

# 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	
Population							
2027 Projection	7,124		79,229		258,134		
2022 Estimate	7,090		79,404		258,840		
2010 Census	6,578		76,750		250,213		
Growth 2022 - 2027	0.48%		-0.22%		-0.27%		
Growth 2010 - 2022	7.78%		3.46%		3.45%		
2022 Population by Age	7,090		79,404		258,840		
Age 0 - 4	399	5.63%	4,855	6.11%	15,990	6.18%	
Age 5 - 9	443	6.25%	5,188	6.53%	16,863	6.51%	
Age 10 - 14	483	6.81%	5,311	6.69%	17,394	6.72%	
Age 15 - 19	476	6.71%	5,099	6.42%	16,949	6.55%	
Age 20 - 24	420	5.92%	4,657	5.86%	15,726	6.08%	
Age 25 - 29	386	5.44%	4,782	6.02%	16,382	6.33%	
Age 30 - 34	374	5.28%	5,075	6.39%	17,198	6.64%	
Age 35 - 39	435	6.14%	5,634	7.10%	18,459	7.13%	
Age 40 - 44	510	7.19%	5,826	7.34%	18,652	7.21%	
Age 45 - 49	560	7.90%	5,802	7.31%	18,392	7.11%	
Age 50 - 54	564	7.95%	5,567	7.01%	17,704	6.84%	
Age 55 - 59	550	7.76%	5,325	6.71%	16,974	6.56%	
Age 60 - 64	482	6.80%	4,720	5.94%	15,165	5.86%	
Age 65 - 69	377	5.32%	3,731	4.70%	12,160	4.70%	
Age 70 - 74	275	3.88%	2,848	3.59%	9,471	3.66%	
Age 75 - 79	175	2.47%	1,974	2.49%	6,653	2.57%	
Age 80 - 84	98	1.38%	1,265	1.59%	4,152	1.60%	
Age 85+	83	1.17%	1,744	2.20%	4,554	1.76%	
Age 65+	1,008	14.22%	11,562	14.56%	36,990	14.29%	
Median Age	41.30		39.20		38.50		
Average Age	39.20		38.70		38.30		

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Radius	1 Mile		3 Mile		5 Mile
<b>2022 Population By Race</b>	<b>7,090</b>		<b>79,404</b>		<b>258,840</b>
White	4,252	59.97%	45,011	56.69%	150,011 57.96%
Black	1,300	18.34%	16,518	20.80%	53,534 20.68%
Am. Indian & Alaskan	32	0.45%	430	0.54%	1,880 0.73%
Asian	1,135	16.01%	13,498	17.00%	41,478 16.02%
Hawaiian & Pacific Island	3	0.04%	101	0.13%	376 0.15%
Other	367	5.18%	3,845	4.84%	11,561 4.47%
<b>Population by Hispanic Origin</b>	<b>7,090</b>		<b>79,404</b>		<b>258,840</b>
Non-Hispanic Origin	6,404	90.32%	66,737	84.05%	207,285 80.08%
Hispanic Origin	686	9.68%	12,667	15.95%	51,554 19.92%
<b>2022 Median Age, Male</b>	<b>39.50</b>		<b>37.80</b>		<b>37.30</b>
<b>2022 Average Age, Male</b>	<b>38.00</b>		<b>37.50</b>		<b>37.30</b>
<b>2022 Median Age, Female</b>	<b>42.70</b>		<b>40.50</b>		<b>39.70</b>
<b>2022 Average Age, Female</b>	<b>40.30</b>		<b>39.70</b>		<b>39.20</b>
<b>2022 Population by Occupation Classification</b>	<b>5,671</b>		<b>63,029</b>		<b>205,205</b>
Civilian Employed	3,871	68.26%	40,936	64.95%	134,175 65.39%
Civilian Unemployed	212	3.74%	2,305	3.66%	7,694 3.75%
Civilian Non-Labor Force	1,437	25.34%	16,978	26.94%	56,586 27.58%
Armed Forces	151	2.66%	2,810	4.46%	6,750 3.29%
<b>Households by Marital Status</b>					
Married	1,525		15,192		49,359
Married No Children	705		7,727		25,010
Married w/Children	820		7,465		24,350
<b>2022 Population by Education</b>	<b>5,009</b>		<b>57,930</b>		<b>189,235</b>
Some High School, No Diploma	157	3.13%	3,545	6.12%	17,268 9.13%
High School Grad (Incl Equivalency)	394	7.87%	9,240	15.95%	29,118 15.39%
Some College, No Degree	1,010	20.16%	13,857	23.92%	40,913 21.62%
Associate Degree	140	2.79%	3,637	6.28%	13,318 7.04%
Bachelor Degree	1,702	33.98%	14,918	25.75%	47,497 25.10%
Advanced Degree	1,606	32.06%	12,733	21.98%	41,121 21.73%

