Demographic and Income Profile

Pickett Shopping Center
9400 Main St, Fairfax, Virginia, 22031
Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	12,119	11,912	11,732
Total Households	4,351	4,287	4,230
Family Households	3,219	3,118	3,070
Average Household Size	2.78	2.77	2.77
Owner Occupied Housing Units	3,076	3,158	3,243
Renter Occupied Housing Units	1,275	1,129	986
Median Age	41.8	41.9	42.0

Trends 2025 - 2030	Area	State	National
Population	-0.3%	0.4%	0.4%
Households	-0.3%	0.5%	0.6%
Family Population	-0.3%	0.4%	0.5%
Owner Occupied Housing Units	0.5%	0.8%	0.0%
Median Household Income	4.0%	2.4%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than $15,000	203	4.7%	164	3.9%
$15,000-$24,999	100	2.3%	73	1.7%
$25,000-$34,999	122	2.9%	89	2.1%
$35,000-$49,999	179	4.2%	133	3.1%
$50,000-$74,999	349	8.1%	264	6.2%
$75,000-$99,999	329	7.7%	258	6.1%
$100,000-$149,999	683	15.9%	603	14.3%
$150,000-$199,999	539	12.6%	536	12.7%
$200,000 or greater	1,781	41.5%	2,108	49.8%
Median Household Income	$163,487	-	$199,280	-
Average Household Income	$197,083	-	$219,800	-
Per Capita Income	$69,647	-	$77,852	-

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	546	4.5%	529	4.4%	527	4.5%
5-9	706	5.8%	607	5.1%	565	4.8%
10-14	868	7.2%	730	6.1%	634	5.4%
15-19	901	7.4%	787	6.6%	670	5.7%
20-24	902	7.4%	767	6.4%	678	5.8%
25-29	583	4.8%	964	8.1%	805	6.9%
30-34	619	5.1%	646	5.4%	1,015	8.7%
35-39	661	5.5%	664	5.6%	687	5.9%
40-44	775	6.4%	687	5.8%	700	6.0%
45-49	832	6.9%	751	6.3%	666	5.7%
50-54	863	7.1%	819	6.9%	729	6.2%
55-59	873	7.2%	812	6.8%	769	6.5%
60-64	770	6.3%	780	6.5%	741	6.3%
65-69	666	5.5%	664	5.6%	687	5.9%
70-74	610	5.0%	575	4.8%	589	5.0%
75-79	415	3.4%	524	4.4%	507	4.3%
80-84	268	2.2%	329	2.8%	422	3.6%
Age 85+	263	2.2%	278	2.3%	341	2.9%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,659	55.0%	6,227	52.3%	5,817	49.6%
Black Alone	520	4.3%	550	4.6%	544	4.6%
American Indian	52	0.4%	52	0.4%	51	0.4%
Asian Alone	3,082	25.4%	3,186	26.8%	3,357	28.6%
Pacific Islander	1	0.0%	1	0.0%	1	0.0%
Some Other Race	574	4.7%	607	5.1%	632	5.4%
Two or More Races	1,230	10.2%	1,289	10.8%	1,330	11.3%
Hispanic (Any Race)	1,402	11.6%	1,456	12.2%	1,508	12.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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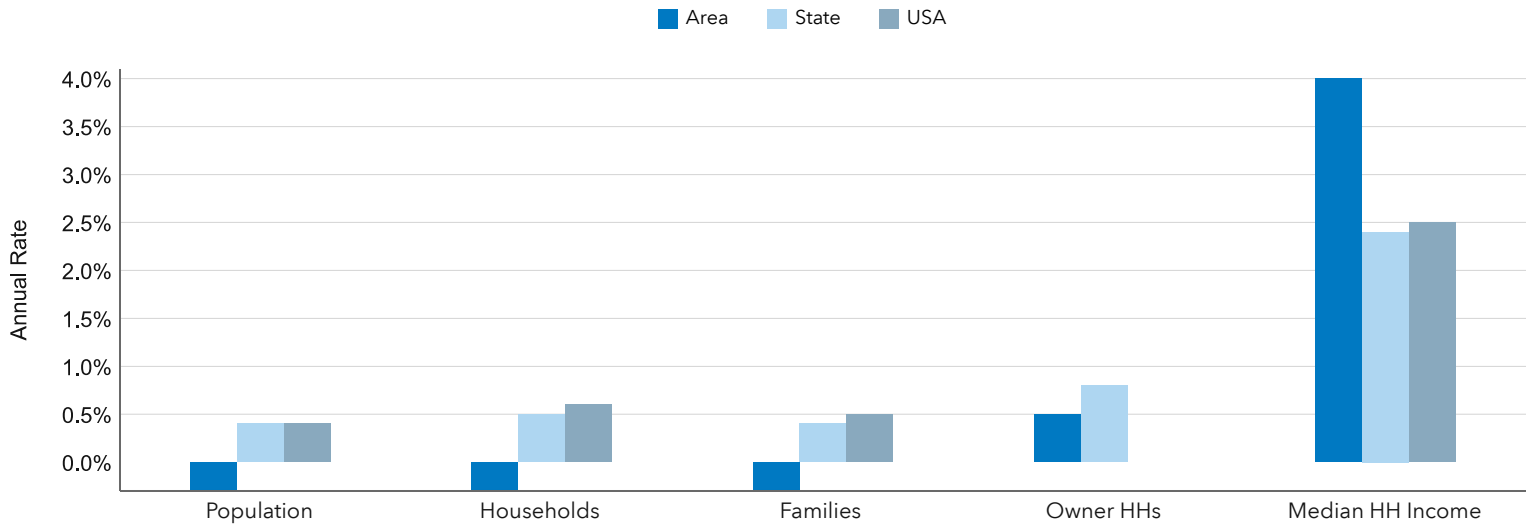
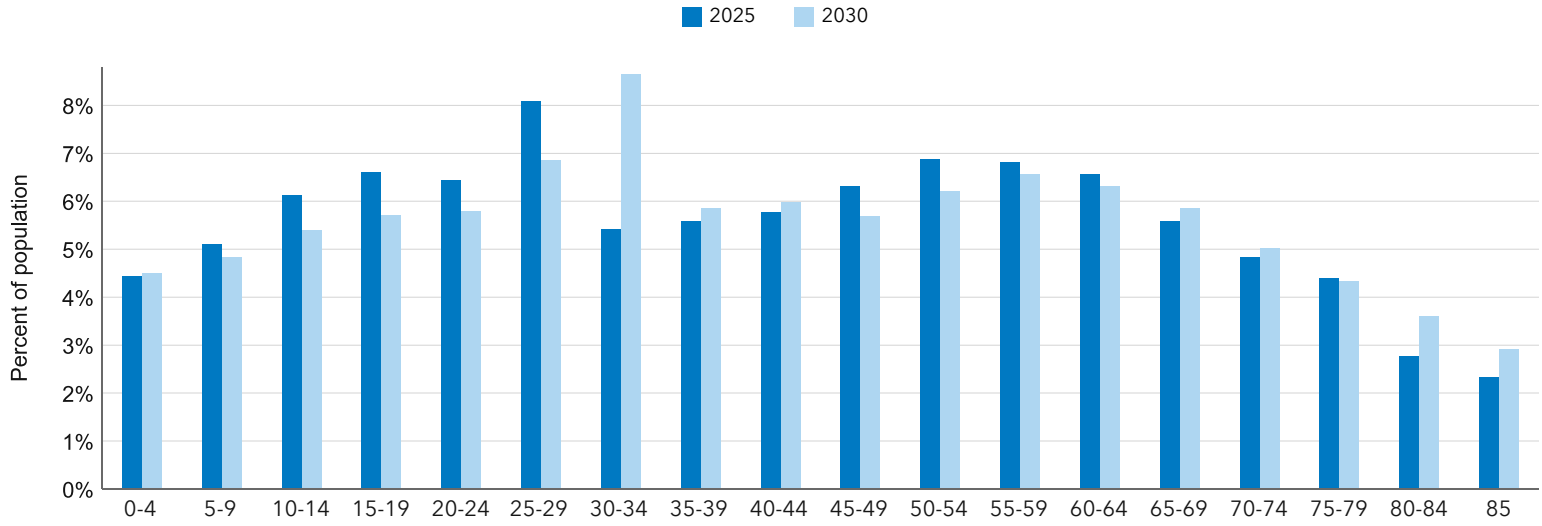
Key Indicators for 2025

