

# 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: **5,000 SF**  
 % Leased: **91.07%**  
 Rent/SF/Yr: **Negotiable**



| Radius                        | 1 Mile       | 3 Mile        | 5 Mile         |
|-------------------------------|--------------|---------------|----------------|
| <b>Population</b>             |              |               |                |
| 2027 Projection               | 7,703        | 65,308        | 189,561        |
| 2022 Estimate                 | 7,766        | 65,566        | 189,838        |
| 2010 Census                   | 7,763        | 64,204        | 184,538        |
| Growth 2022 - 2027            | -0.81%       | -0.39%        | -0.15%         |
| Growth 2010 - 2022            | 0.04%        | 2.12%         | 2.87%          |
| <b>2022 Population by Age</b> |              |               |                |
|                               | <b>7,766</b> | <b>65,566</b> | <b>189,838</b> |
| Age 0 - 4                     | 420 5.41%    | 4,169 6.36%   | 11,756 6.19%   |
| Age 5 - 9                     | 404 5.20%    | 3,864 5.89%   | 11,357 5.98%   |
| Age 10 - 14                   | 439 5.65%    | 3,744 5.71%   | 11,258 5.93%   |
| Age 15 - 19                   | 506 6.52%    | 4,023 6.14%   | 11,659 6.14%   |
| Age 20 - 24                   | 538 6.93%    | 4,527 6.90%   | 12,218 6.44%   |
| Age 25 - 29                   | 550 7.08%    | 5,170 7.89%   | 13,318 7.02%   |
| Age 30 - 34                   | 482 6.21%    | 4,951 7.55%   | 13,287 7.00%   |
| Age 35 - 39                   | 418 5.38%    | 4,317 6.58%   | 12,715 6.70%   |
| Age 40 - 44                   | 394 5.07%    | 3,720 5.67%   | 11,850 6.24%   |
| Age 45 - 49                   | 435 5.60%    | 3,642 5.55%   | 11,678 6.15%   |
| Age 50 - 54                   | 502 6.46%    | 3,866 5.90%   | 11,983 6.31%   |
| Age 55 - 59                   | 560 7.21%    | 4,166 6.35%   | 12,503 6.59%   |
| Age 60 - 64                   | 560 7.21%    | 4,113 6.27%   | 12,037 6.34%   |
| Age 65 - 69                   | 498 6.41%    | 3,596 5.48%   | 10,283 5.42%   |
| Age 70 - 74                   | 423 5.45%    | 3,011 4.59%   | 8,502 4.48%    |
| Age 75 - 79                   | 308 3.97%    | 2,182 3.33%   | 6,126 3.23%    |
| Age 80 - 84                   | 184 2.37%    | 1,330 2.03%   | 3,796 2.00%    |
| Age 85+                       | 146 1.88%    | 1,177 1.80%   | 3,511 1.85%    |
| Age 65+                       | 1,559 20.07% | 11,296 17.23% | 32,218 16.97%  |
| <b>Median Age</b>             | <b>41.60</b> | <b>37.70</b>  | <b>39.00</b>   |
| <b>Average Age</b>            | <b>41.30</b> | <b>39.20</b>  | <b>39.50</b>   |

