

EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Lat/Lon: 38.7958/-77.5229

RF5

Promenade at Manassas

Manassas, VA 20109

Population

	1 mi radius		3 mi radius		5 mi radius	
Estimated Population (2021)	14,191		59,362		175,439	
Projected Population (2026)	13,957		60,188		178,829	
Census Population (2010)	13,339		52,463		152,675	
Census Population (2000)	10,277		39,879		112,642	
Projected Annual Growth (2021 to 2026)	-234	-0.3%	826	0.3%	3,390	0.4%
Historical Annual Growth (2010 to 2021)	852	0.6%	6,899	1.2%	22,764	1.4%
Historical Annual Growth (2000 to 2010)	3,062	3.0%	12,584	3.2%	40,033	3.6%
Estimated Population Density (2021)	4,519 psm		2,101 psm		2,235 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	

Households

Estimated Households (2021)	4,758		18,400		53,760	
Projected Households (2026)	4,776		19,007		56,217	
Census Households (2010)	4,727		17,351		49,295	
Census Households (2000)	4,053		14,429		38,307	
Estimated Households with Children (2021)	1,923	40.4%	7,914	43.0%	23,237	43.2%
Estimated Average Household Size (2021)	2.98		3.22		3.25	

Average Household Income

Estimated Average Household Income (2021)	\$94,537		\$105,735		\$123,743	
Projected Average Household Income (2026)	\$112,296		\$120,444		\$141,302	
Estimated Average Family Income (2021)	\$109,588		\$116,774		\$136,357	

Median Household Income

Estimated Median Household Income (2021)	\$73,941		\$83,453		\$104,601	
Projected Median Household Income (2026)	\$85,408		\$97,171		\$121,647	
Estimated Median Family Income (2021)	\$74,673		\$93,254		\$117,620	

Per Capita Income

Estimated Per Capita Income (2021)	\$31,699		\$32,800		\$37,965	
Projected Per Capita Income (2026)	\$38,426		\$38,060		\$44,466	
Estimated Per Capita Income 5 Year Growth	\$6,727	21.2%	\$5,260	16.0%	\$6,500	17.1%
Estimated Average Household Net Worth (2021)	\$567,943		\$784,332		\$1,043,324	

Daytime Demos (2021)

Total Businesses	1,114		3,052		8,432	
Total Employees	14,035		36,241		87,212	
Company Headquarter Businesses	47	4.2%	118	3.9%	322	3.8%
Company Headquarter Employees	2,194	15.6%	4,680	12.9%	13,581	15.6%
Employee Population per Business	12.6		11.9		10.3	
Residential Population per Business	12.7		19.4		20.8	

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2021)	5,879	41.4%	28,520	48.0%	97,499	55.6%
Black or African American (2021)	3,142	22.1%	10,028	16.9%	24,325	13.9%
American Indian or Alaska Native (2021)	87	0.6%	422	0.7%	1,016	0.6%
Asian (2021)	980	6.9%	5,046	8.5%	19,283	11.0%
Hawaiian or Pacific Islander (2021)	11	-	94	0.2%	208	0.1%
Other Race (2021)	3,194	22.5%	11,643	19.6%	23,534	13.4%
Two or More Races (2021)	898	6.3%	3,609	6.1%	9,575	5.5%
Not Hispanic or Latino Population (2021)	7,862	55.4%	36,398	61.3%	122,653	69.9%
Hispanic or Latino Population (2021)	6,329	44.6%	22,964	38.7%	52,786	30.1%
Not Hispanic or Latino Population (2026)	7,747	55.5%	37,198	61.8%	125,670	70.3%
Hispanic or Latino Population (2026)	6,209	44.5%	22,990	38.2%	53,159	29.7%
Not Hispanic or Latino Population (2010)	8,295	62.2%	34,233	65.3%	112,042	73.4%
Hispanic or Latino Population (2010)	5,044	37.8%	18,230	34.7%	40,633	26.6%
Not Hispanic or Latino Population (2000)	8,698	84.6%	33,533	84.1%	97,376	86.4%
Hispanic or Latino Population (2000)	1,580	15.4%	6,346	15.9%	15,266	13.6%
Projected Hispanic Annual Growth (2021 to 2026)	-120	-0.4%	26	-	373	0.1%
Historic Hispanic Annual Growth (2000 to 2021)	4,749	14.3%	16,618	12.5%	37,520	11.7%

Age Distribution (2021)

