

Demographic Detail Report

Building B

6300-6332 Springfield Plz, Springfield, VA 22150

Building Type: **General Retail**
 Secondary: -
 GLA: **38,671 SF**
 Year Built: **1980**

Total Available: **1,479 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	14,585		113,160		352,022	
2020 Estimate	14,452		112,567		346,583	
2010 Census	13,814		110,197		329,505	
Growth 2020 - 2025	0.92%		0.53%		1.57%	
Growth 2010 - 2020	4.62%		2.15%		5.18%	
2020 Population by Age						
	14,452		112,567		346,583	
Age 0 - 4	917	6.35%	7,101	6.31%	22,058	6.36%
Age 5 - 9	936	6.48%	7,189	6.39%	21,192	6.11%
Age 10 - 14	939	6.50%	7,145	6.35%	21,229	6.13%
Age 15 - 19	879	6.08%	6,611	5.87%	20,226	5.84%
Age 20 - 24	887	6.14%	6,251	5.55%	20,200	5.83%
Age 25 - 29	1,051	7.27%	6,937	6.16%	24,434	7.05%
Age 30 - 34	1,154	7.99%	7,770	6.90%	26,305	7.59%
Age 35 - 39	1,182	8.18%	8,655	7.69%	26,829	7.74%
Age 40 - 44	1,063	7.36%	8,289	7.36%	24,534	7.08%
Age 45 - 49	1,039	7.19%	8,429	7.49%	24,929	7.19%
Age 50 - 54	945	6.54%	7,952	7.06%	23,851	6.88%
Age 55 - 59	883	6.11%	7,755	6.89%	23,461	6.77%
Age 60 - 64	727	5.03%	6,570	5.84%	20,206	5.83%
Age 65 - 69	544	3.76%	5,045	4.48%	15,788	4.56%
Age 70 - 74	415	2.87%	3,901	3.47%	12,249	3.53%
Age 75 - 79	288	1.99%	2,635	2.34%	7,987	2.30%
Age 80 - 84	215	1.49%	1,803	1.60%	5,101	1.47%
Age 85+	389	2.69%	2,530	2.25%	6,006	1.73%
Age 65+	1,851	12.81%	15,914	14.14%	47,131	13.60%
Median Age	37.00		39.20		38.30	
Average Age	37.50		38.70		38.30	

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	14,452		112,567		346,583	
White	8,573	59.32%	68,762	61.09%	212,989	61.45%
Black	1,129	7.81%	15,110	13.42%	55,467	16.00%
Am. Indian & Alaskan	308	2.13%	873	0.78%	2,177	0.63%
Asian	3,810	26.36%	23,216	20.62%	61,881	17.85%
Hawaiian & Pacific Island	16	0.11%	144	0.13%	433	0.12%
Other	615	4.26%	4,462	3.96%	13,636	3.93%
Population by Hispanic Origin	14,452		112,567		346,583	
Non-Hispanic Origin	9,061	62.70%	91,336	81.14%	278,478	80.35%
Hispanic Origin	5,391	37.30%	21,231	18.86%	68,105	19.65%
2020 Median Age, Male	36.10		38.00		37.20	
2020 Average Age, Male	36.50		37.70		37.40	
2020 Median Age, Female	38.10		40.40		39.30	
2020 Average Age, Female	38.60		39.80		39.20	
2020 Population by Occupation Classification	11,484		89,812		278,066	
Civilian Employed	7,526	65.53%	61,187	68.13%	193,044	69.42%
Civilian Unemployed	239	2.08%	1,628	1.81%	4,872	1.75%
Civilian Non-Labor Force	3,658	31.85%	25,492	28.38%	75,286	27.07%
Armed Forces	61	0.53%	1,505	1.68%	4,864	1.75%
Households by Marital Status						
Married	2,316		21,691		66,385	
Married No Children	1,194		11,684		35,759	
Married w/Children	1,122		10,008		30,627	
2020 Population by Education	10,821		83,536		260,000	
Some High School, No Diploma	2,241	20.71%	7,595	9.09%	22,389	8.61%
High School Grad (Incl Equivalency)	2,249	20.78%	12,649	15.14%	38,447	14.79%
Some College, No Degree	2,079	19.21%	17,204	20.59%	54,453	20.94%
Associate Degree	926	8.56%	5,266	6.30%	18,322	7.05%
Bachelor Degree	2,267	20.95%	22,442	26.87%	68,886	26.49%
Advanced Degree	1,059	9.79%	18,380	22.00%	57,503	22.12%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	14,086		120,356		379,716	
Real Estate & Finance	338	2.40%	3,844	3.19%	11,697	3.08%
Professional & Management	3,777	26.81%	43,434	36.09%	135,104	35.58%
Public Administration	510	3.62%	8,727	7.25%	27,779	7.32%
Education & Health	1,092	7.75%	10,506	8.73%	35,816	9.43%
Services	2,073	14.72%	10,481	8.71%	35,021	9.22%
Information	147	1.04%	1,545	1.28%	4,779	1.26%
Sales	1,418	10.07%	12,205	10.14%	38,421	10.12%
Transportation	850	6.03%	7,007	5.82%	23,357	6.15%
Retail	750	5.32%	5,198	4.32%	16,855	4.44%
Wholesale	119	0.84%	661	0.55%	2,010	0.53%
Manufacturing	229	1.63%	1,529	1.27%	4,296	1.13%
Production	618	4.39%	3,483	2.89%	10,801	2.84%
Construction	1,031	7.32%	4,152	3.45%	12,075	3.18%
Utilities	276	1.96%	1,948	1.62%	6,967	1.83%
Agriculture & Mining	12	0.09%	177	0.15%	435	0.11%
Farming, Fishing, Forestry	0	0.00%	60	0.05%	149	0.04%
Other Services	846	6.01%	5,399	4.49%	14,154	3.73%
2020 Worker Travel Time to Job	7,409		60,187		189,121	
<30 Minutes	3,779	51.01%	26,330	43.75%	82,114	43.42%
30-60 Minutes	3,035	40.96%	26,510	44.05%	83,971	44.40%
60+ Minutes	595	8.03%	7,347	12.21%	23,036	12.18%
2010 Households by HH Size	4,052		40,941		122,782	
1-Person Households	845	20.85%	10,990	26.84%	31,730	25.84%
2-Person Households	966	23.84%	12,485	30.50%	37,988	30.94%
3-Person Households	606	14.96%	6,575	16.06%	20,293	16.53%
4-Person Households	609	15.03%	5,624	13.74%	17,580	14.32%
5-Person Households	392	9.67%	2,719	6.64%	8,277	6.74%
6-Person Households	260	6.42%	1,273	3.11%	3,677	2.99%
7 or more Person Households	374	9.23%	1,275	3.11%	3,237	2.64%
2020 Average Household Size	3.30		2.70		2.70	
Households						
2025 Projection	4,269		41,403		130,311	
2020 Estimate	4,231		41,277		128,298	
2010 Census	4,053		40,943		122,783	
Growth 2020 - 2025	0.90%		0.31%		1.57%	
Growth 2010 - 2020	4.39%		0.82%		4.49%	

