

Demographic Detail Report

Fairfax Station Square

5616-5618 Ox Rd, Fairfax Station, VA 22039

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **23,267 SF**
 Year Built: **1985**

Total Available: **8,072 SF**
 % Leased: **91.07%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	7,894	66,811	196,403
2020 Estimate	7,866	66,236	193,567
2010 Census	7,761	63,907	184,706
Growth 2020 - 2025	0.36%	0.87%	1.47%
Growth 2010 - 2020	1.35%	3.64%	4.80%
2020 Population by Age			
	7,866	66,236	193,567
Age 0 - 4	396 5.03%	4,185 6.32%	12,689 6.56%
Age 5 - 9	404 5.14%	3,639 5.49%	11,037 5.70%
Age 10 - 14	498 6.33%	3,861 5.83%	11,652 6.02%
Age 15 - 19	577 7.34%	4,555 6.88%	12,466 6.44%
Age 20 - 24	574 7.30%	5,414 8.17%	13,565 7.01%
Age 25 - 29	514 6.53%	5,572 8.41%	14,250 7.36%
Age 30 - 34	411 5.23%	4,516 6.82%	13,172 6.80%
Age 35 - 39	384 4.88%	3,817 5.76%	12,642 6.53%
Age 40 - 44	408 5.19%	3,500 5.28%	11,673 6.03%
Age 45 - 49	523 6.65%	4,042 6.10%	12,828 6.63%
Age 50 - 54	592 7.53%	4,366 6.59%	13,252 6.85%
Age 55 - 59	634 8.06%	4,634 7.00%	13,686 7.07%
Age 60 - 64	583 7.41%	4,224 6.38%	12,227 6.32%
Age 65 - 69	491 6.24%	3,491 5.27%	9,868 5.10%
Age 70 - 74	397 5.05%	2,769 4.18%	7,766 4.01%
Age 75 - 79	249 3.17%	1,752 2.65%	5,000 2.58%
Age 80 - 84	132 1.68%	988 1.49%	2,959 1.53%
Age 85+	99 1.26%	912 1.38%	2,836 1.47%
Age 65+	1,368 17.39%	9,912 14.96%	28,429 14.69%
Median Age	42.10	36.80	38.10
Average Age	40.50	38.30	38.50

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Radius	1 Mile	3 Mile	5 Mile
2020 Population By Race	7,866	66,236	193,567
White	5,895 74.94%	46,971 70.91%	130,838 67.59%
Black	424 5.39%	4,645 7.01%	13,928 7.20%
Am. Indian & Alaskan	15 0.19%	231 0.35%	709 0.37%
Asian	1,163 14.79%	11,675 17.63%	40,747 21.05%
Hawaiian & Pacific Island	5 0.06%	70 0.11%	174 0.09%
Other	363 4.61%	2,644 3.99%	7,170 3.70%
Population by Hispanic Origin	7,866	66,236	193,567
Non-Hispanic Origin	7,106 90.34%	58,729 88.67%	170,525 88.10%
Hispanic Origin	759 9.65%	7,507 11.33%	23,041 11.90%
2020 Median Age, Male	41.00	35.30	36.80
2020 Average Age, Male	40.10	37.40	37.70
2020 Median Age, Female	43.20	38.30	39.50
2020 Average Age, Female	40.90	39.10	39.30
2020 Population by Occupation Classification	6,452	53,643	155,701
Civilian Employed	4,262 66.06%	34,183 63.72%	103,076 66.20%
Civilian Unemployed	79 1.22%	976 1.82%	2,510 1.61%
Civilian Non-Labor Force	2,031 31.48%	17,989 33.53%	48,449 31.12%
Armed Forces	80 1.24%	495 0.92%	1,666 1.07%
Households by Marital Status			
Married	1,984	13,908	42,006
Married No Children	1,101	7,588	22,923
Married w/Children	883	6,320	19,083
2020 Population by Education	5,625	47,279	140,167
Some High School, No Diploma	266 4.73%	2,448 5.18%	6,828 4.87%
High School Grad (Incl Equivalency)	510 9.07%	4,923 10.41%	16,425 11.72%
Some College, No Degree	1,002 17.81%	8,423 17.82%	25,653 18.30%
Associate Degree	207 3.68%	2,696 5.70%	8,009 5.71%
Bachelor Degree	1,695 30.13%	14,494 30.66%	43,237 30.85%
Advanced Degree	1,945 34.58%	14,295 30.24%	40,015 28.55%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	8,600		67,257		203,073	
Real Estate & Finance	302	3.51%	2,072	3.08%	6,905	3.40%
Professional & Management	3,796	44.14%	27,344	40.66%	85,121	41.92%
Public Administration	730	8.49%	4,243	6.31%	13,107	6.45%
Education & Health	760	8.84%	8,226	12.23%	22,856	11.26%
Services	396	4.60%	4,418	6.57%	13,710	6.75%
Information	148	1.72%	846	1.26%	2,946	1.45%
Sales	743	8.64%	7,027	10.45%	20,244	9.97%
Transportation	481	5.59%	2,784	4.14%	8,850	4.36%
Retail	345	4.01%	3,327	4.95%	8,596	4.23%
Wholesale	58	0.67%	517	0.77%	1,177	0.58%
Manufacturing	131	1.52%	841	1.25%	2,738	1.35%
Production	147	1.71%	1,328	1.97%	3,713	1.83%
Construction	195	2.27%	1,301	1.93%	3,833	1.89%
Utilities	58	0.67%	726	1.08%	2,426	1.19%
Agriculture & Mining	22	0.26%	50	0.07%	182	0.09%
Farming, Fishing, Forestry	0	0.00%	16	0.02%	120	0.06%
Other Services	288	3.35%	2,191	3.26%	6,549	3.22%
2020 Worker Travel Time to Job	4,043		32,540		98,311	
<30 Minutes	1,604	39.67%	14,175	43.56%	41,500	42.21%
30-60 Minutes	1,605	39.70%	13,710	42.13%	42,675	43.41%
60+ Minutes	834	20.63%	4,655	14.31%	14,136	14.38%
2010 Households by HH Size	2,613		20,320		63,816	
1-Person Households	290	11.10%	3,136	15.43%	11,746	18.41%
2-Person Households	891	34.10%	6,692	32.93%	21,308	33.39%
3-Person Households	543	20.78%	4,077	20.06%	12,059	18.90%
4-Person Households	563	21.55%	3,846	18.93%	11,217	17.58%
5-Person Households	209	8.00%	1,638	8.06%	4,698	7.36%
6-Person Households	76	2.91%	580	2.85%	1,684	2.64%
7 or more Person Households	41	1.57%	351	1.73%	1,104	1.73%
2020 Average Household Size	3.00		2.90		2.80	
Households						
2025 Projection	2,637		20,894		67,336	
2020 Estimate	2,631		20,734		66,374	
2010 Census	2,612		20,320		63,816	
Growth 2020 - 2025	0.23%		0.77%		1.45%	
Growth 2010 - 2020	0.73%		2.04%		4.01%	

