

Demographic Detail Report

Building B 6300-6332 Springfield Plz, Springfield, VA 22150

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **38,671 SF** Rent/SF/Yr: -
 Year Built: **1980**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	13,629	109,855	338,283
2022 Estimate	13,680	110,585	339,883
2010 Census	13,339	109,532	329,164
Growth 2022 - 2027	-0.37%	-0.66%	-0.47%
Growth 2010 - 2022	2.56%	0.96%	3.26%

2022 Population by Age	13,680		110,585		339,883	
Age 0 - 4	817	5.97%	6,561	5.93%	20,886	6.15%
Age 5 - 9	858	6.27%	6,927	6.26%	20,695	6.09%
Age 10 - 14	877	6.41%	7,030	6.36%	20,609	6.06%
Age 15 - 19	857	6.26%	6,772	6.12%	20,138	5.92%
Age 20 - 24	825	6.03%	6,274	5.67%	19,504	5.74%
Age 25 - 29	911	6.66%	6,566	5.94%	22,196	6.53%
Age 30 - 34	1,004	7.34%	7,071	6.39%	24,210	7.12%
Age 35 - 39	1,069	7.81%	7,849	7.10%	25,283	7.44%
Age 40 - 44	1,041	7.61%	8,083	7.31%	24,417	7.18%
Age 45 - 49	977	7.14%	8,003	7.24%	23,501	6.91%
Age 50 - 54	905	6.62%	7,705	6.97%	22,791	6.71%
Age 55 - 59	848	6.20%	7,451	6.74%	22,289	6.56%
Age 60 - 64	745	5.45%	6,758	6.11%	20,474	6.02%
Age 65 - 69	589	4.31%	5,496	4.97%	16,927	4.98%
Age 70 - 74	456	3.33%	4,344	3.93%	13,565	3.99%
Age 75 - 79	330	2.41%	3,121	2.82%	9,724	2.86%
Age 80 - 84	223	1.63%	2,038	1.84%	6,112	1.80%
Age 85+	347	2.54%	2,535	2.29%	6,563	1.93%
Age 65+	1,945	14.22%	17,534	15.86%	52,891	15.56%
Median Age	38.20		40.10		39.30	
Average Age	38.40		39.50		39.20	

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Building B					
6300-6332 Springfield Plz, Springfield, VA 22150					
Radius	1 Mile		3 Mile		5 Mile
2022 Population By Race	13,680		110,585		339,883
White	8,067	58.97%	66,504	60.14%	206,639 60.80%
Black	1,007	7.36%	15,292	13.83%	55,136 16.22%
Am. Indian & Alaskan	303	2.21%	868	0.78%	2,130 0.63%
Asian	3,680	26.90%	23,177	20.96%	61,561 18.11%
Hawaiian & Pacific Island	18	0.13%	148	0.13%	443 0.13%
Other	606	4.43%	4,596	4.16%	13,975 4.11%
Population by Hispanic Origin	13,680		110,585		339,883
Non-Hispanic Origin	8,450	61.77%	89,529	80.96%	272,910 80.30%
Hispanic Origin	5,231	38.24%	21,056	19.04%	66,973 19.70%
2022 Median Age, Male	37.60		38.80		38.20
2022 Average Age, Male	37.60		38.40		38.20
2022 Median Age, Female	39.10		41.40		40.40
2022 Average Age, Female	39.30		40.50		40.20
2022 Population by Occupation Classification	10,955		88,717		273,653
Civilian Employed	6,720	61.34%	58,646	66.10%	181,474 66.32%
Civilian Unemployed	516	4.71%	3,195	3.60%	10,593 3.87%
Civilian Non-Labor Force	3,631	33.14%	25,094	28.29%	76,085 27.80%
Armed Forces	88	0.80%	1,782	2.01%	5,501 2.01%
Households by Marital Status					
Married	2,202		21,307		65,251
Married No Children	1,132		11,458		35,135
Married w/Children	1,070		9,850		30,116
2022 Population by Education	10,285		82,474		255,745
Some High School, No Diploma	1,936	18.82%	7,948	9.64%	21,805 8.53%
High School Grad (Incl Equivalency)	2,139	20.80%	11,881	14.41%	37,408 14.63%
Some College, No Degree	1,979	19.24%	16,401	19.89%	52,060 20.36%
Associate Degree	839	8.16%	5,453	6.61%	17,695 6.92%
Bachelor Degree	2,264	22.01%	21,901	26.56%	67,413 26.36%
Advanced Degree	1,128	10.97%	18,890	22.90%	59,364 23.21%