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	8,109		80,568		261,460	
Real Estate & Finance	270	3.33%	2,332	2.89%	7,701	2.95%
Professional & Management	3,234	39.88%	28,708	35.63%	91,757	35.09%
Public Administration	1,198	14.77%	6,665	8.27%	19,467	7.45%
Education & Health	726	8.95%	7,694	9.55%	24,943	9.54%
Services	476	5.87%	7,096	8.81%	25,118	9.61%
Information	72	0.89%	767	0.95%	2,348	0.90%
Sales	640	7.89%	7,646	9.49%	23,598	9.03%
Transportation	554	6.83%	4,750	5.90%	16,237	6.21%
Retail	317	3.91%	3,754	4.66%	11,476	4.39%
Wholesale	8	0.10%	542	0.67%	1,399	0.54%
Manufacturing	50	0.62%	707	0.88%	2,769	1.06%
Production	161	1.99%	2,971	3.69%	9,353	3.58%
Construction	40	0.49%	2,269	2.82%	10,213	3.91%
Utilities	79	0.97%	1,511	1.88%	5,225	2.00%
Agriculture & Mining	6	0.07%	179	0.22%	313	0.12%
Farming, Fishing, Forestry	2	0.02%	21	0.03%	82	0.03%
Other Services	276	3.40%	2,956	3.67%	9,461	3.62%
2022 Worker Travel Time to Job	3,782		41,220		133,984	
<30 Minutes	1,184	31.31%	16,958	41.14%	54,473	40.66%
30-60 Minutes	1,843	48.73%	18,298	44.39%	59,575	44.46%
60+ Minutes	755	19.96%	5,964	14.47%	19,936	14.88%
2010 Households by HH Size	2,560		29,110		90,623	
1-Person Households	677	26.45%	8,272	28.42%	22,257	24.56%
2-Person Households	778	30.39%	8,507	29.22%	27,058	29.86%
3-Person Households	438	17.11%	4,747	16.31%	15,388	16.98%
4-Person Households	439	17.15%	4,156	14.28%	13,759	15.18%
5-Person Households	147	5.74%	1,931	6.63%	6,633	7.32%
6-Person Households	53	2.07%	840	2.89%	2,953	3.26%
7 or more Person Households	28	1.09%	657	2.26%	2,575	2.84%
2022 Average Household Size	2.60		2.60		2.80	
Households						
2027 Projection	2,750		29,594		91,997	
2022 Estimate	2,739		29,721		92,468	
2010 Census	2,561		29,110		90,624	
Growth 2022 - 2027	0.40%		-0.43%		-0.51%	
Growth 2010 - 2022	6.95%		2.10%		2.03%	

# Demographic Detail Report

Building 1							
6400 Landsdowne Ctr, Alexandria, VA 22315							
Radius	1 Mile		3 Mile		5 Mile		
2022 Households by HH Income	2,738		29,721		92,467		
<\$25,000	68	2.48%	1,881	6.33%	6,892	7.45%	
\$25,000 - \$50,000	170	6.21%	3,245	10.92%	11,225	12.14%	
\$50,000 - \$75,000	209	7.63%	3,232	10.87%	10,643	11.51%	
\$75,000 - \$100,000	332	12.13%	3,940	13.26%	11,822	12.79%	
\$100,000 - \$125,000	332	12.13%	3,528	11.87%	10,459	11.31%	
\$125,000 - \$150,000	328	11.98%	3,500	11.78%	9,051	9.79%	
\$150,000 - \$200,000	497	18.15%	4,864	16.37%	14,473	15.65%	
\$200,000+	802	29.29%	5,531	18.61%	17,902	19.36%	
2022 Avg Household Income	\$170,804		\$139,454		\$137,677		
2022 Med Household Income	\$144,664		\$118,158		\$113,508		
2022 Occupied Housing	2,739		29,721		92,468		
Owner Occupied	2,223	81.16%	19,224	64.68%	60,132	65.03%	
Renter Occupied	516	18.84%	10,497	35.32%	32,336	34.97%	
2010 Housing Units	2,768		31,285		96,587		
1 Unit	2,301	83.13%	22,693	72.54%	68,593	71.02%	
2 - 4 Units	25	0.90%	660	2.11%	1,671	1.73%	
5 - 19 Units	357	12.90%	4,599	14.70%	16,512	17.10%	
20+ Units	85	3.07%	3,333	10.65%	9,811	10.16%	
2022 Housing Value	2,222		19,225		60,131		
<\$100,000	5	0.23%	209	1.09%	1,424	2.37%	
\$100,000 - \$200,000	22	0.99%	633	3.29%	1,773	2.95%	
\$200,000 - \$300,000	129	5.81%	1,064	5.53%	3,962	6.59%	
\$300,000 - \$400,000	365	16.43%	3,756	19.54%	9,294	15.46%	
\$400,000 - \$500,000	334	15.03%	5,173	26.91%	14,652	24.37%	
\$500,000 - \$1,000,000	1,352	60.85%	8,030	41.77%	27,575	45.86%	
\$1,000,000+	15	0.68%	360	1.87%	1,451	2.41%	
2022 Median Home Value	\$594,674		\$476,367		\$492,904		
2022 Housing Units by Yr Built	2,785		31,404		97,700		
Built 2010+	151	5.42%	941	3.00%	3,417	3.50%	
Built 2000 - 2010	418	15.01%	4,821	15.35%	14,903	15.25%	
Built 1990 - 1999	1,389	49.87%	8,428	26.84%	15,773	16.14%	
Built 1980 - 1989	616	22.12%	8,135	25.90%	19,722	20.19%	
Built 1970 - 1979	105	3.77%	4,579	14.58%	18,323	18.75%	
Built 1960 - 1969	46	1.65%	2,542	8.09%	13,641	13.96%	
Built 1950 - 1959	47	1.69%	1,280	4.08%	9,083	9.30%	
Built <1949	13	0.47%	678	2.16%	2,838	2.90%	
2022 Median Year Built	1993		1987		1982		

