

# Demographic Detail Report

6341 S Kings Hwy, Alexandria, VA 22306

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	22,636		139,722		398,955	
2022 Estimate	22,155		139,408		397,779	
2010 Census	18,464		127,562		364,565	
Growth 2022 - 2027	2.17%		0.23%		0.30%	
Growth 2010 - 2022	19.99%		9.29%		9.11%	
<b>2022 Population by Age</b>	<b>22,155</b>		<b>139,408</b>		<b>397,779</b>	
Age 0 - 4	1,355	6.12%	8,869	6.36%	26,178	6.58%
Age 5 - 9	1,442	6.51%	8,495	6.09%	23,972	6.03%
Age 10 - 14	1,417	6.40%	8,006	5.74%	22,096	5.55%
Age 15 - 19	1,296	5.85%	7,360	5.28%	20,361	5.12%
Age 20 - 24	1,177	5.31%	6,987	5.01%	20,290	5.10%
Age 25 - 29	1,296	5.85%	8,743	6.27%	27,057	6.80%
Age 30 - 34	1,503	6.78%	10,541	7.56%	32,432	8.15%
Age 35 - 39	1,719	7.76%	11,506	8.25%	34,070	8.57%
Age 40 - 44	1,724	7.78%	10,951	7.86%	31,481	7.91%
Age 45 - 49	1,626	7.34%	10,109	7.25%	28,588	7.19%
Age 50 - 54	1,498	6.76%	9,434	6.77%	26,548	6.67%
Age 55 - 59	1,405	6.34%	8,958	6.43%	25,014	6.29%
Age 60 - 64	1,277	5.76%	8,139	5.84%	22,408	5.63%
Age 65 - 69	1,063	4.80%	6,804	4.88%	18,497	4.65%
Age 70 - 74	865	3.90%	5,553	3.98%	14,901	3.75%
Age 75 - 79	638	2.88%	4,007	2.87%	10,628	2.67%
Age 80 - 84	413	1.86%	2,462	1.77%	6,512	1.64%
Age 85+	440	1.99%	2,482	1.78%	6,745	1.70%
Age 65+	3,419	15.43%	21,308	15.28%	57,283	14.40%
<b>Median Age</b>	<b>39.60</b>		<b>39.70</b>		<b>38.90</b>	
<b>Average Age</b>	<b>39.10</b>		<b>39.30</b>		<b>38.80</b>	