Demographic Detail Report

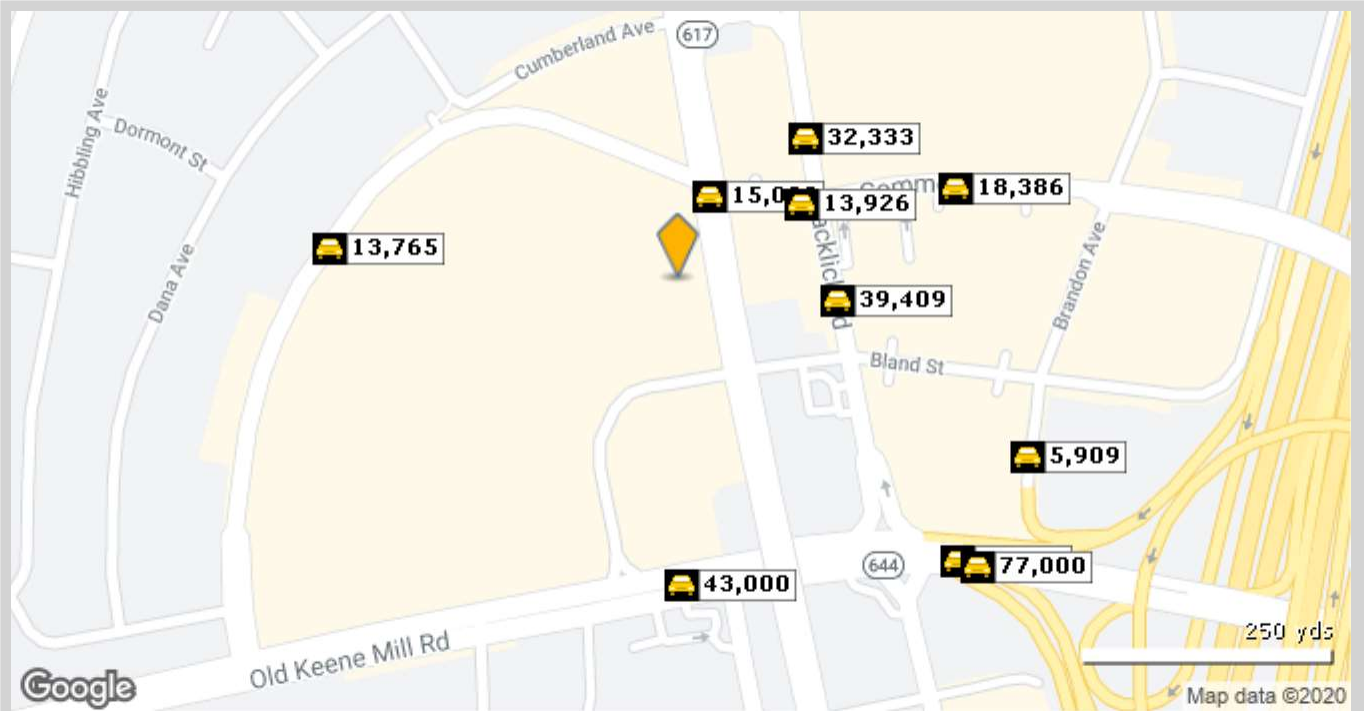
Building B						
6300-6332 Springfield Plz, Springfield, VA 22150						
Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	4,231		41,276		128,299	
<\$25,000	442	10.45%	2,848	6.90%	10,814	8.43%
\$25,000 - \$50,000	502	11.86%	4,229	10.25%	15,177	11.83%
\$50,000 - \$75,000	695	16.43%	4,971	12.04%	16,598	12.94%
\$75,000 - \$100,000	477	11.27%	5,344	12.95%	16,552	12.90%
\$100,000 - \$125,000	566	13.38%	5,012	12.14%	14,793	11.53%
\$125,000 - \$150,000	481	11.37%	4,997	12.11%	12,742	9.93%
\$150,000 - \$200,000	572	13.52%	6,970	16.89%	19,003	14.81%
\$200,000+	496	11.72%	6,905	16.73%	22,620	17.63%
2020 Avg Household Income	\$116,762		\$135,487		\$132,277	
2020 Med Household Income	\$99,973		\$116,190		\$108,464	
2020 Occupied Housing	4,232		41,277		128,298	
Owner Occupied	2,805	66.28%	28,917	70.06%	83,068	64.75%
Renter Occupied	1,427	33.72%	12,360	29.94%	45,230	35.25%
2010 Housing Units	4,339		43,540		133,281	
1 Unit	3,218	74.16%	31,692	72.79%	88,418	66.34%
2 - 4 Units	29	0.67%	704	1.62%	1,948	1.46%
5 - 19 Units	599	13.81%	6,774	15.56%	22,105	16.59%
20+ Units	493	11.36%	4,370	10.04%	20,810	15.61%
2020 Housing Value	2,804		28,917		83,068	
<\$100,000	61	2.18%	435	1.50%	1,231	1.48%
\$100,000 - \$200,000	47	1.68%	774	2.68%	4,150	5.00%
\$200,000 - \$300,000	131	4.67%	1,967	6.80%	6,278	7.56%
\$300,000 - \$400,000	661	23.57%	5,238	18.11%	13,566	16.33%
\$400,000 - \$500,000	1,083	38.62%	8,482	29.33%	19,313	23.25%