11,912	4,287	2.77	41.9	12,197
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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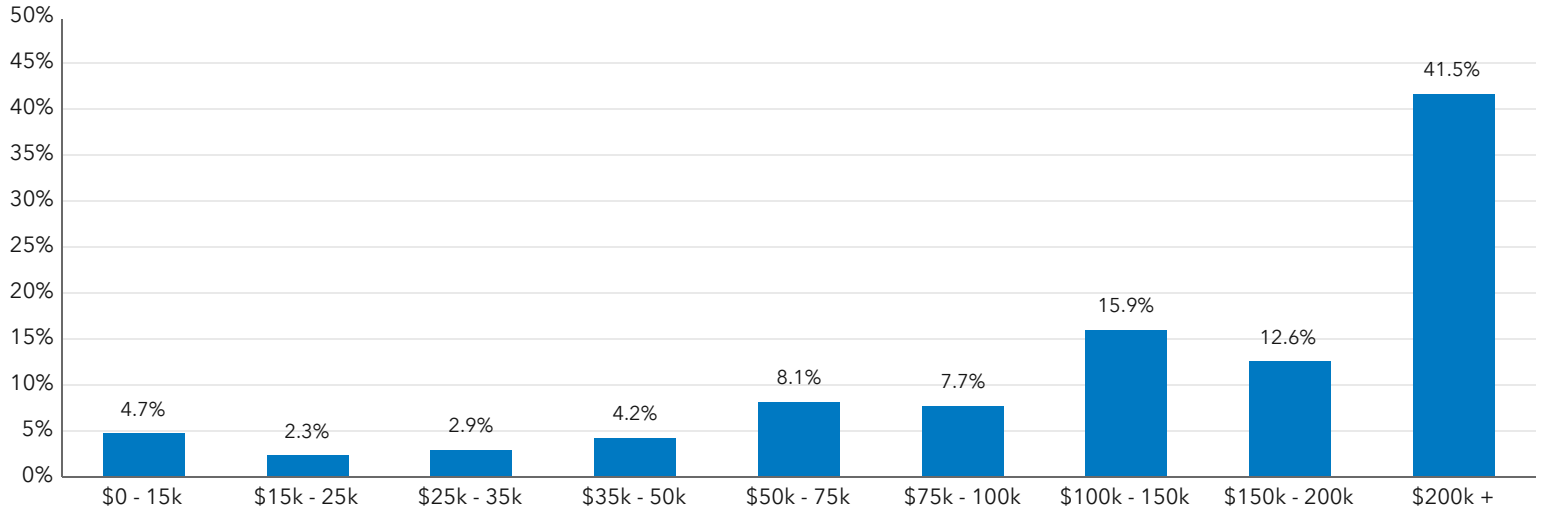
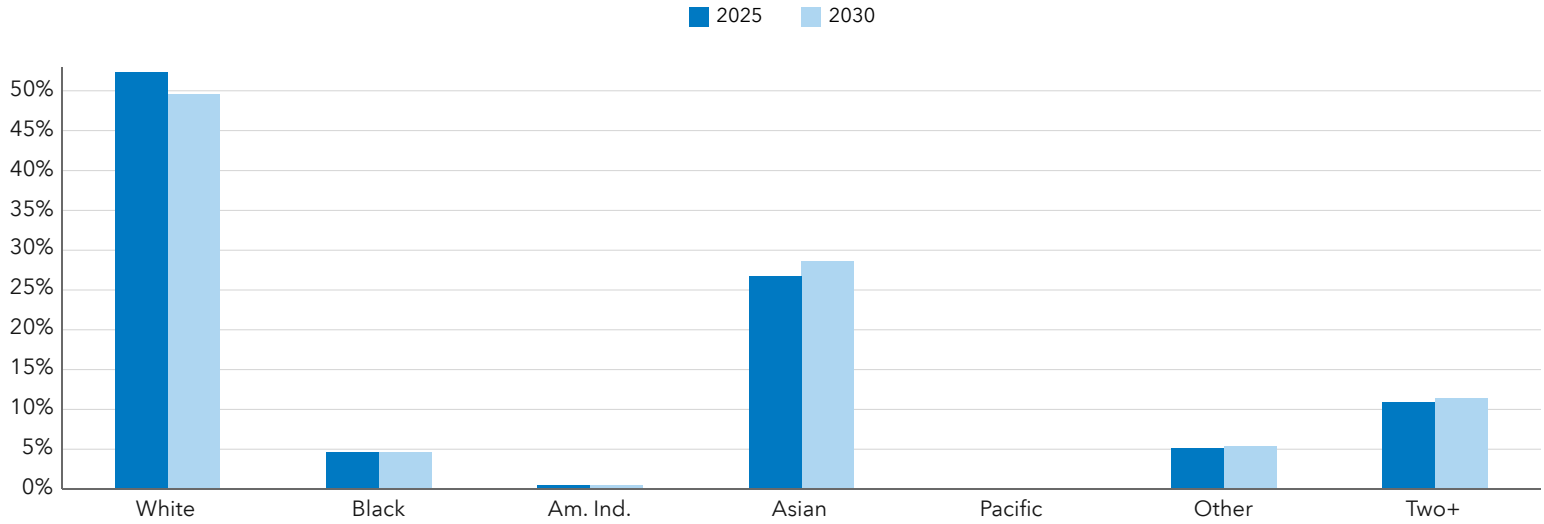
Key Indicators for 2025

