

# 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	
<b>Population</b>						
2025 Projection	15,887		115,331		351,918	
2020 Estimate	15,756		114,748		346,451	
2010 Census	15,143		112,587		329,350	
Growth 2020 - 2025	0.83%		0.51%		1.58%	
Growth 2010 - 2020	4.05%		1.92%		5.19%	
<b>2020 Population by Age</b>						
	<b>15,756</b>		<b>114,748</b>		<b>346,451</b>	
Age 0 - 4	1,002	6.36%	7,246	6.31%	22,011	6.35%
Age 5 - 9	1,035	6.57%	7,309	6.37%	21,124	6.10%
Age 10 - 14	1,042	6.61%	7,258	6.33%	21,152	6.11%
Age 15 - 19	971	6.16%	6,722	5.86%	20,159	5.82%
Age 20 - 24	968	6.14%	6,383	5.56%	20,154	5.82%
Age 25 - 29	1,131	7.18%	7,133	6.22%	24,425	7.05%
Age 30 - 34	1,243	7.89%	7,980	6.95%	26,299	7.59%
Age 35 - 39	1,285	8.16%	8,837	7.70%	26,795	7.73%
Age 40 - 44	1,165	7.39%	8,424	7.34%	24,489	7.07%
Age 45 - 49	1,140	7.24%	8,546	7.45%	24,886	7.18%
Age 50 - 54	1,031	6.54%	8,066	7.03%	23,826	6.88%
Age 55 - 59	964	6.12%	7,877	6.86%	23,466	6.77%
Age 60 - 64	794	5.04%	6,682	5.82%	20,248	5.84%
Age 65 - 69	594	3.77%	5,143	4.48%	15,857	4.58%
Age 70 - 74	452	2.87%	3,990	3.48%	12,326	3.56%
Age 75 - 79	311	1.97%	2,703	2.36%	8,048	2.32%
Age 80 - 84	228	1.45%	1,853	1.61%	5,141	1.48%
Age 85+	398	2.53%	2,594	2.26%	6,045	1.74%
Age 65+	1,983	12.59%	16,283	14.19%	47,417	13.69%
<b>Median Age</b>	<b>36.90</b>		<b>39.20</b>		<b>38.30</b>	
<b>Average Age</b>	<b>37.30</b>		<b>38.70</b>		<b>38.40</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>15,756</b>		<b>114,748</b>		<b>346,451</b>	
White	9,562	60.69%	69,926	60.94%	213,843	61.72%
Black	1,165	7.39%	15,409	13.43%	54,650	15.77%
Am. Indian & Alaskan	349	2.22%	896	0.78%	2,170	0.63%
Asian	4,024	25.54%	23,836	20.77%	61,815	17.84%
Hawaiian & Pacific Island	17	0.11%	150	0.13%	429	0.12%
Other	639	4.06%	4,531	3.95%	13,545	3.91%
<b>Population by Hispanic Origin</b>	<b>15,756</b>		<b>114,748</b>		<b>346,451</b>	
Non-Hispanic Origin	9,606	60.97%	92,651	80.74%	278,201	80.30%
Hispanic Origin	6,150	39.03%	22,097	19.26%	68,249	19.70%
<b>2020 Median Age, Male</b>	<b>36.00</b>		<b>37.90</b>		<b>37.30</b>	