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| Fairfax Station Square                              |              |        |               |        |                |        |
|---|--------------|--------|---------------|--------|----------------|--------|
| 5616-5618 Ox Rd, Fairfax Station, VA 22039          |              |        |               |        |                |        |
| Radius  | 1 Mile       |        | 3 Mile        |        | 5 Mile         |        |
| <b>2022 Population By Race</b>                      | <b>7,766</b> |        | <b>65,566</b> |        | <b>189,838</b> |        |
| White   | 5,766        | 74.25% | 46,008        | 70.17% | 126,836        | 66.81% |
| Black   | 434          | 5.59%  | 4,734         | 7.22%  | 13,643         | 7.19%  |
| Am. Indian & Alaskan                                | 14           | 0.18%  | 233           | 0.36%  | 702            | 0.37%  |
| Asian   | 1,169        | 15.05% | 11,769        | 17.95% | 41,042         | 21.62% |
| Hawaiian & Pacific Island                           | 5            | 0.06%  | 58            | 0.09%  | 157            | 0.08%  |
| Other   | 377          | 4.85%  | 2,763         | 4.21%  | 7,458          | 3.93%  |
| <b>Population by Hispanic Origin</b>                | <b>7,766</b> |        | <b>65,566</b> |        | <b>189,838</b> |        |
| Non-Hispanic Origin                                 | 7,009        | 90.25% | 58,080        | 88.58% | 167,193        | 88.07% |
| Hispanic Origin                                     | 757          | 9.75%  | 7,486         | 11.42% | 22,645         | 11.93% |
| <b>2022 Median Age, Male</b>                        | <b>40.20</b> |        | <b>36.30</b>  |        | <b>37.60</b>   |        |
| <b>2022 Average Age, Male</b>                       | <b>40.70</b> |        | <b>38.20</b>  |        | <b>38.50</b>   |        |
| <b>2022 Median Age, Female</b>                      | <b>42.90</b> |        | <b>39.10</b>  |        | <b>40.30</b>   |        |
| <b>2022 Average Age, Female</b>                     | <b>41.90</b> |        | <b>40.10</b>  |        | <b>40.30</b>   |        |
| <b>2022 Population by Occupation Classification</b> | <b>6,404</b> |        | <b>52,988</b> |        | <b>153,127</b> |        |
| Civilian Employed                                   | 4,061        | 63.41% | 32,403        | 61.15% | 97,550         | 63.71% |
| Civilian Unemployed                                 | 182          | 2.84%  | 2,417         | 4.56%  | 5,749          | 3.75%  |
| Civilian Non-Labor Force                            | 2,060        | 32.17% | 17,610        | 33.23% | 48,195         | 31.47% |
| Armed Forces  | 101          | 1.58%  | 558           | 1.05%  | 1,633          | 1.07%  |
| <b>Households by Marital Status</b>                 |              |        |               |        |                |        |
| Married   | 1,955        |        | 13,793        |        | 41,447         |        |
| Married No Children                                 | 1,084        |        | 7,537         |        | 22,626         |        |
| Married w/Children                                  | 871          |        | 6,257         |        | 18,821         |        |
| <b>2022 Population by Education</b>                 | <b>5,765</b> |        | <b>47,561</b> |        | <b>139,023</b> |        |
| Some High School, No Diploma                        | 282          | 4.89%  | 1,870         | 3.93%  | 5,445          | 3.92%  |
| High School Grad (Incl Equivalency)                 | 507          | 8.79%  | 4,400         | 9.25%  | 14,520         | 10.44% |
| Some College, No Degree                             | 1,011        | 17.54% | 8,189         | 17.22% | 23,733         | 17.07% |
| Associate Degree                                    | 305          | 5.29%  | 2,320         | 4.88%  | 7,432          | 5.35%  |
| Bachelor Degree                                     | 1,818        | 31.54% | 15,393        | 32.36% | 44,646         | 32.11% |
| Advanced Degree                                     | 1,842        | 31.95% | 15,389        | 32.36% | 43,247         | 31.11% |

