
Hungary Brook Shopping Center

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PREPARED BY:



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Traffic Count Report

Hungarybrook Shopping Center

1200-1300 Concord Ave, Richmond, VA 23228

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **87,190 SF**
 Year Built: **1988**
 Total Available: **7,000 SF**
 % Leased: **91.97%**
 Rent/SF/Yr: **\$14.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Athens Ave	Brook Rd	0.08 E	2015	177	MPSI	.10
2	Hungary Rd	Cleveland St	0.05 SE	2015	6,172	MPSI	.11
3	E Parham Rd	Hungary Rd	0.04 E	2011	23,000	AADT	.13
4	Cleveland St	Blackstone Ave	0.02 E	2015	322	MPSI	.13
5	E Parham Rd	Brook Rd	0.06 E	2015	30,679	MPSI	.17
6	Brook Rd	Bridgeport Ave	0.02 S	2015	20,425	MPSI	.17
7	Athens Ave	Aberdeen Rd	0.06 E	2015	676	MPSI	.24
8	E Parham Rd	Aberdeen Rd	0.05 E	2015	31,247	MPSI	.27
9	Mountain Rd	Brook Rd	0.03 E	2015	6,690	MPSI	.37
10	Scott Rd	Canton St	0.10 NE	2015	294	MPSI	.40

Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2021 Projection	5,349	62,662	170,647
2016 Estimate	5,082	59,383	161,967
2010 Census	4,802	55,406	152,189
Growth 2016 - 2021	5.25%	5.52%	5.36%
Growth 2010 - 2016	5.83%	7.18%	6.42%
2016 Population by Hispanic Origin	262	4,392	9,907
2016 Population	5,082	59,383	161,967
White	2,258 44.43%	32,414 54.58%	98,423 60.77%
Black	2,480 48.80%	22,344 37.63%	50,661 31.28%
Am. Indian & Alaskan	18 0.35%	225 0.38%	632 0.39%
Asian	187 3.68%	2,915 4.91%	8,585 5.30%
Hawaiian & Pacific Island	3 0.06%	37 0.06%	118 0.07%
Other	136 2.68%	1,447 2.44%	3,548 2.19%
U.S. Armed Forces	0	1	71
Households			
2021 Projection	2,381	27,180	71,960
2016 Estimate	2,263	25,772	68,236
2010 Census	2,139	24,109	64,099
Growth 2016 - 2021	5.21%	5.46%	5.46%
Growth 2010 - 2016	5.80%	6.90%	6.45%
Owner Occupied	1,525 67.39%	15,858 61.53%	42,743 62.64%
Renter Occupied	738 32.61%	9,914 38.47%	25,493 37.36%
2016 Households by HH Income	2,263	25,773	68,237
Income: <\$25,000	584 25.81%	5,439 21.10%	13,191 19.33%
Income: \$25,000 - \$50,000	559 24.70%	6,661 25.84%	16,232 23.79%
Income: \$50,000 - \$75,000	512 22.62%	5,370 20.84%	13,273 19.45%
Income: \$75,000 - \$100,000	212 9.37%	3,598 13.96%	9,083 13.31%
Income: \$100,000 - \$125,000	182 8.04%	1,993 7.73%	6,100 8.94%
Income: \$125,000 - \$150,000	109 4.82%	1,094 4.24%	3,638 5.33%
Income: \$150,000 - \$200,000	90 3.98%	1,079 4.19%	3,711 5.44%
Income: \$200,000+	15 0.66%	539 2.09%	3,009 4.41%
2016 Avg Household Income	\$60,097	\$66,312	\$76,003
2016 Med Household Income	\$49,524	\$53,223	\$57,602