

## Demographic Detail Report

### Fairfax Centre

11179-11181 Lee Hwy, Fairfax, VA 22030

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **131,347 SF**  
 Year Built: **1986**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	16,028		95,290		247,951	
2022 Estimate	15,717		94,799		248,169	
2010 Census	13,751		89,544		239,975	
Growth 2022 - 2027	1.98%		0.52%		-0.09%	
Growth 2010 - 2022	14.30%		5.87%		3.41%	
2022 Population by Age	15,717		94,799		248,169	
Age 0 - 4	1,075	6.84%	6,741	7.11%	15,508	6.25%
Age 5 - 9	1,078	6.86%	6,471	6.83%	15,409	6.21%
Age 10 - 14	1,010	6.43%	5,881	6.20%	15,382	6.20%
Age 15 - 19	919	5.85%	5,442	5.74%	15,456	6.23%
Age 20 - 24	881	5.61%	5,602	5.91%	15,493	6.24%
Age 25 - 29	958	6.10%	6,562	6.92%	16,731	6.74%
Age 30 - 34	1,104	7.02%	7,396	7.80%	17,264	6.96%
Age 35 - 39	1,240	7.89%	7,670	8.09%	17,444	7.03%
Age 40 - 44	1,258	8.00%	7,136	7.53%	16,725	6.74%
Age 45 - 49	1,183	7.53%	6,452	6.81%	16,327	6.58%
Age 50 - 54	1,067	6.79%	5,883	6.21%	16,190	6.52%
Age 55 - 59	986	6.27%	5,600	5.91%	16,246	6.55%
Age 60 - 64	851	5.41%	5,054	5.33%	15,104	6.09%
Age 65 - 69	666	4.24%	4,129	4.36%	12,543	5.05%
Age 70 - 74	531	3.38%	3,365	3.55%	10,167	4.10%
Age 75 - 79	376	2.39%	2,401	2.53%	7,290	2.94%
Age 80 - 84	246	1.57%	1,514	1.60%	4,535	1.83%
Age 85+	288	1.83%	1,498	1.58%	4,356	1.76%
Age 65+	2,107	13.41%	12,907	13.62%	38,891	15.67%
Median Age	38.40		37.20		38.70	
Average Age	37.90		37.40		38.90	

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Radius	1 Mile		3 Mile		5 Mile
<b>2022 Population By Race</b>	<b>15,717</b>		<b>94,799</b>		<b>248,169</b>
White	9,372	59.63%	60,575	63.90%	160,090 64.51%
Black	1,287	8.19%	7,847	8.28%	16,532 6.66%
Am. Indian & Alaskan	123	0.78%	427	0.45%	889 0.36%
Asian	4,317	27.47%	21,877	23.08%	60,482 24.37%
Hawaiian & Pacific Island	13	0.08%	89	0.09%	184 0.07%
Other	605	3.85%	3,985	4.20%	9,992 4.03%
<b>Population by Hispanic Origin</b>	<b>15,717</b>		<b>94,799</b>		<b>248,169</b>
Non-Hispanic Origin	13,281	84.50%	83,375	87.95%	220,485 88.84%
Hispanic Origin	2,436	15.50%	11,424	12.05%	27,684 11.16%
<b>2022 Median Age, Male</b>	<b>37.40</b>		<b>36.20</b>		<b>37.50</b>
<b>2022 Average Age, Male</b>	<b>36.90</b>		<b>36.50</b>		<b>38.00</b>
<b>2022 Median Age, Female</b>	<b>39.30</b>		<b>38.00</b>		<b>39.90</b>
<b>2022 Average Age, Female</b>	<b>38.70</b>		<b>38.30</b>		<b>39.70</b>
<b>2022 Population by Occupation Classification</b>	<b>12,369</b>		<b>74,610</b>		<b>198,774</b>
Civilian Employed	8,485	68.60%	49,507	66.35%	131,067 65.94%
Civilian Unemployed	460	3.72%	2,879	3.86%	6,594 3.32%
Civilian Non-Labor Force	3,394	27.44%	21,797	29.21%	59,821 30.09%
Armed Forces	30	0.24%	427	0.57%	1,292 0.65%
<b>Households by Marital Status</b>					
Married	3,156		18,305		52,849
Married No Children	1,669		9,974		27,514
Married w/Children	1,487		8,330		25,335
<b>2022 Population by Education</b>	<b>11,303</b>		<b>68,552</b>		<b>180,670</b>
Some High School, No Diploma	721	6.38%	2,806	4.09%	7,359 4.07%
High School Grad (Incl Equivalency)	1,596	14.12%	6,895	10.06%	17,838 9.87%
Some College, No Degree	2,126	18.81%	11,345	16.55%	28,906 16.00%
Associate Degree	549	4.86%	3,890	5.67%	9,748 5.40%
Bachelor Degree	3,520	31.14%	22,322	32.56%	58,019 32.11%
Advanced Degree	2,791	24.69%	21,294	31.06%	58,800 32.55%

