

# 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: **6,462 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	20,973		195,918		574,489	
2020 Estimate	20,202		188,090		552,024	
2010 Census	19,339		170,654		489,819	
Growth 2020 - 2025	3.82%		4.16%		4.07%	
Growth 2010 - 2020	4.46%		10.22%		12.70%	
<b>2020 Population by Age</b>						
	<b>20,202</b>		<b>188,090</b>		<b>552,024</b>	
Age 0 - 4	925	4.58%	11,030	5.86%	35,559	6.44%
Age 5 - 9	1,052	5.21%	10,585	5.63%	31,170	5.65%
Age 10 - 14	1,330	6.58%	10,915	5.80%	28,210	5.11%
Age 15 - 19	1,329	6.58%	9,785	5.20%	25,920	4.70%
Age 20 - 24	1,826	9.04%	12,685	6.74%	36,590	6.63%
Age 25 - 29	1,875	9.28%	18,546	9.86%	58,306	10.56%
Age 30 - 34	1,228	6.08%	16,439	8.74%	55,531	10.06%
Age 35 - 39	1,069	5.29%	14,477	7.70%	47,467	8.60%
Age 40 - 44	1,110	5.49%	12,659	6.73%	38,314	6.94%
Age 45 - 49	1,373	6.80%	12,833	6.82%	36,053	6.53%
Age 50 - 54	1,416	7.01%	11,834	6.29%	32,292	5.85%
Age 55 - 59	1,406	6.96%	11,319	6.02%	30,649	5.55%
Age 60 - 64	1,262	6.25%	9,985	5.31%	27,046	4.90%
Age 65 - 69	1,054	5.22%	8,272	4.40%	22,504	4.08%
Age 70 - 74	795	3.94%	6,425	3.42%	17,718	3.21%
Age 75 - 79	496	2.46%	4,171	2.22%	11,719	2.12%
Age 80 - 84	298	1.48%	2,693	1.43%	7,557	1.37%
Age 85+	360	1.78%	3,436	1.83%	9,420	1.71%
Age 65+	3,003	14.86%	24,997	13.29%	68,918	12.48%
<b>Median Age</b>	<b>37.50</b>		<b>36.40</b>		<b>35.50</b>	
<b>Average Age</b>	<b>38.80</b>		<b>37.80</b>		<b>37.20</b>	

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Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Population By Race</b>	<b>20,202</b>		<b>188,090</b>		<b>552,024</b>	
White	16,994	84.12%	148,529	78.97%	410,123	74.29%
Black	1,187	5.88%	9,941	5.29%	46,161	8.36%
Am. Indian & Alaskan	67	0.33%	1,299	0.69%	3,339	0.60%
Asian	1,324	6.55%	21,600	11.48%	73,205	13.26%
Hawaiian & Pacific Island	8	0.04%	139	0.07%	542	0.10%
Other	623	3.08%	6,582	3.50%	18,654	3.38%
<b>Population by Hispanic Origin</b>	<b>20,202</b>		<b>188,090</b>		<b>552,024</b>	
Non-Hispanic Origin	18,320	90.68%	160,570	85.37%	458,822	83.12%
Hispanic Origin	1,883	9.32%	27,519	14.63%	93,201	16.88%
