

# Demographic Detail Report

## Building 1 6400 Landsdowne Ctr, Alexandria, VA 22315

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Drug Store**              % Leased: **100%**  
 GLA: **10,125 SF**                      Rent/SF/Yr: **-**  
 Year Built: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	6,809	81,142	264,028
2020 Estimate	6,739	80,440	261,319
2010 Census	6,400	77,122	250,061
Growth 2020 - 2025	1.04%	0.87%	1.04%
Growth 2010 - 2020	5.30%	4.30%	4.50%

2020 Population by Age	6,739		80,440		261,319	
Age 0 - 4	412	6.11%	5,285	6.57%	17,201	6.58%
Age 5 - 9	463	6.87%	5,456	6.78%	17,764	6.80%
Age 10 - 14	489	7.26%	5,439	6.76%	18,011	6.89%
Age 15 - 19	441	6.54%	4,953	6.16%	16,663	6.38%
Age 20 - 24	364	5.40%	4,590	5.71%	15,595	5.97%
Age 25 - 29	334	4.96%	4,979	6.19%	17,004	6.51%
Age 30 - 34	373	5.53%	5,535	6.88%	18,352	7.02%
Age 35 - 39	490	7.27%	6,223	7.74%	19,948	7.63%
Age 40 - 44	543	8.06%	6,010	7.47%	19,041	7.29%
Age 45 - 49	587	8.71%	6,109	7.59%	19,423	7.43%
Age 50 - 54	553	8.21%	5,703	7.09%	18,195	6.96%
Age 55 - 59	527	7.82%	5,435	6.76%	17,377	6.65%
Age 60 - 64	423	6.28%	4,459	5.54%	14,472	5.54%
Age 65 - 69	300	4.45%	3,284	4.08%	10,964	4.20%
Age 70 - 74	203	3.01%	2,438	3.03%	8,302	3.18%
Age 75 - 79	115	1.71%	1,591	1.98%	5,369	2.05%
Age 80 - 84	62	0.92%	1,102	1.37%	3,417	1.31%
Age 85+	59	0.88%	1,849	2.30%	4,220	1.61%
Age 65+	739	10.97%	10,264	12.76%	32,272	12.35%
<b>Median Age</b>	<b>40.00</b>		<b>38.20</b>		<b>37.50</b>	
<b>Average Age</b>	<b>37.70</b>		<b>37.80</b>		<b>37.30</b>	

# Demographic Detail Report

<b>Building 1</b>							
<b>6400 Landsdowne Ctr, Alexandria, VA 22315</b>							
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>		
<b>2020 Population By Race</b>	<b>6,739</b>		<b>80,440</b>		<b>261,319</b>		
White	4,087	60.65%	46,352	57.62%	153,821	58.86%	
Black	1,207	17.91%	16,336	20.31%	52,781	20.20%	
Am. Indian & Alaskan	33	0.49%	441	0.55%	1,918	0.73%	
Asian	1,074	15.94%	13,489	16.77%	41,287	15.80%	
Hawaiian & Pacific Island	4	0.06%	105	0.13%	365	0.14%	
Other	334	4.96%	3,717	4.62%	11,146	4.27%	
<b>Population by Hispanic Origin</b>	<b>6,739</b>		<b>80,440</b>		<b>261,319</b>		
Non-Hispanic Origin	6,082	90.25%	67,608	84.05%	209,563	80.19%	
Hispanic Origin	658	9.76%	12,832	15.95%	51,755	19.81%	
<b>2020 Median Age, Male</b>	<b>38.70</b>		<b>36.90</b>		<b>36.40</b>		
<b>2020 Average Age, Male</b>	<b>36.70</b>		<b>36.60</b>		<b>36.40</b>		
<b>2020 Median Age, Female</b>	<b>41.10</b>		<b>39.40</b>		<b>38.60</b>		
<b>2020 Average Age, Female</b>	<b>38.70</b>		<b>38.90</b>		<b>38.20</b>		
<b>2020 Population by Occupation Classification</b>	<b>5,286</b>		<b>63,271</b>		<b>205,017</b>		
Civilian Employed	3,753	71.00%	42,125	66.58%	140,528	68.54%	
Civilian Unemployed	107	2.02%	1,236	1.95%	3,708	1.81%	
Civilian Non-Labor Force	1,305	24.69%	17,582	27.79%	54,812	26.74%	
Armed Forces	121	2.29%	2,328	3.68%	5,969	2.91%	
<b>Households by Marital Status</b>							
Married	1,453		15,372		49,840		
Married No Children	667		7,819		25,271		
Married w/Children	786		7,553		24,569		
<b>2020 Population by Education</b>	<b>4,666</b>		<b>57,823</b>		<b>188,553</b>		
Some High School, No Diploma	138	2.96%	3,888	6.72%	18,632	9.88%	
High School Grad (Incl Equivalency)	754	16.16%	8,848	15.30%	28,654	15.20%	
Some College, No Degree	775	16.61%	13,191	22.81%	40,900	21.69%	
Associate Degree	97	2.08%	3,106	5.37%	12,468	6.61%	
Bachelor Degree	1,372	29.40%	15,512	26.83%	47,503	25.19%	
Advanced Degree	1,530	32.79%	13,278	22.96%	40,396	21.42%	