<b>2020 Average Age, Male</b>	<b>36.40</b>		<b>37.60</b>		<b>37.40</b>	
<b>2020 Median Age, Female</b>	<b>38.00</b>		<b>40.30</b>		<b>39.40</b>	
<b>2020 Average Age, Female</b>	<b>38.40</b>		<b>39.80</b>		<b>39.30</b>	
<b>2020 Population by Occupation Classification</b>	<b>12,482</b>		<b>91,592</b>		<b>278,137</b>	
Civilian Employed	8,283	66.36%	62,419	68.15%	193,019	69.40%
Civilian Unemployed	251	2.01%	1,677	1.83%	4,863	1.75%
Civilian Non-Labor Force	3,902	31.26%	26,012	28.40%	75,524	27.15%
Armed Forces	46	0.37%	1,484	1.62%	4,731	1.70%
<b>Households by Marital Status</b>						
Married	2,542		21,958		66,422	
Married No Children	1,289		11,858		35,885	
Married w/Children	1,253		10,101		30,537	
<b>2020 Population by Education</b>	<b>11,812</b>		<b>85,316</b>		<b>260,248</b>	
Some High School, No Diploma	2,484	21.03%	7,892	9.25%	22,507	8.65%
High School Grad (Incl Equivalency)	2,455	20.78%	12,905	15.13%	38,340	14.73%
Some College, No Degree	2,291	19.40%	17,668	20.71%	54,189	20.82%
Associate Degree	1,074	9.09%	5,486	6.43%	18,399	7.07%
Bachelor Degree	2,400	20.32%	22,848	26.78%	69,088	26.55%
Advanced Degree	1,108	9.38%	18,517	21.70%	57,725	22.18%

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2020 Population by Occupation</b>	<b>15,404</b>		<b>122,628</b>		<b>379,531</b>	
Real Estate & Finance	397	2.58%	3,931	3.21%	11,716	3.09%
Professional & Management	3,978	25.82%	43,918	35.81%	135,400	35.68%
Public Administration	572	3.71%	8,670	7.07%	27,672	7.29%
Education & Health	1,199	7.78%	10,784	8.79%	35,748	9.42%
Services	2,269	14.73%	10,940	8.92%	34,907	9.20%
Information	165	1.07%	1,564	1.28%	4,761	1.25%
Sales	1,497	9.72%	12,504	10.20%	38,374	10.11%
Transportation	932	6.05%	7,132	5.82%	23,378	6.16%
Retail	815	5.29%	5,354	4.37%	16,799	4.43%
Wholesale	121	0.79%	685	0.56%	1,993	0.53%
Manufacturing	273	1.77%	1,553	1.27%	4,290	1.13%
Production	759	4.93%	3,560	2.90%	10,738	2.83%
Construction	1,200	7.79%	4,285	3.49%	12,085	3.18%
Utilities	266	1.73%	1,988	1.62%	6,926	1.82%
Agriculture & Mining	31	0.20%	180	0.15%	435	0.11%
Farming, Fishing, Forestry	0	0.00%	64	0.05%	150	0.04%