<b>2020 Median Age, Male</b>	<b>35.90</b>		<b>35.80</b>		<b>35.10</b>	
<b>2020 Average Age, Male</b>	<b>37.90</b>		<b>37.10</b>		<b>36.50</b>	
<b>2020 Median Age, Female</b>	<b>39.00</b>		<b>37.00</b>		<b>35.90</b>	
<b>2020 Average Age, Female</b>	<b>39.60</b>		<b>38.60</b>		<b>37.90</b>	
<b>2020 Population by Occupation Classification</b>	<b>16,628</b>		<b>153,597</b>		<b>451,891</b>	
Civilian Employed	11,575	69.61%	110,289	71.80%	318,720	70.53%
Civilian Unemployed	177	1.06%	1,963	1.28%	7,170	1.59%
Civilian Non-Labor Force	4,769	28.68%	40,280	26.22%	120,542	26.68%
Armed Forces	107	0.64%	1,065	0.69%	5,459	1.21%
<b>Households by Marital Status</b>						
Married	4,343		34,246		91,939	
Married No Children	2,017		18,002		51,060	
Married w/Children	2,325		16,244		40,878	
<b>2020 Population by Education</b>	<b>14,829</b>		<b>141,638</b>		<b>422,038</b>	
Some High School, No Diploma	497	3.35%	8,807	6.22%	28,686	6.80%
High School Grad (Incl Equivalency)	1,156	7.80%	11,398	8.05%	38,548	9.13%
Some College, No Degree	1,616	10.90%	15,932	11.25%	53,016	12.56%
Associate Degree	1,088	7.34%	8,548	6.04%	27,463	6.51%
Bachelor Degree	4,624	31.18%	44,376	31.33%	121,388	28.76%
Advanced Degree	5,848	39.44%	52,577	37.12%	152,937	36.24%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Population by Occupation</b>	<b>23,409</b>		<b>231,478</b>		<b>663,660</b>	
Real Estate & Finance	966	4.13%	8,895	3.84%	24,408	3.68%
Professional & Management	11,179	47.76%	107,093	46.26%	285,413	43.01%
Public Administration	2,108	9.01%	18,160	7.85%	48,296	7.28%
Education & Health	2,181	9.32%	17,058	7.37%	54,416	8.20%
Services	1,122	4.79%	12,511	5.40%	40,786	6.15%
Information	304	1.30%	3,265	1.41%	9,914	1.49%
Sales	1,761	7.52%	15,737	6.80%	51,965	7.83%
Transportation	1,574	6.72%	23,608	10.20%	67,615	10.19%
Retail	471	2.01%	5,295	2.29%	17,401	2.62%
Wholesale	98	0.42%	896	0.39%	2,825	0.43%
Manufacturing	297	1.27%	2,641	1.14%	6,818	1.03%
Production	232	0.99%	2,556	1.10%	9,999	1.51%
Construction	140	0.60%	3,725	1.61%	13,148	1.98%
Utilities	141	0.60%	1,430	0.62%	6,290	0.95%
Agriculture & Mining	0	0.00%	171	0.07%	472	0.07%
