

# 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: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	14,171	98,004	268,642
2021 Estimate	14,297	96,786	265,972
2010 Census	14,591	91,407	246,249
Growth 2021 - 2026	-0.88%	1.26%	1.00%
Growth 2010 - 2021	-2.01%	5.88%	8.01%
<b>2021 Population by Age</b>			
	<b>14,297</b>	<b>96,786</b>	<b>265,972</b>
Age 0 - 4	925 6.47%	6,772 7.00%	17,663 6.64%
Age 5 - 9	921 6.44%	5,992 6.19%	16,428 6.18%
Age 10 - 14	926 6.48%	6,046 6.25%	16,390 6.16%
Age 15 - 19	881 6.16%	5,827 6.02%	16,100 6.05%
Age 20 - 24	819 5.73%	5,729 5.92%	16,048 6.03%
Age 25 - 29	914 6.39%	6,305 6.51%	18,228 6.85%
Age 30 - 34	990 6.92%	6,543 6.76%	18,800 7.07%
Age 35 - 39	1,082 7.57%	6,955 7.19%	19,733 7.42%
Age 40 - 44	997 6.97%	6,475 6.69%	18,110 6.81%
Age 45 - 49	1,006 7.04%	6,634 6.85%	18,257 6.86%
Age 50 - 54	978 6.84%	6,506 6.72%	17,605 6.62%
Age 55 - 59	990 6.92%	6,677 6.90%	17,797 6.69%
Age 60 - 64	870 6.09%	5,856 6.05%	15,587 5.86%
Age 65 - 69	689 4.82%	4,654 4.81%	12,550 4.72%
Age 70 - 74	544 3.80%	3,836 3.96%	10,415 3.92%
Age 75 - 79	351 2.46%	2,598 2.68%	7,165 2.69%
Age 80 - 84	207 1.45%	1,634 1.69%	4,474 1.68%
Age 85+	207 1.45%	1,747 1.81%	4,623 1.74%
Age 65+	1,998 13.97%	14,469 14.95%	39,227 14.75%
<b>Median Age</b>	<b>38.60</b>	<b>38.70</b>	<b>38.40</b>
<b>Average Age</b>	<b>38.30</b>	<b>38.60</b>	<b>38.50</b>

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2021 Population By Race</b>	<b>14,297</b>		<b>96,786</b>		<b>265,972</b>	
White	9,821	68.69%	65,787	67.97%	177,284	66.66%
Black	747	5.22%	5,557	5.74%	16,688	6.27%
Am. Indian & Alaskan	66	0.46%	478	0.49%	1,095	0.41%
Asian	3,044	21.29%	21,197	21.90%	60,352	22.69%
Hawaiian & Pacific Island	5	0.03%	58	0.06%	169	0.06%
Other	614	4.29%	3,708	3.83%	10,384	3.90%
<b>Population by Hispanic Origin</b>	<b>14,297</b>		<b>96,786</b>		<b>265,972</b>	
Non-Hispanic Origin	12,551	87.79%	84,125	86.92%	236,158	88.79%
Hispanic Origin	1,746	12.21%	12,660	13.08%	29,814	11.21%
<b>2021 Median Age, Male</b>	<b>37.10</b>		<b>37.40</b>		<b>37.30</b>	
