



A.J. DWOSKIN
 & ASSOCIATES INC
 Real Estate Development And Management

Landsdowne Centre

DEMOGRAPHIC STUDY

Beulah Street & Telegraph Road, Alexandria, Virginia

Daily Traffic Volume: 51,000 cars

	1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
Population						
2011 Projection	8,078		75,441		236,222	
2006 Estimate	7,402		71,421		224,959	
2000 Census	6,554		66,799		214,882	
2006 Population by Age	7,402		71,421		224,959	
Age 0 - 4	611	8.25%	5,335	7.47%	16,572	7.37%
Age 5 - 9	596	8.05%	5,226	7.32%	16,295	7.24%
Age 10 - 14	499	6.74%	4,961	6.95%	15,887	7.06%
Age 15 - 17	281	3.80%	2,833	3.97%	9,439	4.20%
Age 18 - 20	182	2.46%	2,103	2.94%	7,084	3.15%
Age 21 - 24	250	3.38%	3,097	4.34%	10,107	4.49%
Age 25 - 34	856	11.56%	9,400	13.16%	27,877	12.39%
Age 35 - 44	1,640	22.16%	13,137	18.39%	38,837	17.26%
Age 45 - 49	704	9.51%	6,248	8.75%	19,645	8.73%
Age 50 - 54	574	7.75%	5,248	7.35%	16,876	7.50%
Age 55 - 59	523	7.07%	4,725	6.62%	15,143	6.73%
Age 60 - 64	341	4.61%	3,391	4.75%	11,253	5.00%
Age 65 - 74	233	3.15%	3,309	4.63%	11,973	5.32%
Age 75 - 84	95	1.28%	1,810	2.53%	6,200	2.76%
Age 85 and over	18	0.24%	599	0.84%	1,771	0.79%
Median Age	37.50		37.10		37.40	
2006 Population by Hispanic Origin	480		8,315		33,219	
2006 Population By Race	7,402		71,421		224,959	
White	4,919	66.46%	41,329	57.87%	130,344	57.94%
Black or African American	1,015	13.71%	13,269	18.58%	41,029	18.24%
American Indian and Alaska Native	27	0.36%	194	0.27%	689	0.31%
Asian	997	13.47%	10,005	14.01%	27,941	12.42%
Native Hawaiian and Pacific Islander	13	0.18%	95	0.13%	293	0.13%
Other Race	126	1.70%	2,942	4.12%	13,600	6.05%
Two or More Races	305	4.12%	3,587	5.02%	11,063	4.92%
Households						
2011 Projection	3,201		28,827		87,217	
2006 Estimate	2,958		27,236		83,092	
2000 Census	2,643		25,362		78,427	
Growth 2006 - 2011	8.21%		5.84%		4.97%	
Growth 2000 - 2006	11.91%		7.39%		5.95%	
Owner Occupied	2,393	80.90%	17,832	65.47%	55,299	66.55%
Renter Occupied	565	19.10%	9,404	34.53%	27,793	33.45%
2006 Average Household Size	2.50		2.61		2.70	
2006 Households by HH Income	2,958		27,236		83,092	
Income Less than \$15,000	30	1.01%	802	2.94%	3,355	4.04%
Income: \$15,000 - \$24,999	33	1.12%	874	3.21%	3,439	4.14%
Income: \$25,000 - \$34,999	100	3.38%	1,459	5.36%	4,969	5.98%
Income: \$35,000 - \$49,999	215	7.27%	3,104	11.40%	9,871	11.88%
Income: \$50,000 - \$74,999	499	16.87%	5,913	21.71%	17,502	21.06%
Income: \$75,000 - \$99,999	585	19.78%	5,369	19.71%	14,975	18.02%
Income: \$100,000 - \$149,999	897	30.32%	6,271	23.02%	17,739	21.35%
Income: \$150,000 - \$249,999	480	16.23%	2,903	10.66%	9,316	11.21%
Income: \$250,000 - \$499,999	94	3.18%	438	1.61%	1,526	1.84%
Income: \$500,000 or more	25	0.85%	103	0.38%	400	0.48%
2006 Avg Household Income	\$117,062		\$94,557		\$93,847	
2006 Med Household Income	\$100,850		\$81,830		\$79,023	
2006 Per Capita Income	\$46,816		\$36,169		\$34,782	

Landsdowne Centre

DEMOGRAPHIC STUDY (CONTINUED)

	1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
2006 Population by Education	4,984		47,867		149,575	
Less Than 9th Grade	114	2.29%	1,815	3.79%	7,211	4.82%
Some High School, No Diploma	133	2.67%	2,645	5.53%	9,908	6.62%
High School Graduate	533	10.69%	7,910	16.52%	26,215	17.53%
Some College, No Degree	804	16.13%	9,917	20.72%	30,242	20.22%
Associate Degree	219	4.39%	2,966	6.20%	9,059	6.06%
Bachelor's Degree	1,881	37.74%	13,562	28.33%	39,132	26.16%
Master's Degree	1,013	20.33%	7,035	14.70%	20,959	14.01%
Professional School Degree	171	3.43%	1,264	2.64%	4,355	2.91%
Doctorate Degree	116	2.33%	753	1.57%	2,494	1.67%
2006 Population by Occupation Classification (Age 16+)	4,269		37,449		117,072	
Blue Collar	292	6.84%	4,371	11.67%	15,589	13.32%
White Collar	3,703	86.74%	28,790	76.88%	86,495	73.88%
Service and Farm	274	6.42%	4,288	11.45%	14,988	12.80%
2006 Population by Occupation (Age 16+)	1,646		13,169		41,749	
Management, Business, & Financial	222	13.49%	1,546	11.74%	4,604	11.03%
Professional & Related Occupations	885	53.77%	5,287	40.15%	15,057	36.07%
Services	72	4.37%	1,091	8.28%	4,009	9.60%
Sales & Office	412	25.03%	3,452	26.21%	10,819	25.91%
Farming, Fishing, and Forestry	5	0.30%	11	0.08%	86	0.21%
Construction and Extraction, Maint	48	2.92%	1,172	8.90%	4,762	11.41%
Production & Transportation	123	7.47%	1,234	9.37%	4,278	10.25%
2006 Annual Spending (in Thousands)						
Total Specified Consumer Spending	\$176,191		\$1,446,138		\$4,396,252	
Total Apparel	\$21,370		\$168,183		\$510,891	
Total Entertainment	\$25,066		\$192,641		\$580,078	
Total Food At Home	\$10,973		\$99,766		\$310,856	
Total Food Away From Home	\$16,786		\$137,733		\$414,396	
Total Alcoholic Beverages	\$5,371		\$43,180		\$130,003	
Total Furniture/Appliances	\$11,345		\$85,701		\$259,819	
Total Transportation/Maint.	\$59,871		\$509,947		\$1,550,395	
Total Health Care	\$12,948		\$116,313		\$360,896	
Total Education/Day Care	\$16,009		\$117,673		\$352,667	