$163,487	$949,767	213	69	72
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Demographic and Income Profile

Pickett Shopping Center
9400 Main St, Fairfax, Virginia, 22031
Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	126,585	127,524	128,128
Total Households	42,515	42,813	43,015
Family Households	31,233	30,901	30,937
Average Household Size	2.81	2.81	2.81
Owner Occupied Housing Units	30,080	31,020	31,594
Renter Occupied Housing Units	12,435	11,793	11,421
Median Age	37.2	38.0	38.8

Trends 2025 - 2030	Area	State	National
Population	0.1%	0.4%	0.4%
Households	0.1%	0.5%	0.6%
Family Population	0.0%	0.4%	0.5%
Owner Occupied Housing Units	0.4%	0.8%	0.0%
Median Household Income	2.9%	2.4%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than $15,000	1,315	3.1%	1,097	2.5%
$15,000-$24,999	885	2.1%	646	1.5%
$25,000-$34,999	1,142	2.7%	872	2.0%
$35,000-$49,999	1,832	4.3%	1,394	3.2%
$50,000-$74,999	3,250	7.6%	2,641	6.1%
$75,000-$99,999	3,975	9.3%	3,378	7.8%
$100,000-$149,999	6,965	16.3%	6,158	14.3%
$150,000-$199,999	6,721	15.7%	6,725	15.6%
$200,000 or greater	16,725	39.1%	20,102	46.7%
Median Household Income	$162,101	-	$186,979	-
Average Household Income	$198,189	-	$219,171	-
Per Capita Income	$66,700	-	$73,744	-

