

Demographic Detail Report

Lee Harrison Center

2425-2507 N Harrison St, Arlington, VA 22207

Building Type: **General Retail**
 Secondary: -
 GLA: **116,858 SF**
 Year Built: **1962**

Total Available: **1,668 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	22,665		193,543		576,082	
2019 Estimate	21,546		185,612		551,114	
2010 Census	19,075		171,070		491,367	
Growth 2019 - 2024	5.19%		4.27%		4.53%	
Growth 2010 - 2019	12.95%		8.50%		12.16%	
2019 Population by Age						
	21,546		185,612		551,114	
Age 0 - 4	1,018	4.72%	10,867	5.85%	35,254	6.40%
Age 5 - 9	1,114	5.17%	10,395	5.60%	30,831	5.59%
Age 10 - 14	1,373	6.37%	10,462	5.64%	27,546	5.00%
Age 15 - 19	1,378	6.40%	9,470	5.10%	25,641	4.65%
Age 20 - 24	1,877	8.71%	12,345	6.65%	36,162	6.56%
Age 25 - 29	2,040	9.47%	18,554	10.00%	58,260	10.57%
Age 30 - 34	1,386	6.43%	16,863	9.09%	56,235	10.20%
Age 35 - 39	1,170	5.43%	14,447	7.78%	47,085	8.54%
Age 40 - 44	1,201	5.57%	12,564	6.77%	38,178	6.93%
Age 45 - 49	1,486	6.90%	12,799	6.90%	36,465	6.62%
Age 50 - 54	1,546	7.18%	11,994	6.46%	33,358	6.05%
Age 55 - 59	1,480	6.87%	11,247	6.06%	31,114	5.65%
Age 60 - 64	1,374	6.38%	9,918	5.34%	27,359	4.96%
Age 65 - 69	1,128	5.24%	8,122	4.38%	22,697	4.12%
Age 70 - 74	819	3.80%	6,027	3.25%	17,110	3.10%
Age 75 - 79	489	2.27%	3,782	2.04%	11,057	2.01%
Age 80 - 84	301	1.40%	2,494	1.34%	7,336	1.33%
Age 85+	368	1.71%	3,264	1.76%	9,426	1.71%
Age 65+	3,105	14.41%	23,689	12.76%	67,626	12.27%
Median Age	37.50		36.30		35.60	
Average Age	38.70		37.70		37.30	

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population By Race	21,546		185,612		551,114	
White	18,128	84.14%	146,915	79.15%	409,957	74.39%
Black	1,275	5.92%	10,014	5.40%	46,582	8.45%
Am. Indian & Alaskan	92	0.43%	1,403	0.76%	3,501	0.64%
Asian	1,394	6.47%	20,778	11.19%	72,471	13.15%
Hawaiian & Pacific Island	10	0.05%	136	0.07%	514	0.09%
Other	647	3.00%	6,366	3.43%	18,089	3.28%
Population by Hispanic Origin	21,546		185,612		551,114	
Non-Hispanic Origin	19,536	90.67%	157,779	85.00%	456,464	82.83%
Hispanic Origin	2,010	9.33%	27,833	15.00%	94,650	17.17%
2019 Median Age, Male	35.90		35.80		35.20	
2019 Average Age, Male	37.70		37.00		36.60	
2019 Median Age, Female	39.10		36.90		36.00	
2019 Average Age, Female	39.60		38.40		38.00	
2019 Population by Occupation Classification	17,765		151,993		452,349	
Civilian Employed	12,670	71.32%	109,695	72.17%	319,645	70.66%
Civilian Unemployed	226	1.27%	2,273	1.50%	8,152	1.80%
Civilian Non-Labor Force	4,770	26.85%	39,074	25.71%	119,295	26.37%
Armed Forces	99	0.56%	951	0.63%	5,257	1.16%
Households by Marital Status						
Married	4,605		33,664		91,322	
Married No Children	2,153		17,600		50,820	
Married w/Children	2,452		16,064		40,502	
2019 Population by Education	15,932		140,672		422,956	
Some High School, No Diploma	578	3.63%	8,991	6.39%	30,100	7.12%
High School Grad (Incl Equivalency)	1,287	8.08%	11,608	8.25%	38,854	9.19%
Some College, No Degree	1,655	10.39%	15,352	10.91%	52,975	12.52%
Associate Degree	1,147	7.20%	8,598	6.11%	27,276	6.45%
Bachelor Degree	4,972	31.21%	43,684	31.05%	120,236	28.43%
Advanced Degree	6,293	39.50%	52,439	37.28%	153,515	36.30%

