

Demographic Detail Report

Hunter Mill Plaza 1 2946 Chain Bridge Rd, Oakton, VA 22124

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **22,913 SF**
 Year Built: **1985**

Total Available: **1,709 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	14,107		96,517		267,299	
2022 Estimate	14,274		96,113		265,617	
2010 Census	14,591		91,423		246,180	
Growth 2022 - 2027	-1.17%		0.42%		0.63%	
Growth 2010 - 2022	-2.17%		5.13%		7.90%	
2022 Population by Age						
	14,274		96,113		265,617	
Age 0 - 4	869	6.09%	5,918	6.16%	16,492	6.21%
Age 5 - 9	903	6.33%	5,972	6.21%	16,612	6.25%
Age 10 - 14	918	6.43%	6,003	6.25%	16,509	6.22%
Age 15 - 19	898	6.29%	5,913	6.15%	16,193	6.10%
Age 20 - 24	846	5.93%	5,782	6.02%	15,795	5.95%
Age 25 - 29	875	6.13%	6,061	6.31%	17,022	6.41%
Age 30 - 34	934	6.54%	6,377	6.63%	18,145	6.83%
Age 35 - 39	1,017	7.12%	6,673	6.94%	19,076	7.18%
Age 40 - 44	1,012	7.09%	6,566	6.83%	18,608	7.01%
Age 45 - 49	984	6.89%	6,441	6.70%	17,990	6.77%
Age 50 - 54	958	6.71%	6,344	6.60%	17,436	6.56%
Age 55 - 59	946	6.63%	6,365	6.62%	17,186	6.47%
Age 60 - 64	882	6.18%	5,925	6.16%	15,882	5.98%
Age 65 - 69	734	5.14%	4,940	5.14%	13,286	5.00%
Age 70 - 74	590	4.13%	4,070	4.23%	10,947	4.12%
Age 75 - 79	418	2.93%	2,957	3.08%	8,065	3.04%
Age 80 - 84	253	1.77%	1,886	1.96%	5,173	1.95%
Age 85+	238	1.67%	1,922	2.00%	5,202	1.96%
Age 65+	2,233	15.64%	15,775	16.41%	42,673	16.07%
Median Age	39.40		39.50		39.20	
Average Age	39.00		39.40		39.20	

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	14,274		96,113		265,617	
White	9,699	67.95%	64,676	67.29%	175,125	65.93%
Black	760	5.32%	5,564	5.79%	16,897	6.36%
Am. Indian & Alaskan	63	0.44%	483	0.50%	1,116	0.42%
Asian	3,112	21.80%	21,556	22.43%	61,665	23.22%
Hawaiian & Pacific Island	7	0.05%	70	0.07%	179	0.07%
Other	633	4.43%	3,765	3.92%	10,635	4.00%
Population by Hispanic Origin	14,274		96,113		265,617	
Non-Hispanic Origin	12,535	87.82%	83,537	86.92%	235,898	88.81%
Hispanic Origin	1,739	12.18%	12,577	13.09%	29,720	11.19%
2022 Median Age, Male	37.90		38.30		38.10	
2022 Average Age, Male	37.90		38.40		38.30	
2022 Median Age, Female	40.90		40.80		40.40	
2022 Average Age, Female	40.10		40.30		40.10	
2022 Population by Occupation Classification	11,402		77,037		212,757	
Civilian Employed	7,788	68.30%	51,744	67.17%	141,260	66.39%
Civilian Unemployed	380	3.33%	2,131	2.77%	6,806	3.20%
Civilian Non-Labor Force	3,190	27.98%	22,811	29.61%	63,508	29.85%
Armed Forces	44	0.39%	351	0.46%	1,183	0.56%
Households by Marital Status						
Married	3,044		20,541		56,234	
Married No Children	1,535		10,902		30,056	
Married w/Children	1,509		9,639		26,179	
2022 Population by Education	10,565		70,811		195,086	
Some High School, No Diploma	455	4.31%	3,517	4.97%	8,062	4.13%
High School Grad (Incl Equivalency)	843	7.98%	6,688	9.44%	16,996	8.71%
Some College, No Degree	1,620	15.33%	10,527	14.87%	29,190	14.96%
Associate Degree	725	6.86%	4,285	6.05%	11,070	5.67%
Bachelor Degree	3,095	29.29%	21,188	29.92%	62,618	32.10%
Advanced Degree	3,827	36.22%	24,606	34.75%	67,150	34.42%