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	6,649	5.3%	6,306	4.9%	6,189	4.8%
5-9	7,555	6.0%	7,442	5.8%	6,749	5.3%
10-14	7,798	6.2%	7,926	6.2%	7,807	6.1%
15-19	9,689	7.7%	9,214	7.2%	9,390	7.3%
20-24	9,900	7.8%	8,499	6.7%	8,386	6.5%
25-29	9,139	7.2%	10,425	8.2%	9,009	7.0%
30-34	8,627	6.8%	8,841	6.9%	9,949	7.8%
35-39	8,825	7.0%	8,446	6.6%	8,674	6.8%
40-44	8,318	6.6%	9,076	7.1%	8,575	6.7%
45-49	8,227	6.5%	8,070	6.3%	8,770	6.8%
50-54	8,014	6.3%	8,117	6.4%	7,815	6.1%
55-59	8,161	6.5%	7,418	5.8%	7,492	5.8%
60-64	7,059	5.6%	7,331	5.8%	6,775	5.3%
65-69	5,980	4.7%	6,042	4.7%	6,394	5.0%
70-74	5,021	4.0%	5,208	4.1%	5,369	4.2%
75-79	3,359	2.6%	4,233	3.3%	4,543	3.5%
80-84	2,174	1.7%	2,692	2.1%	3,461	2.7%
Age 85+	2,091	1.6%	2,241	1.8%	2,781	2.2%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,325	53.2%	64,718	50.8%	61,688	48.1%
Black Alone	8,426	6.7%	8,883	7.0%	9,068	7.1%
American Indian	517	0.4%	527	0.4%	534	0.4%
Asian Alone	28,313	22.4%	29,796	23.4%	31,952	24.9%
Pacific Islander	74	0.1%	100	0.1%	106	0.1%
Some Other Race	7,978	6.3%	8,550	6.7%	9,093	7.1%
Two or More Races	13,951	11.0%	14,950	11.7%	15,687	12.2%
Hispanic (Any Race)	17,775	14.0%	18,829	14.8%	19,862	15.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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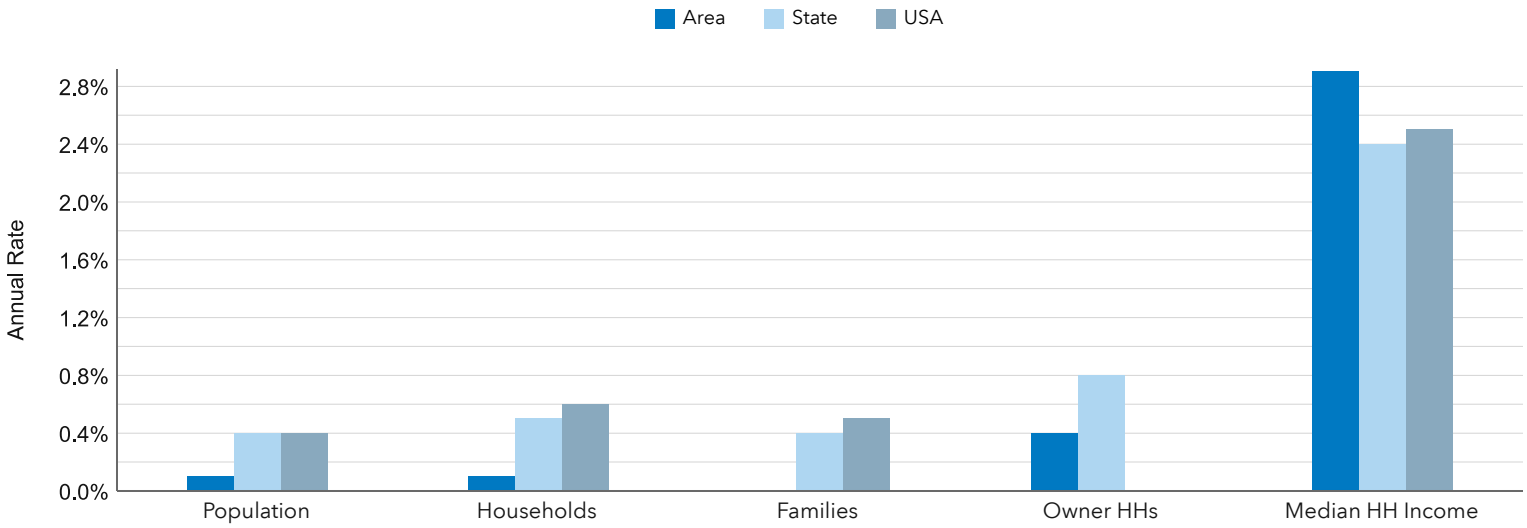
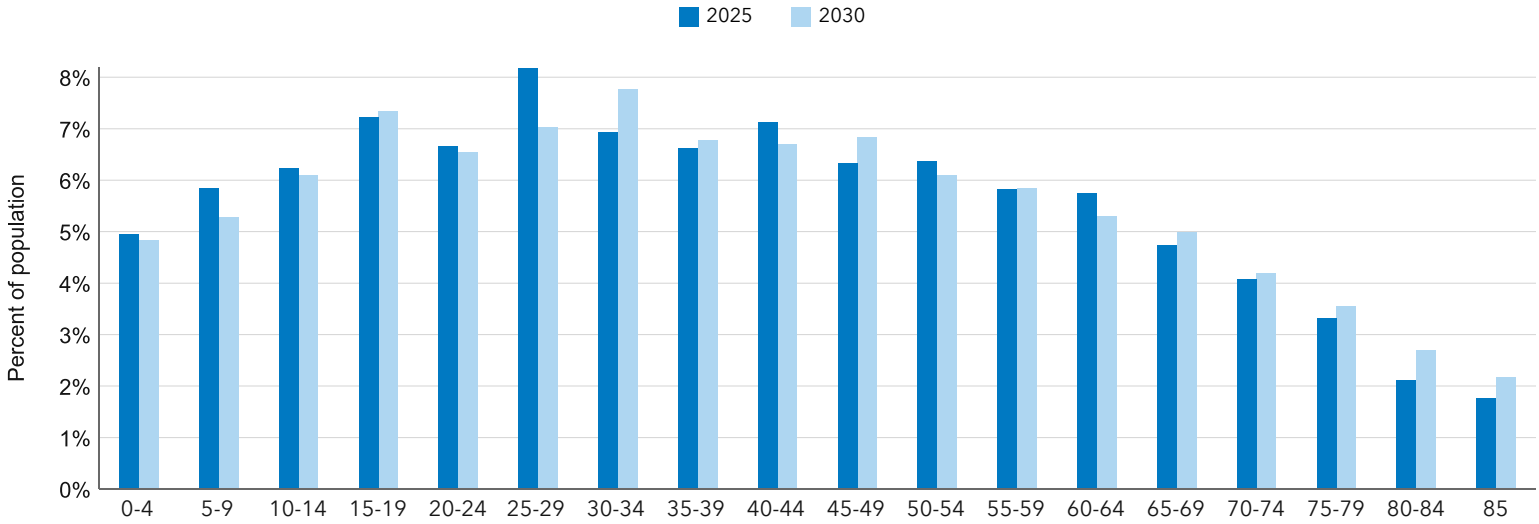
Key Indicators for 2025

