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 Real Estate Development And Management

Fairfax Station Square

DEMOGRAPHIC STUDY

Intersection of Ox Rd. (Route 123) and Burke Center Parkway, Fairfax, Virginia

Daily Traffic Volume: **Ox Road:** 30,000 cars from Fairfax County Parkway to Route 660 (Adare Rd/Fairfax Station Rd)

Burke Centre Pkwy: 21,000 cars from Roberts Rd to Ox Rd

	1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
Population						
2011 Projection	7,433		62,175		174,448	
2006 Estimate	7,463		61,849		169,614	
2000 Census	7,677		62,404		165,814	
2006 Population by Age	7,463		61,849		169,614	
Age 0 - 4	467	6.26%	3,543	5.73%	10,225	6.03%
Age 5 - 9	448	6.00%	3,441	5.56%	9,948	5.87%
Age 10 - 14	543	7.28%	4,167	6.74%	11,225	6.62%
Age 15 - 17	455	6.10%	3,201	5.18%	8,433	4.97%
Age 18 - 20	256	3.43%	3,639	5.88%	7,102	4.19%
Age 21 - 24	474	6.35%	3,974	6.43%	9,577	5.65%
Age 25 - 34	605	8.11%	5,790	9.36%	18,396	10.85%
Age 35 - 44	891	11.94%	8,219	13.29%	23,880	14.08%
Age 45 - 49	673	9.02%	5,451	8.81%	15,166	8.94%
Age 50 - 54	843	11.30%	5,877	9.50%	15,637	9.22%
Age 55 - 59	725	9.71%	5,265	8.51%	13,793	8.13%
Age 60 - 64	477	6.39%	3,628	5.87%	9,892	5.83%
Age 65 - 74	458	6.14%	3,677	5.95%	10,700	6.31%
Age 75 - 84	120	1.61%	1,391	2.25%	4,352	2.57%
Age 85 and over	29	0.39%	586	0.95%	1,288	0.76%
Median Age	41.20		39.40		39.10	
2006 Population by Hispanic Origin	458		4,654		14,229	
2006 Population By Race	7,463		61,849		169,614	
White	5,908	79.16%	45,235	73.14%	120,375	70.97%
Black or African American	267	3.58%	3,700	5.98%	9,441	5.57%
American Indian and Alaska Native	25	0.33%	125	0.20%	359	0.21%
Asian	789	10.57%	8,973	14.51%	28,540	16.83%
Native Hawaiian and Pacific Islander	5	0.07%	52	0.08%	130	0.08%
Other Race	180	2.41%	1,680	2.72%	5,308	3.13%
Two or More Races	289	3.87%	2,083	3.37%	5,461	3.22%
Households						
2011 Projection	2,519		20,886		61,321	
2006 Estimate	2,491		20,456		58,885	
2000 Census	2,517		20,206		56,444	
Growth 2006 - 2011	1.13%		2.10%		4.14%	
Growth 2000 - 2006	-1.04%		1.24%		4.32%	
Owner Occupied	2,160	86.71%	16,996	83.09%	45,943	78.02%
Renter Occupied	331	13.29%	3,459	16.91%	12,942	21.98%
2006 Average Household Size	3.00		2.88		2.81	
2006 Households by HH Income	2,492		20,456		58,885	
Income Less Than \$15,000	49	1.97%	518	2.53%	1,545	2.62%
Income: \$15,000 - \$24,999	54	2.17%	454	2.22%	1,487	2.53%
Income: \$25,000 - \$34,999	75	3.01%	591	2.89%	2,000	3.40%
Income: \$35,000 - \$49,999	114	4.57%	1,323	6.47%	4,635	7.87%
Income: \$50,000 - \$74,999	272	10.91%	3,180	15.55%	9,260	15.73%
Income: \$75,000 - \$99,999	350	14.04%	3,384	16.54%	9,741	16.54%
Income: \$100,000 - \$149,999	732	29.37%	5,557	27.17%	15,543	26.40%
Income: \$150,000 - \$249,999	654	26.24%	4,216	20.61%	11,442	19.43%
Income: \$250,000 - \$499,999	156	6.26%	957	4.68%	2,471	4.20%
Income: \$500,000 or more	36	1.44%	276	1.35%	761	1.29%
2006 Avg Household Income	\$140,413		\$126,300		\$121,861	
2006 Med Household Income	\$122,002		\$106,326		\$102,491	
2006 Per Capita Income	\$46,872		\$42,178		\$42,503	

Fairfax Station Square

DEMOGRAPHIC STUDY (CONTINUED)

	1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
2006 Population by Education	4,820		39,883		113,105	
Less Than 9th Grade	130	2.70%	976	2.45%	3,294	2.91%
Some High School, No Diploma	136	2.82%	1,149	2.88%	3,589	3.17%
High School Graduate	520	10.79%	5,125	12.85%	15,325	13.55%
Some College, No Degree	741	15.37%	6,947	17.42%	18,933	16.74%
Associate Degree	235	4.88%	2,310	5.79%	6,410	5.67%
Bachelor's Degree	1,621	33.63%	12,537	31.43%	35,314	31.22%
Master's Degree	1,108	22.99%	8,033	20.14%	22,345	19.76%
Professional School Degree	233	4.83%	1,547	3.88%	4,568	4.04%
Doctorate Degree	96	1.99%	1,259	3.16%	3,327	2.94%
2006 Population by Occupation Classification (Age 16+)	4,196		34,491		94,942	
Blue Collar	329	7.84%	3,093	8.97%	8,075	8.51%
White Collar	3,464	82.55%	27,659	80.19%	76,725	80.81%
Service and Farm	403	9.60%	3,739	10.84%	10,142	10.68%
2006 Population by Occupation (Age 16+)	1,499		12,125		34,124	
Management, Business, & Financial	180	12.01%	1,477	12.18%	3,835	11.24%
Professional & Related Occupations	672	44.83%	5,203	42.91%	14,530	42.58%
Services	105	7.00%	921	7.60%	2,601	7.62%
Sales & Office	415	27.69%	3,321	27.39%	9,476	27.77%
Farming, Fishing, and Forestry	0	0.00%	2	0.02%	50	0.15%
Construction and Extraction, Maint	53	3.54%	828	6.83%	2,442	7.16%
Production & Transportation	116	7.74%	832	6.86%	2,008	5.88%
2006 Annual Spending (in Thousands)						
Total Specified Consumer Spending	\$172,131		\$1,344,352		\$3,713,216	
Total Apparel	\$21,374		\$163,178		\$445,283	
Total Entertainment	\$24,419		\$186,031		\$511,133	
Total Food At Home	\$10,933		\$85,911		\$240,202	
Total Food Away From Home	\$15,487		\$122,175		\$341,532	
Total Alcoholic Beverages	\$4,964		\$39,264		\$108,862	
Total Furniture/Appliances	\$11,178		\$83,772		\$230,956	
Total Transportation/Maint.	\$58,255		\$459,610		\$1,280,699	
Total Health Care	\$12,994		\$102,187		\$287,590	
Total Education/Day Care	\$16,202		\$138,854		\$352,284	