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 Real Estate Development And Management

# Commerce Plaza

## DEMOGRAPHIC STUDY

Commerce Street, Springfield, Virginia

Daily Traffic Volume: 27,637 cars

	1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
<b>Population</b>						
2011 Projection	15,667		109,198		323,440	
<b>2006 Estimate</b>	<b>15,044</b>		<b>103,763</b>		<b>313,953</b>	
2000 Census	14,392		98,096		305,269	
<b>2006 Population by Age</b>	<b>15,044</b>		<b>103,763</b>		<b>313,953</b>	
Age 0 - 4	1,150	7.64%	6,881	6.63%	20,929	6.67%
Age 5 - 9	1,098	7.30%	6,943	6.69%	20,948	6.67%
Age 10 - 14	1,056	7.02%	6,764	6.52%	20,645	6.58%
Age 15 - 17	569	3.78%	3,945	3.80%	12,506	3.98%
Age 18 - 20	540	3.59%	3,048	2.94%	9,393	2.99%
Age 21 - 24	718	4.77%	4,300	4.14%	13,952	4.44%
Age 25 - 34	1,817	12.08%	12,221	11.78%	41,772	13.31%
Age 35 - 44	2,486	16.52%	18,023	17.37%	51,846	16.51%
Age 45 - 49	1,170	7.78%	9,206	8.87%	27,254	8.68%
Age 50 - 54	1,043	6.93%	8,149	7.85%	24,675	7.86%
Age 55 - 59	929	6.18%	7,516	7.24%	22,430	7.14%
Age 60 - 64	699	4.65%	5,688	5.48%	16,791	5.35%
Age 65 - 74	863	5.74%	6,439	6.21%	18,440	5.87%
Age 75 - 84	680	4.52%	3,636	3.50%	9,588	3.05%
Age 85 and over	227	1.51%	1,004	0.97%	2,784	0.89%
<b>Median Age</b>	<b>37.40</b>		<b>39.50</b>		<b>38.20</b>	
<b>2006 Population by Hispanic Origin</b>	<b>4,406</b>		<b>14,676</b>		<b>44,773</b>	
<b>2006 Population By Race</b>	<b>15,044</b>		<b>103,763</b>		<b>313,953</b>	
White	7,777	51.70%	62,958	60.67%	190,325	60.62%
Black or African American	844	5.61%	10,766	10.38%	40,475	12.89%
American Indian and Alaska Native	43	0.29%	278	0.27%	845	0.27%
Asian	3,491	23.21%	18,975	18.29%	48,549	15.46%
Native Hawaiian and Pacific Islander	14	0.09%	131	0.13%	319	0.10%
Other Race	2,031	13.50%	5,668	5.46%	18,074	5.76%
Two or More Races	845	5.62%	4,988	4.81%	15,365	4.89%
<b>Households</b>						
2011 Projection	4,931		40,610		121,595	
<b>2006 Estimate</b>	<b>4,740</b>		<b>38,626</b>		<b>117,921</b>	
2000 Census	4,551		36,570		114,457	
Growth 2006 - 2011	4.03%		5.14%		3.12%	
Growth 2000 - 2006	4.17%		5.62%		3.03%	
Owner Occupied	3,318	70.00%	28,521	73.84%	76,999	65.30%
Renter Occupied	1,422	30.00%	10,105	26.16%	40,922	34.70%
<b>2006 Average Household Size</b>	<b>3.17</b>		<b>2.68</b>		<b>2.65</b>	
<b>2006 Households by HH Income</b>	<b>4,741</b>		<b>38,627</b>		<b>117,921</b>	
Income Less Than \$15,000	228	4.81%	1,159	3.00%	5,004	4.24%
Income: \$15,000 - \$24,999	223	4.70%	1,189	3.08%	4,674	3.96%
Income: \$25,000 - \$34,999	273	5.76%	1,767	4.57%	6,587	5.59%
Income: \$35,000 - \$49,999	565	11.92%	3,839	9.94%	13,288	11.27%
Income: \$50,000 - \$74,999	1,000	21.09%	7,904	20.46%	23,527	19.95%
Income: \$75,000 - \$99,999	942	19.87%	7,651	19.81%	20,671	17.53%
Income: \$100,000 - \$149,999	984	20.76%	9,440	24.44%	26,417	22.40%
Income: \$150,000 - \$249,999	445	9.39%	4,772	12.35%	14,547	12.34%
Income: \$250,000 - \$499,999	59	1.24%	748	1.94%	2,550	2.16%
Income: \$500,000 or more	22	0.46%	158	0.41%	656	0.56%
<b>2006 Avg Household Income</b>	<b>\$88,934</b>		<b>\$99,510</b>		<b>\$97,484</b>	
<b>2006 Med Household Income</b>	<b>\$77,159</b>		<b>\$86,293</b>		<b>\$82,112</b>	
<b>2006 Per Capita Income</b>	<b>\$28,105</b>		<b>\$37,113</b>		<b>\$36,696</b>	

