

LEASING OPPORTUNITY

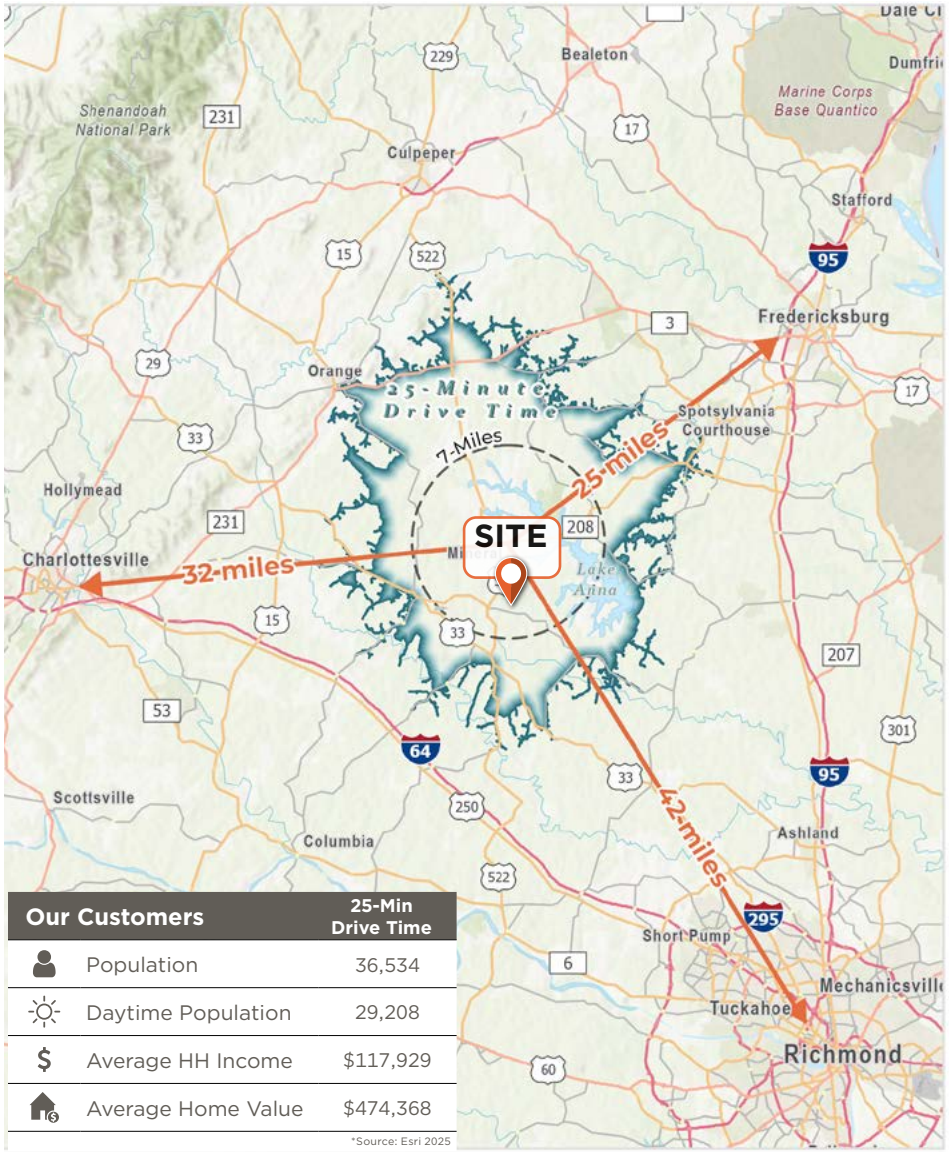
Lake Anna Crossroads

NWC Zachary Taylor Hwy
& New Bridge Rd, Mineral, VA 23117

Regency Centers.

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THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage



Our Customers	25-Min Drive Time
Population	36,534
Daytime Population	29,208
Average HH Income	$117,929
Average Home Value	$474,368

*Source: Esri 2025

The Location

EMBEDDED IN THE LAKE ANNA COMMUNITY

Lake Anna Crossroads is a proposed grocery-anchored retail destination designed to serve the growing Lake Anna community with the everyday shopping, dining, and services the market lacks today. Anchored by a planned 50,000-square-foot grocery store, the center will offer approximately 16,000 square feet of shop space and three outparcels, creating a modern retail destination in one of Virginia's most underserved lake markets.

Growing Market – Positioned to serve a rapidly expanding full-time and seasonal population surrounding 13,000-acre Lake Anna.

Retail Opportunity – An under-retailed market with limited shopping and dining options creates strong demand for new retailers.

Regional Draw – Expected to serve a custom 363-square-mile trade area with a peak seasonal population of 53,100.

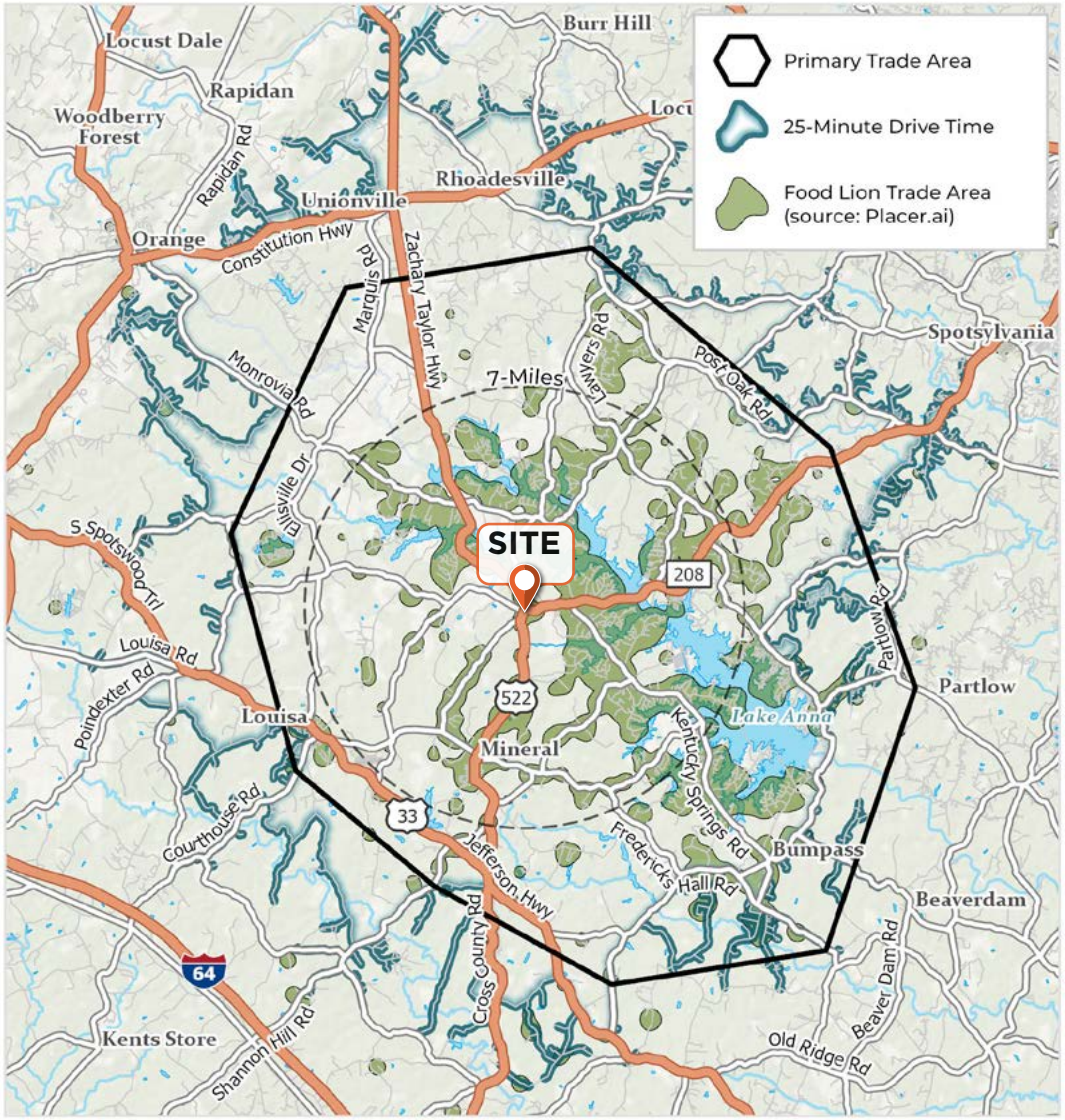
Accessible Location – Prominently located at the intersection of Zachary Taylor Highway (9,000 VPD) and New Bridge Road (9,300 VPD).

