

Demographic Detail Report

Commerce Plaza

7000-7034 Commerce St, Springfield, VA 22150

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **31,544 SF**
 Year Built: **1983**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|------------------------|--------|--------|---------|--------|---------|--------|
| Population | | | | | | |
| 2027 Projection | 15,466 | | 111,885 | | 338,718 | |
| 2022 Estimate | 15,531 | | 112,691 | | 340,343 | |
| 2010 Census | 15,180 | | 111,906 | | 329,686 | |
| | | | | | | |
| Growth 2022 - 2027 | -0.42% | | -0.72% | | -0.48% | |
| Growth 2010 - 2022 | 2.31% | | 0.70% | | 3.23% | |
| | | | | | | |
| 2022 Population by Age | 15,531 | | 112,691 | | 340,343 | |
| Age 0 - 4 | 934 | 6.01% | 6,702 | 5.95% | 20,896 | 6.14% |
| Age 5 - 9 | 989 | 6.37% | 7,053 | 6.26% | 20,686 | 6.08% |
| Age 10 - 14 | 1,013 | 6.52% | 7,143 | 6.34% | 20,584 | 6.05% |
| Age 15 - 19 | 984 | 6.34% | 6,880 | 6.11% | 20,106 | 5.91% |
| Age 20 - 24 | 936 | 6.03% | 6,389 | 5.67% | 19,483 | 5.72% |
| Age 25 - 29 | 1,027 | 6.61% | 6,727 | 5.97% | 22,211 | 6.53% |
| Age 30 - 34 | 1,133 | 7.30% | 7,264 | 6.45% | 24,253 | 7.13% |
| Age 35 - 39 | 1,217 | 7.84% | 8,038 | 7.13% | 25,323 | 7.44% |
| Age 40 - 44 | 1,193 | 7.68% | 8,239 | 7.31% | 24,440 | 7.18% |
| Age 45 - 49 | 1,120 | 7.21% | 8,126 | 7.21% | 23,512 | 6.91% |
| Age 50 - 54 | 1,032 | 6.64% | 7,814 | 6.93% | 22,804 | 6.70% |
| Age 55 - 59 | 961 | 6.19% | 7,558 | 6.71% | 22,314 | 6.56% |
| Age 60 - 64 | 842 | 5.42% | 6,862 | 6.09% | 20,522 | 6.03% |
| Age 65 - 69 | 663 | 4.27% | 5,590 | 4.96% | 16,994 | 4.99% |
| Age 70 - 74 | 511 | 3.29% | 4,428 | 3.93% | 13,642 | 4.01% |
| Age 75 - 79 | 366 | 2.36% | 3,191 | 2.83% | 9,795 | 2.88% |
| Age 80 - 84 | 245 | 1.58% | 2,089 | 1.85% | 6,163 | 1.81% |
| Age 85+ | 366 | 2.36% | 2,598 | 2.31% | 6,614 | 1.94% |
| | | | | | | |
| Age 65+ | 2,151 | 13.85% | 17,896 | 15.88% | 53,208 | 15.63% |
| | | | | | | |
| Median Age | 38.10 | | 40.10 | | 39.30 | |
| Average Age | 38.20 | | 39.50 | | 39.20 | |

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| Commerce Plaza 7000-7034 Commerce St, Springfield, VA 22150 | | | | | |
|--|---------------|--------|----------------|--------|----------------|
| Radius | 1 Mile | | 3 Mile | | 5 Mile |
| 2022 Population By Race | 15,531 | | 112,691 | | 340,343 |
| White | 9,324 | 60.03% | 67,609 | 60.00% | 207,821 61.06% |
| Black | 1,182 | 7.61% | 15,589 | 13.83% | 54,470 16.00% |
| Am. Indian & Alaskan | 348 | 2.24% | 889 | 0.79% | 2,131 0.63% |
| Asian | 4,001 | 25.76% | 23,782 | 21.10% | 61,575 18.09% |
| Hawaiian & Pacific Island | 19 | 0.12% | 155 | 0.14% | 442 0.13% |
| Other | 657 | 4.23% | 4,666 | 4.14% | 13,905 4.09% |
| Population by Hispanic Origin | 15,531 | | 112,691 | | 340,343 |
| Non-Hispanic Origin | 9,426 | 60.69% | 90,790 | 80.57% | 272,908 80.19% |
| Hispanic Origin | 6,105 | 39.31% | 21,901 | 19.43% | 67,435 19.81% |
| 2022 Median Age, Male | 37.50 | | 38.80 | | 38.20 |
| 2022 Average Age, Male | 37.40 | | 38.40 | | 38.20 |
| 2022 Median Age, Female | 38.80 | | 41.30 | | 40.50 |
| 2022 Average Age, Female | 39.00 | | 40.50 | | 40.20 |
| 2022 Population by Occupation Classification | 12,399 | | 90,420 | | 274,144 |
| Civilian Employed | 7,729 | 62.34% | 59,798 | 66.13% | 181,855 66.34% |
| Civilian Unemployed | 580 | 4.68% | 3,313 | 3.66% | 10,592 3.86% |
| Civilian Non-Labor Force | 3,988 | 32.16% | 25,549 | 28.26% | 76,405 27.87% |
| Armed Forces | 102 | 0.82% | 1,760 | 1.95% | 5,292 1.93% |
| Households by Marital Status | | | | | |
| Married | 2,508 | | 21,555 | | 65,349 |
| Married No Children | 1,272 | | 11,619 | | 35,291 |
| Married w/Children | 1,235 | | 9,936 | | 30,058 |
| 2022 Population by Education | 11,749 | | 84,153 | | 256,356 |
| Some High School, No Diploma | 2,352 | 20.02% | 8,200 | 9.74% | 22,089 8.62% |
| High School Grad (Incl Equivalency) | 2,432 | 20.70% | 12,233 | 14.54% | 37,226 14.52% |
| Some College, No Degree | 2,166 | 18.44% | 16,795 | 19.96% | 51,809 20.21% |
| Associate Degree | 1,074 | 9.14% | 5,630 | 6.69% | 17,768 6.93% |
| Bachelor Degree | 2,411 | 20.52% | 22,232 | 26.42% | 67,632 26.38% |
| Advanced Degree | 1,314 | 11.18% | 19,063 | 22.65% | 59,832 23.34% |