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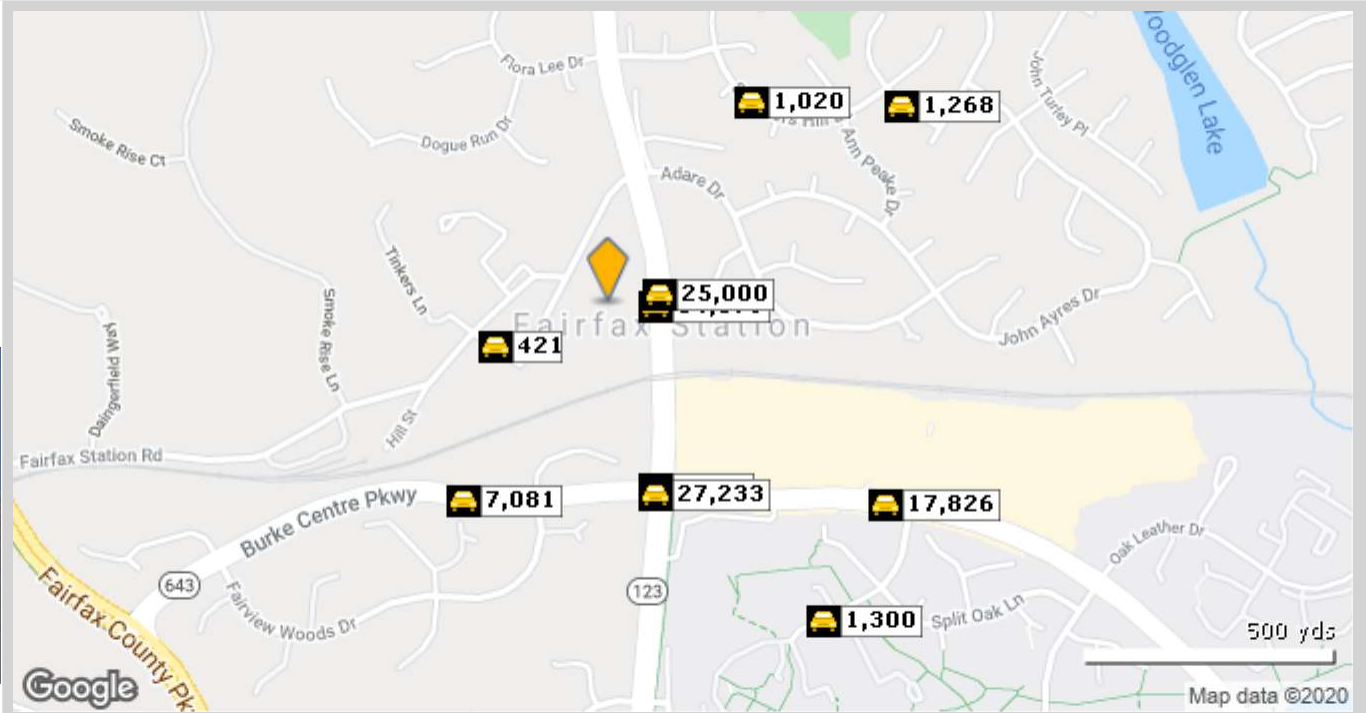
Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	2,632		20,734		66,376	
<\$25,000	76	2.89%	1,002	4.83%	3,700	5.57%
\$25,000 - \$50,000	173	6.57%	1,536	7.41%	5,733	8.64%
\$50,000 - \$75,000	179	6.80%	1,892	9.13%	6,187	9.32%
\$75,000 - \$100,000	306	11.63%	2,229	10.75%	7,400	11.15%
\$100,000 - \$125,000	219	8.32%	2,350	11.33%	7,356	11.08%
\$125,000 - \$150,000	256	9.73%	2,327	11.22%	7,223	10.88%
\$150,000 - \$200,000	450	17.10%	3,572	17.23%	11,073	16.68%
\$200,000+	973	36.97%	5,826	28.10%	17,704	26.67%
2020 Avg Household Income	\$184,425		\$164,153		\$159,030	
2020 Med Household Income	\$161,889		\$139,589		\$134,732	
2020 Occupied Housing	2,631		20,733		66,375	
Owner Occupied	2,321	88.22%	17,398	83.91%	50,528	76.13%
Renter Occupied	310	11.78%	3,335	16.09%	15,847	23.87%
2010 Housing Units	2,678		21,488		68,891	
1 Unit	2,626	98.06%	19,769	92.00%	56,022	81.32%
2 - 4 Units	0	0.00%	104	0.48%	410	0.60%
5 - 19 Units	39	1.46%	1,289	6.00%	8,027	11.65%
20+ Units	13	0.49%	326	1.52%	4,432	6.43%
2020 Housing Value	2,321		17,398		50,528	
<\$100,000	18	0.78%	172	0.99%	594	1.18%
\$100,000 - \$200,000	8	0.34%	208	1.20%	632	1.25%
\$200,000 - \$300,000	102	4.39%	604	3.47%	2,034	4.03%
\$300,000 - \$400,000	183	7.88%	2,393	13.75%	5,699	11.28%