Future Growth – Nearby Tributer Resort, featuring a Tiger Woods-designed golf course, is expected to add 891 new residences, driving long-term residential growth and visitation.

Proven Market Performance – Nearby grocery-anchored center featuring Food Lion has experienced **14% year-over-year visitation growth**, with Food Lion ranking in the **97th percentile among its chain**.



TRADE AREA DEMOGRAPHICS



PRIMARY TRADE AREA (363 sq. mi.)

- **2025 Population:**
  28,428 vs. 45,200 peak season population
- **2025 Median HH Inc:**
  $95,093 (Wealth Index: 128 vs. 100 national)
- **Growth:**
  ~1.21%/yr 2025–2030, projected to 30,196 by 2030
- **Median Home Value:**
  $418,455

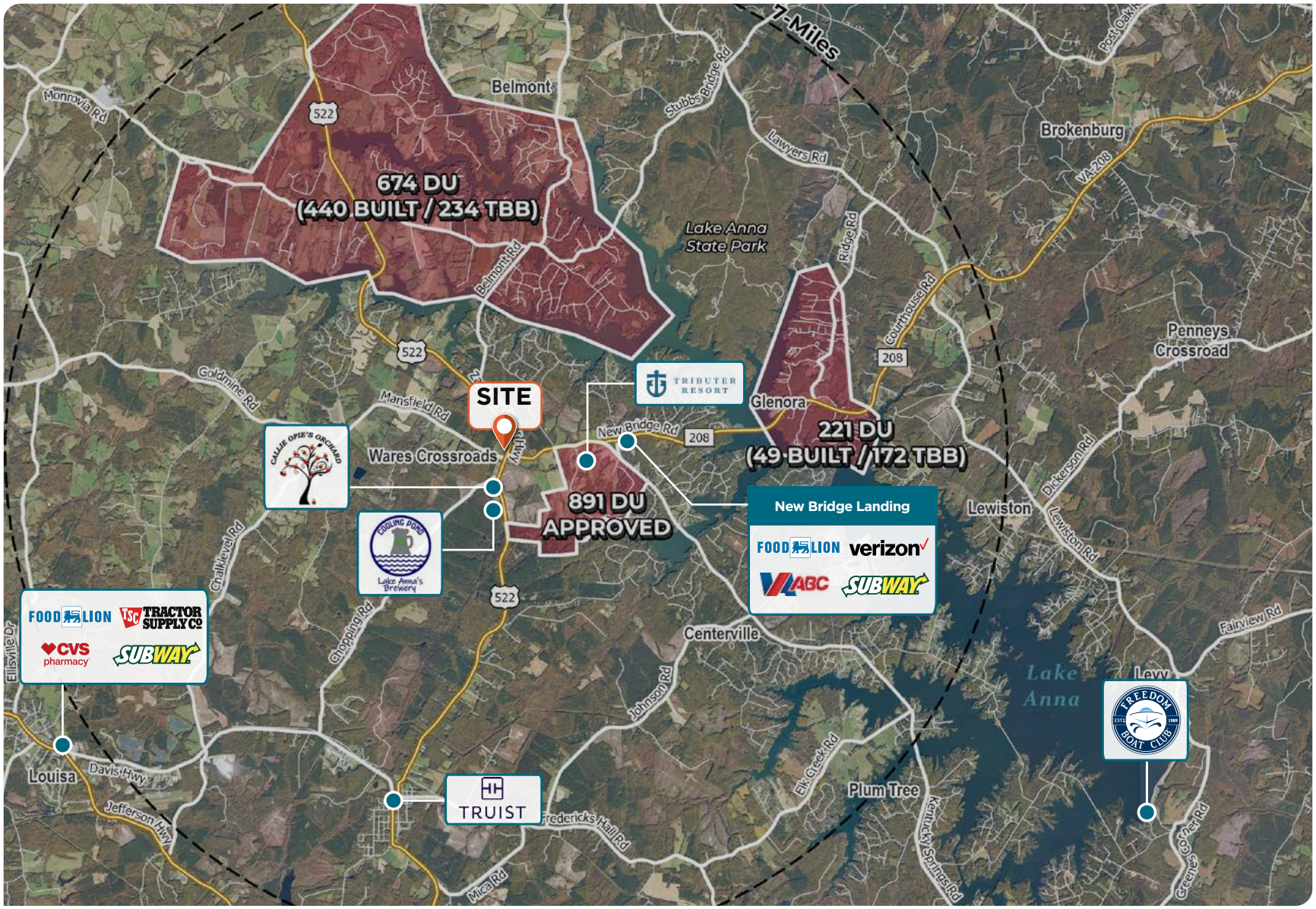
Large pipeline of new homes under construction and planned

2,190
Total remaining units across all 34 developments in PTA

1,931
Future (not-yet-started) remaining, 10 developments

259
Active (under construction/ selling) remaining, 24 developments

891
Cutalong at Lake Anna — single largest planned development



* 1,297 homes to be built within 7-mile radius and 2,190 to be built within primary trade area

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	PRIMARY TRADE AREA	FOOD LION TRADE AREA	25-MIN DRIVE
Peak Season Population*	~45,200	~53,100	~40,000-40,300
2025 Total Population	28,428	34,654	36,545
2025-2030 Growth: Population	6.2%	5.0%	5.5%
2025 Total Daytime Population	23,625	28,185	29,242
2025 Total Households	11,142	13,341	14,328
Seasonal/Vacation Homes*	~2,100-2,300	~1,450-1,560	~1,950-2,100
2025-2030 Growth: Households	6.4%	5.6%	5.8%
2025 Average Household Income	$120,570	$122,230	$117,857
2025 Median Household Income	$95,093	$96,187	$92,107
2025 Wealth Index	128	116	122
2025 Average Home Value	$511,759	$533,527	$474,221
Bachelors Degree Plus Percent	27.5%	31.9%	25.7%

Demographics source: Esri 2025 estimates and 2030 projections.

*Seasonal Estimates based on monthly foot traffic uplift observed by Placer at Food Lion 2019-2026

CUSTOMER PERSONA PROFILE



LIFESTYLE SEGMENT*

L - Rural High Income

YEAR-ROUND ANCHOR · $75K–$125K HH INCOME

23.6%

Established rural homeowners with strong local spending power. Lifestyle groups: Northern Lights, Country Barons. Largest single visitor segment the backbone of the trade area year-round customer base.



LIFESTYLE SEGMENT*

M - Rural Average Income

YEAR-ROUND ANCHOR · $50K–$75K HH INCOME

16.1%

Working rural families and tradespeople earning $50k–$75k make up the Wide Open Spaces and Kids & Country lifestyle groups. They account for 16.1% of visitors — the second-largest year-round anchor segment, an 18.4x visitor index against just 0.9% of the population — and remain highly loyal shoppers with no comparable grocery option nearby.



LIFESTYLE SEGMENT*

B - Wealthy Suburban Families

YEAR-ROUND + SUMMER PEAK · $125K–$200K HH INCOME

13.8%

Suburban families aged 35–54 with graduate degrees. Brand affinities: Costco, Whole Foods, REI, Starbucks, lululemon, Pottery Barn. Represents the affluent Lake Anna second-home layer that drives summer volume.