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	15,709		103,382		280,859	
Real Estate & Finance	668	4.25%	3,834	3.71%	11,260	4.01%
Professional & Management	7,173	45.66%	47,224	45.68%	133,946	47.69%
Public Administration	1,013	6.45%	6,034	5.84%	15,759	5.61%
Education & Health	1,544	9.83%	10,218	9.88%	27,222	9.69%
Services	1,105	7.03%	6,789	6.57%	16,587	5.91%
Information	176	1.12%	1,345	1.30%	3,778	1.35%
Sales	1,171	7.45%	7,542	7.30%	22,192	7.90%
Transportation	1,052	6.70%	6,345	6.14%	14,488	5.16%
Retail	459	2.92%	3,303	3.19%	9,278	3.30%
Wholesale	116	0.74%	516	0.50%	1,234	0.44%
Manufacturing	154	0.98%	1,374	1.33%	3,413	1.22%
Production	260	1.66%	2,146	2.08%	5,265	1.87%
Construction	209	1.33%	1,931	1.87%	4,057	1.44%
Utilities	146	0.93%	1,395	1.35%	3,590	1.28%
Agriculture & Mining	22	0.14%	89	0.09%	185	0.07%
Farming, Fishing, Forestry	0	0.00%	28	0.03%	56	0.02%
Other Services	441	2.81%	3,269	3.16%	8,549	3.04%
2022 Worker Travel Time to Job	7,392		48,347		131,717	
<30 Minutes	3,233	43.74%	21,845	45.18%	61,862	46.97%
30-60 Minutes	3,144	42.53%	19,593	40.53%	52,350	39.74%
60+ Minutes	1,015	13.73%	6,909	14.29%	17,505	13.29%
2010 Households by HH Size	5,723		33,992		91,558	
1-Person Households	1,471	25.70%	7,444	21.90%	21,015	22.95%
2-Person Households	1,846	32.26%	11,337	33.35%	30,794	33.63%
3-Person Households	1,004	17.54%	6,052	17.80%	16,138	17.63%
4-Person Households	884	15.45%	5,526	16.26%	14,484	15.82%
5-Person Households	346	6.05%	2,290	6.74%	5,858	6.40%
6-Person Households	112	1.96%	823	2.42%	2,018	2.20%
7 or more Person Households	60	1.05%	520	1.53%	1,251	1.37%
2022 Average Household Size	2.60		2.70		2.60	
Households						
2027 Projection	5,404		35,602		99,601	
2022 Estimate	5,488		35,488		98,919	
2010 Census	5,723		33,992		91,557	
Growth 2022 - 2027	-1.53%		0.32%		0.69%	
Growth 2010 - 2022	-4.11%		4.40%		8.04%	

