

Demographic and Income Profile

Rose Hill Plaza
6100 Rose Hill Dr, Alexandria, Virginia, 22310
Ring: 1 mile radius



Summary	Census 2020	2025	2030
Total Population	13,545	13,396	13,322
Total Households	4,839	4,746	4,698
Family Households	3,520	3,404	3,366
Average Household Size	2.79	2.81	2.83
Owner Occupied Housing Units	3,632	3,675	3,705
Renter Occupied Housing Units	1,207	1,071	993
Median Age	39.4	40.6	41.5

Trends 2025 - 2030	Area	State	National
Population	-0.1%	0.4%	0.4%
Households	-0.2%	0.5%	0.6%
Family Population	-0.2%	0.4%	0.5%
Owner Occupied Housing Units	0.2%	0.8%	0.0%
Median Household Income	2.1%	2.4%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	76	1.6%	61	1.3%
\$15,000-\$24,999	57	1.2%	42	0.9%
\$25,000-\$34,999	72	1.5%	53	1.1%
\$35,000-\$49,999	116	2.4%	85	1.8%
\$50,000-\$74,999	429	9.0%	332	7.1%
\$75,000-\$99,999	421	8.9%	347	7.4%
\$100,000-\$149,999	715	15.1%	639	13.6%
\$150,000-\$199,999	855	18.0%	870	18.5%
\$200,000 or greater	2,005	42.3%	2,270	48.3%
Median Household Income	\$174,453	-	\$193,951	-
Average Household Income	\$209,428	-	\$227,344	-
Per Capita Income	\$74,008	-	\$79,952	-

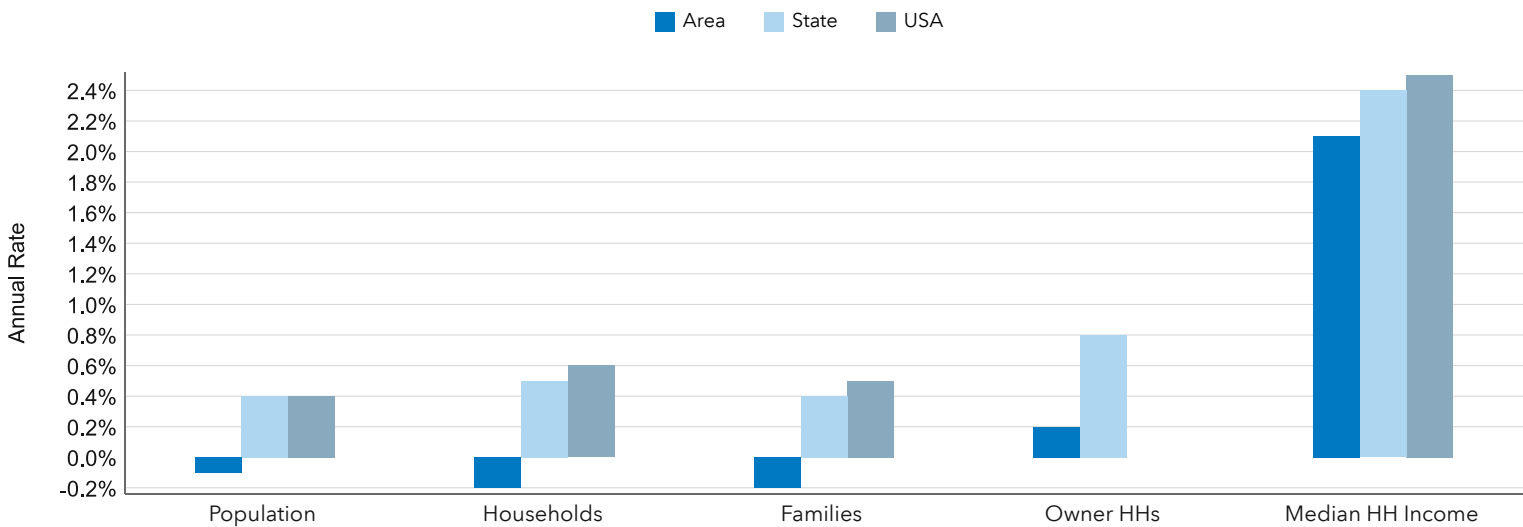
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	884	6.5%	798	6.0%	769	5.8%
5-9	931	6.9%	941	7.0%	828	6.2%
10-14	855	6.3%	942	7.0%	958	7.2%
15-19	773	5.7%	769	5.7%	861	6.5%
20-24	610	4.5%	682	5.1%	690	5.2%
25-29	762	5.6%	650	4.8%	744	5.6%
30-34	967	7.1%	806	6.0%	691	5.2%
35-39	1,114	8.2%	981	7.3%	833	6.3%
40-44	1,000	7.4%	1,101	8.2%	977	7.3%
45-49	973	7.2%	932	7.0%	1,044	7.8%
50-54	992	7.3%	933	7.0%	889	6.7%
55-59	1,004	7.4%	889	6.6%	845	6.3%
60-64	882	6.5%	880	6.6%	804	6.0%
65-69	618	4.6%	738	5.5%	758	5.7%
70-74	502	3.7%	523	3.9%	639	4.8%
75-79	308	2.3%	410	3.1%	442	3.3%
80-84	177	1.3%	236	1.8%	323	2.4%
Age 85+	192	1.4%	183	1.4%	228	1.7%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,309	54.0%	6,943	51.8%	6,604	49.6%
Black Alone	1,882	13.9%	1,923	14.4%	1,917	14.4%
American Indian	84	0.6%	88	0.7%	92	0.7%
Asian Alone	1,713	12.7%	1,765	13.2%	1,892	14.2%
Pacific Islander	12	0.1%	9	0.1%	9	0.1%
Some Other Race	897	6.6%	942	7.0%	998	7.5%
Two or More Races	1,648	12.2%	1,725	12.9%	1,809	13.6%
Hispanic (Any Race)	2,095	15.5%	2,169	16.2%	2,283	17.1%