127,524	42,813	2.81	38.0	142,490
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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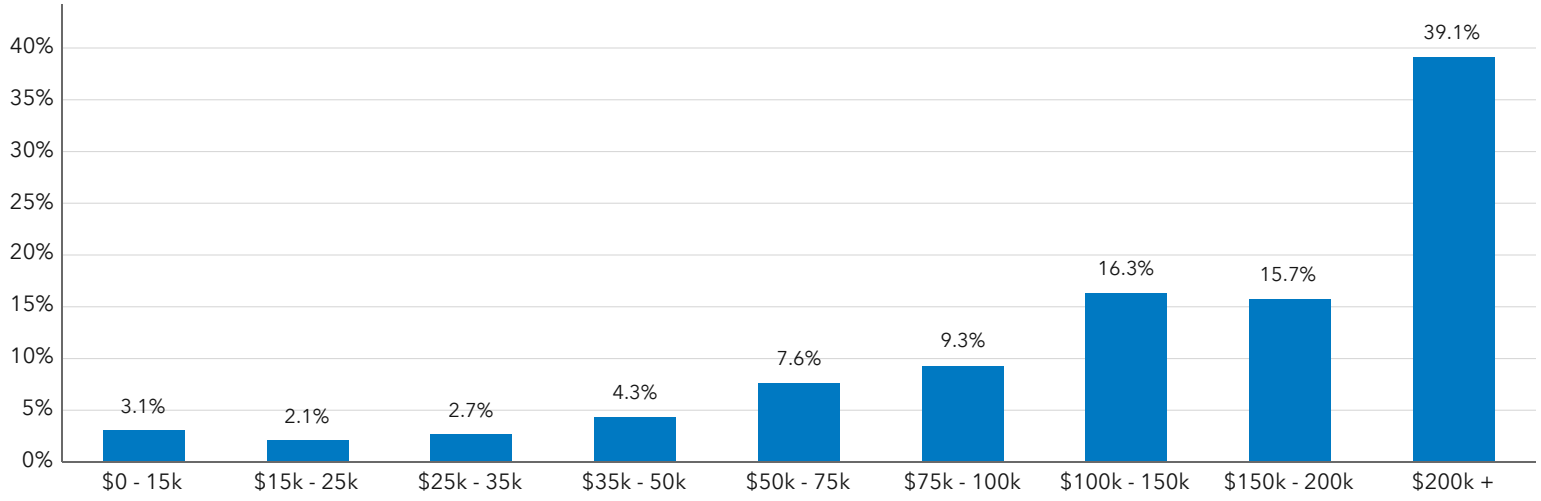
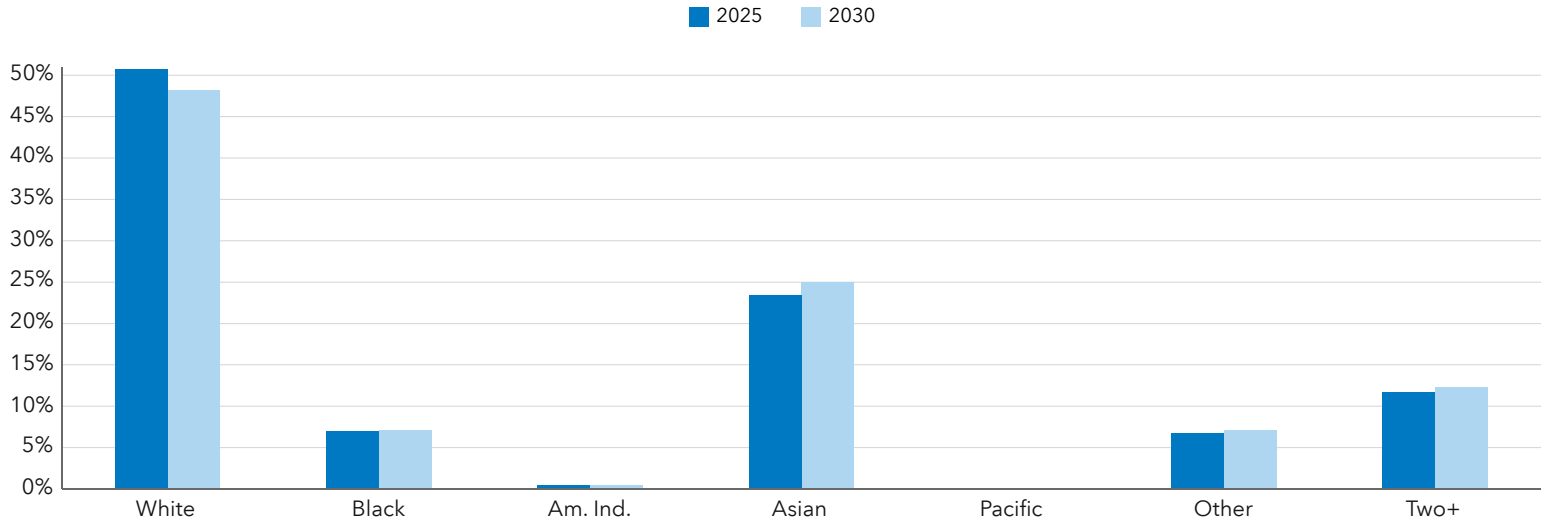
Key Indicators for 2025

