

Demographic Detail 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: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	7,055	79,066	258,056
2021 Estimate	7,025	79,160	258,277
2010 Census	6,600	76,695	250,188
Growth 2021 - 2026	0.43%	-0.12%	-0.09%
Growth 2010 - 2021	6.44%	3.21%	3.23%
2021 Population by Age			
	7,025	79,160	258,277
Age 0 - 4	425 6.05%	5,148 6.50%	16,825 6.51%
Age 5 - 9	477 6.79%	5,347 6.75%	17,500 6.78%
Age 10 - 14	501 7.13%	5,313 6.71%	17,702 6.85%
Age 15 - 19	459 6.53%	4,900 6.19%	16,560 6.41%
Age 20 - 24	371 5.28%	4,444 5.61%	15,204 5.89%
Age 25 - 29	347 4.94%	4,908 6.20%	16,872 6.53%
Age 30 - 34	379 5.40%	5,326 6.73%	17,766 6.88%
Age 35 - 39	509 7.25%	6,108 7.72%	19,655 7.61%
Age 40 - 44	561 7.99%	5,884 7.43%	18,732 7.25%
Age 45 - 49	600 8.54%	5,917 7.47%	18,888 7.31%
Age 50 - 54	572 8.14%	5,529 6.98%	17,694 6.85%
Age 55 - 59	555 7.90%	5,381 6.80%	17,243 6.68%
Age 60 - 64	452 6.43%	4,440 5.61%	14,458 5.60%
Age 65 - 69	323 4.60%	3,296 4.16%	11,000 4.26%
Age 70 - 74	227 3.23%	2,501 3.16%	8,546 3.31%
Age 75 - 79	131 1.86%	1,672 2.11%	5,672 2.20%
Age 80 - 84	73 1.04%	1,155 1.46%	3,609 1.40%
Age 85+	64 0.91%	1,890 2.39%	4,351 1.68%
Age 65+	818 11.64%	10,514 13.28%	33,178 12.85%
Median Age	40.40	38.40	37.70
Average Age	38.10	38.00	37.50

Demographic Detail Report

Building 1						
6400 Landsdowne Ctr, Alexandria, VA 22315						
Radius	1 Mile		3 Mile		5 Mile	
2021 Population By Race	7,025		79,160		258,277	
White	4,267	60.74%	45,479	57.45%	151,558	58.68%
Black	1,266	18.02%	16,220	20.49%	52,705	20.41%
Am. Indian & Alaskan	32	0.46%	415	0.52%	1,812	0.70%
Asian	1,103	15.70%	13,201	16.68%	40,569	15.71%
Hawaiian & Pacific Island	3	0.04%	96	0.12%	356	0.14%
Other	354	5.04%	3,748	4.73%	11,276	4.37%
Population by Hispanic Origin	7,025		79,160		258,277	
Non-Hispanic Origin	6,342	90.28%	66,489	83.99%	206,612	80.00%
Hispanic Origin	684	9.74%	12,671	16.01%	51,665	20.00%
2021 Median Age, Male	39.00		37.10		36.60	
2021 Average Age, Male	37.00		36.80		36.60	
2021 Median Age, Female	41.50		39.60		38.80	
2021 Average Age, Female	39.10		39.20		38.40	
2021 Population by Occupation Classification	5,529		62,373		202,940	
Civilian Employed	3,777	68.31%	40,606	65.10%	134,698	66.37%
Civilian Unemployed	251	4.54%	2,456	3.94%	7,376	3.63%
Civilian Non-Labor Force	1,379	24.94%	16,863	27.04%	54,961	27.08%
Armed Forces	122	2.21%	2,448	3.92%	5,905	2.91%
Households by Marital Status						
Married	1,513		15,135		49,214	
Married No Children	699		7,699		24,945	
Married w/Children	814		7,436		24,269	
2021 Population by Education	4,905		57,561		187,437	
Some High School, No Diploma	159	3.24%	3,581	6.22%	17,862	9.53%
High School Grad (Incl Equivalency)	442	9.01%	8,878	15.42%	28,306	15.10%
Some College, No Degree	973	19.84%	13,025	22.63%	39,554	21.10%
Associate Degree	112	2.28%	3,554	6.17%	12,952	6.91%
Bachelor Degree	1,728	35.23%	15,501	26.93%	47,535	25.36%
Advanced Degree	1,491	30.40%	13,022	22.62%	41,228	22.00%