Demographic Detail Report

| Commerce Plaza | | | | | | |
|--|--------|--------|---------|--------|---------|--------|
| 7000-7034 Commerce St, Springfield, VA 22150 | | | | | | |
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
| 2022 Population by Occupation | 14,240 | | 116,079 | | 353,444 | |
| Real Estate & Finance | 422 | 2.96% | 3,875 | 3.34% | 10,996 | 3.11% |
| Professional & Management | 3,827 | 26.88% | 43,111 | 37.14% | 130,170 | 36.83% |
| Public Administration | 553 | 3.88% | 8,247 | 7.10% | 24,474 | 6.92% |
| Education & Health | 1,150 | 8.08% | 10,887 | 9.38% | 34,503 | 9.76% |
| Services | 2,211 | 15.53% | 10,815 | 9.32% | 32,897 | 9.31% |
| Information | 100 | 0.70% | 1,227 | 1.06% | 3,682 | 1.04% |
| Sales | 1,118 | 7.85% | 10,228 | 8.81% | 30,510 | 8.63% |
| Transportation | 827 | 5.81% | 6,399 | 5.51% | 20,089 | 5.68% |
| Retail | 713 | 5.01% | 4,571 | 3.94% | 14,302 | 4.05% |
| Wholesale | 103 | 0.72% | 563 | 0.49% | 1,486 | 0.42% |
| Manufacturing | 235 | 1.65% | 987 | 0.85% | 3,600 | 1.02% |
| Production | 885 | 6.21% | 4,011 | 3.46% | 11,952 | 3.38% |
| Construction | 1,011 | 7.10% | 4,179 | 3.60% | 12,849 | 3.64% |
| Utilities | 285 | 2.00% | 2,099 | 1.81% | 7,297 | 2.06% |
| Agriculture & Mining | 21 | 0.15% | 138 | 0.12% | 300 | 0.08% |
| Farming, Fishing, Forestry | 0 | 0.00% | 27 | 0.02% | 67 | 0.02% |
| Other Services | 779 | 5.47% | 4,715 | 4.06% | 14,270 | 4.04% |
| 2022 Worker Travel Time to Job | 7,652 | | 58,478 | | 177,327 | |
| <30 Minutes | 3,371 | 44.05% | 24,256 | 41.48% | 73,818 | 41.63% |
| 30-60 Minutes | 3,450 | 45.09% | 26,864 | 45.94% | 80,344 | 45.31% |
| 60+ Minutes | 831 | 10.86% | 7,358 | 12.58% | 23,165 | 13.06% |
| 2010 Households by HH Size | 4,416 | | 41,424 | | 123,002 | |
| 1-Person Households | 872 | 19.75% | 11,070 | 26.72% | 31,807 | 25.86% |
| 2-Person Households | 1,046 | 23.69% | 12,596 | 30.41% | 38,149 | 31.01% |
| 3-Person Households | 669 | 15.15% | 6,661 | 16.08% | 20,315 | 16.52% |
| 4-Person Households | 695 | 15.74% | 5,693 | 13.74% | 17,562 | 14.28% |
| 5-Person Households | 447 | 10.12% | 2,777 | 6.70% | 8,262 | 6.72% |
| 6-Person Households | 287 | 6.50% | 1,311 | 3.16% | 3,667 | 2.98% |
| 7 or more Person Households | 400 | 9.06% | 1,316 | 3.18% | 3,240 | 2.63% |
| 2022 Average Household Size | 3.40 | | 2.70 | | 2.70 | |
| Households | | | | | | |
| 2027 Projection | 4,473 | | 40,713 | | 125,203 | |
| 2022 Estimate | 4,495 | | 41,107 | | 125,995 | |
| 2010 Census | 4,416 | | 41,425 | | 123,001 | |
| Growth 2022 - 2027 | -0.49% | | -0.96% | | -0.63% | |
| Growth 2010 - 2022 | 1.79% | | -0.77% | | 2.43% | |