LIFESTYLE SEGMENT*

J - Sunset Boomers

YEAR-ROUND + SUMMER PEAK · $150K–$200K HH INCOME

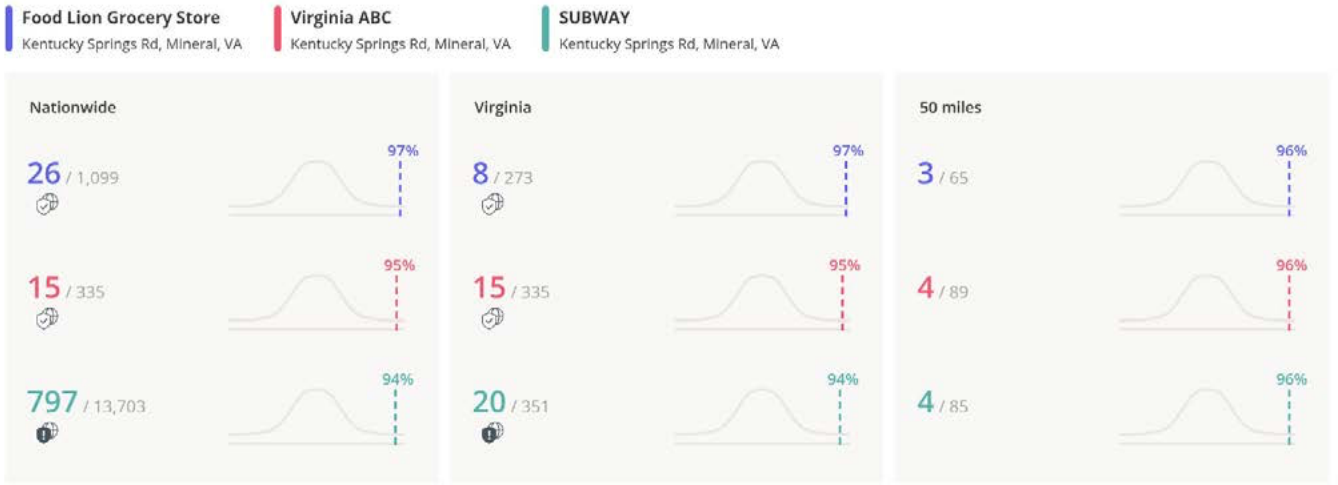
10.0%

Retired and near-retired couples with household incomes of $150k–$200k make up the Destination Retirees and Scenic Seniors lifestyle groups. They account for 10.0% of visitors — present year-round but concentrated in the summer peak — and are high-discretionary spenders originating from the DC and Richmond metro suburbs, drawn by a lake and resort lifestyle at Lake Anna.

Source: Placer.ai foot traffic and Spatial.ai PersonaLive segmentation, 2023–2025 based on Food Lion's customers

STORE CHAIN RANKING
(by Visit)

Food Lion and its cotenants in only existing center are all near top in US - and growing



Chain: Food Lion Grocery Store | Visits / sq ft | Aug 1st, 2025 - Jul 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

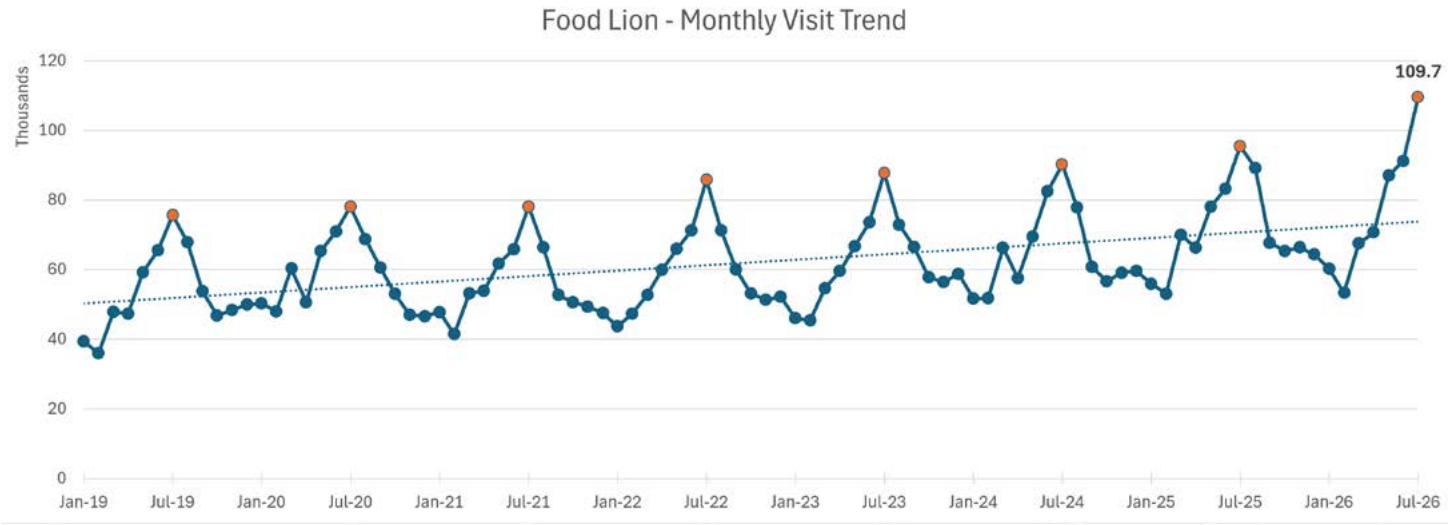
Placer.ai

Metric Name	Food Lion Grocery Store Kentucky Springs Rd, Mineral, VA	Virginia ABC Kentucky Springs Rd, Mineral, VA	SUBWAY Kentucky Springs Rd, Mineral, VA
Visits	892.6K	65.7K	80.3K
Visits / sq ft	24.4	34.97	49.8
Visitors	188.9K	24.9K	32.7K
Sales	$45.4M	--	$804K
Visits YoY	+9.4%	+26.9%	+20.2%
Visits Yo2Y	+14.2%	+33.3%	+33.1%
Visits Yo3Y	+23.7%	+82%	+63.4%

Aug 1st, 2025 - Jul 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Strong Seasonal Retail Demand and a Consistently Growing Year-Round Demand



Food Lion | 11010 Kentucky Springs Rd | Mineral, VA

- 61%+ Visit Uplift in Summer Months (Jun-Aug)
- Peak-Season Visits Up 14% Yo2Y
- Off-Season Visits Up 19% Yo2Y ->> Growing Permanent Resident Demand
- July 2026 Highest July Visits on Record (109.7K)
- # 1 Food Lion in VA - Annual Sales: $45.4M
- # 8 Food Lion in VA - Visits Per Square Foot: 24.4
- #12 Food Lion in VA - Annual Visits: 892.6K

PERIOD	ANNUAL VISITS	OFF-SEASON AVG (JAN-FEB)	SUMMER AVG (JUN-AUG)	SEASONAL UPLIFT
2023	746,179	45,739	78,081	+70.7%
2024	783,342	51,712	83,504	+61.5%
2025	854,990	54,517	89,298	+63.8%
L12M (Aug '25-Jul '26)	892,604	56,782	100,434	+76.9%