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### Fairfax Station Square

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| Radius                                | 1 Mile       |        | 3 Mile        |        | 5 Mile         |        |
|---------------------------------------|--------------|--------|---------------|--------|----------------|--------|
| <b>2022 Population by Occupation</b>  | <b>7,959</b> |        | <b>63,384</b> |        | <b>190,823</b> |        |
| Real Estate & Finance                 | 256          | 3.22%  | 2,014         | 3.18%  | 6,793          | 3.56%  |
| Professional & Management             | 3,893        | 48.91% | 27,384        | 43.20% | 83,081         | 43.54% |
| Public Administration                 | 475          | 5.97%  | 3,797         | 5.99%  | 12,051         | 6.32%  |
| Education & Health                    | 817          | 10.27% | 7,865         | 12.41% | 21,507         | 11.27% |
| Services                              | 487          | 6.12%  | 4,104         | 6.47%  | 12,562         | 6.58%  |
| Information                           | 138          | 1.73%  | 725           | 1.14%  | 2,259          | 1.18%  |
| Sales                                 | 609          | 7.65%  | 5,925         | 9.35%  | 17,139         | 8.98%  |
| Transportation                        | 305          | 3.83%  | 2,287         | 3.61%  | 7,601          | 3.98%  |
| Retail                                | 244          | 3.07%  | 2,742         | 4.33%  | 7,643          | 4.01%  |
| Wholesale                             | 27           | 0.34%  | 335           | 0.53%  | 821            | 0.43%  |
| Manufacturing                         | 105          | 1.32%  | 626           | 0.99%  | 2,142          | 1.12%  |
| Production                            | 118          | 1.48%  | 1,465         | 2.31%  | 4,118          | 2.16%  |
| Construction                          | 70           | 0.88%  | 821           | 1.30%  | 3,330          | 1.75%  |
| Utilities                             | 102          | 1.28%  | 823           | 1.30%  | 2,825          | 1.48%  |
| Agriculture & Mining                  | 35           | 0.44%  | 83            | 0.13%  | 195            | 0.10%  |
| Farming, Fishing, Forestry            | 6            | 0.08%  | 45            | 0.07%  | 101            | 0.05%  |
| Other Services                        | 272          | 3.42%  | 2,343         | 3.70%  | 6,655          | 3.49%  |
| <b>2022 Worker Travel Time to Job</b> | <b>3,712</b> |        | <b>30,457</b> |        | <b>92,059</b>  |        |
| <30 Minutes                           | 1,246        | 33.57% | 12,165        | 39.94% | 37,064         | 40.26% |
| 30-60 Minutes                         | 1,676        | 45.15% | 13,482        | 44.27% | 41,497         | 45.08% |
| 60+ Minutes                           | 790          | 21.28% | 4,810         | 15.79% | 13,498         | 14.66% |
| <b>2010 Households by HH Size</b>     | <b>2,613</b> |        | <b>20,461</b> |        | <b>64,297</b>  |        |
| 1-Person Households                   | 290          | 11.10% | 3,186         | 15.57% | 11,904         | 18.51% |
| 2-Person Households                   | 891          | 34.10% | 6,746         | 32.97% | 21,476         | 33.40% |
| 3-Person Households                   | 543          | 20.78% | 4,093         | 20.00% | 12,138         | 18.88% |
| 4-Person Households                   | 563          | 21.55% | 3,864         | 18.88% | 11,261         | 17.51% |
| 5-Person Households                   | 209          | 8.00%  | 1,641         | 8.02%  | 4,720          | 7.34%  |
| 6-Person Households                   | 76           | 2.91%  | 580           | 2.83%  | 1,691          | 2.63%  |
| 7 or more Person Households           | 41           | 1.57%  | 351           | 1.72%  | 1,107          | 1.72%  |
| <b>2022 Average Household Size</b>    | <b>3.00</b>  |        | <b>2.90</b>   |        | <b>2.80</b>    |        |
| <b>Households</b>                     |              |        |               |        |                |        |
| 2027 Projection                       | 2,571        |        | 20,466        |        | 65,484         |        |
| 2022 Estimate                         | 2,595        |        | 20,586        |        | 65,639         |        |
| 2010 Census                           | 2,613        |        | 20,461        |        | 64,298         |        |
| Growth 2022 - 2027                    | -0.92%       |        | -0.58%        |        | -0.24%         |        |
| Growth 2010 - 2022                    | -0.69%       |        | 0.61%         |        | 2.09%          |        |