Demographic Detail Report

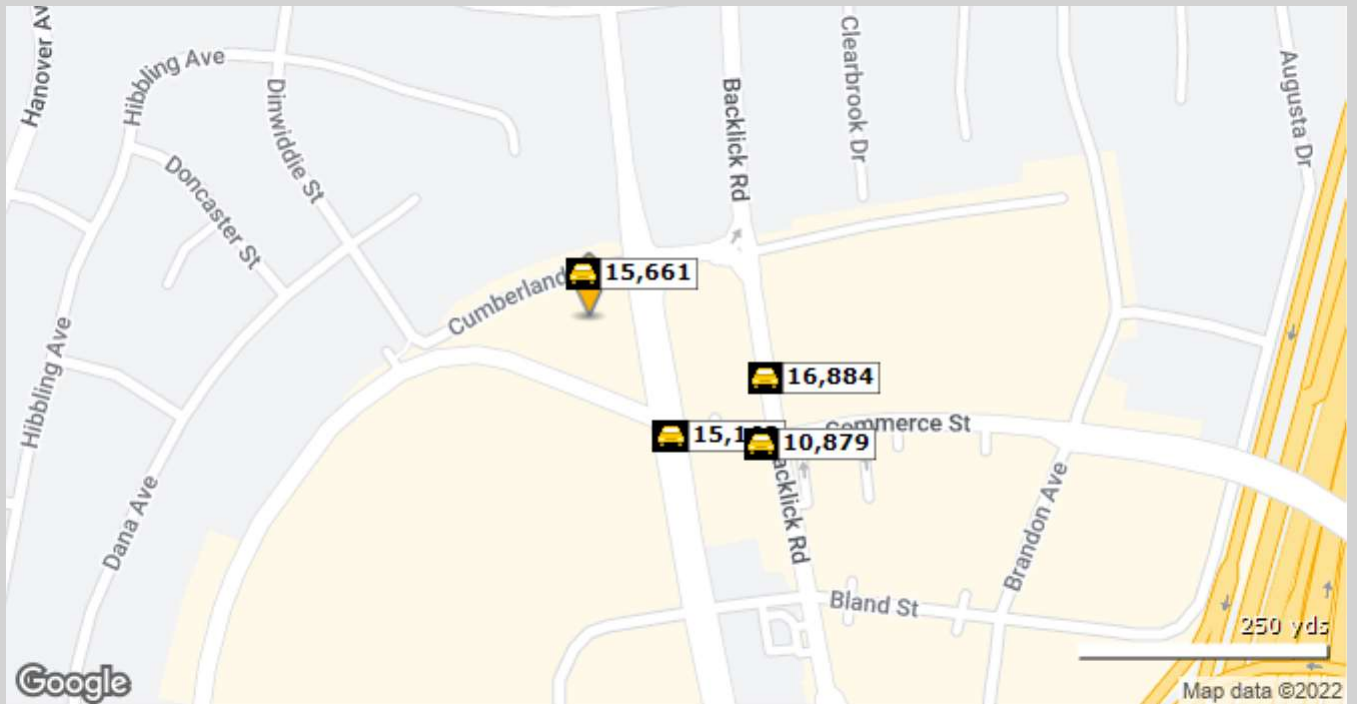
| Commerce Plaza 7000-7034 Commerce St, Springfield, VA 22150 | | | | | | |
|--|------------------|--------|------------------|--------|------------------|--------|
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
| 2022 Households by HH Income | 4,496 | | 41,107 | | 125,995 | |
| <\$25,000 | 382 | 8.50% | 2,583 | 6.28% | 8,372 | 6.64% |
| \$25,000 - \$50,000 | 693 | 15.41% | 4,456 | 10.84% | 14,902 | 11.83% |
| \$50,000 - \$75,000 | 660 | 14.68% | 4,604 | 11.20% | 15,975 | 12.68% |
| \$75,000 - \$100,000 | 452 | 10.05% | 4,835 | 11.76% | 15,713 | 12.47% |
| \$100,000 - \$125,000 | 395 | 8.79% | 4,503 | 10.95% | 13,687 | 10.86% |
| \$125,000 - \$150,000 | 581 | 12.92% | 4,824 | 11.74% | 12,659 | 10.05% |
| \$150,000 - \$200,000 | 766 | 17.04% | 7,304 | 17.77% | 19,319 | 15.33% |
| \$200,000+ | 567 | 12.61% | 7,998 | 19.46% | 25,368 | 20.13% |
| 2022 Avg Household Income | \$121,957 | | \$142,276 | | \$139,546 | |
| 2022 Med Household Income | \$103,861 | | \$122,626 | | \$114,677 | |
| 2022 Occupied Housing | 4,495 | | 41,107 | | 125,996 | |
| Owner Occupied | 3,015 | 67.07% | 28,639 | 69.67% | 81,811 | 64.93% |
| Renter Occupied | 1,480 | 32.93% | 12,468 | 30.33% | 44,185 | 35.07% |
| 2010 Housing Units | 4,593 | | 43,536 | | 131,345 | |
| 1 Unit | 3,317 | 72.22% | 31,397 | 72.12% | 87,233 | 66.42% |
| 2 - 4 Units | 16 | 0.35% | 760 | 1.75% | 2,129 | 1.62% |
| 5 - 19 Units | 881 | 19.18% | 7,260 | 16.68% | 21,498 | 16.37% |
| 20+ Units | 379 | 8.25% | 4,119 | 9.46% | 20,485 | 15.60% |
| 2022 Housing Value | 3,014 | | 28,638 | | 81,810 | |
| <\$100,000 | 38 | 1.26% | 367 | 1.28% | 983 | 1.20% |
| \$100,000 - \$200,000 | 43 | 1.43% | 530 | 1.85% | 2,768 | 3.38% |
| \$200,000 - \$300,000 | 62 | 2.06% | 1,691 | 5.90% | 5,420 | 6.63% |
| \$300,000 - \$400,000 | 390 | 12.94% | 4,007 | 13.99% | 10,774 | 13.17% |
| \$400,000 - \$500,000 | 1,356 | 44.99% | 8,665 | 30.26% | 19,833 | 24.24% |
| \$500,000 - \$1,000,000 | 991 | 32.88% | 12,708 | 44.37% | 40,013 | 48.91% |
| \$1,000,000+ | 134 | 4.45% | 670 | 2.34% | 2,019 | 2.47% |
| 2022 Median Home Value | \$471,828 | | \$489,139 | | \$514,083 | |
| 2022 Housing Units by Yr Built | 4,608 | | 43,579 | | 131,520 | |
| Built 2010+ | 39 | 0.85% | 639 | 1.47% | 4,443 | 3.38% |
| Built 2000 - 2010 | 346 | 7.51% | 6,251 | 14.34% | 12,646 | 9.62% |
| Built 1990 - 1999 | 236 | 5.12% | 8,776 | 20.14% | 16,445 | 12.50% |
| Built 1980 - 1989 | 225 | 4.88% | 6,975 | 16.01% | 25,257 | 19.20% |
| Built 1970 - 1979 | 493 | 10.70% | 6,021 | 13.82% | 29,839 | 22.69% |
| Built 1960 - 1969 | 837 | 18.16% | 7,853 | 18.02% | 24,244 | 18.43% |
| Built 1950 - 1959 | 2,183 | 47.37% | 5,902 | 13.54% | 14,519 | 11.04% |
| Built <1949 | 249 | 5.40% | 1,162 | 2.67% | 4,127 | 3.14% |
| 2022 Median Year Built | 1958 | | 1980 | | 1977 | |