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	12,579		114,026		352,988	
Real Estate & Finance	384	3.05%	3,795	3.33%	10,926	3.10%
Professional & Management	3,449	27.42%	42,699	37.45%	129,539	36.70%
Public Administration	510	4.05%	8,264	7.25%	24,519	6.95%
Education & Health	995	7.91%	10,577	9.28%	34,525	9.78%
Services	1,935	15.38%	10,430	9.15%	32,896	9.32%
Information	101	0.80%	1,182	1.04%	3,649	1.03%
Sales	968	7.70%	10,026	8.79%	30,526	8.65%
Transportation	715	5.68%	6,315	5.54%	20,185	5.72%
Retail	653	5.19%	4,500	3.95%	14,417	4.08%
Wholesale	94	0.75%	561	0.49%	1,512	0.43%
Manufacturing	206	1.64%	992	0.87%	3,584	1.02%
Production	788	6.26%	3,898	3.42%	12,020	3.41%
Construction	774	6.15%	3,995	3.50%	12,780	3.62%
Utilities	288	2.29%	2,019	1.77%	7,333	2.08%
Agriculture & Mining	22	0.17%	133	0.12%	298	0.08%
Farming, Fishing, Forestry	0	0.00%	24	0.02%	66	0.02%
Other Services	697	5.54%	4,616	4.05%	14,213	4.03%
2022 Worker Travel Time to Job	6,667		57,399		177,148	
<30 Minutes	2,997	44.95%	23,688	41.27%	73,574	41.53%
30-60 Minutes	2,973	44.59%	26,459	46.10%	80,255	45.30%
60+ Minutes	697	10.45%	7,252	12.63%	23,319	13.16%
2010 Households by HH Size	3,842		40,584		122,632	
1-Person Households	764	19.89%	10,819	26.66%	31,663	25.82%
2-Person Households	902	23.48%	12,365	30.47%	37,951	30.95%
3-Person Households	575	14.97%	6,539	16.11%	20,274	16.53%
4-Person Households	588	15.30%	5,605	13.81%	17,567	14.32%
5-Person Households	385	10.02%	2,714	6.69%	8,271	6.74%
6-Person Households	258	6.72%	1,269	3.13%	3,674	3.00%
7 or more Person Households	370	9.63%	1,273	3.14%	3,232	2.64%
2022 Average Household Size	3.40		2.70		2.70	
Households						
2027 Projection	3,907		40,025		124,867	
2022 Estimate	3,924		40,387		125,649	
2010 Census	3,841		40,584		122,632	
Growth 2022 - 2027	-0.43%		-0.90%		-0.62%	
Growth 2010 - 2022	2.16%		-0.49%		2.46%	

Demographic Detail Report

Building B						
6300-6332 Springfield Plz, Springfield, VA 22150						
Radius	1 Mile		3 Mile		5 Mile	
2022 Households by HH Income	3,924		40,388		125,648	
<\$25,000	277	7.06%	2,469	6.11%	8,306	6.61%
\$25,000 - \$50,000	583	14.86%	4,264	10.56%	14,838	11.81%
\$50,000 - \$75,000	545	13.89%	4,448	11.01%	15,939	12.69%
\$75,000 - \$100,000	410	10.45%	4,751	11.76%	15,706	12.50%
\$100,000 - \$125,000	351	8.94%	4,433	10.98%	13,701	10.90%
\$125,000 - \$150,000	538	13.71%	4,767	11.80%	12,655	10.07%
\$150,000 - \$200,000	679	17.30%	7,239	17.92%	19,289	15.35%
\$200,000+	541	13.79%	8,017	19.85%	25,214	20.07%
2022 Avg Household Income	\$126,918		\$143,648		\$139,467	
2022 Med Household Income	\$110,470		\$124,035		\$114,661	
2022 Occupied Housing	3,924		40,387		125,649	
Owner Occupied	2,729	69.55%	28,307	70.09%	81,645	64.98%
Renter Occupied	1,195	30.45%	12,080	29.91%	44,004	35.02%
2010 Housing Units	3,997		42,681		130,966	
1 Unit	3,009	75.28%	31,135	72.95%	87,222	66.60%
2 - 4 Units	13	0.33%	718	1.68%	2,103	1.61%
5 - 19 Units	599	14.99%	6,973	16.34%	21,191	16.18%
20+ Units	376	9.41%	3,855	9.03%	20,450	15.61%
2022 Housing Value	2,728		28,308		81,644	
<\$100,000	27	0.99%	341	1.20%	992	1.22%
\$100,000 - \$200,000	37	1.36%	457	1.61%	2,791	3.42%
\$200,000 - \$300,000	64	2.35%	1,577	5.57%	5,427	6.65%
\$300,000 - \$400,000	344	12.61%	3,966	14.01%	10,954	13.42%
\$400,000 - \$500,000	1,238	45.38%	8,594	30.36%	19,806	24.26%
\$500,000 - \$1,000,000	886	32.48%	12,726	44.96%	39,723	48.65%
\$1,000,000+	132	4.84%	647	2.29%	1,951	2.39%
2022 Median Home Value	\$472,051		\$490,911		\$510,724	
2022 Housing Units by Yr Built	4,011		42,725		131,139	
Built 2010+	36	0.90%	670	1.57%	4,424	3.37%
Built 2000 - 2010	332	8.28%	6,163	14.42%	13,032	9.94%
Built 1990 - 1999	225	5.61%	8,961	20.97%	16,512	12.59%
Built 1980 - 1989	216	5.39%	7,099	16.62%	25,319	19.31%
Built 1970 - 1979	427	10.65%	5,564	13.02%	29,694	22.64%
Built 1960 - 1969	680	16.95%	7,435	17.40%	24,006	18.31%
Built 1950 - 1959	1,889	47.10%	5,738	13.43%	14,130	10.77%
Built <1949	206	5.14%	1,095	2.56%	4,022	3.07%
2022 Median Year Built	1959		1981		1977	