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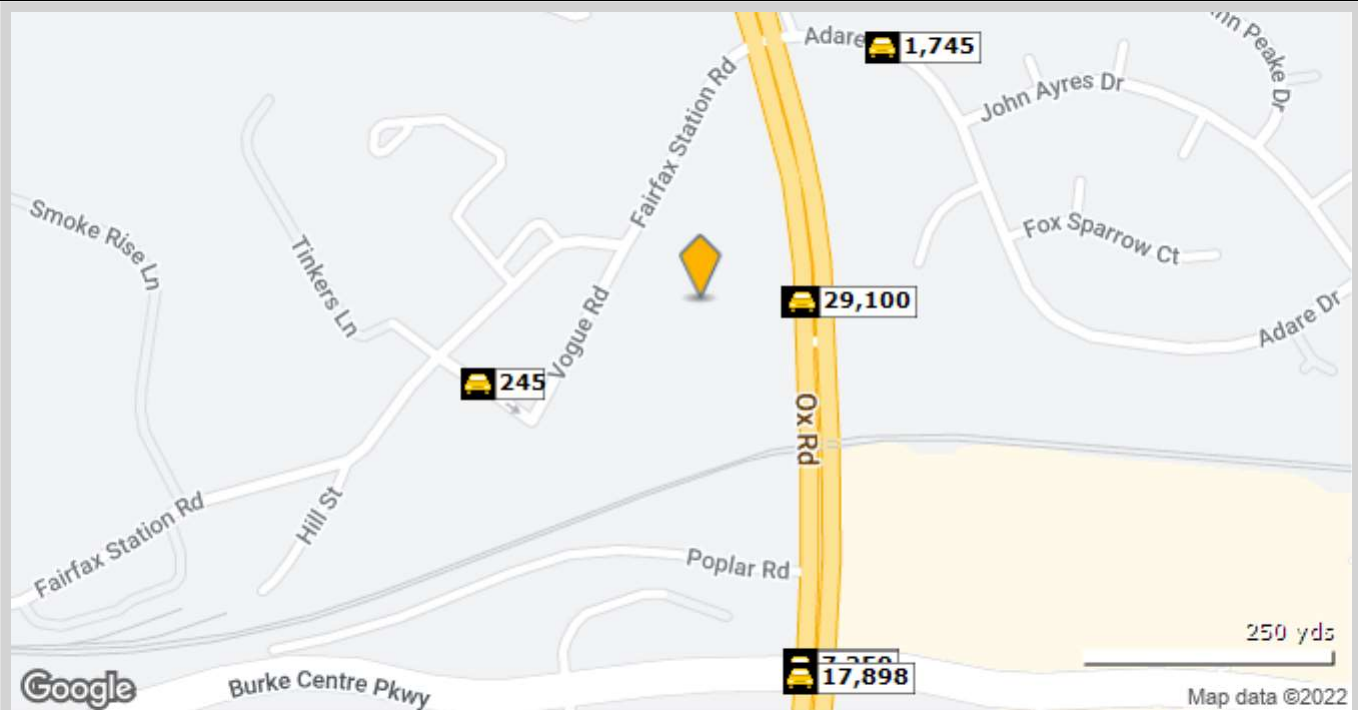
| Radius                                | 1 Mile           |        | 3 Mile           |        | 5 Mile           |        |
|---------------------------------------|------------------|--------|------------------|--------|------------------|--------|
| <b>2022 Households by HH Income</b>   | <b>2,597</b>     |        | <b>20,585</b>    |        | <b>65,639</b>    |        |
| <\$25,000                             | 72               | 2.77%  | 830              | 4.03%  | 3,429            | 5.22%  |
| \$25,000 - \$50,000                   | 103              | 3.97%  | 1,516            | 7.36%  | 5,540            | 8.44%  |
| \$50,000 - \$75,000                   | 197              | 7.59%  | 1,655            | 8.04%  | 6,120            | 9.32%  |
| \$75,000 - \$100,000                  | 196              | 7.55%  | 1,804            | 8.76%  | 6,344            | 9.66%  |
| \$100,000 - \$125,000                 | 257              | 9.90%  | 2,270            | 11.03% | 7,083            | 10.79% |
| \$125,000 - \$150,000                 | 203              | 7.82%  | 2,112            | 10.26% | 6,255            | 9.53%  |
| \$150,000 - \$200,000                 | 510              | 19.64% | 3,896            | 18.93% | 12,058           | 18.37% |
| \$200,000+                            | 1,059            | 40.78% | 6,502            | 31.59% | 18,810           | 28.66% |
| <b>2022 Avg Household Income</b>      | <b>\$195,827</b> |        | <b>\$173,606</b> |        | <b>\$164,471</b> |        |
| <b>2022 Med Household Income</b>      | <b>\$176,519</b> |        | <b>\$151,354</b> |        | <b>\$142,200</b> |        |
| <b>2022 Occupied Housing</b>          | <b>2,595</b>     |        | <b>20,586</b>    |        | <b>65,640</b>    |        |
| Owner Occupied                        | 2,291            | 88.29% | 17,282           | 83.95% | 49,923           | 76.06% |
| Renter Occupied                       | 304              | 11.71% | 3,304            | 16.05% | 15,717           | 23.94% |
| <b>2010 Housing Units</b>             | <b>2,664</b>     |        | <b>21,403</b>    |        | <b>68,028</b>    |        |
| 1 Unit                                | 2,638            | 99.02% | 19,623           | 91.68% | 54,291           | 79.81% |
| 2 - 4 Units                           | 2                | 0.08%  | 203              | 0.95%  | 814              | 1.20%  |
| 5 - 19 Units                          | 24               | 0.90%  | 1,138            | 5.32%  | 8,307            | 12.21% |
| 20+ Units                             | 0                | 0.00%  | 439              | 2.05%  | 4,616            | 6.79%  |
| <b>2022 Housing Value</b>             | <b>2,292</b>     |        | <b>17,282</b>    |        | <b>49,922</b>    |        |
| <\$100,000                            | 8                | 0.35%  | 181              | 1.05%  | 480              | 0.96%  |
| \$100,000 - \$200,000                 | 6                | 0.26%  | 156              | 0.90%  | 584              | 1.17%  |
| \$200,000 - \$300,000                 | 67               | 2.92%  | 422              | 2.44%  | 1,480            | 2.96%  |
| \$300,000 - \$400,000                 | 186              | 8.12%  | 1,861            | 10.77% | 4,558            | 9.13%  |
| \$400,000 - \$500,000                 | 168              | 7.33%  | 2,980            | 17.24% | 8,596            | 17.22% |
| \$500,000 - \$1,000,000               | 1,803            | 78.66% | 10,866           | 62.87% | 31,693           | 63.49% |
| \$1,000,000+                          | 54               | 2.36%  | 816              | 4.72%  | 2,531            | 5.07%  |
| <b>2022 Median Home Value</b>         | <b>\$697,171</b> |        | <b>\$639,932</b> |        | <b>\$646,136</b> |        |
| <b>2022 Housing Units by Yr Built</b> | <b>2,663</b>     |        | <b>21,507</b>    |        | <b>68,299</b>    |        |
| Built 2010+                           | 11               | 0.41%  | 461              | 2.14%  | 1,992            | 2.92%  |
| Built 2000 - 2010                     | 80               | 3.00%  | 1,195            | 5.56%  | 8,743            | 12.80% |
| Built 1990 - 1999                     | 105              | 3.94%  | 1,609            | 7.48%  | 8,150            | 11.93% |
| Built 1980 - 1989                     | 1,222            | 45.89% | 8,801            | 40.92% | 17,879           | 26.18% |
| Built 1970 - 1979                     | 1,144            | 42.96% | 7,140            | 33.20% | 17,783           | 26.04% |
| Built 1960 - 1969                     | 69               | 2.59%  | 1,554            | 7.23%  | 9,078            | 13.29% |
| Built 1950 - 1959                     | 26               | 0.98%  | 527              | 2.45%  | 3,451            | 5.05%  |
| Built <1949                           | 6                | 0.23%  | 220              | 1.02%  | 1,223            | 1.79%  |
| <b>2022 Median Year Built</b>         | <b>1980</b>      |        | <b>1980</b>      |        | <b>1980</b>      |        |