Demographic Detail Report

Building 1						
6400 Landsdowne Ctr, Alexandria, VA 22315						
Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	7,944		80,464		262,960	
Real Estate & Finance	253	3.18%	2,271	2.82%	7,480	2.84%
Professional & Management	3,187	40.12%	28,378	35.27%	91,186	34.68%
Public Administration	1,170	14.73%	7,352	9.14%	20,217	7.69%
Education & Health	582	7.33%	7,057	8.77%	24,305	9.24%
Services	398	5.01%	6,962	8.65%	23,908	9.09%
Information	65	0.82%	975	1.21%	2,742	1.04%
Sales	700	8.81%	7,981	9.92%	24,827	9.44%
Transportation	564	7.10%	4,833	6.01%	16,406	6.24%
Retail	341	4.29%	3,839	4.77%	12,065	4.59%
Wholesale	18	0.23%	577	0.72%	1,613	0.61%
Manufacturing	67	0.84%	810	1.01%	2,949	1.12%
Production	163	2.05%	2,641	3.28%	9,495	3.61%
Construction	61	0.77%	2,110	2.62%	10,607	4.03%
Utilities	62	0.78%	1,502	1.87%	5,317	2.02%
Agriculture & Mining	9	0.11%	170	0.21%	334	0.13%
Farming, Fishing, Forestry	3	0.04%	51	0.06%	106	0.04%
Other Services	301	3.79%	2,955	3.67%	9,403	3.58%
2021 Worker Travel Time to Job	3,697		40,813		134,001	
<30 Minutes	1,125	30.43%	17,191	42.12%	55,176	41.18%
30-60 Minutes	1,812	49.01%	17,928	43.93%	59,235	44.20%
60+ Minutes	760	20.56%	5,694	13.95%	19,590	14.62%
2010 Households by HH Size	2,568		29,088		90,612	
1-Person Households	677	26.36%	8,265	28.41%	22,253	24.56%
2-Person Households	780	30.37%	8,500	29.22%	27,055	29.86%
3-Person Households	440	17.13%	4,744	16.31%	15,387	16.98%
4-Person Households	442	17.21%	4,153	14.28%	13,757	15.18%
5-Person Households	148	5.76%	1,930	6.64%	6,632	7.32%
6-Person Households	53	2.06%	839	2.88%	2,953	3.26%
7 or more Person Households	28	1.09%	657	2.26%	2,575	2.84%
2021 Average Household Size	2.60		2.60		2.80	
Households						
2026 Projection	2,721		29,519		92,010	
2021 Estimate	2,713		29,616		92,272	
2010 Census	2,567		29,087		90,613	
Growth 2021 - 2026	0.29%		-0.33%		-0.28%	
Growth 2010 - 2021	5.69%		1.82%		1.83%	

