

# WAYNESBORO PLAZA

WAYNESBORO, VA



## SIZE

76,534 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	4,476	24,549	24,549
<b>Households</b>	1,960	10,535	17,141
<b>Median HH Income (\$)</b>	59,498	60,902	62,642

## MAJOR TENANT(S)

Martin's  
Buffalo Wild Wings

## LEASING CONTACT

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## MORE INFO

[www.phillisedison.com](http://www.phillisedison.com)



## LOCATION

437 Tiffany Drive | Waynesboro, VA 22980

## PROPERTY HIGHLIGHTS

- Anchored by Martin's including a fuel station
- Additional national tenants include Buffalo Wild Wings and Car Lovers Car Wash
- Located in Waynesboro, Virginia with a population exceeding 24,500 in a three-mile radius
- The center is located at the intersection of Tiffany Drive and Rosser Avenue which benefits from over 29,700 vehicles per day



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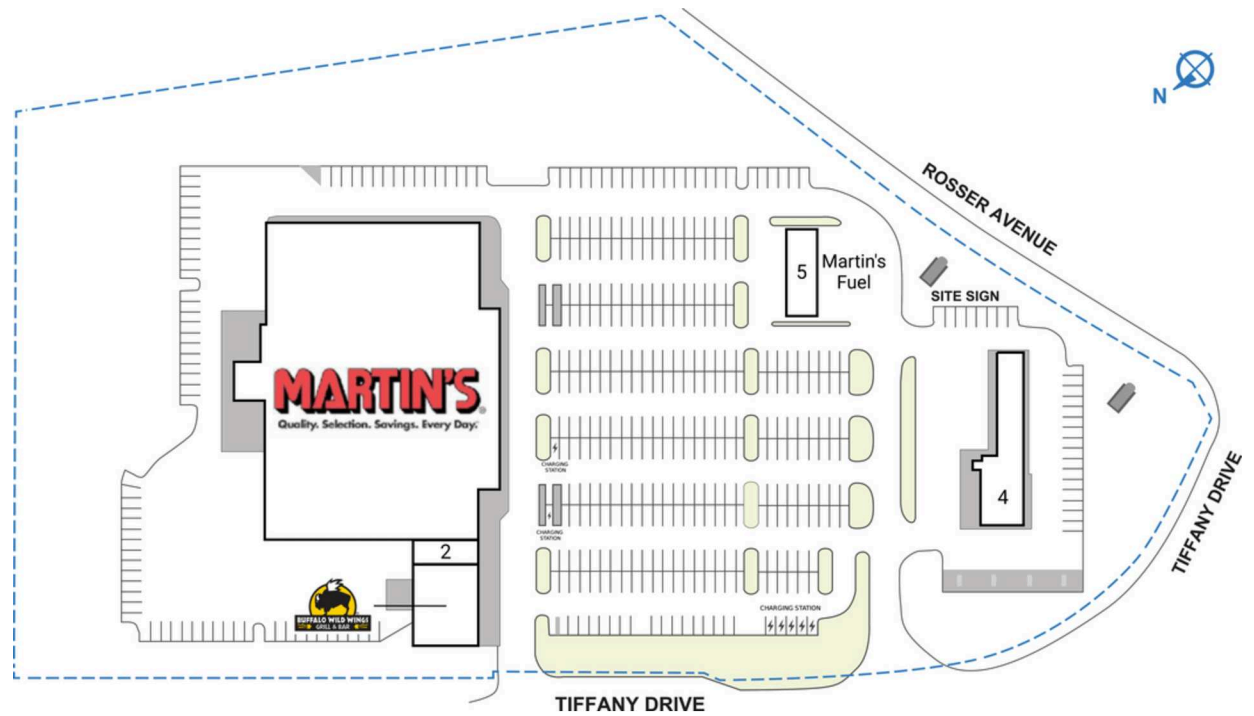
437 Tiffany Drive | Waynesboro, VA 22980

SPACE	TENANT	SQ. FT.
1	Martin's	67,236 SF
2	Paradise Nails & Spa	1,200 SF
3	Buffalo Wild Wings	4,898 SF
4	All American Auto Spa	800 SF
5	Martin's Fuel	2,400 SF
<b>TOTAL SQ. FT.</b>		<b>76,534</b>

**SITE LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.068015

Longitude: -78.929162

Waynesboro Plaza Waynesboro, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,476	24,549	40,978
	2028 Projected Population	4,679	25,293	42,645
	2010 Census Population	3,438	21,794	36,638
	2000 Census Population	3,224	20,148	32,544
	1990 Census Population	3,239	18,515	28,061
	Historical Annual Growth 1990 to 2000	-0.05%	0.85%	1.49%
	Historical Annual Growth 2000 to 2010	0.65%	0.79%	1.19%
	Estimated Annual Growth 2010 to 2023	1.94%	0.87%	0.82%
	Projected Annual Growth 2023 to 2028	0.89%	0.60%	0.80%
	Median Age	44.5	43.8	43.2
Households	Q4 2023 Estimated Households	1,960	10,535	17,141
	2028 Projected Households	2,053	10,857	17,849
	2010 Census Households	1,463	9,299	15,132
	2000 Census Households	1,404	8,520	13,246
	1990 Census Households	1,354	7,520	10,999
	Historical Annual Growth 1990 to 2000	0.37%	1.26%	1.88%
	Historical Annual Growth 2000 to 2010	0.41%	0.88%	1.34%
	Estimated Annual Growth 2010 to 2023	2.15%	0.91%	0.91%
	Projected Annual Growth 2023 to 2028	0.93%	0.61%	0.81%
	Population per Household	2.23	2.30	2.35
Population by Race	White	81.2%	76.5%	78.2%
	Black or African American	4.4%	9.2%	8.4%
	Asian & Pacific Islander	1.2%	1.4%	1.0%
	Other Races	6.5%	4.9%	5.1%
	Hispanic Population	6.7%	8.1%	7.4%
Income	Average Household Income	\$77,911	\$79,697	\$78,768
	Median Household Income	\$59,498	\$60,902	\$62,642
	Per Capita Income	\$34,997	\$34,514	\$33,389
Education (Age 25+)	Elementary	1.1%	3.9%	3.7%
	Some High School	2.9%	5.7%	6.0%
	High School Graduate	27.7%	31.8%	34.5%
	Some College	18.0%	20.4%	20.1%
	Associates Degree Only	9.2%	8.2%	8.5%
	Bachelors Degree Only	25.1%	18.5%	17.5%
	Graduate Degree	16.1%	11.5%	9.7%
Business	Number of Businesses	201	915	1,544
	Total Number of Employees	2,139	9,964	17,805
	Employees per Business	10.66	10.89	11.53
	Residential Population per Business	22.31	26.83	26.54

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.