Other Services	930	6.04%	5,516	4.50%	14,159	3.73%
<b>2020 Worker Travel Time to Job</b>	<b>8,152</b>		<b>61,298</b>		<b>188,953</b>	
<30 Minutes	4,149	50.90%	26,857	43.81%	82,156	43.48%
30-60 Minutes	3,334	40.90%	27,084	44.18%	83,898	44.40%
60+ Minutes	669	8.21%	7,357	12.00%	22,899	12.12%
<b>2010 Households by HH Size</b>	<b>4,404</b>		<b>41,787</b>		<b>122,893</b>	
1-Person Households	869	19.73%	11,242	26.90%	31,788	25.87%
2-Person Households	1,043	23.68%	12,716	30.43%	38,122	31.02%
3-Person Households	667	15.15%	6,698	16.03%	20,292	16.51%
4-Person Households	693	15.74%	5,714	13.67%	17,544	14.28%
5-Person Households	446	10.13%	2,782	6.66%	8,251	6.71%
6-Person Households	286	6.49%	1,316	3.15%	3,661	2.98%
7 or more Person Households	400	9.08%	1,319	3.16%	3,235	2.63%
<b>2020 Average Household Size</b>	<b>3.40</b>		<b>2.70</b>		<b>2.70</b>	
<b>Households</b>						
2025 Projection	4,595		42,161		130,442	
2020 Estimate	4,560		42,038		128,416	
2010 Census	4,403		41,787		122,894	
Growth 2020 - 2025	0.77%		0.29%		1.58%	
Growth 2010 - 2020	3.57%		0.60%		4.49%	

# Demographic Detail Report

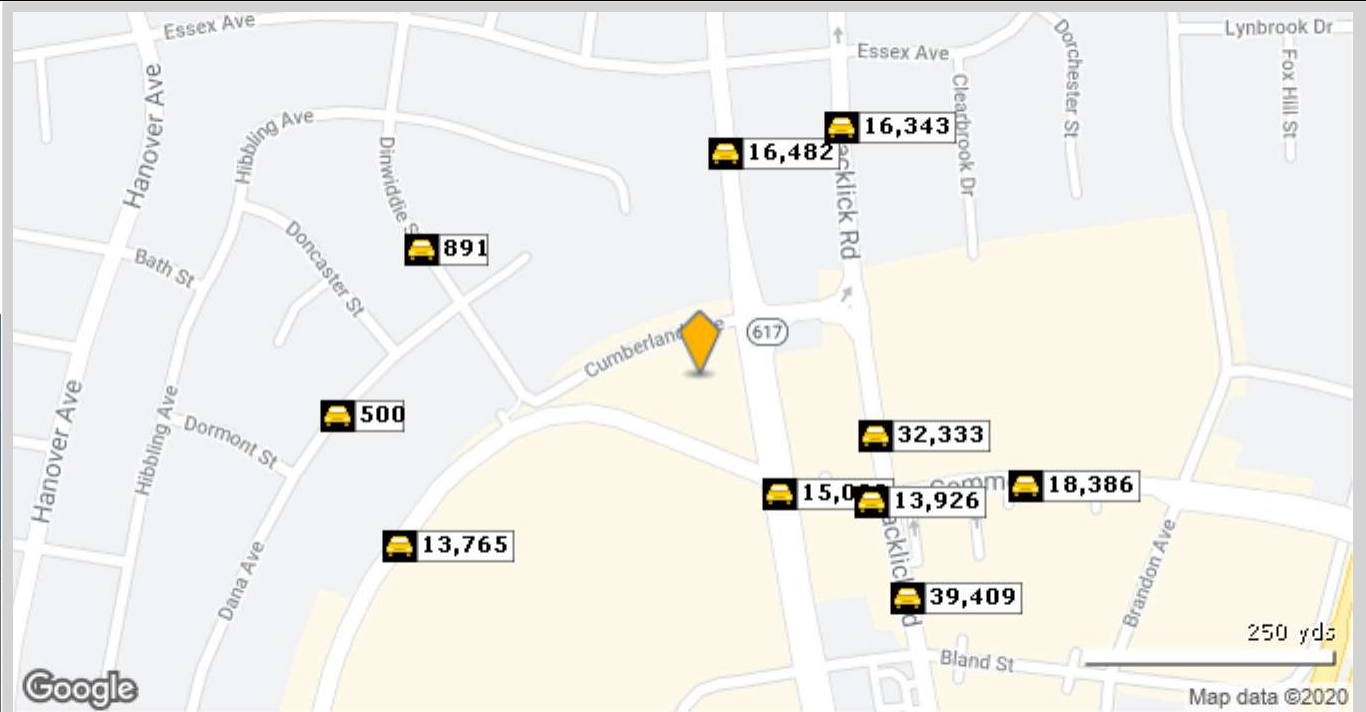
<b>Commerce Plaza</b>						
7000-7034 Commerce St, Springfield, VA 22150						
Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Households by HH Income</b>	<b>4,560</b>		<b>42,036</b>		<b>128,416</b>	
<\$25,000	499	10.94%	2,979	7.09%	10,801	8.41%
\$25,000 - \$50,000	564	12.37%	4,435	10.55%	15,190	11.83%
\$50,000 - \$75,000	775	17.00%	5,127	12.20%	16,613	12.94%
\$75,000 - \$100,000	459	10.07%	5,424	12.90%	16,514	12.86%
\$100,000 - \$125,000	590	12.94%	5,132	12.21%	14,699	11.45%
\$125,000 - \$150,000	502	11.01%	5,071	12.06%	12,790	9.96%
\$150,000 - \$200,000	630	13.82%	6,996	16.64%	19,079	14.86%
\$200,000+	541	11.86%	6,872	16.35%	22,730	17.70%
<b>2020 Avg Household Income</b>	<b>\$116,176</b>		<b>\$134,081</b>		<b>\$132,473</b>	
<b>2020 Med Household Income</b>	<b>\$99,073</b>		<b>\$114,872</b>		<b>\$108,657</b>	
<b>2020 Occupied Housing</b>	<b>4,560</b>		<b>42,038</b>		<b>128,417</b>	