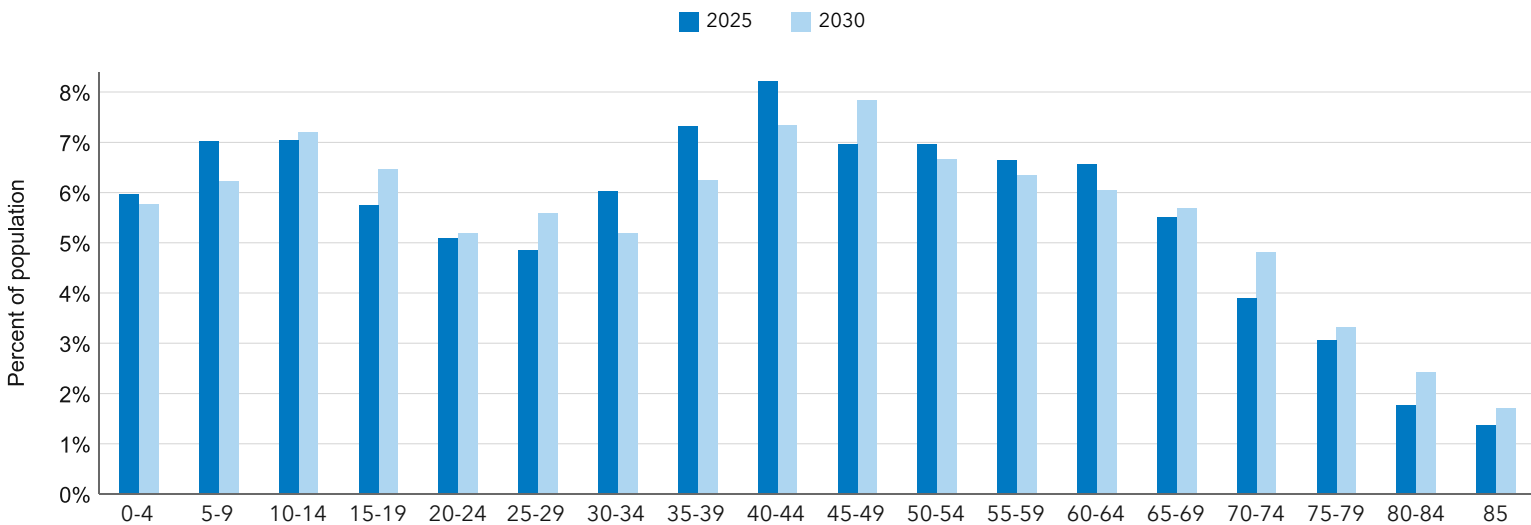
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