Traffic Count Report

Commerce Plaza

7000-7034 Commerce St, Springfield, VA 22150

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **31,544 SF**
 Year Built: **1983**
 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 | Cumberland Avenue | Amherst Ave | 0.03 E | 2022 | 1,589 | MPSI | .03 |
| 2 | Cumberland Ave | Amherst Ave | 0.03 E | 2022 | 15,661 | MPSI | .03 |
| 3 | Amherst Ave | Commerce St | 0.01 N | 2022 | 14,847 | MPSI | .08 |
| 4 | Amherst Avenue | Commerce St | 0.01 N | 2022 | 14,898 | MPSI | .08 |
| 5 | Amherst Ave | Commerce St | 0.01 N | 2020 | 15,162 | MPSI | .08 |
| 6 | Backlick Rd | Springfield Pz | 0.02 N | 2022 | 28,494 | MPSI | .11 |
| 7 | Backlick Rd | Springfield Pz | 0.02 N | 2021 | 28,757 | MPSI | .11 |
| 8 | Backlick Road | Springfield Pz | 0.02 N | 2022 | 16,884 | MPSI | .11 |
| 9 | Commerce St | Backlick Rd | 0.01 E | 2018 | 13,926 | MPSI | .12 |
| 10 | Commerce St | Backlick Rd | 0.01 E | 2022 | 10,879 | MPSI | .12 |