## Traffic Count Report

### Building 1

6400 Landsdowne Ctr, Alexandria, VA 22315

Building Type: **General Retail**

Secondary: **Drug Store**

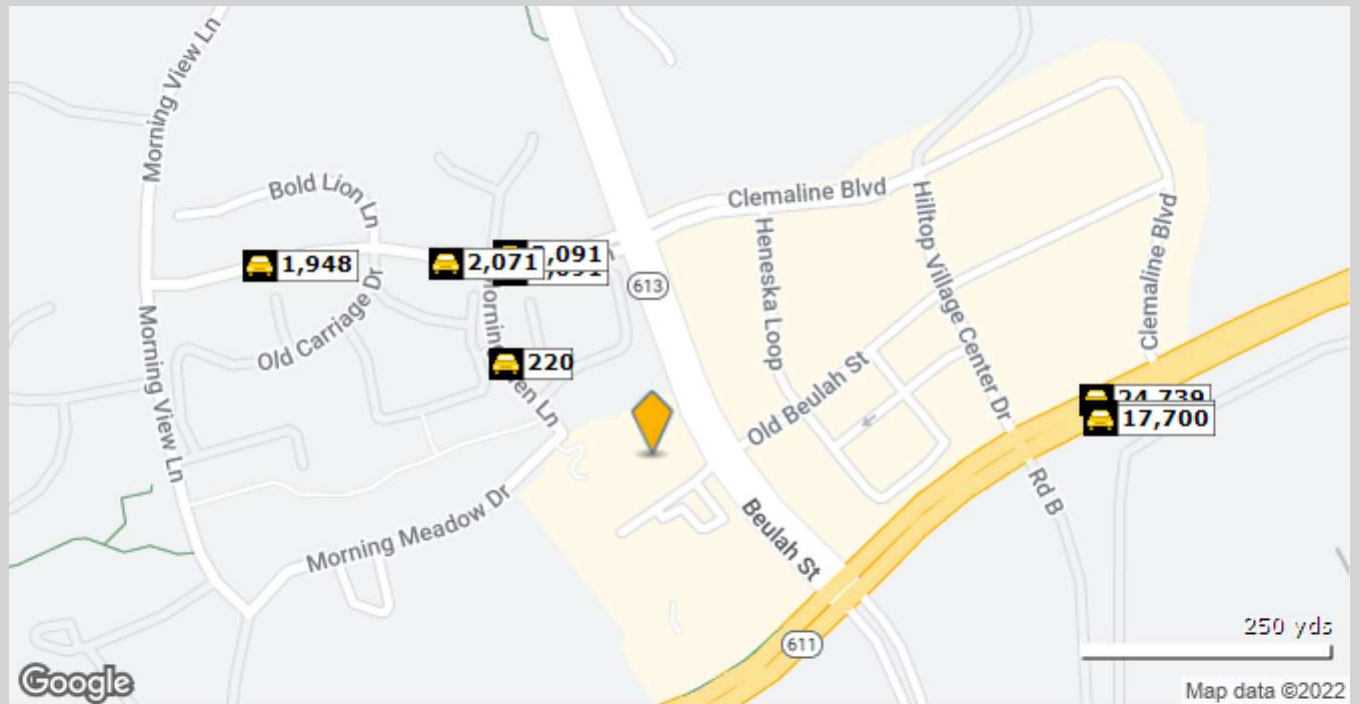
GLA: **10,125 SF**

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	2022	217	MPSI	.10
2	Morning Glen Ln	Old Carriage Ln	0.01 NW	2015	220	ADT	.10
3	View Lane	Morning Glen Ln	0.01 NW	2022	3,091	MPSI	.14
4	View Lane	Morning Glen Ln	0.01 SW	2022	3,091	MPSI	.14
5	View Ln	Morning Glen Ln	0.03 E	2022	2,071	MPSI	.16
6	View Lane	Morning View Ln	0.07 W	2022	3,091	MPSI	.25
7	View Ln	Morning View Ln	0.07 W	2022	1,948	MPSI	.25
8	Telegraph Road	Clemaline Blvd	0.03 E	2022	24,739	MPSI	.26
9	Telegraph Rd	Beulah St	0.05 SW	2022	23,597	MPSI	.26
10	Telegraph Rd	Beulah St	0.05 SW	2018	17,700	MPSI	.26