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	16,802		97,409		258,551	
Real Estate & Finance	606	3.61%	3,959	4.06%	9,757	3.77%
Professional & Management	7,210	42.91%	43,811	44.98%	119,893	46.37%
Public Administration	732	4.36%	4,965	5.10%	14,506	5.61%
Education & Health	1,942	11.56%	10,606	10.89%	26,929	10.42%
Services	1,251	7.45%	6,472	6.64%	15,563	6.02%
Information	234	1.39%	1,337	1.37%	3,549	1.37%
Sales	1,261	7.51%	8,585	8.81%	21,448	8.30%
Transportation	801	4.77%	4,226	4.34%	11,364	4.40%
Retail	711	4.23%	4,122	4.23%	9,834	3.80%
Wholesale	103	0.61%	396	0.41%	1,125	0.44%
Manufacturing	241	1.43%	1,186	1.22%	3,160	1.22%
Production	468	2.79%	2,050	2.10%	5,362	2.07%
Construction	394	2.34%	1,327	1.36%	3,936	1.52%
Utilities	260	1.55%	1,301	1.34%	3,714	1.44%
Agriculture & Mining	51	0.30%	111	0.11%	202	0.08%
Farming, Fishing, Forestry	40	0.24%	46	0.05%	98	0.04%
Other Services	497	2.96%	2,909	2.99%	8,111	3.14%
2022 Worker Travel Time to Job	7,789		46,407		123,065	
<30 Minutes	3,339	42.87%	20,888	45.01%	53,564	43.52%
30-60 Minutes	3,263	41.89%	18,670	40.23%	51,169	41.58%
60+ Minutes	1,187	15.24%	6,849	14.76%	18,332	14.90%
2010 Households by HH Size	5,116		33,431		86,515	
1-Person Households	1,204	23.53%	8,670	25.93%	18,270	21.12%
2-Person Households	1,663	32.51%	11,438	34.21%	28,195	32.59%
3-Person Households	954	18.65%	5,685	17.01%	15,853	18.32%
4-Person Households	752	14.70%	4,701	14.06%	14,848	17.16%
5-Person Households	325	6.35%	1,862	5.57%	5,948	6.88%
6-Person Households	117	2.29%	628	1.88%	2,113	2.44%
7 or more Person Households	101	1.97%	447	1.34%	1,288	1.49%
2022 Average Household Size	2.60		2.50		2.70	
Households						
2027 Projection	5,980		35,192		88,265	
2022 Estimate	5,862		35,055		88,481	
2010 Census	5,117		33,430		86,515	
Growth 2022 - 2027	2.01%		0.39%		-0.24%	
Growth 2010 - 2022	14.56%		4.86%		2.27%	