*Placer.ai

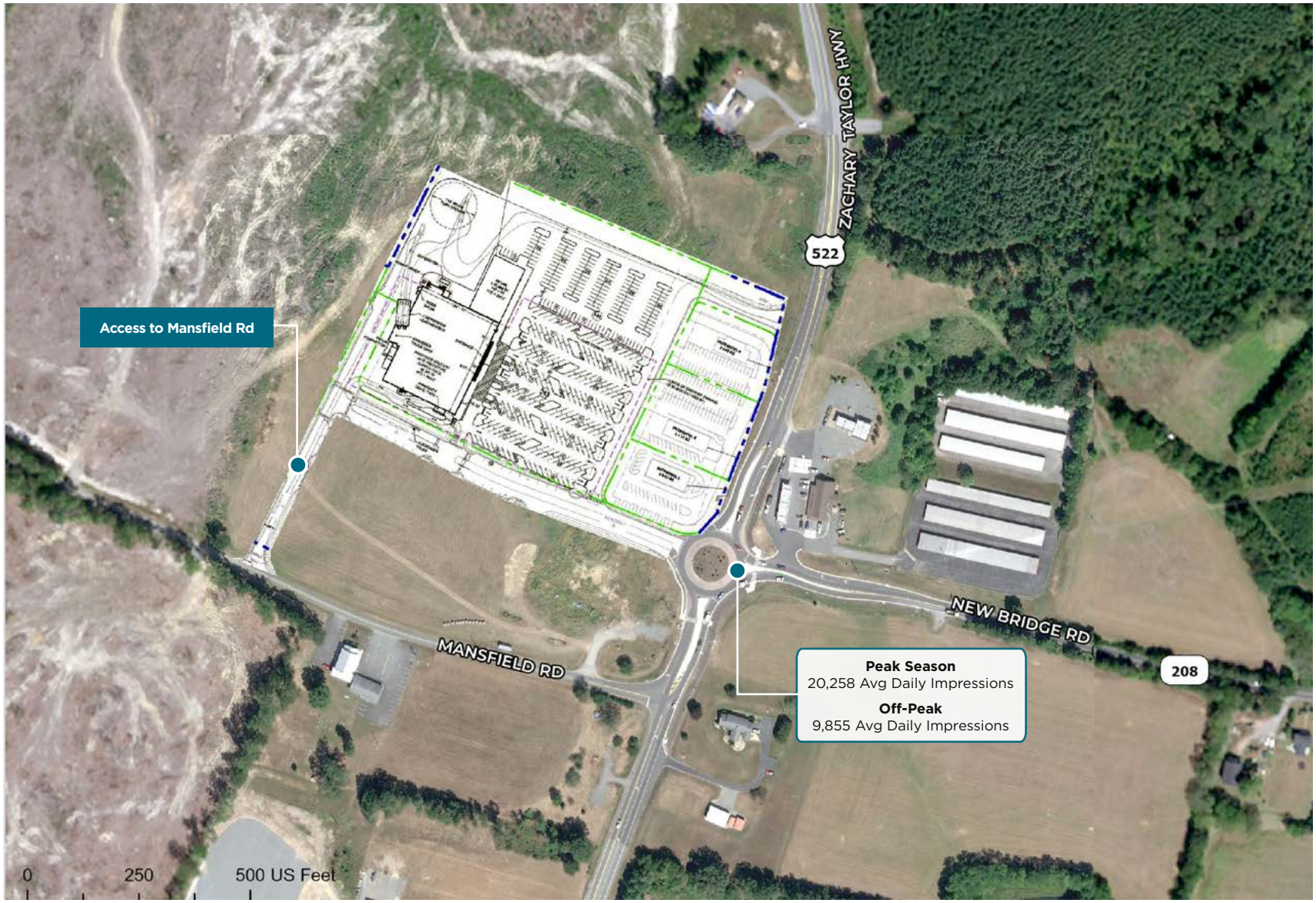
- The following three grocery stores locations are in similar seasonal markets. All three peers show declining July peaks; Pawleys Island's trough is down 8.1%, signaling off-season demand erosion.
- Food Lion Mineral VA is the only store where both the July peak and the Jan/Feb trough are growing simultaneously. The trough (+19.2%) is growing faster than the peak (+8.8%), consistent with Lake Anna adding permanent residents year over year.

July Peak vs. Jan/Feb Trough (2023 vs 2025)

Store	Jul-23	Jul-25	Peak Δ	Jan/Feb-23	Jan/Feb-25	Trough Δ
Food Lion #2189 — Mineral, VA (REF)	87,750	95,473	+8.8%	45,739	54,517	+19.2%
Publix #1478 — Pawleys Island, SC	81,945	79,128	-3.4%	49,256	45,282	-8.1%
Kroger #029-00399 — Hardy, VA	110,402	101,290	-8.3%	68,991	67,658	-1.9%
Publix #853 — Lake Oconee, GA	117,788	112,010	-4.9%	76,516	75,981	-0.7%

July visits: single-month totals from Placer.ai. Jan/Feb trough: sum of January and February visits for each year, as provided in session analysis. Peak/trough Δ: 2023 to 2025.

SITE AERIAL



Source: Average Daily Impressions measured by Placer.ai traffic pin at the intersection of US-522 & New Bridge Rd from 01.01.2026 - 07.31.2026

RETAIL CONCEPT



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Lake Anna Crossroads

NWC Zachary Taylor Hwy
& New Bridge Rd, Mineral, VA 23117

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About Regency

For over 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 26 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest

We considerately incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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The Crossing Clarendon
Arlington, VA



Westbard Square
Bethesda, MD



The Field at Commonwealth
Chantilly, VA

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 38.0793/-77.8804

Lake Anna Crossroads Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Population						
Estimated Population (2026)	11,807		51,867		211,749	
Projected Population (2031)	13,191		57,065		227,299	
Census Population (2020)	9,394		44,518		192,642	
Census Population (2010)	8,470		40,831		172,662	
Projected Annual Growth (2026-2031)	1,384	*2.3%*	5,198	*2.0%*	15,550	*1.5%*
Historical Annual Growth (2020-2026)	2,413	-	7,349	*2.8%*	19,108	*1.7%*
Historical Annual Growth (2010-2020)	924	*1.1%*	3,687	*0.9%*	19,980	*1.2%*
Estimated Population Density (2026)	104	*psm*	88	*psm*	147	*psm*
Trade Area Size	113.1	*sq mi*	589.4	*sq mi*	1,441.5	*sq mi*
Households						
Estimated Households (2026)	4,848		20,422		79,602	
Projected Households (2031)	5,331		22,208		85,276	
Census Households (2020)	3,775		17,092		70,875	
Census Households (2010)	3,357		15,376		62,335	
Projected Annual Growth (2026-2031)	483	*2.0%*	1,786	*1.7%*	5,674	*1.4%*
Historical Annual Change (2010-2026)	1,491	*2.8%*	5,046	*2.1%*	17,267	*1.7%*
Average Household Income						
Estimated Average Household Income (2026)	$119,678		$127,448		$135,843	
Projected Average Household Income (2031)	$118,553		$126,261		$134,416	
Census Average Household Income (2010)	$70,494		$69,863		$76,873	
Census Average Household Income (2000)	$47,319		$50,188		$57,952	
Projected Annual Change (2026-2031)	-$1,125	*-0.2%*	-$1,188	*-0.2%*	-$1,427	*-0.2%*
Historical Annual Change (2000-2026)	$72,359	*5.9%*	$77,261	*5.9%*	$77,891	*5.2%*
Median Household Income						
Estimated Median Household Income (2026)	$92,142		$95,867		$107,365	
Projected Median Household Income (2031)	$91,254		$94,364		$106,158	
Census Median Household Income (2010)	$54,086		$56,676		$65,671	
Census Median Household Income (2000)	$39,647		$40,863		$48,843	
Projected Annual Change (2026-2031)	-$888	*-0.2%*	-$1,504	*-0.3%*	-$1,207	*-0.2%*
Historical Annual Change (2000-2026)	$52,495	*5.1%*	$55,004	*5.2%*	$58,521	*4.6%*
Per Capita Income						
Estimated Per Capita Income (2026)	$49,164		$50,193		$51,092	
Projected Per Capita Income (2031)	$47,933		$49,147		$50,453	
Census Per Capita Income (2010)	$27,949		$26,312		$27,757	
Census Per Capita Income (2000)	$19,020		$18,899		$20,874	
Projected Annual Change (2026-2031)	-$1,231	*-0.5%*	-$1,045	*-0.4%*	-$640	*-0.3%*
Historical Annual Change (2000-2026)	$30,144	*6.1%*	$31,294	*6.4%*	$30,218	*5.6%*
Estimated Average Household Net Worth (2026)	$1.33 M		$1.4 M		$1.39 M	

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Complete Profile

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Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 38.0793/-77.8804

