

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						
2025 Projection	16,841		100,049		256,662	
2020 Estimate	16,185		97,608		253,120	
2010 Census	14,172		90,178		241,240	
Growth 2020 - 2025	4.05%		2.50%		1.40%	
Growth 2010 - 2020	14.20%		8.24%		4.92%	
2020 Population by Age	16,185		97,608		253,120	
Age 0 - 4	1,423	8.79%	7,967	8.16%	16,994	6.71%
Age 5 - 9	1,070	6.61%	6,119	6.27%	15,360	6.07%
Age 10 - 14	974	6.02%	5,529	5.66%	15,845	6.26%
Age 15 - 19	858	5.30%	5,405	5.54%	15,960	6.31%
Age 20 - 24	908	5.61%	6,519	6.68%	16,652	6.58%
Age 25 - 29	1,094	6.76%	7,975	8.17%	18,088	7.15%
Age 30 - 34	1,267	7.83%	8,295	8.50%	17,997	7.11%
Age 35 - 39	1,437	8.88%	8,153	8.35%	18,109	7.15%
Age 40 - 44	1,267	7.83%	6,840	7.01%	16,670	6.59%
Age 45 - 49	1,194	7.38%	6,546	6.71%	17,581	6.95%
Age 50 - 54	1,060	6.55%	6,043	6.19%	17,387	6.87%
Age 55 - 59	971	6.00%	5,810	5.95%	17,306	6.84%
Age 60 - 64	792	4.89%	4,956	5.08%	14,932	5.90%
Age 65 - 69	605	3.74%	3,895	3.99%	11,778	4.65%
Age 70 - 74	470	2.90%	3,040	3.11%	9,217	3.64%
Age 75 - 79	312	1.93%	1,977	2.03%	5,983	2.36%
Age 80 - 84	207	1.28%	1,227	1.26%	3,597	1.42%
Age 85+	276	1.71%	1,311	1.34%	3,663	1.45%
Age 65+	1,870	11.55%	11,450	11.73%	34,238	13.53%
Median Age	36.70		35.60		37.70	
Average Age	36.40		36.30		37.90	

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	16,185		97,608		253,120	
White	9,763	60.32%	63,071	64.62%	165,282	65.30%
Black	1,320	8.16%	8,306	8.51%	16,830	6.65%
Am. Indian & Alaskan	118	0.73%	432	0.44%	905	0.36%
Asian	4,371	27.01%	21,839	22.37%	60,285	23.82%
Hawaiian & Pacific Island	12	0.07%	97	0.10%	201	0.08%
Other	602	3.72%	3,863	3.96%	9,617	3.80%
Population by Hispanic Origin	16,185		97,608		253,120	
Non-Hispanic Origin	13,722	84.78%	85,787	87.89%	224,917	88.86%
Hispanic Origin	2,463	15.22%	11,821	12.11%	28,203	11.14%
2020 Median Age, Male	35.80		34.80		36.50	
2020 Average Age, Male	35.40		35.50		37.10	
2020 Median Age, Female	37.60		36.40		38.80	
2020 Average Age, Female	37.40		37.20		38.70	
2020 Population by Occupation Classification	12,545		76,914		201,734	
Civilian Employed	9,118	72.68%	52,543	68.31%	137,213	68.02%
Civilian Unemployed	177	1.41%	1,243	1.62%	2,936	1.46%
Civilian Non-Labor Force	3,212	25.60%	22,718	29.54%	60,367	29.92%
Armed Forces	38	0.30%	410	0.53%	1,218	0.60%
Households by Marital Status						
Married	3,254		18,658		53,715	
Married No Children	1,719		10,171		27,983	
Married w/Children	1,535		8,488		25,732	
2020 Population by Education	11,682		70,570		183,036	
Some High School, No Diploma	671	5.74%	3,588	5.08%	8,637	4.72%
High School Grad (Incl Equivalency)	1,595	13.65%	7,725	10.95%	19,051	10.41%
Some College, No Degree	2,188	18.73%	12,776	18.10%	31,747	17.34%
Associate Degree	730	6.25%	4,500	6.38%	10,726	5.86%
Bachelor Degree	3,570	30.56%	22,154	31.39%	57,719	31.53%
Advanced Degree	2,928	25.06%	19,827	28.10%	55,156	30.13%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	17,778		103,840		271,819	
Real Estate & Finance	487	2.74%	3,594	3.46%	9,230	3.40%
Professional & Management	7,633	42.94%	44,452	42.81%	120,704	44.41%
Public Administration	1,141	6.42%	5,937	5.72%	16,671	6.13%
Education & Health	1,831	10.30%	11,587	11.16%	27,788	10.22%
Services	1,478	8.31%	7,254	6.99%	17,001	6.25%
Information	219	1.23%	1,537	1.48%	4,369	1.61%
Sales	1,623	9.13%	10,145	9.77%	25,794	9.49%
Transportation	736	4.14%	5,231	5.04%	13,288	4.89%
Retail	810	4.56%	4,301	4.14%	10,781	3.97%
Wholesale	75	0.42%	671	0.65%	1,917	0.71%
Manufacturing	271	1.52%	1,482	1.43%	4,088	1.50%
Production	347	1.95%	1,536	1.48%	4,107	1.51%
Construction	425	2.39%	1,819	1.75%	4,885	1.80%
Utilities	153	0.86%	975	0.94%	2,927	1.08%
Agriculture & Mining	17	0.10%	82	0.08%	128	0.05%
Farming, Fishing, Forestry	26	0.15%	61	0.06%	66	0.02%
Other Services	506	2.85%	3,176	3.06%	8,075	2.97%
2020 Worker Travel Time to Job	8,573		49,733		129,847	
<30 Minutes	3,774	44.02%	22,632	45.51%	57,167	44.03%
30-60 Minutes	3,303	38.53%	19,050	38.30%	52,384	40.34%
60+ Minutes	1,496	17.45%	8,051	16.19%	20,296	15.63%
2010 Households by HH Size	5,331		33,165		86,519	
1-Person Households	1,274	23.90%	8,587	25.89%	18,270	21.12%
2-Person Households	1,746	32.75%	11,346	34.21%	28,195	32.59%
3-Person Households	991	18.59%	5,641	17.01%	15,854	18.32%
4-Person Households	770	14.44%	4,677	14.10%	14,850	17.16%
5-Person Households	331	6.21%	1,847	5.57%	5,949	6.88%
6-Person Households	118	2.21%	623	1.88%	2,113	2.44%
7 or more Person Households	101	1.89%	444	1.34%	1,288	1.49%
2020 Average Household Size	2.60		2.50		2.70	
Households						
2025 Projection	6,355		36,515		91,102	
2020 Estimate	6,110		35,619		89,923	
2010 Census	5,330		33,165		86,518	
Growth 2020 - 2025	4.01%		2.52%		1.31%	
Growth 2010 - 2020	14.63%		7.40%		3.94%	