$162,101	$814,772	202	78	75
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Demographic and Income Profile

Pickett Shopping Center
9400 Main St, Fairfax, Virginia, 22031
Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	331,970	332,729	332,696
Total Households	114,663	114,419	114,171
Family Households	83,525	81,950	81,543
Average Household Size	2.82	2.84	2.84
Owner Occupied Housing Units	78,225	80,294	81,477
Renter Occupied Housing Units	36,438	34,125	32,694
Median Age	38.0	39.0	39.8

Trends 2025 - 2030	Area	State	National
Population	0.0%	0.4%	0.4%
Households	0.0%	0.5%	0.6%
Family Population	-0.1%	0.4%	0.5%
Owner Occupied Housing Units	0.3%	0.8%	0.0%
Median Household Income	2.7%	2.4%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than $15,000	3,306	2.9%	2,706	2.4%
$15,000-$24,999	2,807	2.5%	2,022	1.8%
$25,000-$34,999	3,611	3.2%	2,741	2.4%
$35,000-$49,999	4,813	4.2%	3,659	3.2%
$50,000-$74,999	9,294	8.1%	7,659	6.7%
$75,000-$99,999	11,365	9.9%	9,698	8.5%
$100,000-$149,999	18,750	16.4%	16,837	14.8%
$150,000-$199,999	17,680	15.4%	17,682	15.5%
$200,000 or greater	42,790	37.4%	51,164	44.8%
Median Household Income	$157,080	-	$179,863	-
Average Household Income	$197,323	-	$218,078	-
Per Capita Income	$67,954	-	$74,933	-