<b>2021 Average Age, Male</b>	<b>37.20</b>		<b>37.60</b>		<b>37.60</b>	
<b>2021 Median Age, Female</b>	<b>39.90</b>		<b>40.00</b>		<b>39.50</b>	
<b>2021 Average Age, Female</b>	<b>39.30</b>		<b>39.60</b>		<b>39.40</b>	
<b>2021 Population by Occupation Classification</b>	<b>11,351</b>		<b>76,811</b>		<b>212,273</b>	
Civilian Employed	7,910	69.69%	51,764	67.39%	141,536	66.68%
Civilian Unemployed	333	2.93%	2,147	2.80%	6,457	3.04%
Civilian Non-Labor Force	3,065	27.00%	22,484	29.27%	63,029	29.69%
Armed Forces	43	0.38%	416	0.54%	1,251	0.59%
<b>Households by Marital Status</b>						
Married	3,046		20,654		56,257	
Married No Children	1,535		10,962		30,062	
Married w/Children	1,511		9,692		26,196	
<b>2021 Population by Education</b>	<b>10,527</b>		<b>70,538</b>		<b>194,178</b>	
Some High School, No Diploma	507	4.82%	3,775	5.35%	8,603	4.43%
High School Grad (Incl Equivalency)	753	7.15%	6,250	8.86%	16,377	8.43%
Some College, No Degree	1,552	14.74%	11,308	16.03%	30,279	15.59%
Associate Degree	703	6.68%	4,119	5.84%	10,835	5.58%
Bachelor Degree	3,281	31.17%	21,462	30.43%	62,362	32.12%
Advanced Degree	3,731	35.44%	23,624	33.49%	65,722	33.85%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2021 Population by Occupation</b>	<b>16,110</b>		<b>103,848</b>		<b>282,527</b>	
Real Estate & Finance	673	4.18%	3,592	3.46%	10,696	3.79%
Professional & Management	7,376	45.79%	47,159	45.41%	133,344	47.20%
Public Administration	996	6.18%	5,913	5.69%	15,554	5.51%
Education & Health	1,776	11.02%	9,934	9.57%	27,094	9.59%
Services	1,145	7.11%	6,827	6.57%	16,838	5.96%
Information	107	0.66%	1,333	1.28%	3,895	1.38%
Sales	1,095	6.80%	8,044	7.75%	23,407	8.28%
Transportation	1,134	7.04%	6,483	6.24%	15,184	5.37%
Retail	406	2.52%	3,458	3.33%	9,479	3.36%
Wholesale	108	0.67%	631	0.61%	1,572	0.56%
Manufacturing	185	1.15%	1,559	1.50%	3,737	1.32%
Production	256	1.59%	2,060	1.98%	5,049	1.79%
Construction	181	1.12%	1,995	1.92%	4,437	1.57%
Utilities	169	1.05%	1,315	1.27%	3,507	1.24%
Agriculture & Mining	24	0.15%	68	0.07%	179	0.06%
Farming, Fishing, Forestry	0	0.00%	26	0.03%	67	0.02%
Other Services	479	2.97%	3,451	3.32%	8,488	3.00%