Demographic Detail Report

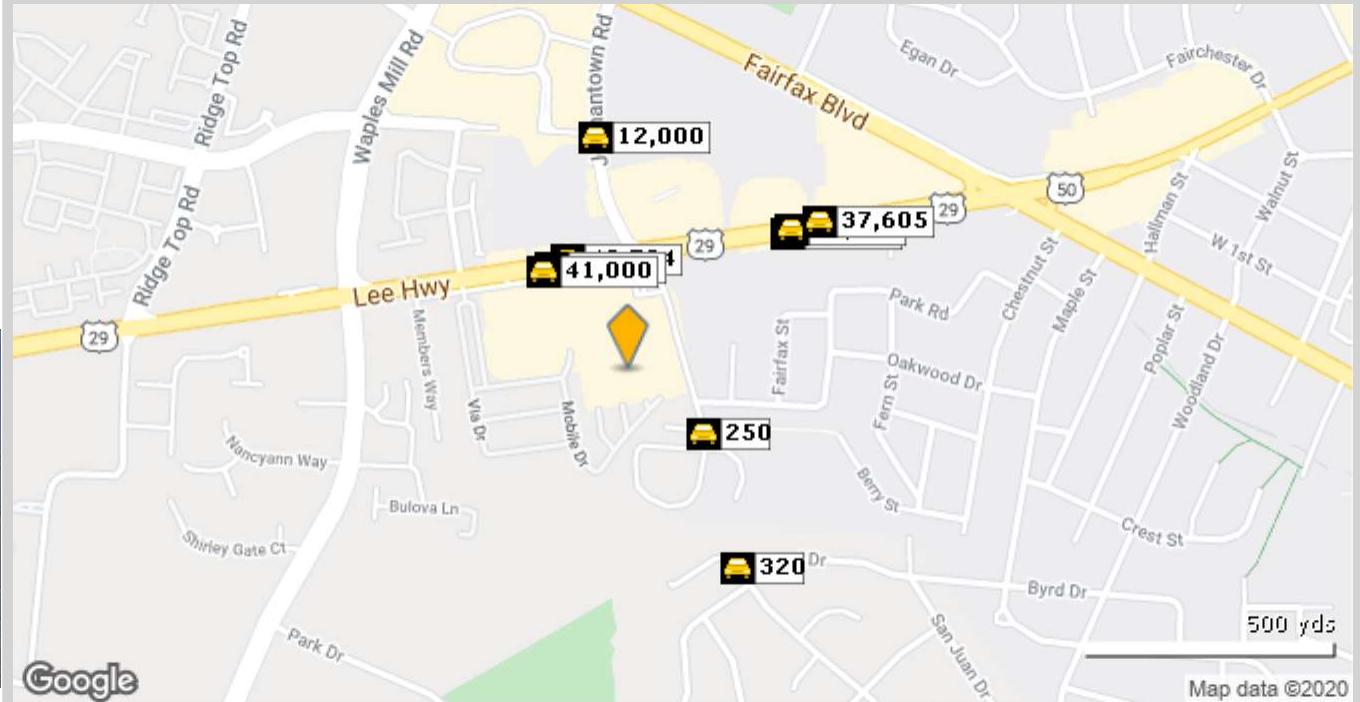
Fairfax Centre						
11179-11181 Lee Hwy, Fairfax, VA 22030						
Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	6,110		35,617		89,925	
<\$25,000	364	5.96%	2,476	6.95%	5,576	6.20%
\$25,000 - \$50,000	756	12.37%	3,719	10.44%	7,742	8.61%
\$50,000 - \$75,000	710	11.62%	3,872	10.87%	8,925	9.92%
\$75,000 - \$100,000	823	13.47%	4,371	12.27%	9,932	11.04%
\$100,000 - \$125,000	824	13.49%	4,074	11.44%	9,886	10.99%
\$125,000 - \$150,000	610	9.98%	3,457	9.71%	8,996	10.00%
\$150,000 - \$200,000	784	12.83%	5,423	15.23%	13,944	15.51%
\$200,000+	1,239	20.28%	8,225	23.09%	24,924	27.72%
2020 Avg Household Income	\$138,728		\$146,974		\$159,272	
2020 Med Household Income	\$112,196		\$120,682		\$133,063	
2020 Occupied Housing	6,110		35,619		89,923	
Owner Occupied	4,410	72.18%	22,671	63.65%	64,831	72.10%
Renter Occupied	1,700	27.82%	12,948	36.35%	25,092	27.90%
2010 Housing Units	6,239		37,283		94,075	
1 Unit	4,295	68.84%	23,495	63.02%	70,061	74.47%
2 - 4 Units	68	1.09%	549	1.47%	971	1.03%
5 - 19 Units	1,111	17.81%	8,362	22.43%	14,161	15.05%
20+ Units	765	12.26%	4,877	13.08%	8,882	9.44%
2020 Housing Value	4,409		22,670		64,831	
<\$100,000	120	2.72%	284	1.25%	641	0.99%
\$100,000 - \$200,000	136	3.08%	420	1.85%	903	1.39%
\$200,000 - \$300,000	374	8.48%	1,707	7.53%	3,353	5.17%
