

# Demographic Detail Report

## Huntington Station

5816-5918 N Kings Hwy, Alexandria, VA 22303

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **29,660 SF**  
 Year Built: **1951**

Total Available: **4,444 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	27,222		156,209		480,776	
2020 Estimate	26,098		150,340		463,318	
2010 Census	20,695		133,476		411,907	
Growth 2020 - 2025	4.31%		3.90%		3.77%	
Growth 2010 - 2020	26.11%		12.63%		12.48%	
<b>2020 Population by Age</b>						
	<b>26,098</b>		<b>150,340</b>		<b>463,318</b>	
Age 0 - 4	1,815	6.95%	9,938	6.61%	31,288	6.75%
Age 5 - 9	1,558	5.97%	8,394	5.58%	27,162	5.86%
Age 10 - 14	1,287	4.93%	7,485	4.98%	24,597	5.31%
Age 15 - 19	1,031	3.95%	6,667	4.43%	22,304	4.81%
Age 20 - 24	1,114	4.27%	7,218	4.80%	25,529	5.51%
Age 25 - 29	1,923	7.37%	11,217	7.46%	39,448	8.51%
Age 30 - 34	2,597	9.95%	13,545	9.01%	43,807	9.46%
Age 35 - 39	2,696	10.33%	13,556	9.02%	41,810	9.02%
Age 40 - 44	2,219	8.50%	11,583	7.70%	35,030	7.56%
Age 45 - 49	1,954	7.49%	11,088	7.38%	33,199	7.17%
Age 50 - 54	1,680	6.44%	10,210	6.79%	30,138	6.50%
Age 55 - 59	1,598	6.12%	9,892	6.58%	28,526	6.16%
Age 60 - 64	1,379	5.28%	8,721	5.80%	24,283	5.24%
Age 65 - 69	1,100	4.21%	7,137	4.75%	19,270	4.16%
Age 70 - 74	867	3.32%	5,620	3.74%	14,788	3.19%
Age 75 - 79	571	2.19%	3,488	2.32%	9,391	2.03%
Age 80 - 84	351	1.34%	2,163	1.44%	5,893	1.27%
Age 85+	358	1.37%	2,416	1.61%	6,855	1.48%
Age 65+	3,247	12.44%	20,824	13.85%	56,197	12.13%
<b>Median Age</b>	<b>38.20</b>		<b>38.90</b>		<b>37.10</b>	
<b>Average Age</b>	<b>38.20</b>		<b>39.00</b>		<b>37.60</b>	

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2020 Population By Race</b>	<b>26,098</b>		<b>150,340</b>		<b>463,318</b>	
White	18,378	70.42%	108,067	71.88%	280,624	60.57%
Black	4,001	15.33%	25,584	17.02%	120,839	26.08%
Am. Indian & Alaskan	162	0.62%	789	0.52%	3,028	0.65%
Asian	2,615	10.02%	11,052	7.35%	42,475	9.17%
Hawaiian & Pacific Island	26	0.10%	164	0.11%	595	0.13%
Other	915	3.51%	4,684	3.12%	15,757	3.40%
<b>Population by Hispanic Origin</b>	<b>26,098</b>		<b>150,340</b>		<b>463,318</b>	
Non-Hispanic Origin	20,337	77.93%	126,386	84.07%	374,640	80.86%
Hispanic Origin	5,761	22.07%	23,953	15.93%	88,678	19.14%
<b>2020 Median Age, Male</b>	<b>38.00</b>		<b>38.30</b>		<b>36.50</b>	
<b>2020 Average Age, Male</b>	<b>37.70</b>		<b>38.20</b>		<b>36.80</b>	
<b>2020 Median Age, Female</b>	<b>38.40</b>		<b>39.50</b>		<b>37.70</b>	
<b>2020 Average Age, Female</b>	<b>38.70</b>		<b>39.80</b>		<b>38.40</b>	
<b>2020 Population by Occupation Classification</b>	<b>21,229</b>		<b>123,188</b>		<b>375,803</b>	
Civilian Employed	15,724	74.07%	89,906	72.98%	269,162	71.62%
Civilian Unemployed	298	1.40%	1,734	1.41%	7,699	2.05%
Civilian Non-Labor Force	4,539	21.38%	28,878	23.44%	91,810	24.43%
Armed Forces	668	3.15%	2,670	2.17%	7,132	1.90%
<b>Households by Marital Status</b>						
Married	4,401		26,997		74,797	
Married No Children	2,829		16,335		42,667	
Married w/Children	1,572		10,662		32,130	
<b>2020 Population by Education</b>	<b>20,742</b>		<b>117,412</b>		<b>357,694</b>	
Some High School, No Diploma	1,565	7.55%	8,858	7.54%	34,787	9.73%
High School Grad (Incl Equivalency)	2,331	11.24%	11,785	10.04%	50,663	14.16%
Some College, No Degree	3,401	16.40%	18,567	15.81%	64,389	18.00%
Associate Degree	1,450	6.99%	6,775	5.77%	25,257	7.06%
Bachelor Degree	5,827	28.09%	33,946	28.91%	92,266	25.79%
Advanced Degree	6,168	29.74%	37,481	31.92%	90,332	25.25%