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	18,572	5.6%	17,479	5.3%	16,908	5.1%
5-9	20,786	6.3%	20,554	6.2%	18,505	5.6%
10-14	21,909	6.6%	21,677	6.5%	21,516	6.5%
15-19	22,894	6.9%	22,057	6.6%	22,031	6.6%
20-24	22,170	6.7%	19,901	6.0%	19,937	6.0%
25-29	22,518	6.8%	23,899	7.2%	21,651	6.5%
30-34	22,545	6.8%	22,902	6.9%	23,791	7.2%
35-39	24,146	7.3%	22,378	6.7%	22,811	6.9%
40-44	22,902	6.9%	24,611	7.4%	22,593	6.8%
45-49	22,610	6.8%	22,233	6.7%	23,858	7.2%
50-54	21,847	6.6%	22,039	6.6%	21,312	6.4%
55-59	22,049	6.6%	20,118	6.0%	20,274	6.1%
60-64	19,464	5.9%	19,600	5.9%	18,277	5.5%
65-69	15,789	4.8%	16,580	5.0%	17,087	5.1%
70-74	12,831	3.9%	13,704	4.1%	14,703	4.4%
75-79	8,558	2.6%	10,744	3.2%	11,851	3.6%
80-84	5,329	1.6%	6,792	2.0%	8,688	2.6%
Age 85+	5,050	1.5%	5,460	1.6%	6,902	2.1%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	167,488	50.5%	160,479	48.2%	152,347	45.8%
Black Alone	21,796	6.6%	22,680	6.8%	22,677	6.8%
American Indian	1,795	0.5%	1,864	0.6%	1,881	0.6%
Asian Alone	72,941	22.0%	75,745	22.8%	80,647	24.2%
Pacific Islander	195	0.1%	222	0.1%	229	0.1%
Some Other Race	28,416	8.6%	30,149	9.1%	31,573	9.5%
Two or More Races	39,338	11.8%	41,590	12.5%	43,343	13.0%
Hispanic (Any Race)	58,991	17.8%	61,842	18.6%	64,513	19.4%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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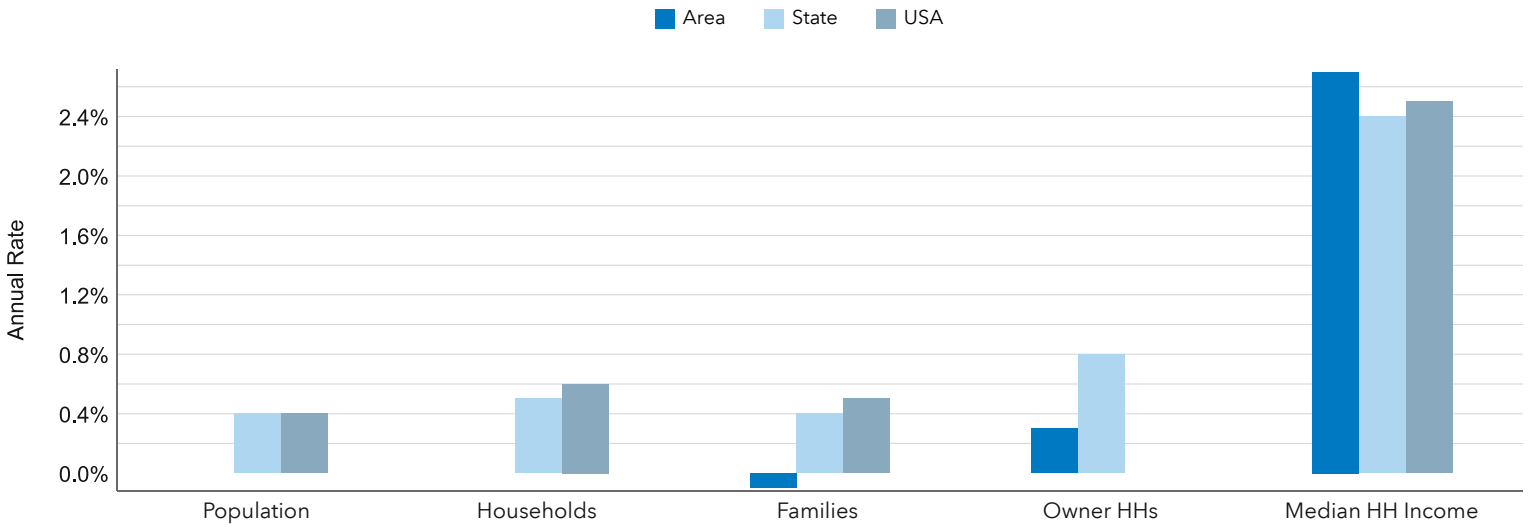
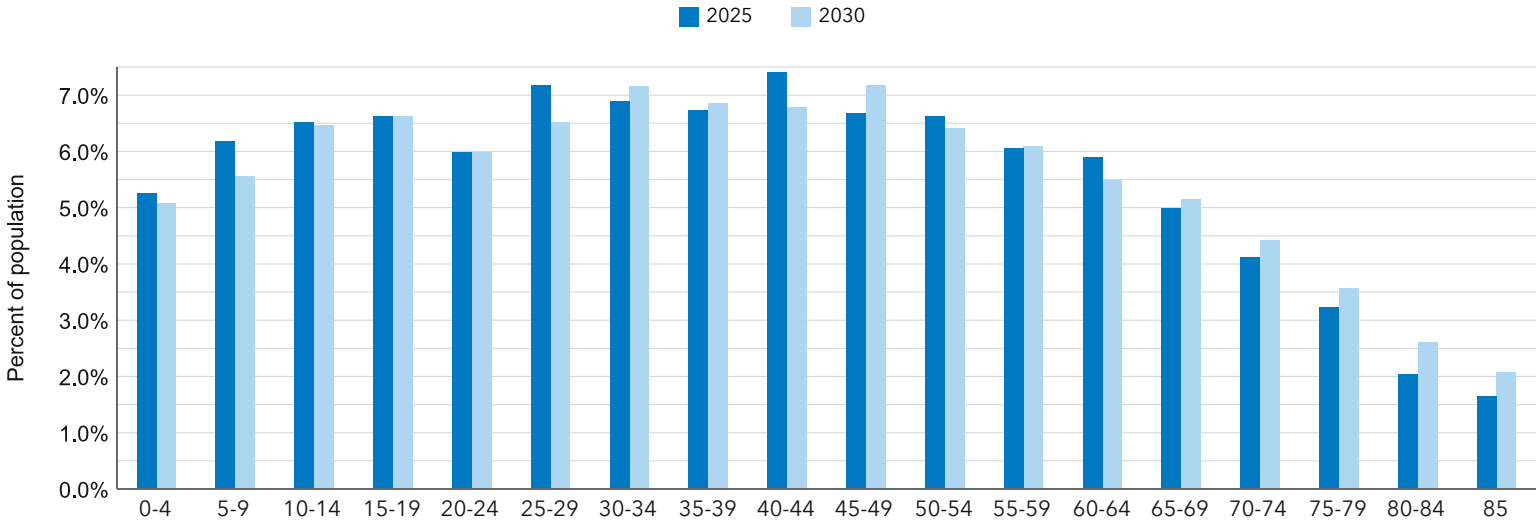
Key Indicators for 2025