Farming, Fishing, Forestry	0	0.00%	77	0.03%	191	0.03%
Other Services	835	3.57%	8,360	3.61%	23,703	3.57%
<b>2020 Worker Travel Time to Job</b>	<b>10,854</b>		<b>103,416</b>		<b>304,127</b>	
<30 Minutes	5,508	50.75%	51,302	49.61%	156,806	51.56%
30-60 Minutes	4,663	42.96%	45,986	44.47%	127,040	41.77%
60+ Minutes	683	6.29%	6,128	5.93%	20,281	6.67%
<b>2010 Households by HH Size</b>	<b>7,029</b>		<b>71,252</b>		<b>209,745</b>	
1-Person Households	1,497	21.30%	23,615	33.14%	79,022	37.68%
2-Person Households	2,185	31.09%	22,552	31.65%	65,889	31.41%
3-Person Households	1,269	18.05%	10,032	14.08%	27,128	12.93%
4-Person Households	1,338	19.04%	9,366	13.14%	22,319	10.64%
5-Person Households	509	7.24%	3,600	5.05%	9,126	4.35%
6-Person Households	132	1.88%	1,258	1.77%	3,578	1.71%
7 or more Person Households	99	1.41%	829	1.16%	2,683	1.28%
<b>2020 Average Household Size</b>	<b>2.70</b>		<b>2.30</b>		<b>2.20</b>	
<b>Households</b>						
2025 Projection	7,539		81,697		246,419	
2020 Estimate	7,277		78,424		236,577	
2010 Census	7,029		71,253		209,745	
Growth 2020 - 2025	3.60%		4.17%		4.16%	
Growth 2010 - 2020	3.53%		10.06%		12.79%	

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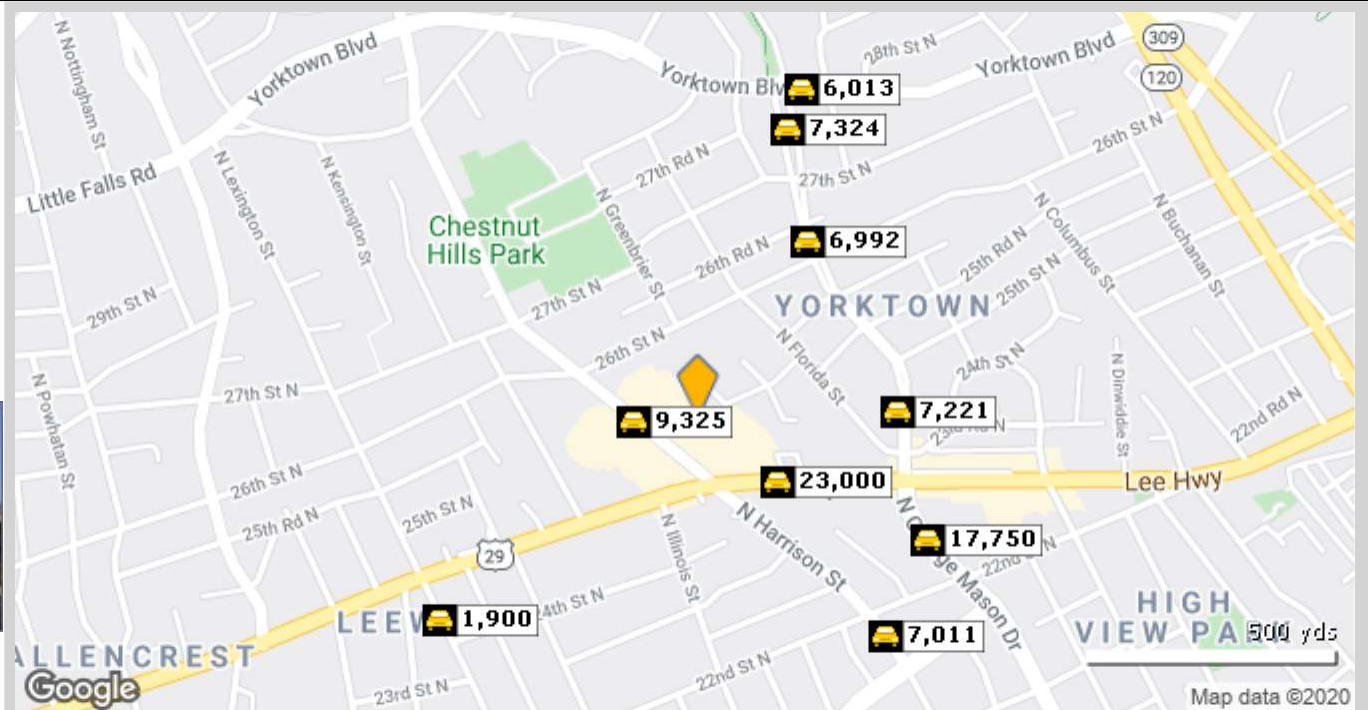
Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Households by HH Income</b>	<b>7,277</b>		<b>78,422</b>		<b>236,575</b>	
<\$25,000	486	6.68%	6,978	8.90%	23,324	9.86%
\$25,000 - \$50,000	438	6.02%	5,689	7.25%	22,648	9.57%
\$50,000 - \$75,000	445	6.12%	7,681	9.79%	29,073	12.29%
\$75,000 - \$100,000	345	4.74%	6,980	8.90%	24,752	10.46%
\$100,000 - \$125,000	509	6.99%	7,774	9.91%	24,859	10.51%
\$125,000 - \$150,000	436	5.99%	6,676	8.51%	19,524	8.25%
\$150,000 - \$200,000	1,210	16.63%	11,818	15.07%	31,809	13.45%
\$200,000+	3,408	46.83%	24,826	31.66%	60,586	25.61%
<b>2020 Avg Household Income</b>	<b>\$201,869</b>		<b>\$165,357</b>		<b>\$147,910</b>	
<b>2020 Med Household Income</b>	<b>\$190,474</b>		<b>\$140,387</b>		<b>\$118,595</b>	
<b>2020 Occupied Housing</b>	<b>7,277</b>		<b>78,423</b>		<b>236,577</b>	
Owner Occupied	5,744	78.93%	44,421	56.64%	116,677	49.32%
Renter Occupied	1,533	21.07%	34,002	43.36%	119,900	50.68%