## Demographic Detail Report

### Huntington Station

5816-5918 N Kings Hwy, Alexandria, VA 22303

Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Population by Occupation</b>	<b>34,358</b>		<b>189,647</b>		<b>552,173</b>	
Real Estate & Finance	1,291	3.76%	6,815	3.59%	16,537	2.99%
Professional & Management	12,253	35.66%	76,741	40.47%	199,548	36.14%
Public Administration	3,035	8.83%	16,106	8.49%	43,982	7.97%
Education & Health	2,478	7.21%	14,963	7.89%	47,034	8.52%
Services	2,354	6.85%	10,814	5.70%	45,418	8.23%
Information	376	1.09%	2,463	1.30%	7,083	1.28%
Sales	2,754	8.02%	15,574	8.21%	50,017	9.06%
Transportation	5,208	15.16%	20,485	10.80%	54,656	9.90%
Retail	892	2.60%	6,217	3.28%	20,924	3.79%
Wholesale	140	0.41%	796	0.42%	2,416	0.44%
Manufacturing	340	0.99%	1,878	0.99%	5,518	1.00%
Production	566	1.65%	3,406	1.80%	14,171	2.57%
Construction	916	2.67%	4,007	2.11%	16,353	2.96%
Utilities	457	1.33%	2,720	1.43%	9,743	1.76%
Agriculture & Mining	75	0.22%	267	0.14%	622	0.11%
Farming, Fishing, Forestry	31	0.09%	48	0.03%	256	0.05%
Other Services	1,192	3.47%	6,347	3.35%	17,895	3.24%
<b>2020 Worker Travel Time to Job</b>	<b>15,746</b>		<b>87,675</b>		<b>263,620</b>	
<30 Minutes	6,534	41.50%	39,960	45.58%	119,915	45.49%
30-60 Minutes	7,696	48.88%	38,315	43.70%	113,485	43.05%
60+ Minutes	1,516	9.63%	9,400	10.72%	30,220	11.46%
<b>2010 Households by HH Size</b>	<b>9,779</b>		<b>60,375</b>		<b>178,551</b>	
1-Person Households	4,106	41.99%	23,004	38.10%	65,960	36.94%
2-Person Households	3,232	33.05%	20,076	33.25%	55,503	31.09%
3-Person Households	1,082	11.06%	7,796	12.91%	24,352	13.64%
4-Person Households	734	7.51%	5,572	9.23%	17,925	10.04%
5-Person Households	336	3.44%	2,270	3.76%	8,291	4.64%
6-Person Households	138	1.41%	860	1.42%	3,568	2.00%
7 or more Person Households	151	1.54%	797	1.32%	2,952	1.65%
<b>2020 Average Household Size</b>	<b>2.10</b>		<b>2.20</b>		<b>2.30</b>	
<b>Households</b>						
2025 Projection	12,601		70,013		207,282	
2020 Estimate	12,103		67,439		199,763	
2010 Census	9,779		60,375		178,551	
Growth 2020 - 2025	4.11%		3.82%		3.76%	
Growth 2010 - 2020	23.77%		11.70%		11.88%	

