

WAYNESBORO PLAZA

WAYNESBORO, VA



SIZE

76,534 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	4,165	23,782	39,772
Households	1,766	10,121	16,466
Median HH Income (\$)	54,204	55,092	55,595

MAJOR TENANT(S)

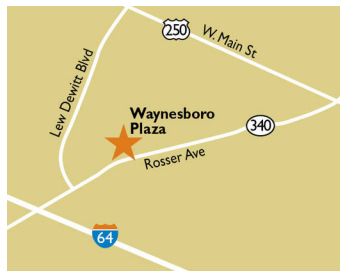
Martin's
Buffalo Wild Wings

LEASING CONTACT

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MORE INFO

www.phillipsedison.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 23,700 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

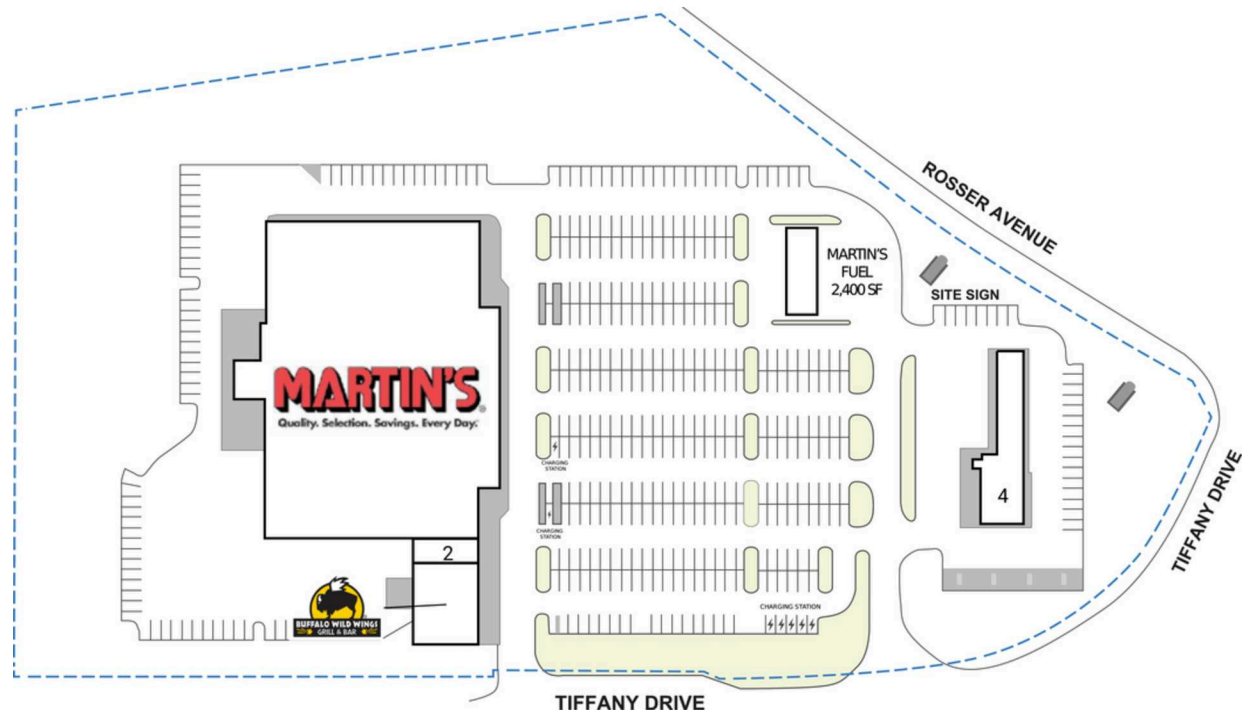


PHILLIPS EDISON & COMPANY®

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
TOTAL SQ. FT.		76,534

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Waynesboro Plaza Waynesboro, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,165	23,782	39,772
	2027 Projected Population	4,361	24,370	41,097
	2010 Census Population	3,497	22,050	36,433
	2000 Census Population	3,229	20,378	32,603
	1990 Census Population	3,248	18,577	28,038
	Historical Annual Growth 1990 to 2000	-0.06%	0.93%	1.52%
	Historical Annual Growth 2000 to 2010	0.80%	0.79%	1.12%
	Estimated Annual Growth 2010 to 2022	1.38%	0.60%	0.69%
	Projected Annual Growth 2022 to 2027	0.93%	0.49%	0.66%
	Median Age	45.0	42.4	41.7
Households	Q2 2022 Estimated Households	1,766	10,121	16,466
	2027 Projected Households	1,848	10,371	17,019
	2010 Census Households	1,488	9,383	15,064
	2000 Census Households	1,450	8,549	13,339
	1990 Census Households	1,367	7,650	11,073
	Historical Annual Growth 1990 to 2000	0.59%	1.12%	1.88%
	Historical Annual Growth 2000 to 2010	0.26%	0.93%	1.22%
	Estimated Annual Growth 2010 to 2022	1.35%	0.60%	0.70%
	Projected Annual Growth 2022 to 2027	0.91%	0.49%	0.66%
	Population per Household	2.30	2.33	2.38
Population by Race	White	84.4%	80.3%	81.5%
	Black or African American	6.2%	8.7%	8.3%
	Asian & Pacific Islander	1.4%	1.2%	0.9%
	Other Races	4.4%	3.2%	3.1%
	Hispanic Population	3.7%	6.6%	6.2%
Income	Average Household Income	\$72,483	\$75,993	\$74,965
	Median Household Income	\$54,204	\$55,092	\$55,595
	Per Capita Income	\$31,603	\$32,587	\$31,374
Education (Age 25+)	Elementary	1.3%	4.2%	4.8%
	Some High School	3.7%	5.0%	6.0%
	High School Graduate	28.9%	33.2%	34.9%
	Some College	14.7%	19.7%	19.2%
	Associates Degree Only	8.0%	7.7%	7.7%
	Bachelors Degree Only	27.1%	18.7%	17.8%
	Graduate Degree	16.4%	11.5%	9.7%
Business	Number of Businesses	158	851	1,216
	Total Number of Employees	1,658	9,789	16,437
	Employees per Business	10.49	11.51	13.52
	Residential Population per Business	26.36	27.95	32.72

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