\$500,000 - \$1,000,000	748	26.68%	11,444	39.58%	36,689	44.17%
\$1,000,000+	73	2.60%	577	2.00%	1,841	2.22%
2020 Median Home Value	\$446,352		\$471,262		\$484,445	
2020 Housing Units by Yr Built	4,339		43,583		133,487	
Built 2010+	126	2.90%	1,127	2.59%	6,255	4.69%
Built 2000 - 2010	377	8.69%	6,213	14.26%	13,071	9.79%
Built 1990 - 1999	368	8.48%	9,029	20.72%	16,535	12.39%
Built 1980 - 1989	221	5.09%	7,157	16.42%	25,403	19.03%
Built 1970 - 1979	430	9.91%	5,750	13.19%	29,838	22.35%
Built 1960 - 1969	690	15.90%	7,466	17.13%	24,123	18.07%
Built 1950 - 1959	1,919	44.23%	5,740	13.17%	14,204	10.64%
Built <1949	208	4.79%	1,101	2.53%	4,058	3.04%
2020 Median Year Built	1960		1981		1977	

Traffic Count Report

Building B

6300-6332 Springfield Plz, Springfield, VA 22150

Building Type: **General Retail**
 Secondary: -
 GLA: **38,671 SF**
 Year Built: **1980**
 Total Available: **1,479 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Amherst Ave	Commerce St	0.01 N	2016	15,000	AADT	.05
2	Commerce St	Backlick Rd	0.01 E	2018	13,926	MPSI	.09
3	Backlick Rd	Bland St	0.03 S	2018	39,409	MPSI	.09
4	Backlick Rd	Springfield Pz	0.02 N	2018	32,333	MPSI	.11
5	Commerce St	Backlick Rd	0.08 W	2018	18,386	MPSI	.17
6	Old Keene Mill Rd	Springfield Blvd	0.03 E	2015	43,000	ADT	.18
7	Commerce St	Cumberland Ave	0.07 NE	2018	13,765	MPSI	.20
8	Brandon Ave	Bland St	0.04 N	2018	5,909	MPSI	.23
9	Old Keene Mill Rd	Franconia Rd	0.01 E	2018	55,538	MPSI	.23
10	Franconia Rd	Old Keene Mill Rd	0.00 NW	2016	77,000	MPSI	.24