<b>2021 Worker Travel Time to Job</b>	<b>7,499</b>		<b>48,194</b>		<b>131,899</b>	
<30 Minutes	3,264	43.53%	21,897	45.44%	61,151	46.36%
30-60 Minutes	3,082	41.10%	19,037	39.50%	52,471	39.78%
60+ Minutes	1,153	15.38%	7,260	15.06%	18,277	13.86%
<b>2010 Households by HH Size</b>	<b>5,723</b>		<b>33,985</b>		<b>91,585</b>	
1-Person Households	1,471	25.70%	7,442	21.90%	21,024	22.96%
2-Person Households	1,846	32.26%	11,335	33.35%	30,801	33.63%
3-Person Households	1,004	17.54%	6,051	17.80%	16,142	17.63%
4-Person Households	884	15.45%	5,525	16.26%	14,488	15.82%
5-Person Households	346	6.05%	2,289	6.74%	5,860	6.40%
6-Person Households	112	1.96%	823	2.42%	2,019	2.20%
7 or more Person Households	60	1.05%	520	1.53%	1,251	1.37%
<b>2021 Average Household Size</b>	<b>2.60</b>		<b>2.70</b>		<b>2.60</b>	
<b>Households</b>						
2026 Projection	5,423		36,134		100,008	
2021 Estimate	5,494		35,719		98,956	
2010 Census	5,723		33,985		91,585	
Growth 2021 - 2026	-1.29%		1.16%		1.06%	
Growth 2010 - 2021	-4.00%		5.10%		8.05%	

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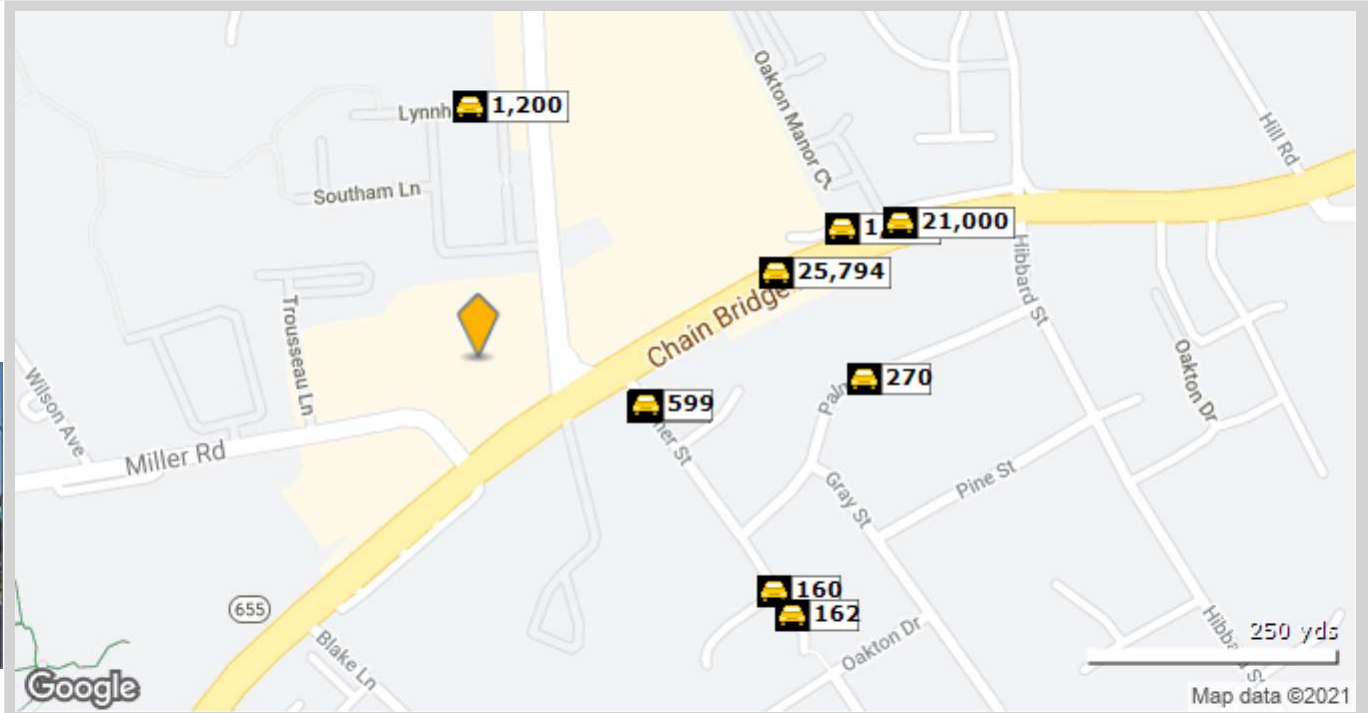
<b>Hunter Mill Plaza 1</b>						
2946 Chain Bridge Rd, Oakton, VA 22124						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2021 Households by HH Income</b>	<b>5,492</b>		<b>35,717</b>		<b>98,955</b>	
<\$25,000	340	6.19%	2,420	6.78%	6,216	6.28%
\$25,000 - \$50,000	530	9.65%	3,134	8.77%	8,319	8.41%
\$50,000 - \$75,000	456	8.30%	3,104	8.69%	9,005	9.10%
\$75,000 - \$100,000	481	8.76%	3,462	9.69%	10,258	10.37%
\$100,000 - \$125,000	619	11.27%	3,611	10.11%	10,026	10.13%
\$125,000 - \$150,000	642	11.69%	3,343	9.36%	9,359	9.46%
\$150,000 - \$200,000	857	15.60%	5,104	14.29%	15,645	15.81%
\$200,000+	1,567	28.53%	11,539	32.31%	30,127	30.45%
<b>2021 Avg Household Income</b>	<b>\$161,881</b>		<b>\$167,461</b>		<b>\$165,241</b>	
<b>2021 Med Household Income</b>	<b>\$137,461</b>		<b>\$140,909</b>		<b>\$140,101</b>	
<b>2021 Occupied Housing</b>	<b>5,493</b>		<b>35,719</b>		<b>98,956</b>	
Owner Occupied	3,715	67.63%	25,337	70.93%	68,309	69.03%
