

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: **8,429 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	20,418		192,878		559,848	
2022 Estimate	19,896		187,287		544,545	
2010 Census	19,336		170,295		485,470	
Growth 2022 - 2027	2.62%		2.99%		2.81%	
Growth 2010 - 2022	2.90%		9.98%		12.17%	
2022 Population by Age						
	19,896		187,287		544,545	
Age 0 - 4	1,022	5.14%	11,246	6.00%	35,774	6.57%
Age 5 - 9	929	4.67%	10,345	5.52%	31,898	5.86%
Age 10 - 14	1,051	5.28%	10,336	5.52%	29,198	5.36%
Age 15 - 19	1,218	6.12%	10,174	5.43%	27,134	4.98%
Age 20 - 24	1,740	8.75%	11,965	6.39%	31,257	5.74%
Age 25 - 29	2,151	10.81%	16,667	8.90%	46,748	8.58%
Age 30 - 34	1,489	7.48%	16,241	8.67%	51,303	9.42%
Age 35 - 39	1,093	5.49%	14,480	7.73%	47,573	8.74%
Age 40 - 44	1,002	5.04%	13,008	6.95%	41,069	7.54%
Age 45 - 49	1,094	5.50%	12,226	6.53%	36,132	6.64%
Age 50 - 54	1,228	6.17%	11,657	6.22%	32,722	6.01%
Age 55 - 59	1,301	6.54%	11,104	5.93%	30,438	5.59%
Age 60 - 64	1,225	6.16%	10,080	5.38%	27,390	5.03%
Age 65 - 69	1,074	5.40%	8,618	4.60%	23,354	4.29%
Age 70 - 74	888	4.46%	7,123	3.80%	19,357	3.55%
Age 75 - 79	621	3.12%	5,128	2.74%	14,119	2.59%
Age 80 - 84	371	1.86%	3,222	1.72%	9,001	1.65%
Age 85+	398	2.00%	3,668	1.96%	10,079	1.85%
Age 65+	3,352	16.85%	27,759	14.82%	75,910	13.94%
Median Age	36.60		37.30		37.00	
Average Age	39.40		38.60		38.00	

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	19,896		187,287		544,545	
White	16,635	83.61%	146,975	78.48%	402,147	73.85%
Black	1,208	6.07%	10,082	5.38%	46,197	8.48%
Am. Indian & Alaskan	67	0.34%	1,340	0.72%	3,347	0.61%
Asian	1,319	6.63%	21,766	11.62%	72,908	13.39%
Hawaiian & Pacific Island	10	0.05%	154	0.08%	562	0.10%
Other	657	3.30%	6,970	3.72%	19,385	3.56%
Population by Hispanic Origin	19,896		187,287		544,545	
Non-Hispanic Origin	18,068	90.81%	160,312	85.60%	452,850	83.16%
Hispanic Origin	1,828	9.19%	26,974	14.40%	91,695	16.84%
2022 Median Age, Male	35.00		36.70		36.50	
2022 Average Age, Male	38.40		37.90		37.30	
2022 Median Age, Female	38.10		37.90		37.50	
2022 Average Age, Female	40.30		39.30		38.80	
2022 Population by Occupation Classification	16,653		153,333		442,254	
Civilian Employed	11,595	69.63%	107,613	70.18%	305,655	69.11%
Civilian Unemployed	356	2.14%	4,244	2.77%	14,133	3.20%
Civilian Non-Labor Force	4,585	27.53%	40,461	26.39%	116,567	26.36%
Armed Forces	117	0.70%	1,015	0.66%	5,899	1.33%
Households by Marital Status						
Married	4,282		34,050		91,463	
Married No Children	1,990		17,942		50,814	
Married w/Children	2,292		16,108		40,649	
2022 Population by Education	14,677		140,449		414,291	
Some High School, No Diploma	430	2.93%	7,894	5.62%	26,839	6.48%
High School Grad (Incl Equivalency)	1,237	8.43%	10,056	7.16%	33,536	8.09%
Some College, No Degree	1,198	8.16%	14,508	10.33%	49,505	11.95%
Associate Degree	742	5.06%	7,229	5.15%	25,007	6.04%
Bachelor Degree	4,642	31.63%	43,980	31.31%	122,597	29.59%
Advanced Degree	6,428	43.80%	56,782	40.43%	156,807	37.85%