# Demographic Detail Report

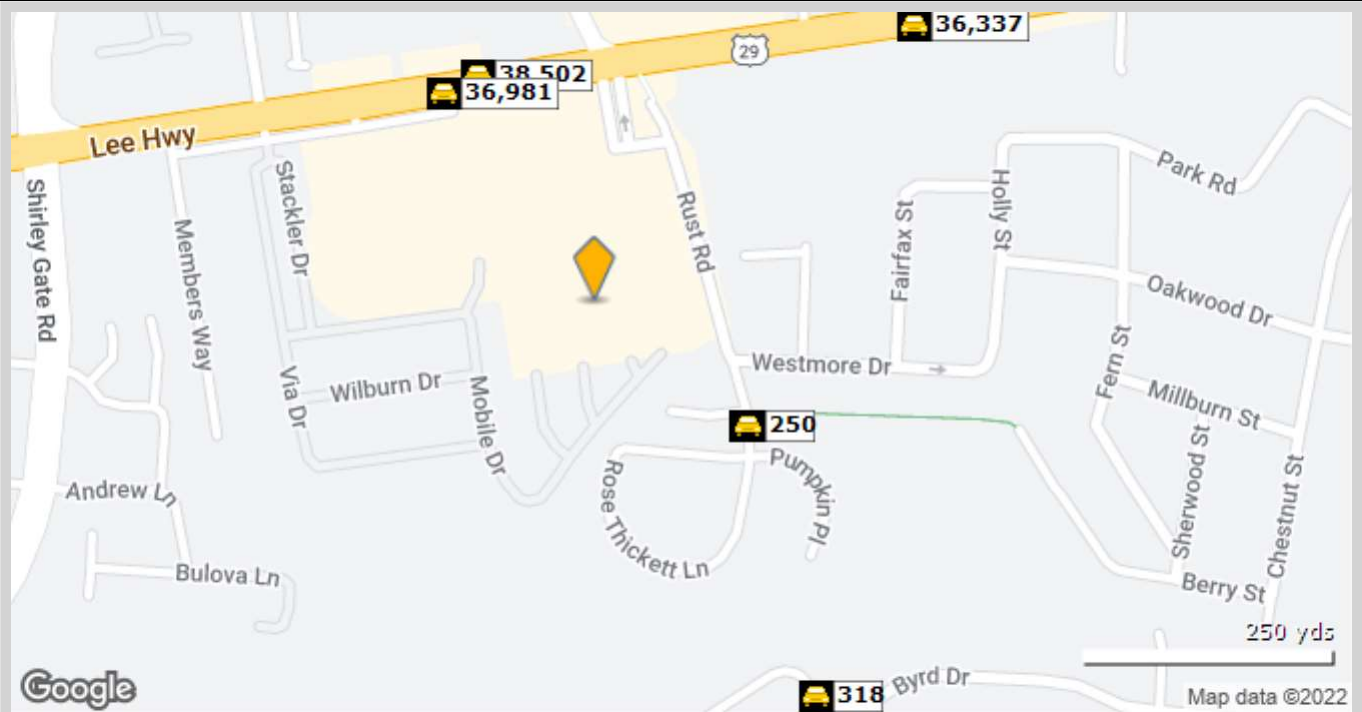
Fairfax Centre					
11179-11181 Lee Hwy, Fairfax, VA 22030					
Radius	1 Mile		3 Mile		5 Mile
<b>2022 Households by HH Income</b>	<b>5,860</b>		<b>35,054</b>		<b>88,482</b>
<\$25,000	339	5.78%	2,265	6.46%	5,154 5.82%
\$25,000 - \$50,000	642	10.96%	3,781	10.79%	7,309 8.26%
\$50,000 - \$75,000	640	10.92%	3,698	10.55%	8,761 9.90%
\$75,000 - \$100,000	637	10.87%	4,006	11.43%	9,042 10.22%
\$100,000 - \$125,000	740	12.63%	4,161	11.87%	9,259 10.46%
\$125,000 - \$150,000	516	8.81%	2,986	8.52%	8,086 9.14%
\$150,000 - \$200,000	948	16.18%	5,620	16.03%	14,454 16.34%
\$200,000+	1,398	23.86%	8,537	24.35%	26,417 29.86%
<b>2022 Avg Household Income</b>	<b>\$149,937</b>		<b>\$150,174</b>		<b>\$164,512</b>
<b>2022 Med Household Income</b>	<b>\$122,702</b>		<b>\$122,692</b>		<b>\$139,580</b>
<b>2022 Occupied Housing</b>	<b>5,862</b>		<b>35,055</b>		<b>88,481</b>
Owner Occupied	4,354	74.27%	22,248	63.47%	63,755 72.06%
Renter Occupied	1,508	25.73%	12,807	36.53%	24,726 27.94%
<b>2010 Housing Units</b>	<b>5,938</b>		<b>36,619</b>		<b>92,660</b>
1 Unit	3,733	62.87%	21,843	59.65%	68,000 73.39%
2 - 4 Units	228	3.84%	866	2.36%	1,676 1.81%
5 - 19 Units	1,183	19.92%	8,954	24.45%	14,181 15.30%
20+ Units	794	13.37%	4,956	13.53%	8,803 9.50%
<b>2022 Housing Value</b>	<b>4,353</b>		<b>22,250</b>		<b>63,755</b>
<\$100,000	129	2.96%	312	1.40%	562 0.88%
\$100,000 - \$200,000	146	3.35%	434	1.95%	812 1.27%
\$200,000 - \$300,000	219	5.03%	1,373	6.17%	2,899 4.55%
\$300,000 - \$400,000	790	18.15%	2,090	9.39%	5,037 7.90%