Renter Occupied	1,778	32.37%	10,382	29.07%	30,647	30.97%
<b>2010 Housing Units</b>	<b>6,045</b>		<b>37,267</b>		<b>103,329</b>	
1 Unit	3,690	61.04%	26,687	71.61%	69,565	67.32%
2 - 4 Units	166	2.75%	672	1.80%	1,798	1.74%
5 - 19 Units	1,141	18.88%	5,290	14.19%	16,172	15.65%
20+ Units	1,048	17.34%	4,618	12.39%	15,794	15.29%
<b>2021 Housing Value</b>	<b>3,716</b>		<b>25,338</b>		<b>68,308</b>	
<\$100,000	35	0.94%	230	0.91%	611	0.89%
\$100,000 - \$200,000	20	0.54%	344	1.36%	1,163	1.70%
\$200,000 - \$300,000	282	7.59%	1,017	4.01%	2,869	4.20%
\$300,000 - \$400,000	336	9.04%	1,579	6.23%	4,671	6.84%
\$400,000 - \$500,000	621	16.71%	4,181	16.50%	9,724	14.24%
\$500,000 - \$1,000,000	1,877	50.51%	14,591	57.59%	40,811	59.75%
\$1,000,000+	545	14.67%	3,396	13.40%	8,459	12.38%
<b>2021 Median Home Value</b>	<b>\$650,239</b>		<b>\$682,235</b>		<b>\$685,195</b>	
<b>2021 Housing Units by Yr Built</b>	<b>6,064</b>		<b>37,391</b>		<b>103,591</b>	
Built 2010+	86	1.42%	2,109	5.64%	8,096	7.82%
Built 2000 - 2010	778	12.83%	4,615	12.34%	15,619	15.08%
Built 1990 - 1999	865	14.26%	4,302	11.51%	14,364	13.87%
Built 1980 - 1989	2,028	33.44%	5,966	15.96%	18,588	17.94%
Built 1970 - 1979	1,640	27.04%	8,524	22.80%	22,675	21.89%
Built 1960 - 1969	442	7.29%	5,936	15.88%	14,960	14.44%
Built 1950 - 1959	121	2.00%	4,517	12.08%	7,010	6.77%
Built <1949	104	1.72%	1,422	3.80%	2,279	2.20%
<b>2021 Median Year Built</b>	<b>1983</b>		<b>1977</b>		<b>1982</b>	

# Traffic Count 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: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	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	2018	564	MPSI	.10
3	Palmer St	Chain Bridge Rd	0.02 NW	2020	599	MPSI	.10
4	Not Available		0.00	2015	1,200	ADT	.15
5	Chain Bridge Rd	Oakton Manor Ct	0.07 NE	2020	25,794	MPSI	.18
6	Palmer Dr	Palmer St	0.04 NW	2018	160	ADT	.22
7	Palmer Dr	Gray St	0.06 SW	2018	270	MPSI	.22
8	Chain Bridge Rd	Oakton Manor Ct	0.03 E	2020	1,118	MPSI	.23
9	Oakton Station Ct	Not Available	0.00 No	2020	162	MPSI	.23
10	Chain Bridge Road	Oakton Manor Ct	0.01 W	2018	21,000	ADT	.26