# Commerce Plaza

## DEMOGRAPHIC STUDY (CONTINUED)

	1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
<b>2006 Population by Education</b>	<b>9,913</b>		<b>71,881</b>		<b>215,577</b>	
Less Than 9th Grade	1,166	11.76%	2,942	4.09%	9,759	4.53%
Some High School, No Diploma	948	9.56%	4,041	5.62%	11,966	5.55%
High School Graduate	2,152	21.71%	11,745	16.34%	34,243	15.88%
Some College, No Degree	1,913	19.30%	13,661	19.01%	39,784	18.45%
Associate Degree	582	5.87%	4,239	5.90%	12,132	5.63%
Bachelor's Degree	2,125	21.44%	21,030	29.26%	62,082	28.80%
Master's Degree	727	7.33%	10,620	14.77%	33,059	15.34%
Professional School Degree	194	1.96%	2,307	3.21%	7,978	3.70%
Doctorate Degree	106	1.07%	1,296	1.80%	4,574	2.12%
<b>2006 Population by Occupation Classification (Age 16+)</b>	<b>7,475</b>		<b>55,868</b>		<b>170,674</b>	
Blue Collar	1,686	22.56%	6,906	12.36%	20,448	11.98%
White Collar	4,413	59.04%	42,321	75.75%	129,099	75.64%
Service and Farm	1,376	18.41%	6,641	11.89%	21,127	12.38%
<b>2006 Population by Occupation (Age 16+)</b>	<b>2,892</b>		<b>19,894</b>		<b>61,471</b>	
Management, Business, & Financial	261	9.02%	2,565	12.89%	6,789	11.04%
Professional & Related Occupations	633	21.89%	7,402	37.21%	23,027	37.46%
Services	359	12.41%	1,892	9.51%	5,599	9.11%
Sales & Office	756	26.14%	5,121	25.74%	16,036	26.09%
Farming, Fishing, and Forestry	34	1.18%	56	0.28%	116	0.19%
Construction and Extraction, Maint	584	20.19%	2,112	10.62%	6,593	10.73%
Production & Transportation	422	14.59%	1,832	9.21%	5,508	8.96%
<b>2006 Annual Spending (in Thousands)</b>						
<b>Total Specified Consumer Spending</b>	<b>\$252,869</b>		<b>\$2,140,623</b>		<b>\$6,359,665</b>	
Total Apparel	\$29,068		\$247,247		\$738,782	
Total Entertainment	\$31,770		\$286,019		\$846,509	
Total Food At Home	\$19,579		\$147,122		\$440,855	
Total Food Away From Home	\$23,616		\$201,816		\$602,108	
Total Alcoholic Beverages	\$7,119		\$63,702		\$190,427	
Total Furniture/Appliances	\$14,503		\$129,995		\$377,942	
Total Transportation/Maint.	\$89,916		\$748,527		\$2,226,897	
Total Health Care	\$22,118		\$177,250		\$523,059	
Total Education/Day Care	\$18,880		\$176,925		\$528,834	