

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: **6,272 SF**
 % Leased: **91.07%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	7,703	65,576	191,020
2021 Estimate	7,758	65,665	190,418
2010 Census	7,762	64,190	184,638
Growth 2021 - 2026	-0.71%	-0.14%	0.32%
Growth 2010 - 2021	-0.05%	2.30%	3.13%
2021 Population by Age			
	7,758	65,665	190,418
Age 0 - 4	386 4.98%	4,093 6.23%	12,310 6.46%
Age 5 - 9	396 5.10%	3,599 5.48%	10,958 5.75%
Age 10 - 14	487 6.28%	3,783 5.76%	11,426 6.00%
Age 15 - 19	570 7.35%	4,522 6.89%	12,363 6.49%
Age 20 - 24	557 7.18%	5,291 8.06%	13,113 6.89%
Age 25 - 29	509 6.56%	5,554 8.46%	13,945 7.32%
Age 30 - 34	393 5.07%	4,394 6.69%	12,657 6.65%
Age 35 - 39	377 4.86%	3,762 5.73%	12,286 6.45%
Age 40 - 44	398 5.13%	3,445 5.25%	11,433 6.00%
Age 45 - 49	506 6.52%	3,925 5.98%	12,360 6.49%
Age 50 - 54	573 7.39%	4,239 6.46%	12,749 6.70%
Age 55 - 59	624 8.04%	4,599 7.00%	13,501 7.09%
Age 60 - 64	579 7.46%	4,230 6.44%	12,180 6.40%
Age 65 - 69	491 6.33%	3,504 5.34%	9,841 5.17%
Age 70 - 74	409 5.27%	2,865 4.36%	7,991 4.20%
Age 75 - 79	262 3.38%	1,856 2.83%	5,260 2.76%
Age 80 - 84	139 1.79%	1,047 1.59%	3,109 1.63%
Age 85+	102 1.31%	957 1.46%	2,936 1.54%
Age 65+	1,403 18.08%	10,229 15.58%	29,137 15.30%
Median Age	42.60	37.10	38.40
Average Age	40.80	38.60	38.80

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Radius	1 Mile	3 Mile	5 Mile
2021 Population By Race	7,758	65,665	190,418
White	5,805 74.83%	46,517 70.84%	128,592 67.53%
Black	427 5.50%	4,671 7.11%	13,507 7.09%
Am. Indian & Alaskan	13 0.17%	230 0.35%	693 0.36%
Asian	1,140 14.69%	11,494 17.50%	40,165 21.09%
Hawaiian & Pacific Island	5 0.06%	64 0.10%	163 0.09%
Other	367 4.73%	2,690 4.10%	7,298 3.83%
Population by Hispanic Origin	7,758	65,665	190,418
Non-Hispanic Origin	7,002 90.26%	58,162 88.57%	167,672 88.05%
Hispanic Origin	756 9.74%	7,503 11.43%	22,746 11.95%
2021 Median Age, Male	41.40	35.60	37.10
2021 Average Age, Male	40.40	37.70	38.00
2021 Median Age, Female	43.60	38.60	39.70
2021 Average Age, Female	41.20	39.40	39.60
2021 Population by Occupation Classification	6,373	53,288	153,254
Civilian Employed	4,044 63.46%	32,746 61.45%	98,875 64.52%
Civilian Unemployed	141 2.21%	1,944 3.65%	4,795 3.13%
Civilian Non-Labor Force	2,112 33.14%	18,089 33.95%	47,999 31.32%
Armed Forces	76 1.19%	509 0.96%	1,585 1.03%
Households by Marital Status			
Married	1,951	13,783	41,521
Married No Children	1,082	7,534	22,665
Married w/Children	869	6,249	18,856
2021 Population by Education	5,627	46,772	137,773
Some High School, No Diploma	219 3.89%	1,970 4.21%	5,841 4.24%
High School Grad (Incl Equivalency)	541 9.61%	4,750 10.16%	14,846 10.78%
Some College, No Degree	953 16.94%	7,846 16.77%	23,771 17.25%
Associate Degree	266 4.73%	2,394 5.12%	7,526 5.46%
Bachelor Degree	1,811 32.18%	15,188 32.47%	43,536 31.60%
Advanced Degree	1,837 32.65%	14,624 31.27%	42,253 30.67%