\$400,000 - \$500,000	119	5.13%	2,530	14.54%	8,493	16.81%
\$500,000 - \$1,000,000	1,829	78.80%	10,555	60.67%	30,311	59.99%
\$1,000,000+	62	2.67%	936	5.38%	2,765	5.47%
2020 Median Home Value	\$699,699		\$632,259		\$628,864	
2020 Housing Units by Yr Built	2,677		21,580		69,063	
Built 2010+	23	0.86%	670	3.10%	3,223	4.67%
Built 2000 - 2010	80	2.99%	1,162	5.38%	8,591	12.44%
Built 1990 - 1999	105	3.92%	1,565	7.25%	8,148	11.80%
Built 1980 - 1989	1,223	45.69%	8,798	40.77%	17,865	25.87%
Built 1970 - 1979	1,145	42.77%	7,120	32.99%	17,715	25.65%
Built 1960 - 1969	69	2.58%	1,538	7.13%	8,958	12.97%
Built 1950 - 1959	26	0.97%	505	2.34%	3,355	4.86%
Built <1949	6	0.22%	222	1.03%	1,208	1.75%
2020 Median Year Built	1980		1981		1981	

Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ox Rd	Fairfax Station Rd	0.15 N	2018	34,079	MPSI	.06
2	Ox Rd	Fairfax Station Rd	0.14 N	2016	25,000	MPSI	.06
3	Tinkers Ln	Fairfax Station Rd	0.03 NW	2018	421	MPSI	.14
4	Ox Rd	Burke Centre Pkwy	0.00 S	2018	7,259	MPSI	.22
5	Ox Rd	Burke Centre Pkwy	0.00 N	2018	27,233	MPSI	.22
6	Burke Centre Pkwy	Fairview Woods Dr	0.09 E	2018	7,081	MPSI	.28
7	Shooters Hill Ln	Oak Park Ct	0.03 NW	2018	1,020	MPSI	.29
8	Burke Centre Pkwy	Oak Green Way	0.03 E	2018	17,826	MPSI	.40
9	James Halley Dr	Shooters Hill Ln	0.02 NW	2018	1,268	MPSI	.42
10	Oak Green Way	Oak Bucket Ct	0.02 NE	2014	1,300	ADT	.44