



# Andrew's Articles

*A series of informational articles by Nebel Financial Services President, Andrew Wade.*

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## Economic Review of Annandale, VA

Currently, Nebel Financial Services LLC. has clients located in (25 # . . pending) states and in several countries. Many of you may not be familiar with Annandale, Virginia, so I thought I would share a few facts and figures. First of all, if the Capital Beltway were a clock, Annandale is located at about 9:00. Our office is approximately one mile inside the beltway on Route 236 in an office complex on the left. It is a relatively sleepy area for being right on the beltway. However, during rush hour, Annandale is in the crosshairs of some pretty vicious traffic jams heading west towards Fairfax City, East toward Alexandria, North towards Tysons Corner, and South towards I-95 South / Springfield VA. Rush hour(s), like in many areas goes in every direction.

Growing up as an Army Brat, we never lived anywhere more than a few years, yet we would always returned to Northern Virginia. After graduating from college in High Point, NC in 1993, I heard the jobs were in this area, so returned to this area. For the past fifteen years, I reside in Centreville, VA, just 14 miles west of Annandale.

### Per Fairfax Leader; Fourth Quarter 2013

Annandale VA Zip Code: 22003

Population: 40,908

Median Household Income: \$75,879

Percentage of Foreign-Born Population: 43.3%

Percentage of Population with Bachelor's Degree or Higher: 40.3%

Average Housing Price: \$455,118

Average Monthly Rent: \$1,489

Number of Jobs: 13,519

Andrew D. Wade, CFP®  
President

Nebel Financial Services  
6926-F Little River Turnpike  
Annandale, VA 22003  
p: 703-658-0080  
[awade@sternagee.com](mailto:awade@sternagee.com)  
[nebelfinancialservices.com](http://nebelfinancialservices.com)

Securities Offered Through  
Sterne Agee Financial  
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