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	25,680		230,565		665,208	
Real Estate & Finance	1,003	3.91%	8,724	3.78%	24,066	3.62%
Professional & Management	12,327	48.00%	106,002	45.97%	287,142	43.17%
Public Administration	2,269	8.84%	18,307	7.94%	47,863	7.20%
Education & Health	2,484	9.67%	17,179	7.45%	54,379	8.17%
Services	1,271	4.95%	12,580	5.46%	41,309	6.21%
Information	338	1.32%	3,239	1.40%	10,145	1.53%
Sales	1,851	7.21%	15,758	6.83%	51,731	7.78%
Transportation	1,736	6.76%	23,937	10.38%	67,556	10.16%
Retail	462	1.80%	5,261	2.28%	17,150	2.58%
Wholesale	97	0.38%	826	0.36%	2,679	0.40%
Manufacturing	318	1.24%	2,650	1.15%	6,853	1.03%
Production	236	0.92%	2,458	1.07%	10,056	1.51%
Construction	154	0.60%	3,666	1.59%	13,540	2.04%
Utilities	169	0.66%	1,459	0.63%	6,204	0.93%
Agriculture & Mining	0	0.00%	194	0.08%	452	0.07%
Farming, Fishing, Forestry	0	0.00%	82	0.04%	166	0.02%
Other Services	965	3.76%	8,243	3.58%	23,917	3.60%
2019 Worker Travel Time to Job	11,839		102,889		304,356	
<30 Minutes	6,021	50.86%	50,791	49.36%	157,971	51.90%
30-60 Minutes	5,041	42.58%	45,920	44.63%	125,963	41.39%
60+ Minutes	777	6.56%	6,178	6.00%	20,422	6.71%
2010 Households by HH Size	6,952		71,371		210,605	
1-Person Households	1,468	21.12%	23,685	33.19%	79,437	37.72%
2-Person Households	2,165	31.14%	22,589	31.65%	66,141	31.41%
3-Person Households	1,259	18.11%	10,043	14.07%	27,213	12.92%
4-Person Households	1,325	19.06%	9,378	13.14%	22,387	10.63%
5-Person Households	506	7.28%	3,603	5.05%	9,144	4.34%
6-Person Households	130	1.87%	1,251	1.75%	3,590	1.70%
7 or more Person Households	99	1.42%	822	1.15%	2,693	1.28%
2019 Average Household Size	2.70		2.30		2.20	
Households						
2024 Projection	8,233		80,681		248,644	
2019 Estimate	7,832		77,350		237,391	
2010 Census	6,953		71,371		210,605	
Growth 2019 - 2024	5.12%		4.31%		4.74%	
Growth 2010 - 2019	12.64%		8.38%		12.72%	

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Radius	1 Mile		3 Mile		5 Mile	
2019 Households by HH Income	7,833		77,351		237,390	
<\$25,000	530	6.77%	6,771	8.75%	24,888	10.48%
\$25,000 - \$50,000	647	8.26%	6,888	8.90%	25,808	10.87%
\$50,000 - \$75,000	440	5.62%	6,897	8.92%	27,879	11.74%
\$75,000 - \$100,000	413	5.27%	8,164	10.55%	27,932	11.77%
\$100,000 - \$125,000	615	7.85%	8,908	11.52%	26,660	11.23%
\$125,000 - \$150,000	563	7.19%	6,362	8.22%	18,593	7.83%
\$150,000 - \$200,000	1,269	16.20%	11,024	14.25%	31,270	13.17%
\$200,000+	3,356	42.84%	22,337	28.88%	54,360	22.90%
2019 Avg Household Income	\$191,939		\$157,871		\$140,351	
2019 Med Household Income	\$177,915		\$129,116		\$111,429	
2019 Occupied Housing	7,832		77,351		237,391	
Owner Occupied	6,095	77.82%	43,987	56.87%	116,019	48.87%
Renter Occupied	1,737	22.18%	33,364	43.13%	121,372	51.13%
2010 Housing Units	7,918		79,300		244,231	
1 Unit	7,033	88.82%	41,823	52.74%	101,051	41.38%
2 - 4 Units	169	2.13%	3,632	4.58%	9,107	3.73%
5 - 19 Units	549	6.93%	8,632	10.89%	35,806	14.66%
20+ Units	167	2.11%	25,213	31.79%	98,267	40.24%
2019 Housing Value	6,097		43,987		116,019	
<\$100,000	48	0.79%	414	0.94%	1,133	0.98%
\$100,000 - \$200,000	21	0.34%	1,114	2.53%	3,153	2.72%
\$200,000 - \$300,000	33	0.54%	1,231	2.80%	7,084	6.11%
\$300,000 - \$400,000	71	1.16%	1,995	4.54%	10,735	9.25%
\$400,000 - \$500,000	199	3.26%	3,351	7.62%	13,337	11.50%
\$500,000 - \$1,000,000	4,044	66.33%	25,374	57.69%	55,927	48.21%
\$1,000,000+	1,681	27.57%	10,508	23.89%	24,650	21.25%
2019 Median Home Value	\$830,922		\$773,675		\$701,758	
2019 Housing Units by Yr Built	7,958		79,548		244,734	
Built 2010+	1,017	12.78%	7,403	9.31%	30,826	12.60%
Built 2000 - 2010	113	1.42%	9,214	11.58%	25,237	10.31%
Built 1990 - 1999	250	3.14%	7,657	9.63%	16,570	6.77%
Built 1980 - 1989	233	2.93%	5,379	6.76%	21,295	8.70%
Built 1970 - 1979	291	3.66%	6,701	8.42%	27,068	11.06%
Built 1960 - 1969	587	7.38%	9,377	11.79%	33,141	13.54%
Built 1950 - 1959	2,228	28.00%	14,757	18.55%	39,247	16.04%
Built <1949	3,239	40.70%	19,060	23.96%	51,350	20.98%
2019 Median Year Built	1952		1965		1969	