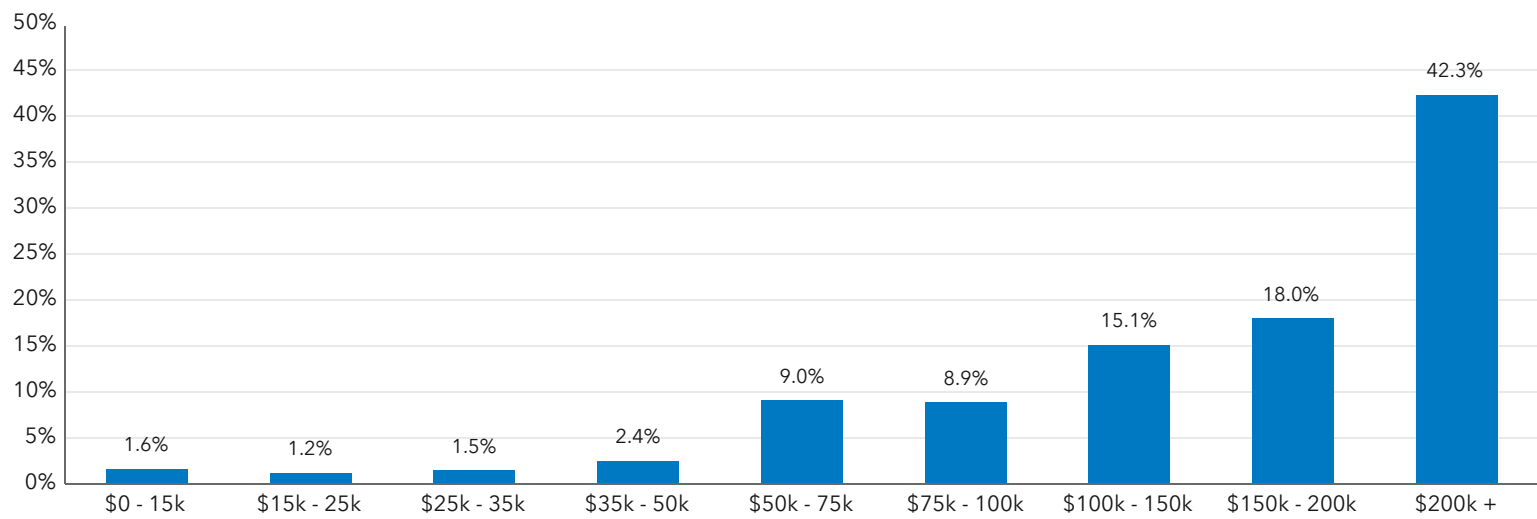
Population by Age



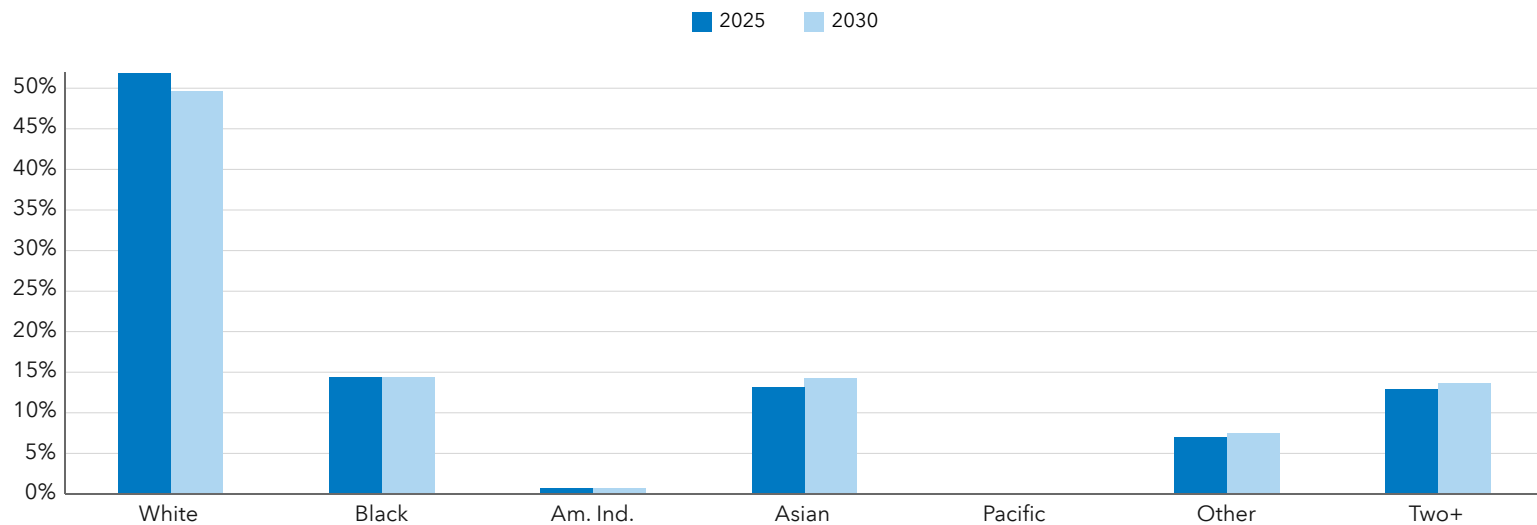
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

Rose Hill Plaza
6100 Rose Hill Dr, Alexandria, Virginia, 22310
Ring: 3 mile radius



Summary	Census 2020	2025	2030
Total Population	168,791	173,612	176,433
Total Households	69,329	70,475	71,237
Family Households	40,351	39,911	40,099
Average Household Size	2.42	2.45	2.47
Owner Occupied Housing Units	34,780	36,228	37,047
Renter Occupied Housing Units	34,549	34,247	34,190
Median Age	36.7	37.9	38.9

Trends 2025 - 2030	Area	State	National
Population	0.3%	0.4%	0.4%
Households	0.2%	0.5%	0.6%
Family Population	0.1%	0.4%	0.5%
Owner Occupied Housing Units	0.4%	0.8%	0.0%
Median Household Income	2.6%	2.4%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	3,383	4.8%	2,959	4.2%
\$15,000-\$24,999	1,940	2.8%	1,472	2.1%
\$25,000-\$34,999	2,339	3.3%	1,956	2.8%
\$35,000-\$49,999	3,864	5.5%	3,155	4.4%
\$50,000-\$74,999	9,231	13.1%	8,048	11.3%
\$75,000-\$99,999	9,291	13.2%	8,905	12.5%
\$100,000-\$149,999	13,232	18.8%	13,070	18.4%
\$150,000-\$199,999	10,226	14.5%	11,185	15.7%
\$200,000 or greater	16,969	24.1%	20,485	28.8%
Median Household Income	\$115,623	-	\$131,292	-
Average Household Income	\$154,562	-	\$169,807	-
Per Capita Income	\$62,898	-	\$68,720	-