# Traffic Count Report

## Fairfax Station Square

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Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **23,267 SF**  
 Year Built: **1985**  
 Total Available: **5,000 SF**  
 % Leased: **91.07%**  
 Rent/SF/Yr: **Negotiable**



|    | 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 | 0.15 N         | 2021       | 29,374           | MPSI        | .06                     |
| 3  | Ox Rd      | Fairfax Station Rd | 0.15 N         | 2022       | 29,100           | MPSI        | .06                     |
| 4  | Tinkers Ln | Fairfax Station Rd | 0.03 NW        | 2022       | 245              | MPSI        | .14                     |
| 5  | Adare Dr   | John Ayres Dr      | 0.06 SE        | 2022       | 1,745            | MPSI        | .18                     |
| 6  | Ox Rd      | Burke Centre Pkwy  | 0.00 S         | 2022       | 7,418            | MPSI        | .22                     |
| 7  | Ox Rd      | Burke Centre Pkwy  | 0.00 S         | 2021       | 7,455            | MPSI        | .22                     |
| 8  | Ox Rd      | Burke Centre Pkwy  | 0.00 S         | 2018       | 7,259            | MPSI        | .22                     |
| 9  | Ox Rd      | Burke Centre Pkwy  | 0.00 N         | 2022       | 17,712           | MPSI        | .22                     |
| 10 | Ox Rd      | Burke Centre Pkwy  | 0.00 N         | 2021       | 17,898           | MPSI        | .22                     |