Demographic Detail Report

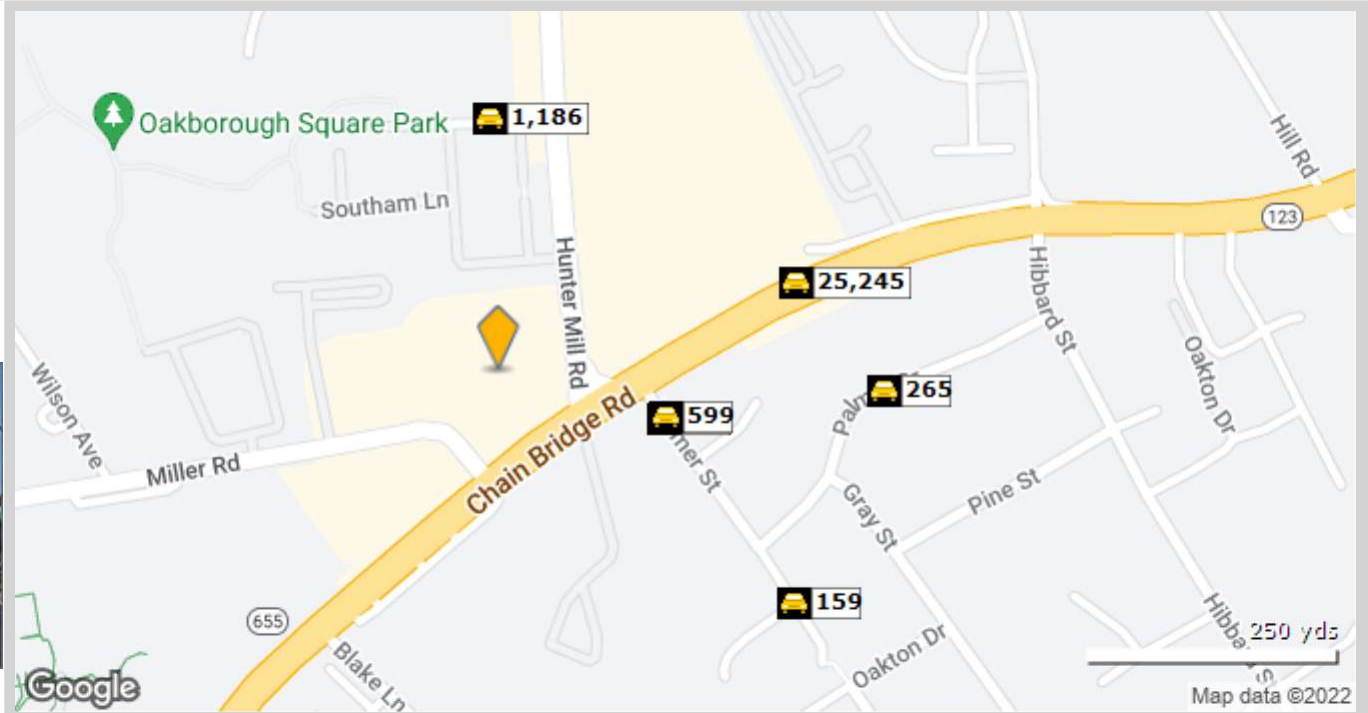
Hunter Mill Plaza 1 2946 Chain Bridge Rd, Oakton, VA 22124						
Radius	1 Mile		3 Mile		5 Mile	
2022 Households by HH Income	5,486		35,488		98,917	
<\$25,000	435	7.93%	2,643	7.45%	6,348	6.42%
\$25,000 - \$50,000	554	10.10%	3,188	8.98%	8,542	8.64%
\$50,000 - \$75,000	598	10.90%	3,186	8.98%	9,263	9.36%
\$75,000 - \$100,000	394	7.18%	3,251	9.16%	9,946	10.05%
\$100,000 - \$125,000	612	11.16%	3,698	10.42%	10,128	10.24%
\$125,000 - \$150,000	572	10.43%	3,103	8.74%	9,064	9.16%
\$150,000 - \$200,000	735	13.40%	4,973	14.01%	15,620	15.79%
\$200,000+	1,586	28.91%	11,446	32.25%	30,006	30.33%
2022 Avg Household Income	\$157,928		\$166,259		\$164,560	
2022 Med Household Income	\$131,556		\$139,324		\$139,429	
2022 Occupied Housing	5,487		35,488		98,919	
Owner Occupied	3,710	67.61%	25,187	70.97%	68,256	69.00%
Renter Occupied	1,777	32.39%	10,301	29.03%	30,663	31.00%
2010 Housing Units	6,060		37,217		103,450	
1 Unit	3,823	63.09%	26,342	70.78%	69,001	66.70%
2 - 4 Units	188	3.10%	799	2.15%	1,943	1.88%
5 - 19 Units	1,131	18.66%	5,474	14.71%	16,275	15.73%
20+ Units	918	15.15%	4,602	12.37%	16,231	15.69%
2022 Housing Value	3,710		25,187		68,255	
<\$100,000	30	0.81%	261	1.04%	689	1.01%
\$100,000 - \$200,000	15	0.40%	316	1.25%	1,125	1.65%
\$200,000 - \$300,000	311	8.38%	1,014	4.03%	2,984	4.37%
\$300,000 - \$400,000	344	9.27%	1,739	6.90%	4,864	7.13%
\$400,000 - \$500,000	573	15.44%	3,782	15.02%	9,444	13.84%
\$500,000 - \$1,000,000	1,880	50.67%	14,612	58.01%	40,424	59.22%
\$1,000,000+	557	15.01%	3,463	13.75%	8,725	12.78%
2022 Median Home Value	\$654,787		\$687,568		\$685,799	
2022 Housing Units by Yr Built	6,077		37,347		103,739	
Built 2010+	94	1.55%	2,034	5.45%	8,241	7.94%
Built 2000 - 2010	778	12.80%	4,616	12.36%	15,607	15.04%
Built 1990 - 1999	865	14.23%	4,306	11.53%	14,394	13.88%
Built 1980 - 1989	2,028	33.37%	5,968	15.98%	18,582	17.91%
Built 1970 - 1979	1,640	26.99%	8,528	22.83%	22,655	21.84%
Built 1960 - 1969	447	7.36%	5,951	15.93%	14,968	14.43%
Built 1950 - 1959	121	1.99%	4,521	12.11%	7,013	6.76%
Built <1949	104	1.71%	1,423	3.81%	2,279	2.20%
2022 Median Year Built	1983		1977		1982	

Traffic Count Report

Hunter Mill Plaza 1

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 Secondary: **Storefront**
 GLA: **22,913 SF**
 Year Built: **1985**
 Total Available: **1,709 SF**
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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Palmer St	Chain Bridge Rd	0.03 NW	2016	590	MPSI	.10
2	Palmer St	Chain Bridge Rd	0.02 NW	2022	563	MPSI	.10
3	Palmer St	Chain Bridge Rd	0.02 NW	2021	566	MPSI	.10
4	Palmer St	Chain Bridge Rd	0.02 NW	2020	599	MPSI	.10
5	Not Available		0.00	2015	1,200	ADT	.15
6	Lynnhaven Place		0.00	2022	1,186	MPSI	.15
7	Chain Bridge Rd	Oakton Manor Ct	0.07 NE	2022	25,105	MPSI	.18
8	Chain Bridge Rd	Oakton Manor Ct	0.07 NE	2021	25,245	MPSI	.18
9	Palmer Dr	Palmer St	0.04 NW	2022	159	MPSI	.22
10	Palmer Dr	Gray St	0.06 SW	2022	265	MPSI	.22