Lake Anna Crossroads Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Race and Ethnicity						
Total Population (2026)	11,807		51,867		211,749	
White (2026)	9,303	*78.8%*	40,841	*78.7%*	148,115	*69.9%*
Black or African American (2026)	1,575	*13.3%*	6,850	*13.2%*	36,234	*17.1%*
American Indian or Alaska Native (2026)	37	*0.3%*	185	*0.4%*	795	*0.4%*
Asian (2026)	113	*1.0%*	467	*0.9%*	4,566	*2.2%*
Hawaiian or Pacific Islander (2026)	6	-	22	-	128	-
Other Race (2026)	175	*1.5%*	806	*1.6%*	7,273	*3.4%*
Two or More Races (2026)	598	*5.1%*	2,696	*5.2%*	14,639	*6.9%*
Population < 18 (2026)	2,254	*19.1%*	10,448	*20.1%*	46,913	*22.2%*
White Not Hispanic	1,600	*71.0%*	7,444	*71.2%*	27,940	*59.6%*
Black or African American	290	*12.9%*	1,278	*12.2%*	7,816	*16.7%*
Asian	15	*0.6%*	85	*0.8%*	994	*2.1%*
Other Race Not Hispanic	171	*7.6%*	775	*7.4%*	3,542	*7.5%*
Hispanic	178	*7.9%*	866	*8.3%*	6,621	*14.1%*
Not Hispanic or Latino Population (2026)	11,225	*95.1%*	49,046	*94.6%*	191,473	*90.4%*
Not Hispanic White	9,150	*81.5%*	40,015	*81.6%*	143,397	*74.9%*
Not Hispanic Black or African American	1,563	*13.9%*	6,782	*13.8%*	35,674	*18.6%*
Not Hispanic American Indian or Alaska Native	22	*0.2%*	87	*0.2%*	341	*0.2%*
Not Hispanic Asian	112	*1.0%*	458	*0.9%*	4,474	*2.3%*
Not Hispanic Hawaiian or Pacific Islander	5	-	16	-	83	-
Not Hispanic Other Race	7	-	47	-	257	*0.1%*
Not Hispanic Two or More Races	366	*3.3%*	1,642	*3.3%*	7,247	*3.8%*
Hispanic or Latino Population (2026)	582	*4.9%*	2,821	*5.4%*	20,276	*9.6%*
Hispanic White	153	*26.3%*	826	*29.3%*	4,718	*23.3%*
Hispanic Black or African American	13	*2.2%*	69	*2.4%*	560	*2.8%*
Hispanic American Indian or Alaska Native	15	*2.6%*	97	*3.5%*	454	*2.2%*
Hispanic Asian	-	-	9	*0.3%*	91	*0.5%*
Hispanic Hawaiian or Pacific Islander	-	-	6	*0.2%*	46	*0.2%*
Hispanic Other Race	168	*28.8%*	759	*26.9%*	7,015	*34.6%*
Hispanic Two or More Races	232	*39.9%*	1,055	*37.4%*	7,392	*36.5%*
Not Hispanic or Latino Population (2020)	9,023	*96.1%*	42,713	*95.9%*	176,729	*91.7%*
Hispanic or Latino Population (2020)	371	*3.9%*	1,805	*4.1%*	15,913	*8.3%*
Not Hispanic or Latino Population (2010)	8,268	*97.6%*	39,873	*97.7%*	163,581	*94.7%*
Hispanic or Latino Population (2010)	202	*2.4%*	958	*2.3%*	9,081	*5.3%*
Not Hispanic or Latino Population (2031)	12,203	*92.5%*	52,651	*92.3%*	201,439	*88.6%*
Hispanic or Latino Population (2031)	988	*7.5%*	4,414	*7.7%*	25,860	*11.4%*
Projected Annual Growth (2026-2031)	405	*13.9%*	1,593	*11.3%*	5,583	*5.5%*
Historical Annual Growth (2010-2020)	169	*8.4%*	847	*8.8%*	6,831	*7.5%*

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Lake Anna Crossroads Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Total Age Distribution (2026)						
Total Population	11,807		51,867		211,749	
Age Under 5 Years	567	*4.8%*	2,684	*5.2%*	11,635	*5.5%*
Age 5 to 9 Years	617	*5.2%*	2,917	*5.6%*	13,371	*6.3%*
Age 10 to 14 Years	663	*5.6%*	2,984	*5.8%*	13,531	*6.4%*
Age 15 to 19 Years	625	*5.3%*	2,921	*5.6%*	13,183	*6.2%*
Age 20 to 24 Years	566	*4.8%*	2,526	*4.9%*	11,572	*5.5%*
Age 25 to 29 Years	600	*5.1%*	2,783	*5.4%*	12,458	*5.9%*
Age 30 to 34 Years	707	*6.0%*	3,136	*6.0%*	13,952	*6.6%*
Age 35 to 39 Years	685	*5.8%*	3,078	*5.9%*	14,132	*6.7%*
Age 40 to 44 Years	701	*5.9%*	3,174	*6.1%*	13,930	*6.6%*
Age 45 to 49 Years	650	*5.5%*	3,035	*5.9%*	12,385	*5.8%*
Age 50 to 54 Years	680	*5.8%*	3,282	*6.3%*	13,283	*6.3%*
Age 55 to 59 Years	885	*7.5%*	3,832	*7.4%*	14,121	*6.7%*
Age 60 to 64 Years	1,016	*8.6%*	4,306	*8.3%*	15,046	*7.1%*
Age 65 to 69 Years	954	*8.1%*	3,903	*7.5%*	13,304	*6.3%*
Age 70 to 74 Years	775	*6.6%*	3,051	*5.9%*	10,400	*4.9%*
Age 75 to 79 Years	577	*4.9%*	2,182	*4.2%*	7,748	*3.7%*
Age 80 to 84 Years	324	*2.7%*	1,275	*2.5%*	4,533	*2.1%*
Age 85 Years or Over	213	*1.8%*	796	*1.5%*	3,167	*1.5%*
Median Age	45.5		43.8		40.5	
Age 19 Years or Less	2,473	*20.9%*	11,507	*22.2%*	51,720	*24.4%*
Age 20 to 64 Years	6,491	*55.0%*	29,153	*56.2%*	120,877	*57.1%*
Age 65 Years or Over	2,844	*24.1%*	11,207	*21.6%*	39,153	*18.5%*
Female Age Distribution (2026)						
Female Population	5,903	*50.0%*	25,944	*50.0%*	107,022	*50.5%*
Age Under 5 Years	270	*4.6%*	1,326	*5.1%*	5,688	*5.3%*
Age 5 to 9 Years	300	*5.1%*	1,419	*5.5%*	6,479	*6.1%*
Age 10 to 14 Years	317	*5.4%*	1,449	*5.6%*	6,592	*6.2%*
Age 15 to 19 Years	302	*5.1%*	1,418	*5.5%*	6,492	*6.1%*
Age 20 to 24 Years	284	*4.8%*	1,234	*4.8%*	5,730	*5.4%*
Age 25 to 29 Years	305	*5.2%*	1,374	*5.3%*	6,181	*5.8%*
Age 30 to 34 Years	358	*6.1%*	1,609	*6.2%*	7,028	*6.6%*
Age 35 to 39 Years	341	*5.8%*	1,506	*5.8%*	7,150	*6.7%*
Age 40 to 44 Years	343	*5.8%*	1,564	*6.0%*	6,867	*6.4%*
Age 45 to 49 Years	329	*5.6%*	1,496	*5.8%*	6,171	*5.8%*
Age 50 to 54 Years	339	*5.7%*	1,641	*6.3%*	6,692	*6.3%*
Age 55 to 59 Years	452	*7.7%*	1,968	*7.6%*	7,302	*6.8%*
Age 60 to 64 Years	523	*8.9%*	2,216	*8.5%*	7,837	*7.3%*
Age 65 to 69 Years	500	*8.5%*	1,980	*7.6%*	6,925	*6.5%*
Age 70 to 74 Years	399	*6.8%*	1,576	*6.1%*	5,577	*5.2%*
Age 75 to 79 Years	276	*4.7%*	1,114	*4.3%*	4,204	*3.9%*
Age 80 to 84 Years	153	*2.6%*	635	*2.4%*	2,448	*2.3%*
Age 85 Years or Over	111	*1.9%*	419	*1.6%*	1,659	*1.5%*
Female Median Age	45.9		44.4		41.4	
Age 19 Years or Less	1,188	*20.1%*	5,611	*21.6%*	25,251	*23.6%*
Age 20 to 64 Years	3,276	*55.5%*	14,608	*56.3%*	60,959	*57.0%*
Age 65 Years or Over	1,439	*24.4%*	5,724	*22.1%*	20,812	*19.4%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Crossroads Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Male Age Distribution (2026)						
Male Population	5,904	50.0%	25,923	50.0%	104,727	49.5%
Age Under 5 Years	297	5.0%	1,359	5.2%	5,947	5.7%
Age 5 to 9 Years	318	5.4%	1,499	5.8%	6,891	6.6%
Age 10 to 14 Years	347	5.9%	1,535	5.9%	6,939	6.6%
Age 15 to 19 Years	323	5.5%	1,503	5.8%	6,690	6.4%
Age 20 to 24 Years	282	4.8%	1,292	5.0%	5,841	5.6%
Age 25 to 29 Years	295	5.0%	1,409	5.4%	6,277	6.0%
Age 30 to 34 Years	349	5.9%	1,527	5.9%	6,924	6.6%
Age 35 to 39 Years	344	5.8%	1,572	6.1%	6,982	6.7%
Age 40 to 44 Years	357	6.1%	1,610	6.2%	7,063	6.7%
Age 45 to 49 Years	321	5.4%	1,539	5.9%	6,214	5.9%
Age 50 to 54 Years	341	5.8%	1,642	6.3%	6,590	6.3%
Age 55 to 59 Years	433	7.3%	1,863	7.2%	6,818	6.5%
Age 60 to 64 Years	492	8.3%	2,090	8.1%	7,209	6.9%
Age 65 to 69 Years	454	7.7%	1,923	7.4%	6,379	6.1%
Age 70 to 74 Years	376	6.4%	1,475	5.7%	4,824	4.6%
Age 75 to 79 Years	301	5.1%	1,068	4.1%	3,545	3.4%
Age 80 to 84 Years	171	2.9%	640	2.5%	2,085	2.0%
Age 85 Years or Over	102	1.7%	377	1.5%	1,508	1.4%
Male Median Age	45.0		43.2		39.6	
Age 19 Years or Less	1,284	21.8%	5,896	22.7%	26,468	25.3%
Age 20 to 64 Years	3,215	54.5%	14,544	56.1%	59,918	57.2%
Age 65 Years or Over	1,405	23.8%	5,483	21.2%	18,341	17.5%
Males per 100 Females (2026)						
Overall Comparison	100		100		98	
Age Under 5 Years	110	52.4%	103	50.6%	105	51.1%
Age 5 to 9 Years	106	51.4%	106	51.4%	106	51.5%
Age 10 to 14 Years	109	52.3%	106	51.4%	105	51.3%
Age 15 to 19 Years	107	51.7%	106	51.5%	103	50.8%
Age 20 to 24 Years	99	49.8%	105	51.2%	102	50.5%
Age 25 to 29 Years	97	49.2%	103	50.6%	102	50.4%
Age 30 to 34 Years	97	49.3%	95	48.7%	99	49.6%
Age 35 to 39 Years	101	50.2%	104	51.1%	98	49.4%
Age 40 to 44 Years	104	51.0%	103	50.7%	103	50.7%
Age 45 to 49 Years	98	49.4%	103	50.7%	101	50.2%
Age 50 to 54 Years	100	50.1%	100	50.0%	98	49.6%
Age 55 to 59 Years	96	48.9%	95	48.6%	93	48.3%
Age 60 to 64 Years	94	48.5%	94	48.5%	92	47.9%
Age 65 to 69 Years	91	47.6%	97	49.3%	92	47.9%
Age 70 to 74 Years	94	48.5%	94	48.3%	86	46.4%
Age 75 to 79 Years	109	52.2%	96	48.9%	84	45.7%
Age 80 to 84 Years	112	52.8%	101	50.2%	85	46.0%
Age 85 Years or Over	92	47.8%	90	47.4%	91	47.6%
Age 19 Years or Less	108	51.9%	105	51.2%	105	51.2%
Age 20 to 39 Years	99	49.6%	101	50.3%	100	49.9%
Age 40 to 64 Years	98	49.5%	98	49.6%	97	49.3%
Age 65 Years or Over	98	49.4%	96	48.9%	88	46.8%