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Radius	1 Mile		3 Mile		5 Mile	
<b>2022 Population By Race</b>	<b>22,155</b>		<b>139,408</b>		<b>397,779</b>	
White	15,063	67.99%	94,542	67.82%	246,432	61.95%
Black	3,983	17.98%	27,610	19.81%	97,929	24.62%
Am. Indian & Alaskan	152	0.69%	838	0.60%	2,555	0.64%
Asian	2,173	9.81%	11,477	8.23%	36,063	9.07%
Hawaiian & Pacific Island	24	0.11%	175	0.13%	529	0.13%
Other	761	3.43%	4,766	3.42%	14,271	3.59%
<b>Population by Hispanic Origin</b>	<b>22,155</b>		<b>139,408</b>		<b>397,779</b>	
Non-Hispanic Origin	15,573	70.29%	112,202	80.48%	323,173	81.24%
Hispanic Origin	6,582	29.71%	27,206	19.52%	74,606	18.76%
<b>2022 Median Age, Male</b>	<b>39.00</b>		<b>38.90</b>		<b>38.10</b>	
<b>2022 Average Age, Male</b>	<b>38.40</b>		<b>38.50</b>		<b>37.90</b>	
<b>2022 Median Age, Female</b>	<b>40.30</b>		<b>40.40</b>		<b>39.60</b>	
<b>2022 Average Age, Female</b>	<b>39.80</b>		<b>40.10</b>		<b>39.70</b>	
<b>2022 Population by Occupation Classification</b>	<b>17,683</b>		<b>112,568</b>		<b>321,472</b>	
Civilian Employed	12,555	71.00%	78,802	70.00%	225,910	70.27%
Civilian Unemployed	324	1.83%	3,166	2.81%	9,968	3.10%
Civilian Non-Labor Force	4,502	25.46%	27,894	24.78%	78,451	24.40%
Armed Forces	302	1.71%	2,706	2.40%	7,143	2.22%
<b>Households by Marital Status</b>						
Married	3,812		24,661		66,865	
Married No Children	2,098		14,490		38,191	
Married w/Children	1,713		10,171		28,674	
<b>2022 Population by Education</b>	<b>17,039</b>		<b>108,096</b>		<b>307,457</b>	
Some High School, No Diploma	1,680	9.86%	8,978	8.31%	25,298	8.23%
High School Grad (Incl Equivalency)	2,483	14.57%	14,197	13.13%	41,740	13.58%
Some College, No Degree	3,285	19.28%	17,937	16.59%	57,246	18.62%
Associate Degree	1,572	9.23%	8,406	7.78%	22,575	7.34%
Bachelor Degree	4,169	24.47%	27,097	25.07%	79,327	25.80%
Advanced Degree	3,850	22.60%	31,481	29.12%	81,271	26.43%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2022 Population by Occupation</b>	<b>25,492</b>		<b>159,893</b>		<b>453,196</b>	
Real Estate & Finance	772	3.03%	5,146	3.22%	13,937	3.08%
Professional & Management	8,703	34.14%	60,888	38.08%	171,062	37.75%
Public Administration	1,683	6.60%	12,588	7.87%	34,508	7.61%
Education & Health	2,487	9.76%	12,599	7.88%	38,819	8.57%
Services	2,679	10.51%	13,308	8.32%	38,194	8.43%
Information	267	1.05%	1,810	1.13%	4,970	1.10%
Sales	2,300	9.02%	12,305	7.70%	35,492	7.83%
Transportation	2,690	10.55%	15,769	9.86%	38,602	8.52%
Retail	1,038	4.07%	5,594	3.50%	16,441	3.63%
Wholesale	144	0.56%	811	0.51%	1,900	0.42%
Manufacturing	247	0.97%	1,900	1.19%	5,066	1.12%
Production	582	2.28%	3,961	2.48%	14,104	3.11%
Construction	799	3.13%	4,862	3.04%	14,867	3.28%
Utilities	280	1.10%	2,571	1.61%	8,879	1.96%
Agriculture & Mining	17	0.07%	80	0.05%	316	0.07%
Farming, Fishing, Forestry	0	0.00%	33	0.02%	135	0.03%
Other Services	804	3.15%	5,668	3.54%	15,904	3.51%
<b>2022 Worker Travel Time to Job</b>	<b>12,215</b>		<b>76,806</b>		<b>220,191</b>	
<30 Minutes	4,735	38.76%	32,425	42.22%	95,406	43.33%
30-60 Minutes	5,829	47.72%	34,087	44.38%	96,114	43.65%
60+ Minutes	1,651	13.52%	10,294	13.40%	28,671	13.02%
<b>2010 Households by HH Size</b>	<b>7,187</b>		<b>54,515</b>		<b>157,108</b>	
1-Person Households	2,198	30.58%	19,033	34.91%	57,000	36.28%
2-Person Households	2,225	30.96%	17,797	32.65%	49,251	31.35%
3-Person Households	1,031	14.35%	7,479	13.72%	21,481	13.67%
4-Person Households	877	12.20%	5,658	10.38%	16,125	10.26%
5-Person Households	433	6.02%	2,539	4.66%	7,432	4.73%
6-Person Households	190	2.64%	1,027	1.88%	3,177	2.02%
7 or more Person Households	233	3.24%	982	1.80%	2,642	1.68%
<b>2022 Average Household Size</b>	<b>2.60</b>		<b>2.30</b>		<b>2.30</b>	
<b>Households</b>						
2027 Projection	8,538		59,419		170,942	
2022 Estimate	8,389		59,332		170,539	
2010 Census	7,185		54,515		157,108	
Growth 2022 - 2027	1.78%		0.15%		0.24%	
Growth 2010 - 2022	16.76%		8.84%		8.55%	