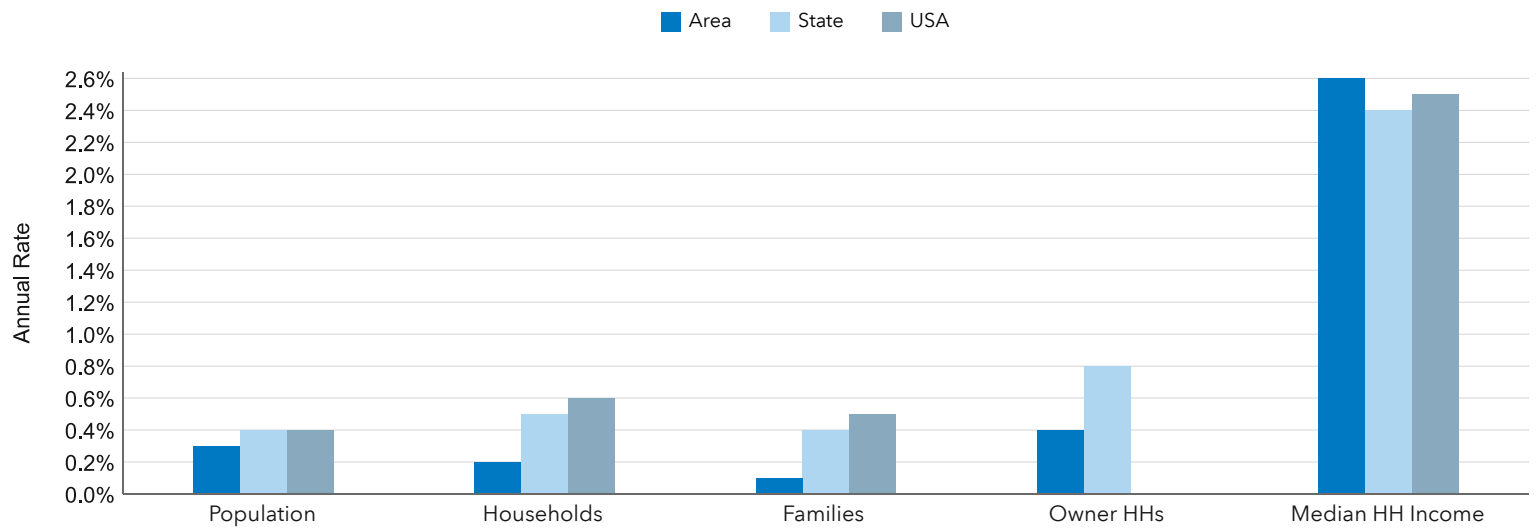
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	11,453	6.8%	10,661	6.1%	10,221	5.8%
5-9	10,019	5.9%	11,111	6.4%	9,873	5.6%
10-14	9,079	5.4%	9,716	5.6%	10,862	6.2%
15-19	8,186	4.8%	8,725	5.0%	9,300	5.3%
20-24	9,694	5.7%	10,463	6.0%	11,315	6.4%
25-29	14,175	8.4%	12,757	7.3%	13,419	7.6%
30-34	16,491	9.8%	14,508	8.4%	12,689	7.2%
35-39	15,665	9.3%	15,302	8.8%	13,340	7.6%
40-44	12,708	7.5%	14,989	8.6%	14,509	8.2%
45-49	11,176	6.6%	11,823	6.8%	13,819	7.8%
50-54	10,944	6.5%	10,878	6.3%	11,285	6.4%
55-59	10,402	6.2%	10,009	5.8%	9,885	5.6%
60-64	9,215	5.5%	9,303	5.4%	9,112	5.2%
65-69	6,983	4.1%	7,956	4.6%	8,145	4.6%
70-74	5,288	3.1%	6,023	3.5%	6,934	3.9%
75-79	3,237	1.9%	4,563	2.6%	5,252	3.0%
80-84	2,101	1.2%	2,694	1.6%	3,780	2.1%
Age 85+	1,975	1.2%	2,131	1.2%	2,694	1.5%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	70,839	42.0%	69,818	40.2%	67,164	38.1%
Black Alone	37,231	22.1%	39,214	22.6%	39,902	22.6%
American Indian	1,084	0.6%	1,143	0.7%	1,207	0.7%
Asian Alone	19,810	11.7%	20,754	11.9%	22,387	12.7%
Pacific Islander	153	0.1%	207	0.1%	223	0.1%
Some Other Race	19,687	11.7%	21,050	12.1%	22,728	12.9%
Two or More Races	19,987	11.8%	21,426	12.3%	22,822	12.9%
Hispanic (Any Race)	36,398	21.6%	38,491	22.2%	41,306	23.4%