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.0793/-77.8804

Lake Anna Crossroads Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Household Type (2026)						
Total Households	4,848		20,422		79,602	
Households with Children	1,265	*26.1%*	5,771	*28.3%*	25,527	*32.1%*
Average Household Size	2.4		2.5		2.6	
Household Density per Square Mile	43		35		55	
Population Family	9,439	*79.9%*	43,221	*83.3%*	177,844	*84.0%*
Population Non-Family	2,336	*19.8%*	8,557	*16.5%*	31,781	*15.0%*
Population Group Quarters	32	*0.3%*	89	*0.2%*	2,125	*1.0%*
Family Households	3,115	*64.3%*	14,160	*69.3%*	56,561	*71.1%*
Married Couple Households	2,350	*75.4%*	10,768	*76.0%*	42,860	*75.8%*
Other Family Households	765	*24.6%*	3,393	*24.0%*	13,701	*24.2%*
Family Households with Children	1,263	*40.6%*	5,761	*40.7%*	25,478	*45.0%*
Married Couple with Children	870	*68.8%*	4,087	*70.9%*	18,173	*71.3%*
Other Family Households with Children	394	*31.2%*	1,674	*29.1%*	7,305	*28.7%*
Family Households No Children	1,852	*59.4%*	8,399	*59.3%*	31,084	*55.0%*
Married Couple No Children	1,481	*80.0%*	6,681	*79.5%*	24,687	*79.4%*
Other Family Households No Children	371	*20.0%*	1,718	*20.5%*	6,396	*20.6%*
Non-Family Households	1,733	*35.7%*	6,261	*30.7%*	23,041	*28.9%*
Non-Family Households with Children	2	*0.1%*	9	*0.1%*	50	*0.2%*
Non-Family Households No Children	1,731	*99.9%*	6,252	*99.9%*	22,991	*99.8%*
Average Family Household Size	3.0		3.1		3.1	
Average Family Income	$139,759		$145,895		$154,422	
Median Family Income	$106,997		$114,257		$125,320	
Average Non-Family Household Size	1.3		1.4		1.4	
Marital Status (2026)						
Population Age 15 Years or Over	9,960		43,281		173,212	
Never Married	2,288	*23.0%*	10,503	*24.3%*	47,815	*27.6%*
Currently Married	5,872	*59.0%*	23,952	*55.3%*	92,370	*53.3%*
Previously Married	1,799	*18.1%*	8,825	*20.4%*	33,028	*19.1%*
Separated	249	*13.9%*	1,691	*19.2%*	7,835	*23.7%*
Widowed	674	*37.5%*	2,711	*30.7%*	9,386	*28.4%*
Divorced	875	*48.6%*	4,423	*50.1%*	15,807	*47.9%*
Educational Attainment (2026)						
Adult Population Age 25 Years or Over	8,768		37,834		148,458	
Elementary (Grade Level 0 to 8)	201	*2.3%*	1,304	*3.4%*	5,617	*3.8%*
Some High School (Grade Level 9 to 11)	639	*7.3%*	2,722	*7.2%*	8,370	*5.6%*
High School Graduate	2,926	*33.4%*	12,928	*34.2%*	45,049	*30.3%*
Some College	1,856	*21.2%*	7,526	*19.9%*	29,112	*19.6%*
Associate Degree Only	673	*7.7%*	2,906	*7.7%*	12,283	*8.3%*
Bachelor Degree Only	1,478	*16.9%*	6,353	*16.8%*	29,357	*19.8%*
Graduate Degree	994	*11.3%*	4,096	*10.8%*	18,670	*12.6%*
Any College (Some College or Higher)	5,001	*57.0%*	20,881	*55.2%*	89,422	*60.2%*
College Degree + (Bachelor Degree or Higher)	2,472	*28.2%*	10,449	*27.6%*	48,027	*32.4%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 38.0793/-77.8804