Age Under 5	1,297	9.1%	4,947	8.3%	13,148	7.5%
Age 5 to 9 Years	1,065	7.5%	4,442	7.5%	13,598	7.8%
Age 10 to 14 Years	912	6.4%	4,009	6.8%	13,434	7.7%
Age 15 to 19 Years	808	5.7%	3,722	6.3%	11,605	6.6%
Age 20 to 24 Years	1,282	9.0%	4,527	7.6%	11,047	6.3%
Age 25 to 29 Years	1,515	10.7%	5,228	8.8%	12,287	7.0%
Age 30 to 34 Years	1,418	10.0%	5,088	8.6%	13,042	7.4%
Age 35 to 39 Years	1,178	8.3%	4,730	8.0%	13,686	7.8%
Age 40 to 44 Years	1,055	7.4%	4,379	7.4%	13,456	7.7%
Age 45 to 49 Years	877	6.2%	3,913	6.6%	12,157	6.9%
Age 50 to 54 Years	734	5.2%	3,384	5.7%	10,903	6.2%
Age 55 to 59 Years	661	4.7%	3,062	5.2%	9,960	5.7%
Age 60 to 64 Years	529	3.7%	2,564	4.3%	8,301	4.7%
Age 65 to 74 Years	572	4.0%	3,326	5.6%	11,717	6.7%
Age 75 to 84 Years	218	1.5%	1,497	2.5%	5,342	3.0%
Age 85 Years or Over	70	0.5%	544	0.9%	1,754	1.0%
Median Age	29.9		32.1		34.5	

Gender Age Distribution (2021)

Female Population	6,905	48.7%	29,067	49.0%	86,714	49.4%
Age 0 to 19 Years	1,913	27.7%	8,189	28.2%	24,858	28.7%
Age 20 to 64 Years	4,507	65.3%	17,796	61.2%	51,390	59.3%
Age 65 Years or Over	484	7.0%	3,082	10.6%	10,466	12.1%
Female Median Age	30.5		32.8		35.3	
Male Population	7,287	51.3%	30,295	51.0%	88,725	50.6%
Age 0 to 19 Years	2,168	29.8%	8,931	29.5%	26,928	30.3%
Age 20 to 64 Years	4,742	65.1%	19,080	63.0%	53,450	60.2%
Age 65 Years or Over	377	5.2%	2,284	7.5%	8,347	9.4%
Male Median Age	29.3		31.5		33.7	

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Household Income Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	300	6.3%	2,072	11.3%	8,764	16.3%
HH Income \$150,000 to \$199,999	254	5.3%	1,342	7.3%	5,586	10.4%
HH Income \$100,000 to \$149,999	897	18.8%	3,236	17.6%	10,984	20.4%
HH Income \$75,000 to \$99,999	777	16.3%	2,993	16.3%	7,713	14.3%
HH Income \$50,000 to \$74,999	1,123	23.6%	3,441	18.7%	8,532	15.9%
HH Income \$35,000 to \$49,999	506	10.6%	1,825	9.9%	4,339	8.1%
HH Income \$25,000 to \$34,999	335	7.0%	1,397	7.6%	2,786	5.2%
HH Income \$15,000 to \$24,999	310	6.5%	917	5.0%	2,110	3.9%
HH Income Under \$15,000	256	5.4%	1,178	6.4%	2,946	5.5%
HH Income \$35,000 or More	3,856	81.0%	14,909	81.0%	45,917	85.4%
HH Income \$75,000 or More	2,228	46.8%	9,643	52.4%	33,046	61.5%

Housing (2021)

Total Housing Units	4,928		19,066		55,424	
Housing Units Occupied	4,758	96.6%	18,400	96.5%	53,760	97.0%
Housing Units Owner-Occupied	1,957	41.1%	9,894	53.8%	36,178	67.3%
Housing Units, Renter-Occupied	2,802	58.9%	8,506	46.2%	17,582	32.7%
Housing Units, Vacant	169	3.6%	666	3.6%	1,664	3.1%

Marital Status (2021)

Never Married	4,039	37.0%	16,522	35.9%	44,223	32.7%
Currently Married	4,307	39.4%	19,115	41.6%	64,891	48.0%
Separated	1,264	11.6%	4,360	9.5%	9,062	6.7%
Widowed	388	3.6%	1,821	4.0%	5,863	4.3%
Divorced	919	8.4%	4,145	9.0%	11,219	8.3%

Household Type (2021)

Population Family	11,818	83.3%	51,600	86.9%	156,447	89.2%
Population Non-Family	2,373	16.7%	7,596	12.8%	18,280	10.4%
Population Group Quarters	-	-	166	0.3%	712	0.4%
Family Households	3,139	66.0%	13,249	72.0%	40,980	76.2%
Non-Family Households	1,619	34.0%	5,152	28.0%	12,780	23.8%
Married Couple with Children	1,114	25.9%	5,235	27.4%	16,891	26.0%
Average Family Household Size	3.8		3.9		3.8	