Demographic Detail Report

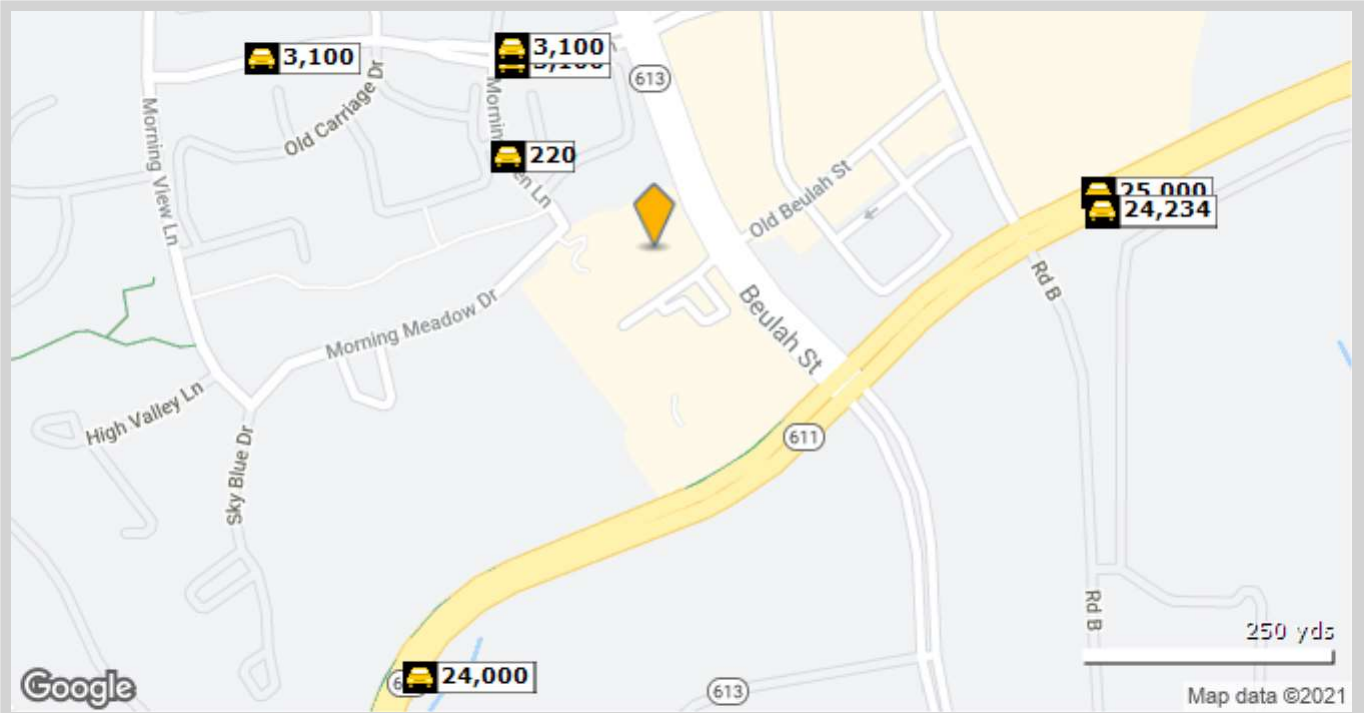
Building 1						
6400 Landsdowne Ctr, Alexandria, VA 22315						
Radius	1 Mile		3 Mile		5 Mile	
2021 Households by HH Income	2,713		29,614		92,271	
<\$25,000	43	1.58%	2,037	6.88%	6,972	7.56%
\$25,000 - \$50,000	230	8.48%	3,013	10.17%	10,662	11.56%
\$50,000 - \$75,000	234	8.63%	3,372	11.39%	11,014	11.94%
\$75,000 - \$100,000	278	10.25%	3,661	12.36%	11,651	12.63%
\$100,000 - \$125,000	317	11.68%	3,965	13.39%	10,649	11.54%
\$125,000 - \$150,000	237	8.74%	3,258	11.00%	8,955	9.71%
\$150,000 - \$200,000	534	19.68%	4,960	16.75%	14,616	15.84%
\$200,000+	840	30.96%	5,348	18.06%	17,752	19.24%
2021 Avg Household Income	\$173,648		\$138,355		\$137,631	
2021 Med Household Income	\$151,639		\$117,175		\$113,701	
2021 Occupied Housing	2,712		29,616		92,272	
Owner Occupied	2,200	81.12%	19,150	64.66%	59,957	64.98%
Renter Occupied	512	18.88%	10,466	35.34%	32,315	35.02%
2010 Housing Units	2,737		31,174		96,371	
1 Unit	2,271	82.97%	22,509	72.20%	68,213	70.78%
2 - 4 Units	24	0.88%	747	2.40%	1,746	1.81%
5 - 19 Units	349	12.75%	4,552	14.60%	16,577	17.20%
20+ Units	93	3.40%	3,366	10.80%	9,835	10.21%
2021 Housing Value	2,201		19,151		59,957	
<\$100,000	6	0.27%	257	1.34%	1,433	2.39%
\$100,000 - \$200,000	18	0.82%	591	3.09%	1,846	3.08%
\$200,000 - \$300,000	133	6.04%	1,226	6.40%	4,174	6.96%
\$300,000 - \$400,000	336	15.27%	3,721	19.43%	9,257	15.44%
\$400,000 - \$500,000	335	15.22%	4,895	25.56%	14,565	24.29%
\$500,000 - \$1,000,000	1,363	61.93%	8,159	42.60%	27,369	45.65%
\$1,000,000+	10	0.45%	302	1.58%	1,313	2.19%
2021 Median Home Value	\$599,963		\$477,231		\$491,098	
2021 Housing Units by Yr Built	2,757		31,282		97,457	
Built 2010+	116	4.21%	843	2.69%	3,149	3.23%
Built 2000 - 2010	417	15.13%	4,809	15.37%	14,918	15.31%
Built 1990 - 1999	1,397	50.67%	8,426	26.94%	15,776	16.19%
Built 1980 - 1989	616	22.34%	8,130	25.99%	19,723	20.24%
Built 1970 - 1979	105	3.81%	4,576	14.63%	18,330	18.81%
Built 1960 - 1969	46	1.67%	2,541	8.12%	13,645	14.00%
Built 1950 - 1959	47	1.70%	1,279	4.09%	9,078	9.31%
Built <1949	13	0.47%	678	2.17%	2,838	2.91%
2021 Median Year Built	1993		1987		1981	

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	Morning Glen Ln	Old Carriage Ln	0.01 NW	2015	220	ADT	.10
3	View Lane	Morning Glen Ln	0.01 NW	2018	3,100	ADT	.14
4	View Lane	Morning Glen Ln	0.01 SW	2018	3,100	ADT	.14
5	View Lane	Morning View Ln	0.07 W	2018	3,100	ADT	.25
6	Telegraph Road	Clemaline Blvd	0.03 E	2018	25,000	ADT	.26
7	Telegraph Rd	Beulah St	0.05 SW	2018	17,700	MPSI	.26
8	Telegraph Rd	Beulah St	0.05 SW	2020	24,234	MPSI	.26
9	Telegraph Rd	Winstead Manor Ln	0.19 SW	2020	24,605	MPSI	.28
10	Telegraph Rd	Beulah St	0.30 NE	2016	24,000	MPSI	.28