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Radius	1 Mile	3 Mile	5 Mile
<b>2022 Households by HH Income</b>	<b>8,388</b>	<b>59,333</b>	<b>170,538</b>
<\$25,000	535 6.38%	4,296 7.24%	13,229 7.76%
\$25,000 - \$50,000	1,078 12.85%	6,929 11.68%	19,904 11.67%
\$50,000 - \$75,000	1,276 15.21%	7,017 11.83%	23,572 13.82%
\$75,000 - \$100,000	1,193 14.22%	6,703 11.30%	22,439 13.16%
\$100,000 - \$125,000	989 11.79%	6,381 10.75%	19,190 11.25%
\$125,000 - \$150,000	747 8.91%	4,688 7.90%	14,361 8.42%
\$150,000 - \$200,000	1,052 12.54%	7,883 13.29%	21,908 12.85%
\$200,000+	1,518 18.10%	15,436 26.02%	35,935 21.07%
<b>2022 Avg Household Income</b>	<b>\$131,433</b>	<b>\$149,532</b>	<b>\$137,657</b>
<b>2022 Med Household Income</b>	<b>\$102,831</b>	<b>\$118,498</b>	<b>\$107,979</b>
<b>2022 Occupied Housing</b>	<b>8,388</b>	<b>59,333</b>	<b>170,539</b>
Owner Occupied	4,868 58.04%	32,580 54.91%	88,466 51.87%
Renter Occupied	3,520 41.96%	26,753 45.09%	82,073 48.13%
<b>2010 Housing Units</b>	<b>8,716</b>	<b>61,593</b>	<b>179,300</b>
1 Unit	4,523 51.89%	32,757 53.18%	85,421 47.64%
2 - 4 Units	177 2.03%	2,234 3.63%	6,959 3.88%
5 - 19 Units	1,472 16.89%	11,406 18.52%	35,486 19.79%
20+ Units	2,544 29.19%	15,196 24.67%	51,434 28.69%
<b>2022 Housing Value</b>	<b>4,868</b>	<b>32,580</b>	<b>88,466</b>
<\$100,000	42 0.86%	911 2.80%	1,793 2.03%
\$100,000 - \$200,000	74 1.52%	1,277 3.92%	4,036 4.56%
\$200,000 - \$300,000	307 6.31%	1,797 5.52%	8,826 9.98%
\$300,000 - \$400,000	745 15.30%	3,528 10.83%	13,204 14.93%
\$400,000 - \$500,000	1,492 30.65%	5,782 17.75%	15,223 17.21%
\$500,000 - \$1,000,000	1,994 40.96%	15,029 46.13%	37,684 42.60%
\$1,000,000+	214 4.40%	4,256 13.06%	7,700 8.70%
<b>2022 Median Home Value</b>	<b>\$484,852</b>	<b>\$599,640</b>	<b>\$515,272</b>
<b>2022 Housing Units by Yr Built</b>	<b>8,829</b>	<b>62,623</b>	<b>180,621</b>
Built 2010+	1,196 13.55%	5,133 8.20%	15,148 8.39%
Built 2000 - 2010	1,041 11.79%	8,574 13.69%	22,331 12.36%
Built 1990 - 1999	495 5.61%	5,637 9.00%	18,563 10.28%
Built 1980 - 1989	1,219 13.81%	7,007 11.19%	22,084 12.23%
Built 1970 - 1979	1,089 12.33%	9,424 15.05%	29,874 16.54%
Built 1960 - 1969	978 11.08%	8,480 13.54%	27,596 15.28%
Built 1950 - 1959	1,659 18.79%	9,184 14.67%	21,028 11.64%
Built <1949	1,152 13.05%	9,184 14.67%	23,997 13.29%
<b>2022 Median Year Built</b>	<b>1975</b>	<b>1974</b>	<b>1975</b>