# Demographic Detail Report

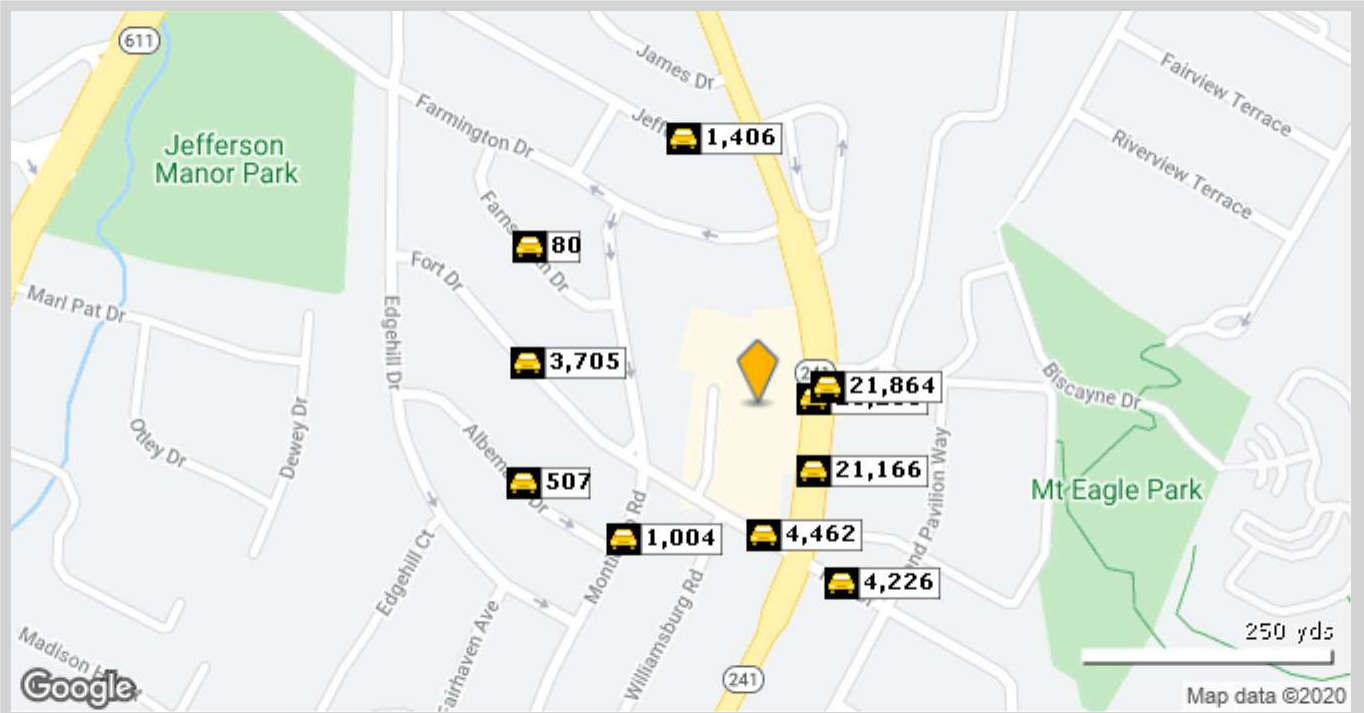
<b>Huntington Station</b>					
5816-5918 N Kings Hwy, Alexandria, VA 22303					
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>
<b>2020 Households by HH Income</b>	<b>12,104</b>		<b>67,437</b>		<b>199,762</b>
<\$25,000	926	7.65%	5,777	8.57%	22,223 11.12%
\$25,000 - \$50,000	1,054	8.71%	6,411	9.51%	25,989 13.01%
\$50,000 - \$75,000	1,676	13.85%	7,552	11.20%	28,295 14.16%
\$75,000 - \$100,000	1,989	16.43%	8,113	12.03%	25,257 12.64%
\$100,000 - \$125,000	1,591	13.14%	7,481	11.09%	22,384 11.21%
\$125,000 - \$150,000	969	8.01%	5,674	8.41%	16,725 8.37%
\$150,000 - \$200,000	1,812	14.97%	10,431	15.47%	26,226 13.13%
\$200,000+	2,087	17.24%	15,998	23.72%	32,663 16.35%
<b>2020 Avg Household Income</b>	<b>\$133,109</b>		<b>\$147,081</b>		<b>\$124,141</b>
<b>2020 Med Household Income</b>	<b>\$106,395</b>		<b>\$119,601</b>		<b>\$98,135</b>
<b>2020 Occupied Housing</b>	<b>12,103</b>		<b>67,438</b>		<b>199,762</b>
Owner Occupied	5,599	46.26%	37,914	56.22%	95,410 47.76%
Renter Occupied	6,504	53.74%	29,524	43.78%	104,352 52.24%
<b>2010 Housing Units</b>	<b>12,852</b>		<b>70,727</b>		<b>209,858</b>
1 Unit	4,996	38.87%	37,572	53.12%	92,350 44.01%
2 - 4 Units	174	1.35%	2,636	3.73%	8,848 4.22%
5 - 19 Units	1,275	9.92%	12,125	17.14%	42,529 20.27%
20+ Units	6,407	49.85%	18,394	26.01%	66,131 31.51%
<b>2020 Housing Value</b>	<b>5,599</b>		<b>37,914</b>		<b>95,410</b>
<\$100,000	84	1.50%	609	1.61%	2,278 2.39%
\$100,000 - \$200,000	223	3.98%	1,262	3.33%	6,450 6.76%
\$200,000 - \$300,000	502	8.97%	2,788	7.35%	11,331 11.88%
\$300,000 - \$400,000	1,095	19.56%	5,139	13.55%	15,619 16.37%