332,729	114,419	2.84	39.0	348,857
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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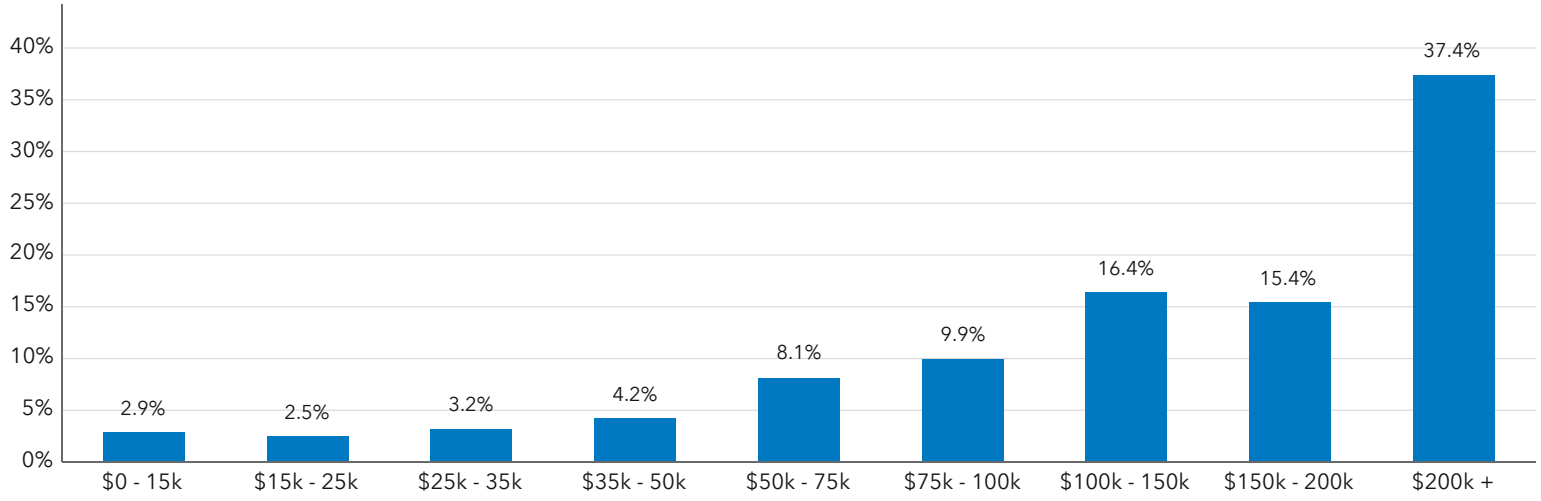
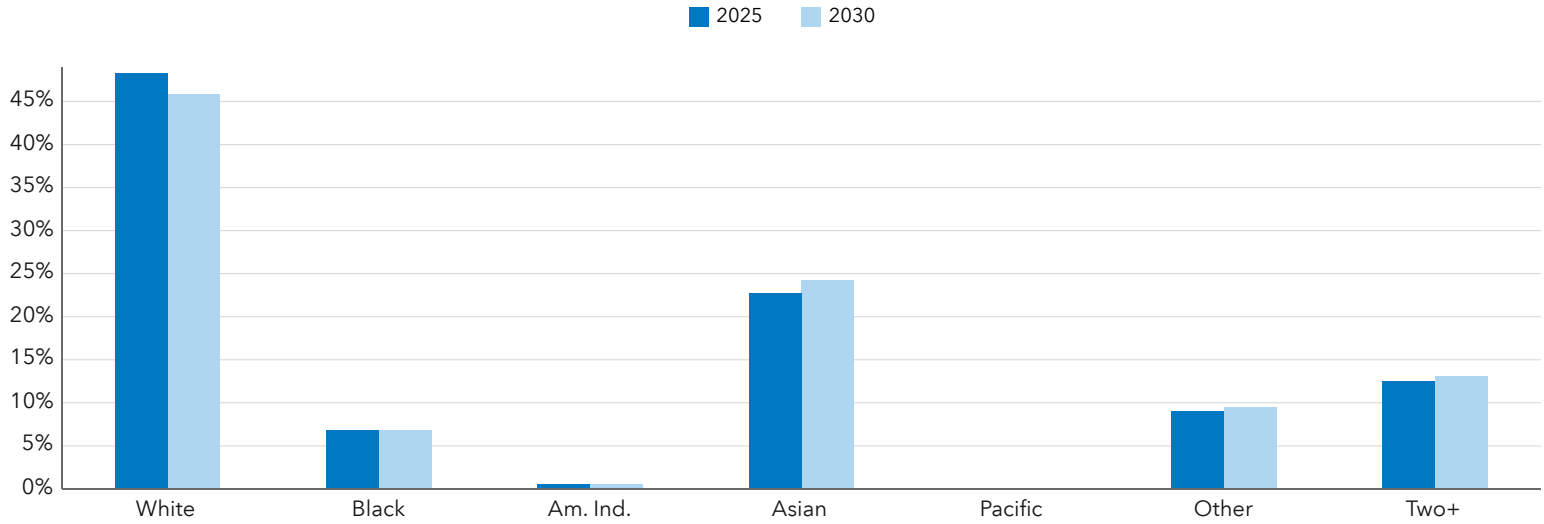
Key Indicators for 2025

$157,080	$740,570	196	76	78
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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