Lake Anna Crossroads Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Housing						
Total Housing Units (2026)	5,729		23,566		88,204	
Total Housing Units (2020)	4,953		20,718		78,387	
Historical Annual Growth (2020-2026)	775	-	2,848	-	9,818	-
Housing Units Occupied (2026)	4,848	*84.6%*	20,422	*86.7%*	79,602	*90.2%*
Housing Units Owner-Occupied	3,842	*79.2%*	16,487	*80.7%*	60,831	*76.4%*
Housing Units Renter-Occupied	1,006	*20.8%*	3,935	*19.3%*	18,770	*23.6%*
Housing Units Vacant (2026)	881	*15.4%*	3,145	*13.3%*	8,603	*9.8%*
Household Size (2026)						
Total Households	4,848		20,422		79,602	
1 Person Households	1,408	*29.0%*	4,999	*24.5%*	18,209	*22.9%*
2 Person Households	1,726	*35.6%*	7,742	*37.9%*	29,116	*36.6%*
3 Person Households	721	*14.9%*	3,177	*15.6%*	12,959	*16.3%*
4 Person Households	562	*11.6%*	2,453	*12.0%*	10,158	*12.8%*
5 Person Households	257	*5.3%*	1,201	*5.9%*	5,274	*6.6%*
6 Person Households	109	*2.2%*	548	*2.7%*	2,428	*3.1%*
7 or More Person Households	66	*1.4%*	301	*1.5%*	1,458	*1.8%*
Household Income Distribution (2026)						
HH Income $200,000 or More	577	*11.9%*	2,929	*14.3%*	12,753	*16.0%*
HH Income $150,000 to $199,999	474	*9.8%*	2,434	*11.9%*	11,063	*13.9%*
HH Income $125,000 to $149,999	519	*10.7%*	2,045	*10.0%*	8,110	*10.2%*
HH Income $100,000 to $124,999	615	*12.7%*	2,325	*11.4%*	9,653	*12.1%*
HH Income $75,000 to $99,999	636	*13.1%*	2,479	*12.1%*	9,974	*12.5%*
HH Income $50,000 to $74,999	955	*19.7%*	3,182	*15.6%*	11,196	*14.1%*
HH Income $35,000 to $49,999	405	*8.4%*	1,955	*9.6%*	6,462	*8.1%*
HH Income $25,000 to $34,999	246	*5.1%*	1,015	*5.0%*	3,827	*4.8%*
HH Income $15,000 to $24,999	196	*4.0%*	942	*4.6%*	2,988	*3.8%*
HH Income $10,000 to $14,999	150	*3.1%*	674	*3.3%*	1,709	*2.1%*
HH Income Under $10,000	74	*1.5%*	442	*2.2%*	1,867	*2.3%*
Household Vehicles (2026)						
Households 0 Vehicles Available	180	*3.7%*	843	*4.1%*	3,025	*3.8%*
Households 1 Vehicle Available	1,082	*22.3%*	3,995	*19.6%*	17,777	*22.3%*
Households 2 Vehicles Available	1,702	*35.1%*	7,068	*34.6%*	29,228	*36.7%*
Households 3 or More Vehicles Available	1,884	*38.9%*	8,516	*41.7%*	29,571	*37.1%*
Total Vehicles Available	11,451		49,401		182,567	
Average Vehicles per Household	2.4		2.4		2.3	
Owner-Occupied Household Vehicles	9,725	*84.9%*	42,433	*85.9%*	151,000	*82.7%*
Average Vehicles per Owner-Occupied Household	2.5		2.6		2.5	
Renter-Occupied Household Vehicles	1,725	*15.1%*	6,968	*14.1%*	31,567	*17.3%*
Average Vehicles per Renter-Occupied Household	1.7		1.8		1.7	
Travel Time (2026)						
Worker Base Age 16 years or Over	5,327		24,436		101,258	
Travel to Work in 14 Minutes or Less	1,013	*19.0%*	3,119	*12.8%*	12,461	*12.3%*
Travel to Work in 15 to 29 Minutes	1,130	*21.2%*	4,832	*19.8%*	23,735	*23.4%*
Travel to Work in 30 to 59 Minutes	1,556	*29.2%*	8,843	*36.2%*	31,979	*31.6%*
Travel to Work in 60 Minutes or More	937	*17.6%*	4,699	*19.2%*	19,486	*19.2%*
Work at Home	690	*13.0%*	2,943	*12.0%*	13,596	*13.4%*
Average Minutes Travel to Work	31.7		36.1		34.2	

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Complete Profile

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.0793/-77.8804

Lake Anna Crossroads Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Transportation To Work (2026)						
Worker Base Age 16 years or Over	5,327		24,436		101,258	
Drive to Work Alone	4,078	*76.6%*	18,474	*75.6%*	73,408	*72.5%*
Drive to Work in Carpool	480	*9.0%*	2,472	*10.1%*	11,170	*11.0%*
Travel to Work by Public Transportation	18	*0.3%*	151	*0.6%*	852	*0.8%*
Drive to Work on Motorcycle	-	-	9	-	82	-
Bicycle to Work	-	-	2	-	19	-
Walk to Work	37	*0.7%*	221	*0.9%*	1,157	*1.1%*
Other Means	22	*0.4%*	164	*0.7%*	974	*1.0%*
Work at Home	690	*13.0%*	2,943	*12.0%*	13,596	*13.4%*
Daytime Demographics (2026)						
Total Businesses	459		1,220		6,195	
Total Employees	3,362		7,490		42,507	
Company Headquarter Businesses	9	*2.0%*	20	*1.6%*	119	*1.9%*
Company Headquarter Employees	552	*16.4%*	695	*9.3%*	3,781	*8.9%*
Employee Population per Business	7.3	to 1	6.1	to 1	6.9	to 1
Residential Population per Business	25.7	to 1	42.5	to 1	34.2	to 1
Adj. Daytime Demographics Age 16 Years or Over	7,817		25,595		110,973	
Labor Force						
Labor Population Age 16 Years or Over (2026)	9,817		42,661		170,404	
Labor Force Total Males (2026)	4,862	*49.5%*	21,205	*49.7%*	83,509	*49.0%*
Male Civilian Employed	2,876	*59.1%*	13,084	*61.7%*	53,720	*64.3%*
Male Civilian Unemployed	105	*2.2%*	590	*2.8%*	1,984	*2.4%*
Males in Armed Forces	23	*0.5%*	98	*0.5%*	530	*0.6%*
Males Not in Labor Force	1,859	*38.2%*	7,433	*35.1%*	27,275	*32.7%*
Labor Force Total Females (2026)	4,955	*50.5%*	21,456	*50.3%*	86,895	*51.0%*
Female Civilian Employed	2,451	*49.5%*	11,353	*52.9%*	47,541	*54.7%*
Female Civilian Unemployed	66	*1.3%*	434	*2.0%*	1,631	*1.9%*
Females in Armed Forces	13	*0.3%*	22	*0.1%*	147	*0.2%*
Females Not in Labor Force	2,426	*49.0%*	9,648	*45.0%*	37,576	*43.2%*
Unemployment Rate	170	*1.7%*	1,024	*2.4%*	3,615	*2.1%*
Occupation (2026)						
Occupation Population Age 16 Years or Over	5,327		24,436		101,258	
Occupation Total Males	2,876	*54.0%*	13,084	*53.5%*	53,718	*53.1%*
Occupation Total Females	2,451	46.0%	11,353	46.5%	47,541	46.9%
Management, Business, Financial Operations	767	14.4%	3,769	15.4%	17,147	16.9%
Professional, Related	1,211	22.7%	5,451	22.3%	25,342	25.0%
Service	978	*18.4%*	4,341	*17.8%*	17,478	*17.3%*
Sales, Office	1,055	*19.8%*	4,803	*19.7%*	19,353	*19.1%*
Farming, Fishing, Forestry	57	*1.1%*	220	*0.9%*	593	*0.6%*
Construction, Extraction, Maintenance	654	*12.3%*	3,021	*12.4%*	10,561	*10.4%*
Production, Transport, Material Moving	605	*11.4%*	2,832	*11.6%*	10,783	*10.6%*
White Collar Workers	3,033	*56.9%*	14,023	*57.4%*	61,843	*61.1%*
Blue Collar Workers	2,293	*43.1%*	10,413	*42.6%*	39,415	*38.9%*