Owner Occupied	3,061	67.13%	29,284	69.66%	83,166	64.76%
Renter Occupied	1,499	32.87%	12,754	30.34%	45,251	35.24%
<b>2010 Housing Units</b>	<b>4,674</b>		<b>44,410</b>		<b>133,413</b>	
1 Unit	3,559	76.14%	31,955	71.95%	88,414	66.27%
2 - 4 Units	28	0.60%	729	1.64%	1,977	1.48%
5 - 19 Units	723	15.47%	7,059	15.90%	22,172	16.62%
20+ Units	364	7.79%	4,667	10.51%	20,850	15.63%
<b>2020 Housing Value</b>	<b>3,060</b>		<b>29,283</b>		<b>83,166</b>	
<\$100,000	80	2.61%	463	1.58%	1,212	1.46%
\$100,000 - \$200,000	48	1.57%	868	2.96%	4,101	4.93%
\$200,000 - \$300,000	132	4.31%	2,080	7.10%	6,194	7.45%
\$300,000 - \$400,000	724	23.66%	5,312	18.14%	13,447	16.17%
\$400,000 - \$500,000	1,174	38.37%	8,571	29.27%	19,304	23.21%
\$500,000 - \$1,000,000	835	27.29%	11,389	38.89%	36,998	44.49%
\$1,000,000+	67	2.19%	600	2.05%	1,910	2.30%
<b>2020 Median Home Value</b>	<b>\$446,507</b>		<b>\$469,052</b>		<b>\$486,142</b>	
<b>2020 Housing Units by Yr Built</b>	<b>4,675</b>		<b>44,452</b>		<b>133,614</b>	
Built 2010+	119	2.55%	1,104	2.48%	6,277	4.70%
Built 2000 - 2010	345	7.38%	6,304	14.18%	12,664	9.48%
Built 1990 - 1999	234	5.01%	8,846	19.90%	16,434	12.30%
Built 1980 - 1989	224	4.79%	7,027	15.81%	25,231	18.88%
Built 1970 - 1979	492	10.52%	6,206	13.96%	29,965	22.43%
Built 1960 - 1969	834	17.84%	7,891	17.75%	24,347	18.22%
Built 1950 - 1959	2,179	46.61%	5,906	13.29%	14,544	10.89%
Built <1949	248	5.30%	1,168	2.63%	4,152	3.11%
<b>2020 Median Year Built</b>	<b>1959</b>		<b>1981</b>		<b>1977</b>	

# 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	Amherst Ave	Commerce St	0.01 N	2016	15,000	AADT	.08
2	Backlick Rd	Springfield Pz	0.02 N	2018	32,333	MPSI	.11
3	Commerce St	Backlick Rd	0.01 E	2018	13,926	MPSI	.12
4	Amherst Ave	Essex Ave	0.05 N	2018	16,482	MPSI	.13
5	Backlick Rd	Essex Ave	0.04 N	2018	16,343	MPSI	.17
6	Backlick Rd	Bland St	0.03 S	2018	39,409	MPSI	.17
7	S Dinwiddie St	Dana Ave	0.04 SE	2018	891	MPSI	.18
8	Commerce St	Cumberland Ave	0.07 NE	2018	13,765	MPSI	.20
9	Commerce St	Backlick Rd	0.08 W	2018	18,386	MPSI	.20
10	Dana Ave	Dormont St	0.04 SW	2018	500	MPSI	.21