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	23,382		226,352		633,478	
Real Estate & Finance	971	4.15%	8,440	3.73%	23,000	3.63%
Professional & Management	11,950	51.11%	108,577	47.97%	285,538	45.07%
Public Administration	1,740	7.44%	16,060	7.10%	43,813	6.92%
Education & Health	2,261	9.67%	17,022	7.52%	51,474	8.13%
Services	925	3.96%	11,003	4.86%	35,963	5.68%
Information	375	1.60%	3,403	1.50%	9,708	1.53%
Sales	1,576	6.74%	14,375	6.35%	42,461	6.70%
Transportation	1,306	5.59%	23,125	10.22%	62,398	9.85%
Retail	411	1.76%	4,181	1.85%	14,725	2.32%
Wholesale	45	0.19%	680	0.30%	1,803	0.28%
Manufacturing	250	1.07%	2,730	1.21%	6,491	1.02%
Production	238	1.02%	2,738	1.21%	11,613	1.83%
Construction	361	1.54%	4,068	1.80%	14,620	2.31%
Utilities	116	0.50%	1,759	0.78%	6,799	1.07%
Agriculture & Mining	29	0.12%	224	0.10%	442	0.07%
Farming, Fishing, Forestry	3	0.01%	173	0.08%	279	0.04%
Other Services	825	3.53%	7,794	3.44%	22,351	3.53%
2022 Worker Travel Time to Job	10,466		100,143		288,321	
<30 Minutes	5,271	50.36%	47,708	47.64%	145,457	50.45%
30-60 Minutes	4,617	44.11%	45,686	45.62%	119,624	41.49%
60+ Minutes	578	5.52%	6,749	6.74%	23,240	8.06%
2010 Households by HH Size	7,027		71,123		209,389	
1-Person Households	1,495	21.28%	23,577	33.15%	78,767	37.62%
2-Person Households	2,184	31.08%	22,516	31.66%	65,784	31.42%
3-Person Households	1,269	18.06%	10,015	14.08%	27,108	12.95%
4-Person Households	1,338	19.04%	9,350	13.15%	22,331	10.66%
5-Person Households	510	7.26%	3,590	5.05%	9,140	4.37%
6-Person Households	132	1.88%	1,252	1.76%	3,581	1.71%
7 or more Person Households	99	1.41%	823	1.16%	2,678	1.28%
2022 Average Household Size	2.70		2.30		2.20	
Households						
2027 Projection	7,362		80,803		241,925	
2022 Estimate	7,179		78,349		235,037	
2010 Census	7,026		71,124		209,388	
Growth 2022 - 2027	2.55%		3.13%		2.93%	
Growth 2010 - 2022	2.18%		10.16%		12.25%	