Household Size (2021)

1 Person Households	1,116	23.5%	3,492	19.0%	9,006	16.8%
2 Person Households	1,110	23.3%	3,938	21.4%	12,283	22.8%
3 Person Households	867	18.2%	3,461	18.8%	9,671	18.0%
4 Person Households	782	16.4%	3,462	18.8%	11,154	20.7%
5 Person Households	447	9.4%	2,055	11.2%	6,194	11.5%
6 or More Person Households	436	9.2%	1,993	10.8%	5,451	10.1%

Household Vehicles (2021)

Households with 0 Vehicles Available	295	6.2%	920	5.0%	2,100	3.9%
Households with 1 Vehicles Available	1,699	35.7%	5,669	30.8%	14,155	26.3%
Households with 2 or More Vehicles Available	2,765	58.1%	11,812	64.2%	37,505	69.8%
Total Vehicles Available	8,152		35,616		110,615	
Average Vehicles Per Household	1.7		1.9		2.1	

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Labor Force (2021)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	10,752		45,156		132,714	
Estimated Civilian Employed	7,876	73.2%	31,223	69.1%	87,520	65.9%
Estimated Civilian Unemployed	545	5.1%	2,063	4.6%	5,462	4.1%
Estimated in Armed Forces	-	-	91	0.2%	443	0.3%
Estimated Not in Labor Force	2,331	21.7%	11,780	26.1%	39,289	29.6%
Unemployment Rate	5.1%		4.6%		4.1%	

Occupation (2021)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	7,876		31,223		87,520	
Management, Business, Financial Operations	1,076	13.7%	4,071	13.0%	15,329	17.5%
Professional, Related	1,644	20.9%	6,293	20.2%	20,500	23.4%
Service	1,832	23.3%	6,995	22.4%	16,944	19.4%
Sales, Office	1,456	18.5%	5,524	17.7%	15,832	18.1%
Farming, Fishing, Forestry	23	0.3%	42	0.1%	50	-
Construct, Extraction, Maintenance	1,205	15.3%	5,272	16.9%	11,325	12.9%
Production, Transport Material Moving	641	8.1%	3,026	9.7%	7,540	8.6%
White Collar Workers	4,176	53.0%	15,888	50.9%	51,661	59.0%
Blue Collar Workers	3,700	47.0%	15,335	49.1%	35,858	41.0%

Consumer Expenditure (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$324.78 M		\$1.35 B		\$4.39 B	
Total Non-Retail Expenditure	\$170.95 M	52.6%	\$710.67 M	52.8%	\$2.32 B	52.9%
Total Retail Expenditure	\$153.83 M	47.4%	\$636.14 M	47.2%	\$2.07 B	47.1%
Apparel	\$11.6 M	3.6%	\$48.56 M	3.6%	\$159.26 M	3.6%
Contributions	\$10.15 M	3.1%	\$44 M	3.3%	\$149.55 M	3.4%
Education	\$9.54 M	2.9%	\$42.45 M	3.2%	\$147.37 M	3.4%
Entertainment	\$18.22 M	5.6%	\$76.74 M	5.7%	\$254.26 M	5.8%
Food and Beverages	\$48.36 M	14.9%	\$198.67 M	14.8%	\$640.59 M	14.6%
Furnishings and Equipment	\$11.32 M	3.5%	\$47.46 M	3.5%	\$156.99 M	3.6%
Gifts	\$7.81 M	2.4%	\$33.67 M	2.5%	\$114.55 M	2.6%
Health Care	\$26.95 M	8.3%	\$110.4 M	8.2%	\$355.65 M	8.1%
Household Operations	\$12.54 M	3.9%	\$52.86 M	3.9%	\$174.94 M	4.0%
Miscellaneous Expenses	\$6.07 M	1.9%	\$25.27 M	1.9%	\$82.98 M	1.9%
Personal Care	\$4.35 M	1.3%	\$18.03 M	1.3%	\$58.79 M	1.3%
Personal Insurance	\$2.2 M	0.7%	\$9.58 M	0.7%	\$32.69 M	0.7%
Reading	\$688.11 K	0.2%	\$2.88 M	0.2%	\$9.51 M	0.2%
Shelter	\$69.03 M	21.3%	\$284.56 M	21.1%	\$921.38 M	21.0%
Tobacco	\$2.03 M	0.6%	\$7.82 M	0.6%	\$23.36 M	0.5%
Transportation	\$59.84 M	18.4%	\$246.41 M	18.3%	\$799.02 M	18.2%
Utilities	\$24.09 M	7.4%	\$97.44 M	7.2%	\$308.1 M	7.0%