\$300,000 - \$400,000	835	18.94%	2,290	10.10%	6,052	9.34%
\$400,000 - \$500,000	1,164	26.40%	4,492	19.81%	10,739	16.56%
\$500,000 - \$1,000,000	1,565	35.50%	11,960	52.76%	38,118	58.80%
\$1,000,000+	215	4.88%	1,517	6.69%	5,025	7.75%
2020 Median Home Value	\$463,530		\$589,548		\$640,714	
2020 Housing Units by Yr Built	6,374		37,516		94,354	
Built 2010+	787	12.35%	2,787	7.43%	4,775	5.06%
Built 2000 - 2010	1,568	24.60%	8,181	21.81%	14,954	15.85%
Built 1990 - 1999	936	14.68%	7,075	18.86%	15,509	16.44%
Built 1980 - 1989	542	8.50%	7,405	19.74%	22,255	23.59%
Built 1970 - 1979	491	7.70%	5,185	13.82%	19,178	20.33%
Built 1960 - 1969	916	14.37%	3,442	9.17%	10,690	11.33%
Built 1950 - 1959	838	13.15%	2,581	6.88%	5,237	5.55%
Built <1949	296	4.64%	860	2.29%	1,756	1.86%
2020 Median Year Built	1990		1988		1984	

Traffic Count Report

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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	2018	250	MPSI	.11
2	Lee Hwy	Jermantown Rd	0.07 E	2018	40,704	MPSI	.15
3	Lee Hwy	Jermantown Rd	0.09 E	2018	39,764	MPSI	.15
4	Lee Hwy		0.00	2016	41,000	MPSI	.15
5	Lee Hwy	Fern St	0.12 E	2018	34,144	MPSI	.25
6	Lee Hwy	Jermantown Rd	0.19 W	2016	38,000	MPSI	.26
7	Andes Dr	Byrd Dr	0.02 SE	2018	320	MPSI	.26
8	Jermantown Rd		0.00	2018	13,823	MPSI	.28
9	Jermantown Rd		0.00	2017	12,000	MPSI	.28
10	Lee Hwy	Fern St	0.08 E	2018	37,605	MPSI	.29