\$400,000 - \$500,000	1,280	22.86%	5,786	15.26%	15,448 16.19%
\$500,000 - \$1,000,000	2,000	35.72%	17,723	46.75%	37,495 39.30%
\$1,000,000+	415	7.41%	4,607	12.15%	6,789 7.12%
<b>2020 Median Home Value</b>	<b>\$469,960</b>		<b>\$595,159</b>		<b>\$477,854</b>
<b>2020 Housing Units by Yr Built</b>	<b>12,964</b>		<b>71,040</b>		<b>211,058</b>
Built 2010+	2,192	16.91%	7,134	10.04%	20,956 9.93%
Built 2000 - 2010	3,007	23.20%	9,045	12.73%	24,717 11.71%
Built 1990 - 1999	1,226	9.46%	6,060	8.53%	19,289 9.14%
Built 1980 - 1989	1,416	10.92%	6,527	9.19%	23,292 11.04%
Built 1970 - 1979	1,667	12.86%	9,155	12.89%	34,275 16.24%
Built 1960 - 1969	1,089	8.40%	8,783	12.36%	33,658 15.95%
Built 1950 - 1959	1,178	9.09%	10,503	14.78%	25,663 12.16%
Built <1949	1,189	9.17%	13,833	19.47%	29,208 13.84%
<b>2020 Median Year Built</b>	<b>1989</b>		<b>1972</b>		<b>1974</b>

# Traffic Count Report

## Huntington Station

5816-5918 N Kings Hwy, Alexandria, VA 22303

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **29,660 SF**  
 Year Built: **1951**  
 Total Available: **4,444 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Kings Hwy	Fort Dr	0.09 S	2018	20,233	MPSI	.03
2 N Kings Hwy	Farmington Dr	0.09 N	2018	21,864	MPSI	.04
3 N Kings Hwy	Fort Dr	0.05 S	2018	21,166	MPSI	.05
4 Fort Dr	Williamsburg Rd	0.03 NW	2018	4,462	MPSI	.07
5 Monticello Rd	Albemarle Dr	0.01 SW	2018	1,004	MPSI	.11
6 Fort Dr	N Kings Hwy	0.03 NW	2018	4,226	MPSI	.11
7 Fort Dr	Monticello Rd	0.09 SE	2018	3,705	MPSI	.13
8 Albemarle Dr	Monticello Rd	0.07 SE	2018	507	MPSI	.14
9 Farnsworth Dr	Farmington Dr	0.06 N	2018	80	MPSI	.16
10 Jefferson Dr	N Kings Hwy	0.04 E	2018	1,406	MPSI	.16