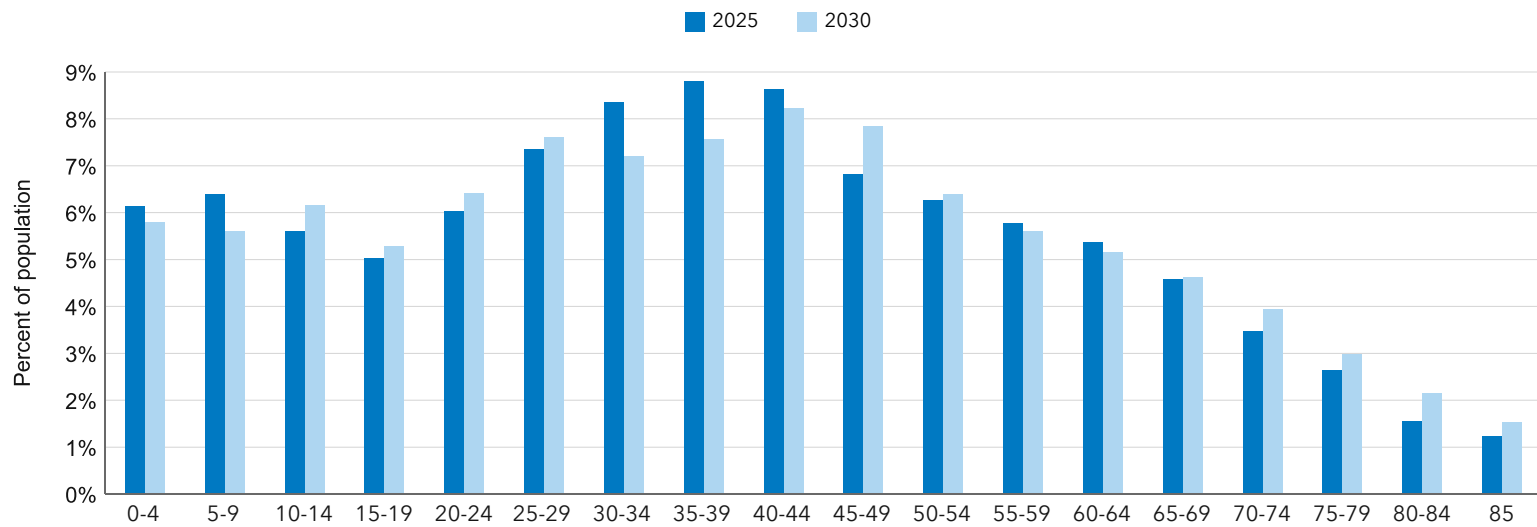
Key Indicators for 2025



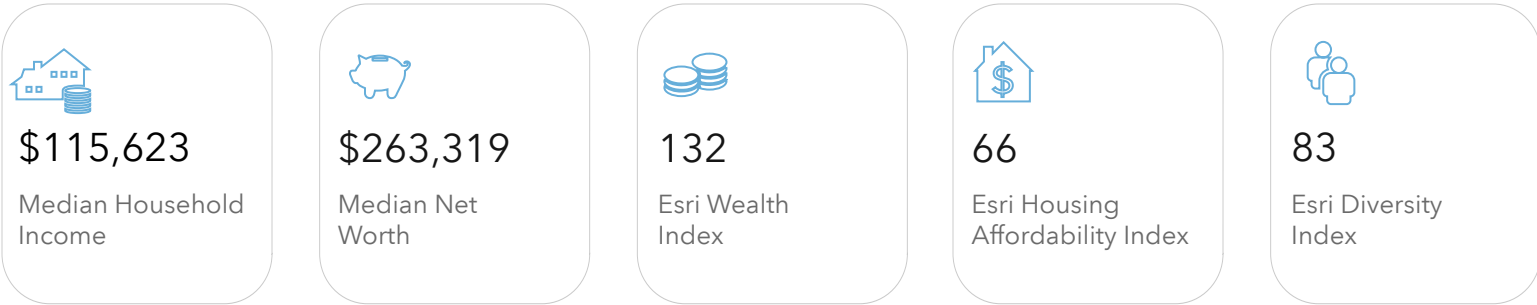
Trends: 2025 - 2030 Annual Rate



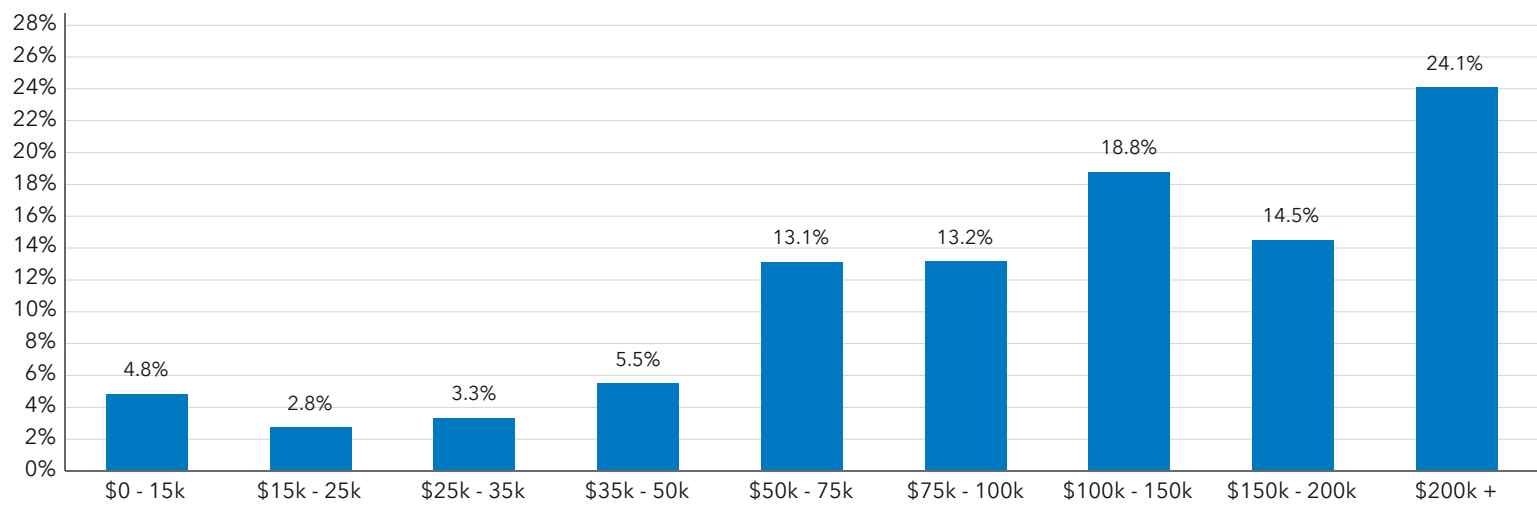
Population by Age



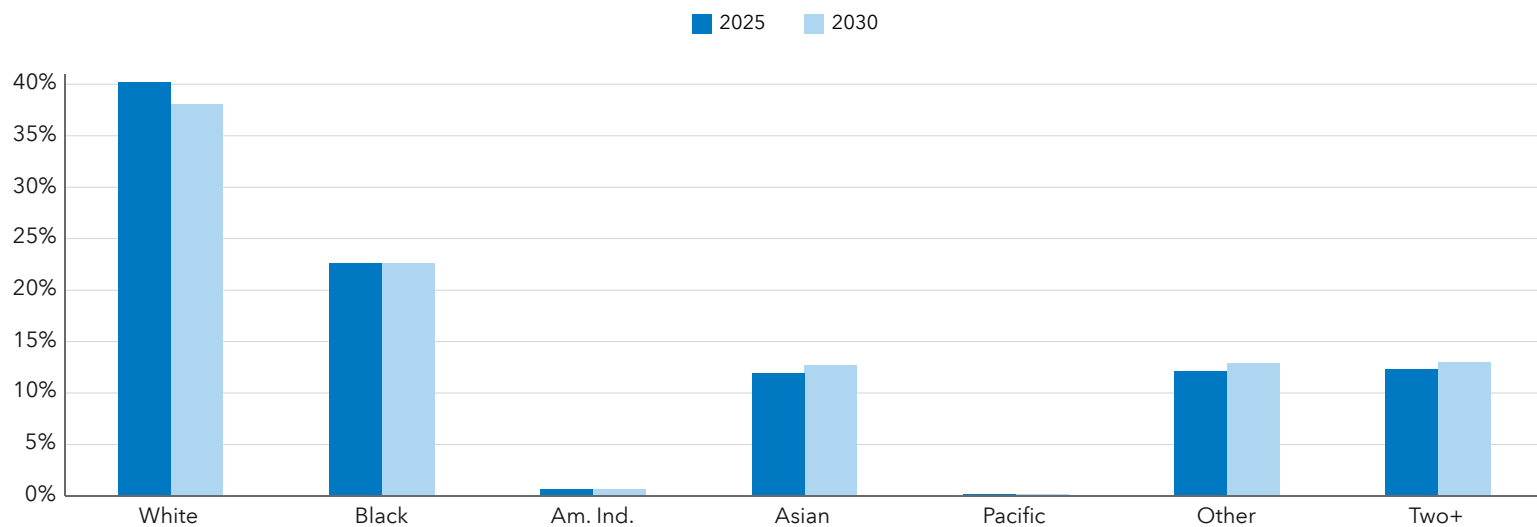
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

Rose Hill Plaza
6100 Rose Hill Dr, Alexandria, Virginia, 22310
Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	455,877	463,577	472,342
Total Households	186,127	187,717	190,145
Family Households	107,943	105,875	106,557
Average Household Size	2.43	2.45	2.46
Owner Occupied Housing Units	94,533	98,640	100,697
Renter Occupied Housing Units	91,594	89,077	89,449
Median Age	37.2	38.3	39.3