# Demographic Detail Report

<b>Building 1</b>						
<b>6400 Landsdowne Ctr, Alexandria, VA 22315</b>						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2020 Population by Occupation</b>	<b>7,974</b>		<b>84,371</b>		<b>276,572</b>	
Real Estate & Finance	201	2.52%	2,857	3.39%	8,165	2.95%
Professional & Management	3,220	40.38%	29,747	35.26%	95,151	34.40%
Public Administration	949	11.90%	7,651	9.07%	21,993	7.95%
Education & Health	381	4.78%	7,303	8.66%	25,192	9.11%
Services	276	3.46%	6,201	7.35%	24,485	8.85%
Information	41	0.51%	1,129	1.34%	3,182	1.15%
Sales	874	10.96%	9,361	11.10%	29,351	10.61%
Transportation	651	8.16%	5,195	6.16%	17,005	6.15%
Retail	553	6.94%	3,860	4.58%	13,207	4.78%
Wholesale	53	0.66%	663	0.79%	1,950	0.71%
Manufacturing	68	0.85%	876	1.04%	3,231	1.17%
Production	136	1.71%	2,560	3.03%	8,421	3.04%
Construction	73	0.92%	2,021	2.40%	9,948	3.60%
Utilities	108	1.35%	1,699	2.01%	5,274	1.91%
Agriculture & Mining	0	0.00%	100	0.12%	315	0.11%
Farming, Fishing, Forestry	0	0.00%	16	0.02%	74	0.03%
Other Services	390	4.89%	3,132	3.71%	9,628	3.48%
<b>2020 Worker Travel Time to Job</b>	<b>3,764</b>		<b>42,686</b>		<b>140,982</b>	
<30 Minutes	1,407	37.38%	18,080	42.36%	59,398	42.13%
30-60 Minutes	1,652	43.89%	18,394	43.09%	60,853	43.16%
60+ Minutes	705	18.73%	6,212	14.55%	20,731	14.70%
<b>2010 Households by HH Size</b>	<b>2,476</b>		<b>29,232</b>		<b>90,559</b>	
1-Person Households	644	26.01%	8,296	28.38%	22,234	24.55%
2-Person Households	751	30.33%	8,542	29.22%	27,041	29.86%
3-Person Households	425	17.16%	4,768	16.31%	15,378	16.98%
4-Person Households	432	17.45%	4,174	14.28%	13,751	15.18%
5-Person Households	145	5.86%	1,943	6.65%	6,629	7.32%
6-Person Households	52	2.10%	846	2.89%	2,951	3.26%
7 or more Person Households	27	1.09%	663	2.27%	2,575	2.84%
<b>2020 Average Household Size</b>	<b>2.60</b>		<b>2.60</b>		<b>2.80</b>	
<b>Households</b>						
2025 Projection	2,595		30,282		94,344	
2020 Estimate	2,574		30,089		93,520	
2010 Census	2,476		29,232		90,559	
Growth 2020 - 2025	0.82%		0.64%		0.88%	
Growth 2010 - 2020	3.96%		2.93%		3.27%	