Traffic Count Report

Building B

6300-6332 Springfield Plz, Springfield, VA 22150

Building Type: **General Retail**

Secondary: -

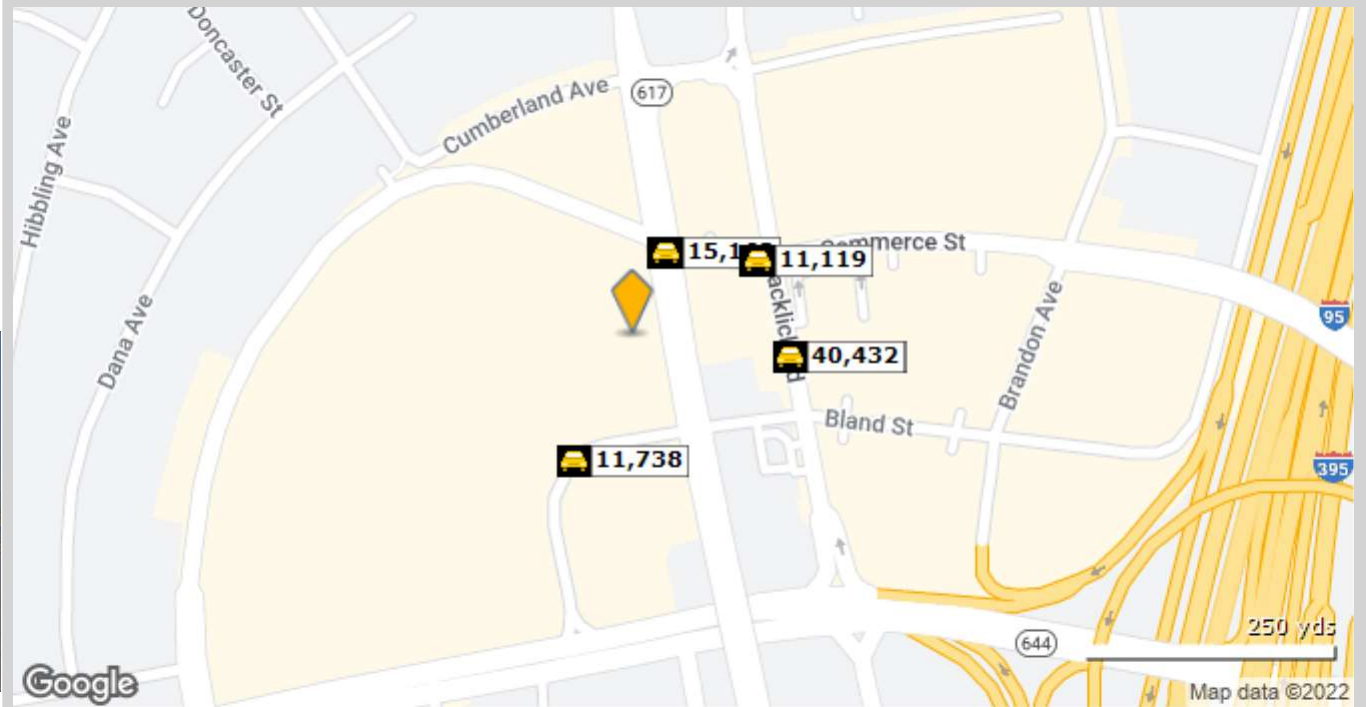
GLA: **38,671 SF**

Year Built: **1980**

Total Available: **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	Amherst Ave	Commerce St	0.01 N	2022	14,847	MPSI	.05
2	Amherst Avenue	Commerce St	0.01 N	2022	14,898	MPSI	.05
3	Amherst Ave	Commerce St	0.01 N	2020	15,162	MPSI	.05
4	Bland St	Amherst Ave	0.07 E	2022	11,738	MPSI	.08
5	Commerce St	Backlick Rd	0.01 E	2018	13,926	MPSI	.09
6	Commerce St	Backlick Rd	0.01 E	2022	10,879	MPSI	.09
7	Commerce Street	Backlick Rd	0.01 E	2022	12,911	MPSI	.09
8	Commerce St	Backlick Rd	0.01 E	2020	11,119	MPSI	.09
9	Backlick Rd	Bland St	0.03 S	2018	39,409	MPSI	.09
10	Backlick Rd	Bland St	0.03 S	2020	40,432	MPSI	.09