Educational Attainment (2021)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	8,827		37,714		112,607	
Elementary (Grade Level 0 to 8)	930	10.5%	4,116	10.9%	8,488	7.5%
Some High School (Grade Level 9 to 11)	832	9.4%	2,737	7.3%	7,043	6.3%
High School Graduate	1,877	21.3%	9,442	25.0%	23,744	21.1%
Some College	1,517	17.2%	6,616	17.5%	18,500	16.4%
Associate Degree Only	568	6.4%	2,812	7.5%	9,006	8.0%
Bachelor Degree Only	2,208	25.0%	8,106	21.5%	28,540	25.3%
Graduate Degree	895	10.1%	3,885	10.3%	17,285	15.3%

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Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	855	18.1%	6,654	38.3%	25,195	51.1%
1 Attached Unit	1,877	39.7%	5,971	34.4%	16,518	33.5%
2 to 4 Units	109	2.3%	462	2.7%	1,218	2.5%
5 to 9 Units	345	7.3%	1,030	5.9%	1,828	3.7%
10 to 19 Units	1,186	25.1%	2,957	17.0%	5,327	10.8%
20 to 49 Units	189	4.0%	420	2.4%	1,199	2.4%
50 or More Units	188	4.0%	868	5.0%	2,083	4.2%
Mobile Home or Trailer	10	0.2%	38	0.2%	388	0.8%
Other Structure	-	-	-	-	2	-

Homes Built By Year (2021)

Homes Built 2010 or later	302	6.4%	1,620	9.3%	4,631	9.4%
Homes Built 2000 to 2009	478	10.1%	3,174	18.3%	11,540	23.4%
Homes Built 1990 to 1999	1,481	31.3%	3,096	17.8%	11,326	23.0%
Homes Built 1980 to 1989	1,380	29.2%	3,753	21.6%	10,591	21.5%
Homes Built 1970 to 1979	705	14.9%	3,177	18.3%	7,039	14.3%
Homes Built 1960 to 1969	265	5.6%	2,572	14.8%	5,117	10.4%
Homes Built 1950 to 1959	94	2.0%	704	4.1%	2,177	4.4%
Homes Built Before 1949	52	1.1%	304	1.8%	1,339	2.7%

Home Values (2021)

Home Values \$1,000,000 or More	22	1.1%	117	1.2%	724	2.0%
Home Values \$500,000 to \$999,999	230	11.8%	907	9.2%	7,759	21.4%
Home Values \$400,000 to \$499,999	171	8.8%	1,496	15.1%	7,970	22.0%
Home Values \$300,000 to \$399,999	558	28.5%	3,865	39.1%	10,533	29.1%
Home Values \$200,000 to \$299,999	514	26.3%	2,395	24.2%	6,281	17.4%
Home Values \$150,000 to \$199,999	353	18.0%	834	8.4%	1,689	4.7%
Home Values \$100,000 to \$149,999	71	3.6%	158	1.6%	551	1.5%
Home Values \$70,000 to \$99,999	-	-	5	-	98	0.3%
Home Values \$50,000 to \$69,999	26	1.3%	27	0.3%	83	0.2%
Home Values \$25,000 to \$49,999	8	0.4%	55	0.6%	262	0.7%
Home Values Under \$25,000	4	0.2%	34	0.3%	229	0.6%
Owner-Occupied Median Home Value	\$285,811		\$335,612		\$397,491	
Renter-Occupied Median Rent	\$1,428		\$1,445		\$1,494	

Transportation To Work (2021)

Drive to Work Alone	4,911	71.0%	20,851	72.5%	63,514	73.7%
Drive to Work in Carpool	1,100	15.9%	4,779	16.6%	11,075	12.8%
Travel to Work by Public Transportation	363	5.3%	869	3.0%	3,694	4.3%
Drive to Work on Motorcycle	2	-	14	-	60	-
Walk or Bicycle to Work	206	3.0%	726	2.5%	1,813	2.1%
Other Means	98	1.4%	518	1.8%	1,025	1.2%
Work at Home	236	3.4%	1,005	3.5%	5,026	5.8%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	1,503	21.7%	5,168	18.0%	13,645	15.8%
Travel to Work in 15 to 29 Minutes	2,235	32.3%	8,529	29.7%	22,202	25.8%
Travel to Work in 30 to 59 Minutes	2,278	32.9%	9,505	33.0%	26,725	31.0%
Travel to Work in 60 Minutes or More	1,581	22.9%	6,899	24.0%	19,959	23.2%
Average Minutes Travel to Work	28.4		33.2		34.8	

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