# Demographic Detail Report

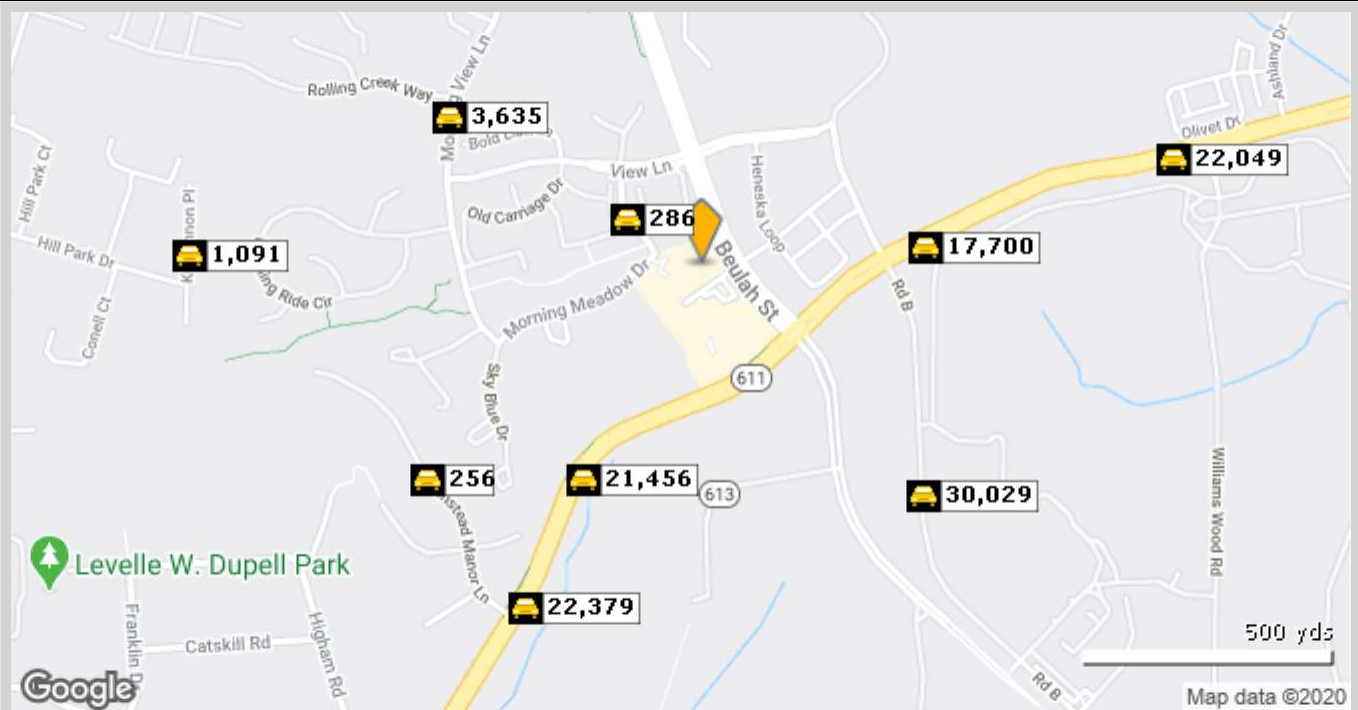
<b>Building 1</b>						
<b>6400 Landsdowne Ctr, Alexandria, VA 22315</b>						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2020 Households by HH Income</b>	<b>2,574</b>		<b>30,089</b>		<b>93,521</b>	
<\$25,000	63	2.45%	2,367	7.87%	8,094	8.65%
\$25,000 - \$50,000	206	8.00%	2,971	9.87%	11,001	11.76%
\$50,000 - \$75,000	188	7.30%	3,601	11.97%	11,413	12.20%
\$75,000 - \$100,000	299	11.62%	4,300	14.29%	12,396	13.25%
\$100,000 - \$125,000	299	11.62%	3,880	12.90%	11,258	12.04%
\$125,000 - \$150,000	276	10.72%	3,310	11.00%	9,010	9.63%
\$150,000 - \$200,000	505	19.62%	4,617	15.34%	13,890	14.85%
\$200,000+	738	28.67%	5,043	16.76%	16,459	17.60%
<b>2020 Avg Household Income</b>	<b>\$169,474</b>		<b>\$133,425</b>		<b>\$132,304</b>	
<b>2020 Med Household Income</b>	<b>\$146,014</b>		<b>\$111,633</b>		<b>\$108,564</b>	
<b>2020 Occupied Housing</b>	<b>2,573</b>		<b>30,088</b>		<b>93,520</b>	
Owner Occupied	2,084	80.99%	19,387	64.43%	60,750	64.96%
Renter Occupied	489	19.01%	10,701	35.57%	32,770	35.04%
<b>2010 Housing Units</b>	<b>2,599</b>		<b>31,706</b>		<b>97,640</b>	
1 Unit	2,159	83.07%	22,542	71.10%	68,782	70.44%
2 - 4 Units	55	2.12%	730	2.30%	1,799	1.84%
5 - 19 Units	293	11.27%	5,081	16.03%	16,850	17.26%
20+ Units	92	3.54%	3,353	10.58%	10,209	10.46%
<b>2020 Housing Value</b>	<b>2,085</b>		<b>19,387</b>		<b>60,750</b>	
<\$100,000	4	0.19%	265	1.37%	1,613	2.66%
\$100,000 - \$200,000	34	1.63%	782	4.03%	2,445	4.02%
\$200,000 - \$300,000	118	5.66%	1,389	7.16%	4,602	7.58%
\$300,000 - \$400,000	371	17.79%	4,377	22.58%	11,132	18.32%