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	8,101		64,368		194,572	
Real Estate & Finance	302	3.73%	2,007	3.12%	6,807	3.50%
Professional & Management	3,788	46.76%	27,289	42.40%	83,045	42.68%
Public Administration	534	6.59%	3,764	5.85%	12,187	6.26%
Education & Health	788	9.73%	8,176	12.70%	21,837	11.22%
Services	432	5.33%	4,087	6.35%	13,007	6.68%
Information	122	1.51%	764	1.19%	2,392	1.23%
Sales	667	8.23%	6,262	9.73%	18,039	9.27%
Transportation	354	4.37%	2,453	3.81%	8,378	4.31%
Retail	287	3.54%	2,914	4.53%	8,209	4.22%
Wholesale	38	0.47%	333	0.52%	851	0.44%
Manufacturing	135	1.67%	690	1.07%	2,331	1.20%
Production	133	1.64%	1,467	2.28%	4,253	2.19%
Construction	85	1.05%	985	1.53%	3,548	1.82%
Utilities	109	1.35%	846	1.31%	2,914	1.50%
Agriculture & Mining	33	0.41%	90	0.14%	191	0.10%
Farming, Fishing, Forestry	7	0.09%	50	0.08%	115	0.06%
Other Services	287	3.54%	2,191	3.40%	6,468	3.32%
2021 Worker Travel Time to Job	3,715		30,671		93,407	
<30 Minutes	1,279	34.43%	12,398	40.42%	38,129	40.82%
30-60 Minutes	1,625	43.74%	13,451	43.86%	41,571	44.51%
60+ Minutes	811	21.83%	4,822	15.72%	13,707	14.67%
2010 Households by HH Size	2,613		20,455		64,337	
1-Person Households	290	11.10%	3,184	15.57%	11,915	18.52%
2-Person Households	891	34.10%	6,744	32.97%	21,489	33.40%
3-Person Households	543	20.78%	4,092	20.00%	12,144	18.88%
4-Person Households	563	21.55%	3,863	18.89%	11,267	17.51%
5-Person Households	209	8.00%	1,641	8.02%	4,722	7.34%
6-Person Households	76	2.91%	580	2.84%	1,692	2.63%
7 or more Person Households	41	1.57%	351	1.72%	1,108	1.72%
2021 Average Household Size	3.00		2.90		2.80	
Households						
2026 Projection	2,573		20,540		66,014	
2021 Estimate	2,593		20,594		65,834	
2010 Census	2,613		20,456		64,338	
Growth 2021 - 2026	-0.77%		-0.26%		0.27%	
Growth 2010 - 2021	-0.77%		0.67%		2.33%	