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.0793/-77.8804

Lake Anna Crossroads Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Units In Structure (2026)						
Total Units	4,848		20,422		79,602	
1 Detached Unit	3,972	*81.9%*	16,856	*82.5%*	62,171	*78.1%*
1 Attached Unit	106	*2.2%*	546	*2.7%*	4,662	*5.9%*
2 Units	24	*0.5%*	63	*0.3%*	316	*0.4%*
3 to 4 Units	57	*1.2%*	170	*0.8%*	1,102	*1.4%*
5 to 9 Units	39	*0.8%*	129	*0.6%*	1,088	*1.4%*
10 to 19 Units	180	*3.7%*	449	*2.2%*	3,192	*4.0%*
20 to 49 Units	33	*0.7%*	113	*0.6%*	1,436	*1.8%*
50 or More Units	50	*1.0%*	164	*0.8%*	1,516	*1.9%*
Mobile Home or Trailer	386	*8.0%*	1,923	*9.4%*	4,101	*5.2%*
Other Structure	-	-	9	-	16	-
Occupied Homes Built By Year (2026)						
Homes Built 2020 or later	132	*2.7%*	850	*4.2%*	4,027	*5.1%*
Homes Built 2010 to 2019	563	*11.6%*	2,482	*12.2%*	10,827	*13.6%*
Homes Built 2000 to 2009	1,118	*23.1%*	4,788	*23.4%*	17,716	*22.3%*
Homes Built 1990 to 1999	806	*16.6%*	3,728	*18.3%*	16,495	*20.7%*
Homes Built 1980 to 1989	810	*16.7%*	2,946	*14.4%*	11,729	*14.7%*
Homes Built 1970 to 1979	399	*8.2%*	1,935	*9.5%*	7,700	*9.7%*
Homes Built 1960 to 1969	228	*4.7%*	1,075	*5.3%*	3,398	*4.3%*
Homes Built 1950 to 1959	337	*6.9%*	1,052	*5.2%*	3,128	*3.9%*
Homes Built 1940 to 1949	88	*1.8%*	344	*1.7%*	1,294	*1.6%*
Homes Built Before 1939	367	*7.6%*	1,220	*6.0%*	3,288	*4.1%*
Median Age of Homes	37.6	*yrs*	35.5	*yrs*	33.2	*yrs*
Home Values (2026)						
Owner Specified Housing Units	3,842		16,487		60,831	
Home Values $1,000,000 or More	395	*10.3%*	1,123	*6.8%*	2,709	*4.5%*
Home Values $750,000 to $999,999	193	*5.0%*	844	*5.1%*	3,285	*5.4%*
Home Values $500,000 to $749,999	541	*14.1%*	2,450	*14.9%*	12,618	*20.7%*
Home Values $400,000 to $499,999	444	*11.6%*	2,185	*13.3%*	10,578	*17.4%*
Home Values $300,000 to $399,999	841	*21.9%*	3,619	*22.0%*	14,658	*24.1%*
Home Values $250,000 to $299,999	340	*8.9%*	1,724	*10.5%*	5,908	*9.7%*
Home Values $200,000 to $249,999	425	*11.1%*	1,437	*8.7%*	3,814	*6.3%*
Home Values $175,000 to $199,999	175	*4.6%*	700	*4.2%*	1,451	*2.4%*
Home Values $150,000 to $174,999	100	*2.6%*	430	*2.6%*	907	*1.5%*
Home Values $125,000 to $149,999	35	*0.9%*	318	*1.9%*	634	*1.0%*
Home Values $100,000 to $124,999	105	*2.7%*	483	*2.9%*	1,070	*1.8%*
Home Values $90,000 to $99,999	-	-	31	*0.2%*	71	*0.1%*
Home Values $80,000 to $89,999	6	*0.1%*	86	*0.5%*	229	*0.4%*
Home Values $70,000 to $79,999	5	*0.1%*	125	*0.8%*	299	*0.5%*
Home Values $60,000 to $69,999	21	*0.5%*	95	*0.6%*	195	*0.3%*
Home Values $50,000 to $59,999	12	*0.3%*	116	*0.7%*	253	*0.4%*
Home Values $35,000 to $49,999	87	*2.3%*	230	*1.4%*	492	*0.8%*
Home Values $25,000 to $34,999	8	*0.2%*	60	*0.4%*	324	*0.5%*
Home Values $10,000 to $24,999	60	*1.6%*	137	*0.8%*	283	*0.5%*
Home Values Under $10,000	48	*1.3%*	293	*1.8%*	1,053	*1.7%*
Owner-Occupied Median Home Value	$386,908		$372,948		$411,312	
Renter-Occupied Median Rent	$1,098		$1,127		$1,344	

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 38.0793/-77.8804

Lake Anna Crossroads Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Total Annual Consumer Expenditure (2026)						
Total Household Expenditure	$482.74 M		$2.11 B		$8.64 B	
Total Non-Retail Expenditure	$231.14 M		$1.02 B		$4.26 B	
Total Retail Expenditure	$251.6 M		$1.09 B		$4.38 B	
Alcoholic Beverages	$3.29 M		$14.38 M		$59.26 M	
Apparel	$10.21 M		$44.63 M		$183.29 M	
Contributions	$11.76 M		$51.55 M		$213.32 M	
Education	$8.04 M		$35.22 M		$145.52 M	
Entertainment	$23.06 M		$100.78 M		$413.79 M	
Food Away From Home	$22.59 M		$98.8 M		$406.53 M	
Grocery	$31.79 M		$138.53 M		$563.79 M	
Health Care	$33.91 M		$141.61 M		$540.2 M	
Household Furnishings and Equipment	$12.18 M		$53.28 M		$219.21 M	
Household Operations	$9.19 M		$40.29 M		$165.44 M	
Miscellaneous Expenses	$7.13 M		$31.1 M		$127.86 M	
Personal Care	$5.13 M		$22.39 M		$91.43 M	
Shelter	$81.58 M		$355.85 M		$1.47 B	
Tax and Retirement	$120.11 M		$539.96 M		$2.27 B	
Tobacco and Related	$1.73 M		$7.5 M		$29.77 M	
Transportation	$77.11 M		$334.77 M		$1.32 B	
Utilities	$23.92 M		$104.22 M		$423.71 M	
Monthly Household Consumer Expenditure (2026)						
Total Household Expenditure	$8,298		$8,630		$9,044	
Total Non-Retail Expenditure	$3,973	*47.9%*	$4,177	*48.4%*	$4,464	*49.4%*
Total Retail Expenditures	$4,325	*52.1%*	$4,453	*51.6%*	$4,581	*50.6%*
Alcoholic Beverages	$56	*0.7%*	$59	*0.7%*	$62	*0.7%*
Apparel	$175	*2.1%*	$182	*2.1%*	$192	*2.1%*
Contributions	$202	*2.4%*	$210	*2.4%*	$223	*2.5%*
Education	$138	*1.7%*	$144	*1.7%*	$152	*1.7%*
Entertainment	$396	*4.8%*	$411	*4.8%*	$433	*4.8%*
Food Away From Home	$388	*4.7%*	$403	*4.7%*	$426	*4.7%*
Grocery	$546	*6.6%*	$565	*6.6%*	$590	*6.5%*
Health Care	$583	*7.0%*	$578	*6.7%*	$566	*6.3%*
Household Furnishings and Equipment	$209	*2.5%*	$217	*2.5%*	$229	*2.5%*
Household Operations	$158	*1.9%*	$164	*1.9%*	$173	*1.9%*
Miscellaneous Expenses	$123	*1.5%*	$127	*1.5%*	$134	*1.5%*
Personal Care	$88	*1.1%*	$91	*1.1%*	$96	*1.1%*
Shelter	$1,402	*16.9%*	$1,452	*16.8%*	$1,537	*17.0%*
Tax and Retirement	$2,065	*24.9%*	$2,203	*25.5%*	$2,377	*25.5%*
Tobacco and Related	$30	*0.4%*	$31	*0.4%*	$31	*0.3%*
Transportation	$1,325	*16.0%*	$1,366	*15.8%*	$1,379	*15.2%*
Utilities	$411	*5.0%*	$425	*4.9%*	$444	*4.9%*

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