Trends 2025 - 2030	Area	State	National
Population	0.4%	0.4%	0.4%
Households	0.3%	0.5%	0.6%
Family Population	0.1%	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	8,776	4.7%	7,689	4.0%
\$15,000-\$24,999	5,217	2.8%	4,062	2.1%
\$25,000-\$34,999	6,607	3.5%	5,477	2.9%
\$35,000-\$49,999	11,529	6.1%	9,456	5.0%
\$50,000-\$74,999	21,654	11.5%	18,896	9.9%
\$75,000-\$99,999	22,977	12.2%	21,583	11.3%
\$100,000-\$149,999	34,073	18.1%	33,295	17.5%
\$150,000-\$199,999	27,411	14.6%	29,310	15.4%
\$200,000 or greater	49,473	26.4%	60,376	31.8%
Median Household Income	\$121,270	-	\$139,621	-
Average Household Income	\$162,100	-	\$178,836	-
Per Capita Income	\$65,745	-	\$72,105	-

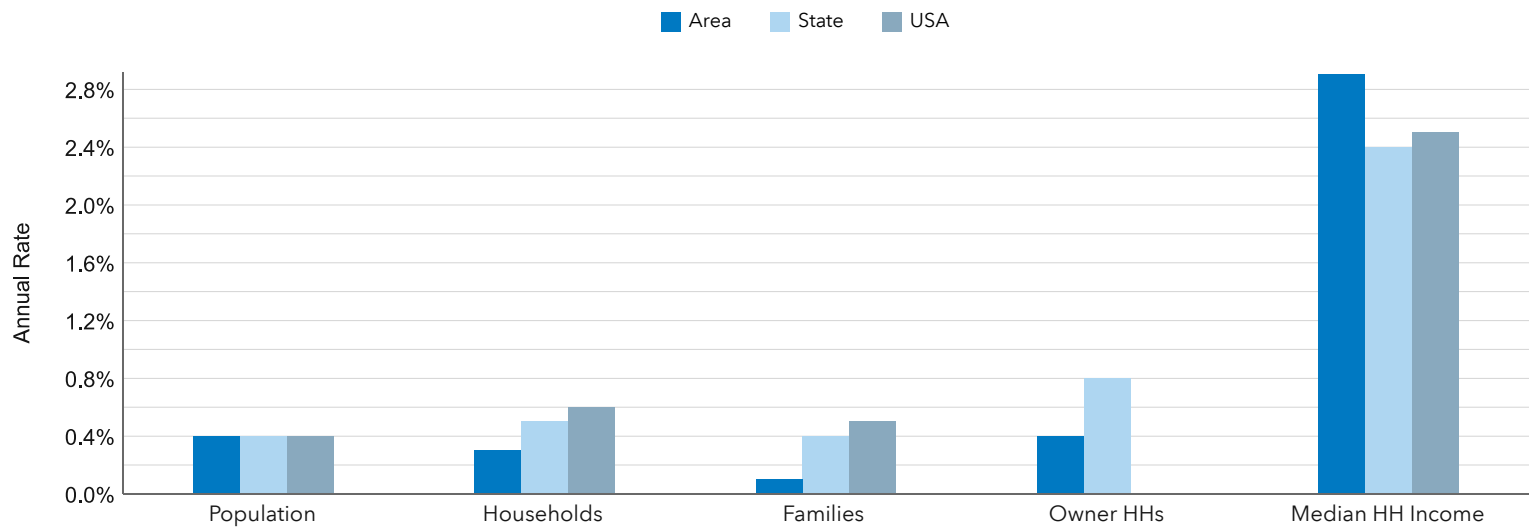
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	30,295	6.7%	28,202	6.1%	27,272	5.8%
5-9	27,317	6.0%	29,126	6.3%	26,177	5.5%
10-14	25,261	5.5%	26,014	5.6%	28,440	6.0%
15-19	22,250	4.9%	23,672	5.1%	24,808	5.3%
20-24	25,281	5.5%	26,669	5.8%	29,476	6.2%
25-29	36,646	8.0%	33,211	7.2%	34,720	7.3%
30-34	42,649	9.4%	38,428	8.3%	34,249	7.3%
35-39	41,759	9.2%	39,826	8.6%	36,086	7.6%
40-44	33,948	7.5%	38,897	8.4%	37,126	7.9%
45-49	29,979	6.6%	31,378	6.8%	36,019	7.6%
50-54	29,323	6.4%	28,796	6.2%	29,880	6.3%
55-59	28,091	6.2%	26,827	5.8%	26,452	5.6%
60-64	24,748	5.4%	24,912	5.4%	24,487	5.2%
65-69	19,655	4.3%	21,314	4.6%	22,050	4.7%
70-74	15,372	3.4%	17,336	3.7%	19,263	4.1%
75-79	9,823	2.1%	13,258	2.9%	15,346	3.3%
80-84	6,386	1.4%	8,180	1.8%	11,075	2.3%
Age 85+	7,094	1.6%	7,531	1.6%	9,415	2.0%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	207,441	45.5%	202,994	43.8%	198,154	42.0%
Black Alone	81,052	17.8%	85,266	18.4%	87,266	18.5%
American Indian	3,734	0.8%	3,872	0.8%	3,995	0.8%
Asian Alone	51,851	11.4%	53,735	11.6%	57,818	12.2%
Pacific Islander	372	0.1%	469	0.1%	498	0.1%
Some Other Race	58,056	12.7%	60,669	13.1%	64,379	13.6%
Two or More Races	53,369	11.7%	56,573	12.2%	60,231	12.8%
Hispanic (Any Race)	105,084	23.1%	108,899	23.5%	115,349	24.4%