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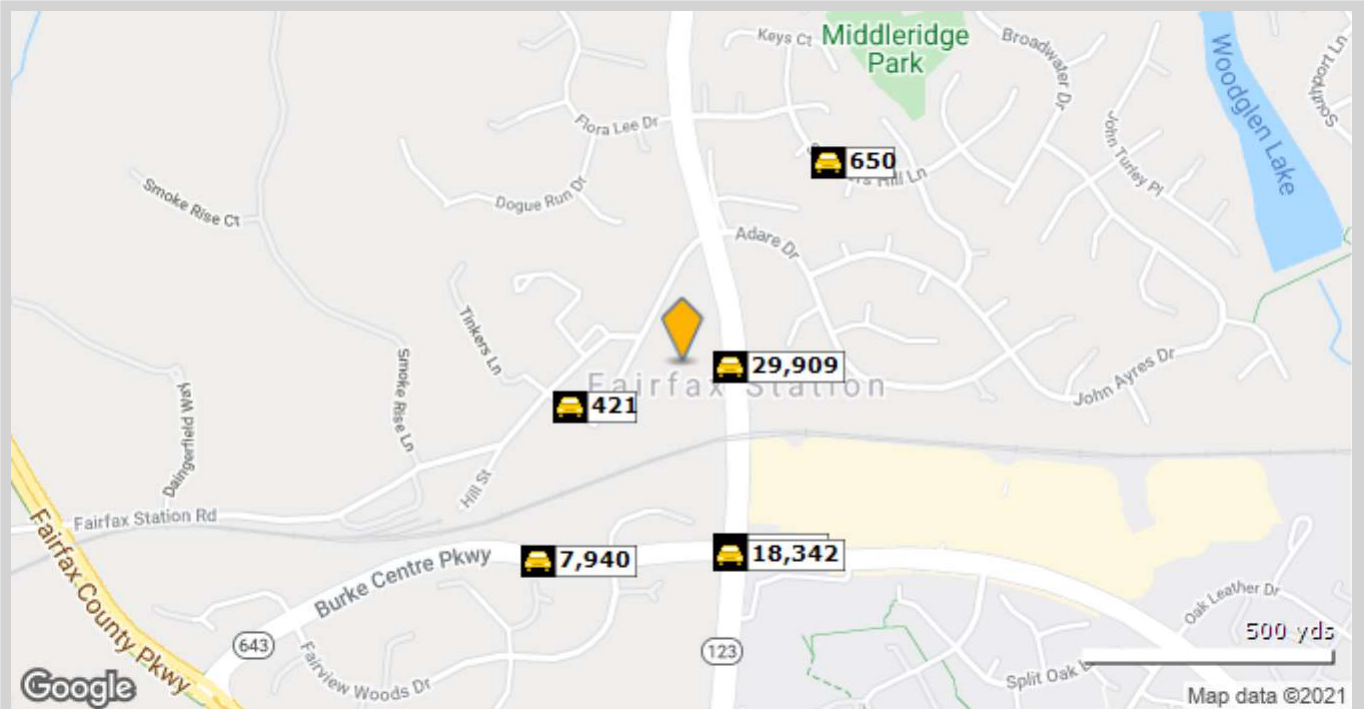
Radius	1 Mile		3 Mile		5 Mile	
2021 Households by HH Income	2,592		20,595		65,833	
<\$25,000	77	2.97%	868	4.21%	3,306	5.02%
\$25,000 - \$50,000	105	4.05%	1,500	7.28%	5,464	8.30%
\$50,000 - \$75,000	179	6.91%	1,613	7.83%	5,735	8.71%
\$75,000 - \$100,000	168	6.48%	1,953	9.48%	6,635	10.08%
\$100,000 - \$125,000	252	9.72%	2,196	10.66%	7,099	10.78%
\$125,000 - \$150,000	289	11.15%	2,281	11.08%	6,931	10.53%
\$150,000 - \$200,000	481	18.56%	3,814	18.52%	11,771	17.88%
\$200,000+	1,041	40.16%	6,370	30.93%	18,892	28.70%
2021 Avg Household Income	\$195,247		\$172,143		\$165,023	
2021 Med Household Income	\$173,492		\$148,755		\$141,871	
2021 Occupied Housing	2,593		20,594		65,833	
Owner Occupied	2,288	88.24%	17,277	83.89%	50,012	75.97%
Renter Occupied	305	11.76%	3,317	16.11%	15,821	24.03%
2010 Housing Units	2,659		21,400		68,179	
1 Unit	2,633	99.02%	19,686	91.99%	54,794	80.37%
2 - 4 Units	1	0.04%	144	0.67%	619	0.91%
5 - 19 Units	24	0.90%	1,105	5.16%	8,126	11.92%
20+ Units	1	0.04%	465	2.17%	4,640	6.81%
2021 Housing Value	2,289		17,277		50,011	
<\$100,000	10	0.44%	140	0.81%	506	1.01%
\$100,000 - \$200,000	5	0.22%	160	0.93%	609	1.22%
\$200,000 - \$300,000	69	3.01%	456	2.64%	1,593	3.19%
\$300,000 - \$400,000	150	6.55%	1,823	10.55%	4,495	8.99%
\$400,000 - \$500,000	161	7.03%	2,933	16.98%	8,646	17.29%
\$500,000 - \$1,000,000	1,840	80.38%	10,935	63.29%	31,534	63.05%
\$1,000,000+	54	2.36%	830	4.80%	2,628	5.25%
2021 Median Home Value	\$703,668		\$642,958		\$645,184	
2021 Housing Units by Yr Built	2,660		21,488		68,372	
Built 2010+	7	0.26%	456	2.12%	2,053	3.00%
Built 2000 - 2010	80	3.01%	1,193	5.55%	8,742	12.79%
Built 1990 - 1999	105	3.95%	1,602	7.46%	8,150	11.92%
Built 1980 - 1989	1,222	45.94%	8,800	40.95%	17,887	26.16%
Built 1970 - 1979	1,144	43.01%	7,138	33.22%	17,787	26.02%
Built 1960 - 1969	69	2.59%	1,552	7.22%	9,077	13.28%
Built 1950 - 1959	26	0.98%	527	2.45%	3,451	5.05%
Built <1949	7	0.26%	220	1.02%	1,225	1.79%
2021 Median Year Built	1980		1980		1980	

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	0.15 N	2020	29,909	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 S	2020	7,590	MPSI	.22
6	Ox Rd	Burke Centre Pkwy	0.00 N	2018	27,233	MPSI	.22
7	Ox Rd	Burke Centre Pkwy	0.00 N	2020	18,342	MPSI	.22
8	Burke Centre Pkwy	Fairview Woods Dr	0.09 E	2018	7,081	MPSI	.28
9	Burke Centre Pkwy	Fairview Woods Dr	0.09 E	2020	7,940	MPSI	.28
10	Shooters Hill Ln	Oak Park Ct	0.03 NW	2020	650	MPSI	.29