\$400,000 - \$500,000	969	22.26%	4,012	18.03%	10,139 15.90%
\$500,000 - \$1,000,000	1,832	42.09%	12,553	56.42%	39,033 61.22%
\$1,000,000+	268	6.16%	1,476	6.63%	5,273 8.27%
<b>2022 Median Home Value</b>	<b>\$492,104</b>		<b>\$615,669</b>		<b>\$659,205</b>
<b>2022 Housing Units by Yr Built</b>	<b>6,088</b>		<b>36,854</b>		<b>92,938</b>
Built 2010+	730	11.99%	1,855	5.03%	3,394 3.65%
Built 2000 - 2010	1,483	24.36%	8,183	22.20%	14,950 16.09%
Built 1990 - 1999	887	14.57%	7,087	19.23%	15,500 16.68%
Built 1980 - 1989	522	8.57%	7,381	20.03%	22,242 23.93%
Built 1970 - 1979	466	7.65%	5,204	14.12%	19,177 20.63%
Built 1960 - 1969	892	14.65%	3,607	9.79%	10,684 11.50%
Built 1950 - 1959	837	13.75%	2,669	7.24%	5,235 5.63%
Built <1949	271	4.45%	868	2.36%	1,756 1.89%
<b>2022 Median Year Built</b>	<b>1990</b>		<b>1987</b>		<b>1983</b>

## Traffic Count Report

### Fairfax Centre

11179-11181 Lee Hwy, Fairfax, VA 22030

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **131,347 SF**  
 Year Built: **1986**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Rust Rd	Pumpkin Pl	0.02 S	2022	247	MPSI	.11
2	Rust Rd	Pumpkin Pl	0.02 S	2018	250	MPSI	.11
3	Lee Hwy	Jermantown Rd	0.07 E	2022	38,502	MPSI	.15
4	Lee Hwy	Jermantown Rd	0.09 E	2016	39,000	AADT	.15
5	Lee Hwy	Jermantown Rd	0.09 E	2022	39,333	MPSI	.15
6	Lee Highway	Jermantown Rd	0.09 E	2022	36,981	MPSI	.15
7	Lee Hwy	Fern St	0.12 E	2018	34,144	MPSI	.25
8	Lee Hwy	Fern St	0.12 E	2022	36,337	MPSI	.25
9	Andes Dr	Byrd Dr	0.02 SE	2022	316	MPSI	.26
10	Andes Dr	Byrd Dr	0.02 SE	2021	318	MPSI	.26