<b>2010 Housing Units</b>	<b>7,406</b>		<b>80,750</b>		<b>246,143</b>	
1 Unit	6,641	89.67%	42,577	52.73%	103,066	41.87%
2 - 4 Units	168	2.27%	3,513	4.35%	8,979	3.65%
5 - 19 Units	431	5.82%	8,254	10.22%	35,597	14.46%
20+ Units	166	2.24%	26,406	32.70%	98,501	40.02%
<b>2020 Housing Value</b>	<b>5,744</b>		<b>44,422</b>		<b>116,676</b>	
<\$100,000	53	0.92%	403	0.91%	1,100	0.94%
\$100,000 - \$200,000	23	0.40%	1,114	2.51%	3,312	2.84%
\$200,000 - \$300,000	22	0.38%	1,153	2.60%	6,911	5.92%
\$300,000 - \$400,000	55	0.96%	1,749	3.94%	9,786	8.39%
\$400,000 - \$500,000	102	1.78%	2,970	6.69%	13,168	11.29%
\$500,000 - \$1,000,000	3,625	63.11%	25,118	56.54%	54,289	46.53%
\$1,000,000+	1,864	32.45%	11,915	26.82%	28,110	24.09%
<b>2020 Median Home Value</b>	<b>\$860,965</b>		<b>\$795,047</b>		<b>\$721,601</b>	
<b>2020 Housing Units by Yr Built</b>	<b>7,439</b>		<b>80,991</b>		<b>246,631</b>	
Built 2010+	239	3.21%	6,516	8.05%	25,447	10.32%
Built 2000 - 2010	113	1.52%	9,270	11.45%	25,082	10.17%
Built 1990 - 1999	259	3.48%	7,961	9.83%	17,063	6.92%
Built 1980 - 1989	245	3.29%	5,655	6.98%	21,764	8.82%
Built 1970 - 1979	294	3.95%	6,907	8.53%	27,934	11.33%
Built 1960 - 1969	612	8.23%	9,705	11.98%	34,554	14.01%
Built 1950 - 1959	2,313	31.09%	15,317	18.91%	40,930	16.60%
Built <1949	3,364	45.22%	19,660	24.27%	53,857	21.84%
<b>2020 Median Year Built</b>	<b>1951</b>		<b>1965</b>		<b>1967</b>	

# Traffic Count 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: **6,462 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 Harrison St	26th St N	0.08 NW	2018	9,325	MPSI	.07
2	Lee Hwy	N Greenbrier Ct	0.01 E	2018	17,044	MPSI	.12
3	N Lee Hwy	N Greenbrier Ct	0.01 E	2016	23,000	MPSI	.12
4	N George Mason Dr	23rd Rd N	0.05 S	2018	7,221	MPSI	.23
5	N George Mason Dr	26th Rd N	0.02 N	2018	6,992	MPSI	.25
6	N George Mason Dr	22nd St N	0.06 SE	2018	17,750	MPSI	.30
7	N Harrison St	22nd St N	0.03 NW	2018	7,011	MPSI	.33
8	N George Mason Dr	N Yorktown Blvd	0.05 N	2018	7,324	MPSI	.36
9	N Lexington St	24th St N	0.03 SE	2018	1,900	MPSI	.37
10	N Yorktown Blvd	N George Mason Dr	0.03 W	2018	6,013	MPSI	.40