr
Cross Dir: SE
Distance: 0.05 miles

Historical counts

Year	▲ Count	Type
2016	▲ 36,000	AADT
2015	▲ 35,000	AADT

7 36,223

Humelsine Parkway

2025 Est. daily traffic counts

Cross: S England St
Cross Dir: W
Distance: 0.33 miles

Historical counts

Year	▲ Count	Type
2021	▲ 37,000	ADT
2016	▲ 34,000	AADT
2015	▲ 32,000	AADT

8 35,919

State Rte 199

2025 Est. daily traffic counts

Cross: Brookwood Dr
Cross Dir: SE
Distance: 0.15 miles

Historical counts

Year	▲ Count	Type
2015	▲ 35,000	AADT

9 35,917

State Rte 199

2025 Est. daily traffic counts

Cross: Jamestown Rd
Cross Dir: SE
Distance: 0.14 miles

Historical counts

Year	▲ Count	Type
2016	▲ 36,000	AADT
2015	▲ 34,000	AADT

10 35,638

Humelsine Parkway

2025 Est. daily traffic counts

Cross: Jamestown Rd
Cross Dir: NW
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2018	▲ 35,000	ADT

11 35,638

Humelsine Parkway

2025 Est. daily traffic counts

Cross: Brookwood Dr
Cross Dir: SE
Distance: 0.05 miles

Historical counts

Year	▲ Count	Type
2018	▲ 35,000	ADT

12 34,915

Humelsine Parkway

2025 Est. daily traffic counts

Cross: Brookwood Dr
Cross Dir: W
Distance: 0.66 miles

Historical counts

Year	▲ Count	Type
2020	▲ 31,000	ADT
2016	▲ 33,000	AADT
2015	▲ 33,000	AADT
2013	▲ 33,843	AWDT
2011	▲ 33,000	AADT

13 34,915

Humelsine Parkway

2025 Est. daily traffic counts

Cross: Brookwood Dr
Cross Dir: W
Distance: 0.66 miles

Historical counts

Year	▲ Count	Type
2021	▲ 36,000	ADT
2018	▲ 32,000	ADT

14 32,785

Humelsine Parkway

2025 Est. daily traffic counts

Cross: Quarterpath Rd
Cross Dir: W
Distance: 0.59 miles

Historical counts

Year	▲ Count	Type
2021	▲ 34,000	ADT
2020	▲ 29,000	ADT
2016	▲ 32,000	AADT
2015	▲ 31,000	AADT

15 32,258

Humelsine Parkway

2025 Est. daily traffic counts

Cross: Quarterpath Rd
Cross Dir: W
Distance: 0.59 miles

Historical counts

Year	▲ Count	Type
2018	▲ 31,000	ADT

16 25,771

Richmond Rd

2025 Est. daily traffic counts

Cross: Bypass Rd
Cross Dir: S
Distance: 0.15 miles

Historical counts

Year	▲ Count	Type
2016	▲ 25,000	AADT
2015	▲ 25,000	AADT
2013	▲ 27,656	AWDT
2011	▲ 24,000	AADT
2010	▲ 25,987	AWDT

17 24,697

Bypass Rd

2025 Est. daily traffic counts

Cross: Richmond Rd
Cross Dir: NW
Distance: 0.07 miles

Historical counts

Year	▲ Count	Type
2016	▲ 25,000	AADT
2015	▲ 22,000	AADT
2013	▲ 24,178	AWDT
2011	▲ 25,000	AADT
2010	▲ 26,802	AWDT

18 24,638

Richmond Road

2025 Est. daily traffic counts

Cross: Bypass Rd
Cross Dir: SE
Distance: 0.14 miles

Historical counts

Year	▲ Count	Type
2021	▲ 24,000	ADT
2016	▲ 25,000	AADT
2015	▲ 25,000	AADT

19 24,152

Bypass Road

2025 Est. daily traffic counts

Cross: Richmond Rd
Cross Dir: NW
Distance: 0.07 miles

Historical counts

Year	▲ Count	Type
2018	▲ 24,000	ADT

20 24,152

Bypass Road

2025 Est. daily traffic counts

Cross: Richmond Rd
Cross Dir: NW
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2018	▲ 24,000	ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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