\$400,000 - \$500,000	353	16.93%	4,537	23.40%	14,112	23.23%
\$500,000 - \$1,000,000	1,187	56.93%	7,730	39.87%	25,597	42.13%
\$1,000,000+	18	0.86%	307	1.58%	1,249	2.06%
<b>2020 Median Home Value</b>	<b>\$568,450</b>		<b>\$463,488</b>		<b>\$474,992</b>	
<b>2020 Housing Units by Yr Built</b>	<b>2,617</b>		<b>31,795</b>		<b>98,689</b>	
Built 2010+	71	2.71%	1,193	3.75%	4,374	4.43%
Built 2000 - 2010	408	15.59%	4,826	15.18%	14,922	15.12%
Built 1990 - 1999	1,334	50.97%	8,434	26.53%	15,764	15.97%
Built 1980 - 1989	597	22.81%	8,156	25.65%	19,731	19.99%
Built 1970 - 1979	104	3.97%	4,619	14.53%	18,338	18.58%
Built 1960 - 1969	46	1.76%	2,585	8.13%	13,644	13.83%
Built 1950 - 1959	46	1.76%	1,295	4.07%	9,079	9.20%
Built <1949	11	0.42%	687	2.16%	2,837	2.87%
<b>2020 Median Year Built</b>	<b>1993</b>		<b>1987</b>		<b>1982</b>	

# Traffic Count Report

## Building 1

6400 Landsdowne Ctr, Alexandria, VA 22315

Building Type: **General Retail**  
 Secondary: **Drug Store**  
 GLA: **10,125 SF**  
 Year Built: -  
 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	Morning Glen Ln	Old Carriage Ln	0.01 NW	2018	286	MPSI	.10
2	Telegraph Rd	Beulah St	0.05 SW	2018	17,700	MPSI	.26
3	Telegraph Rd	Beulah St	0.30 NE	2016	24,000	MPSI	.28
4	Telegraph Rd	Winstead Manor Ln	0.19 SW	2018	21,456	MPSI	.28
5	Morning View Ln	Rolling Creek Way	0.02 N	2018	3,635	MPSI	.34
6	Beulah St	Woodlawn Rd	0.13 S	2018	30,029	MPSI	.37
7	Winstead Manor Ln	Winstead Manor Ct	0.09 SE	2018	256	MPSI	.40
8	Telegraph Rd	Winstead Manor Ln	0.03 SW	2018	22,379	MPSI	.44
9	Telegraph Rd	Beulah St	0.35 SW	2018	22,049	MPSI	.56
10	Kincannon Pl	Hill Park Dr	0.04 S	2018	1,091	MPSI	.59