Demographic Detail Report

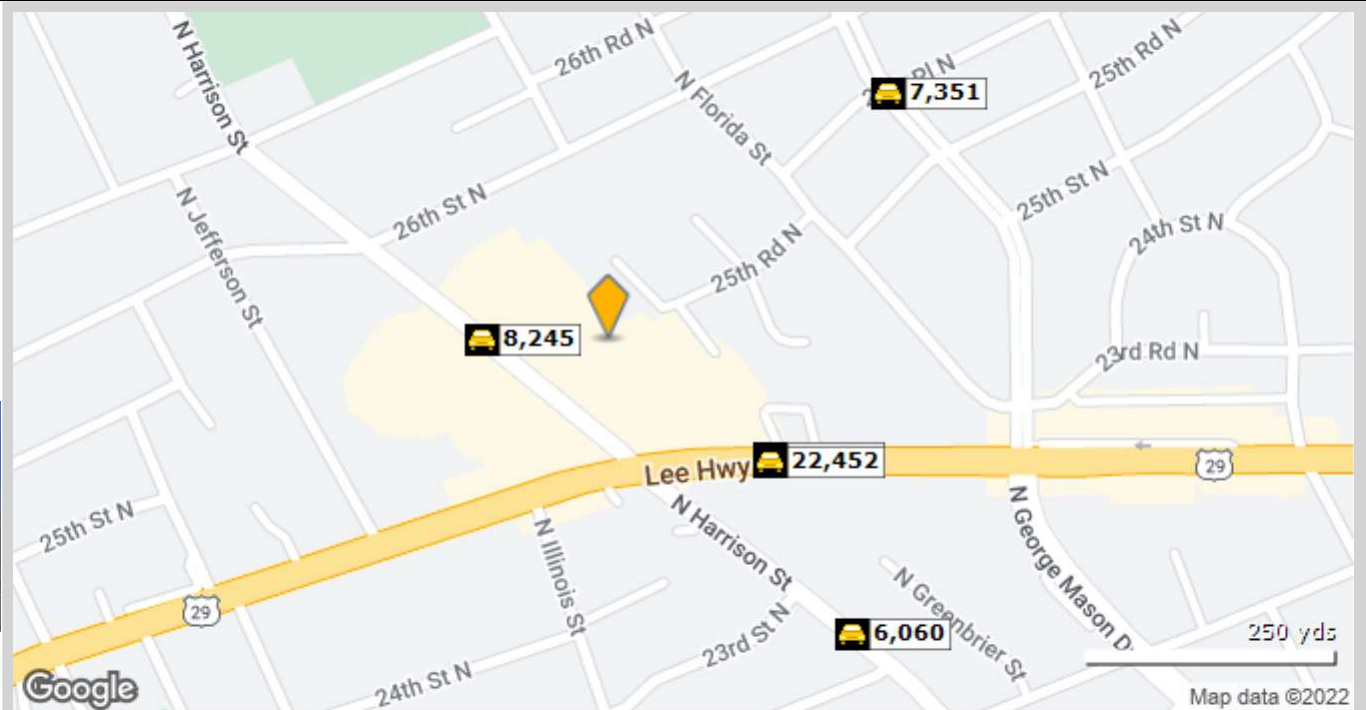
Lee Harrison Center						
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Radius	1 Mile		3 Mile		5 Mile	
2022 Households by HH Income	7,180		78,348		235,037	
<\$25,000	370	5.15%	7,137	9.11%	22,123	9.41%
\$25,000 - \$50,000	480	6.69%	6,246	7.97%	21,594	9.19%
\$50,000 - \$75,000	522	7.27%	7,419	9.47%	28,569	12.16%
\$75,000 - \$100,000	368	5.13%	6,710	8.56%	24,872	10.58%
\$100,000 - \$125,000	467	6.50%	7,489	9.56%	23,410	9.96%
\$125,000 - \$150,000	426	5.93%	5,897	7.53%	18,610	7.92%
\$150,000 - \$200,000	1,087	15.14%	11,255	14.37%	30,855	13.13%
\$200,000+	3,460	48.19%	26,195	33.43%	65,004	27.66%
2022 Avg Household Income	\$203,786		\$167,489		\$152,354	
2022 Med Household Income	\$194,019		\$142,690		\$121,743	
2022 Occupied Housing	7,179		78,349		235,037	
Owner Occupied	5,669	78.97%	44,281	56.52%	115,668	49.21%
Renter Occupied	1,510	21.03%	34,068	43.48%	119,369	50.79%
2010 Housing Units	7,413		81,358		245,916	
1 Unit	6,614	89.22%	42,855	52.67%	102,623	41.73%
2 - 4 Units	138	1.86%	3,302	4.06%	8,921	3.63%
5 - 19 Units	395	5.33%	8,129	9.99%	34,678	14.10%
20+ Units	266	3.59%	27,072	33.28%	99,694	40.54%
2022 Housing Value	5,668		44,282		115,667	
<\$100,000	12	0.21%	181	0.41%	643	0.56%
\$100,000 - \$200,000	4	0.07%	1,118	2.52%	2,791	2.41%
\$200,000 - \$300,000	15	0.26%	1,329	3.00%	6,755	5.84%
\$300,000 - \$400,000	28	0.49%	1,710	3.86%	8,997	7.78%
\$400,000 - \$500,000	95	1.68%	2,596	5.86%	11,340	9.80%
\$500,000 - \$1,000,000	3,069	54.15%	22,934	51.79%	52,910	45.74%
\$1,000,000+	2,445	43.14%	14,414	32.55%	32,231	27.87%
2022 Median Home Value	\$936,623		\$831,538		\$758,056	
2022 Housing Units by Yr Built	7,416		81,398		246,209	
Built 2010+	202	2.72%	6,968	8.56%	25,898	10.52%
Built 2000 - 2010	114	1.54%	9,261	11.38%	24,988	10.15%
Built 1990 - 1999	259	3.49%	7,965	9.79%	16,942	6.88%
Built 1980 - 1989	246	3.32%	5,672	6.97%	21,769	8.84%
Built 1970 - 1979	297	4.00%	6,908	8.49%	27,780	11.28%
Built 1960 - 1969	617	8.32%	9,689	11.90%	34,468	14.00%
Built 1950 - 1959	2,318	31.26%	15,290	18.78%	40,777	16.56%
Built <1949	3,363	45.35%	19,645	24.13%	53,587	21.76%
2022 Median Year Built	1950		1965		1967	

Traffic Count Report

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Building Type: **General Retail**
 Secondary: -
 GLA: **116,858 SF**
 Year Built: **1962**
 Total Available: **8,429 SF**
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 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	N Harrison St	26th St N	0.08 NW	2020	8,744	MPSI	.07
3	N Harrison St	26th St N	0.08 NW	2022	8,555	MPSI	.07
4	North Harrison Street	26th St N	0.08 NW	2022	8,245	MPSI	.07
5	Lee Hwy	N Greenbrier Ct	0.01 E	2022	21,724	MPSI	.12
6	Lee Hwy	N Greenbrier Ct	0.01 E	2018	17,044	MPSI	.12
7	N Lee Hwy	N Greenbrier Ct	0.01 E	2016	23,000	MPSI	.12
8	Lee Hwy	N Greenbrier Ct	0.01 E	2020	22,452	MPSI	.12
9	25th Place North	25th Pl N	0.00 NW	2022	7,351	MPSI	.22
10	North Harrison Street	22nd Rd N	0.03 SE	2022	6,060	MPSI	.22