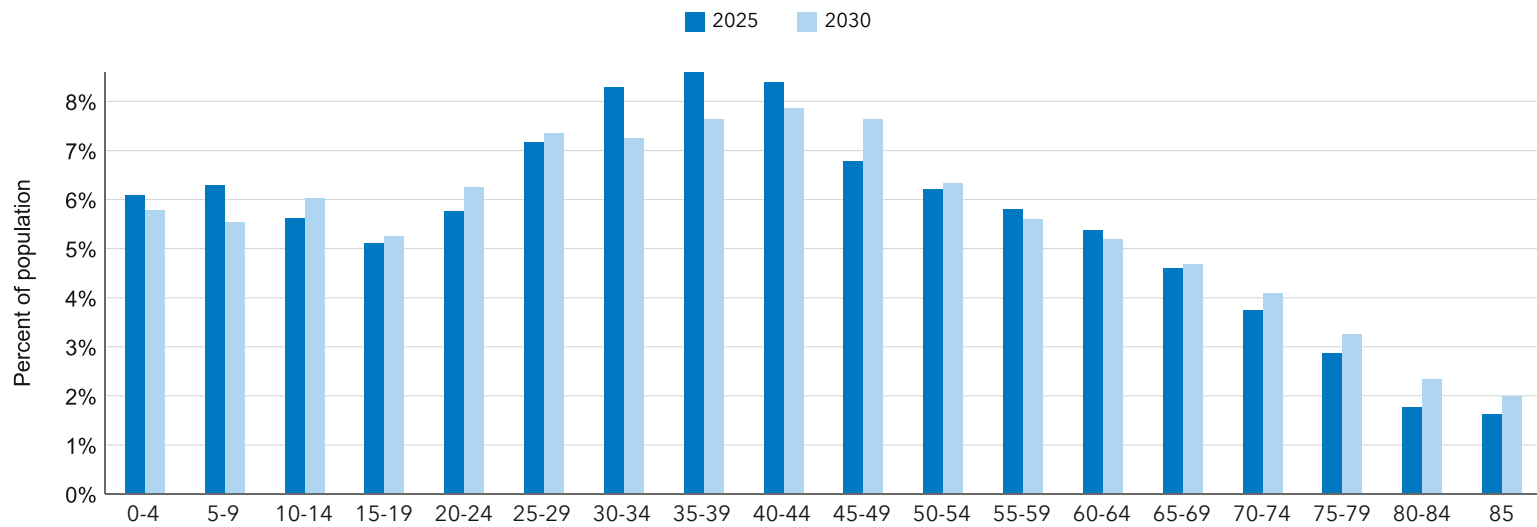
Key Indicators for 2025



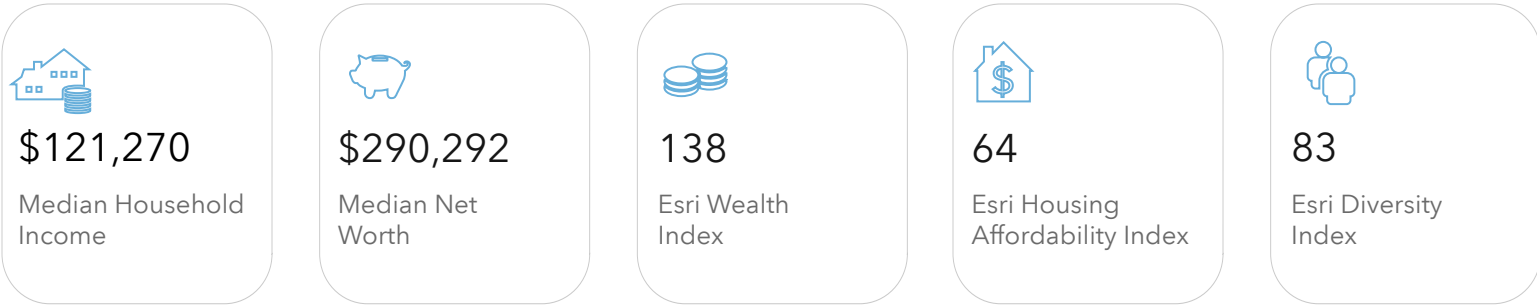
Trends: 2025 - 2030 Annual Rate



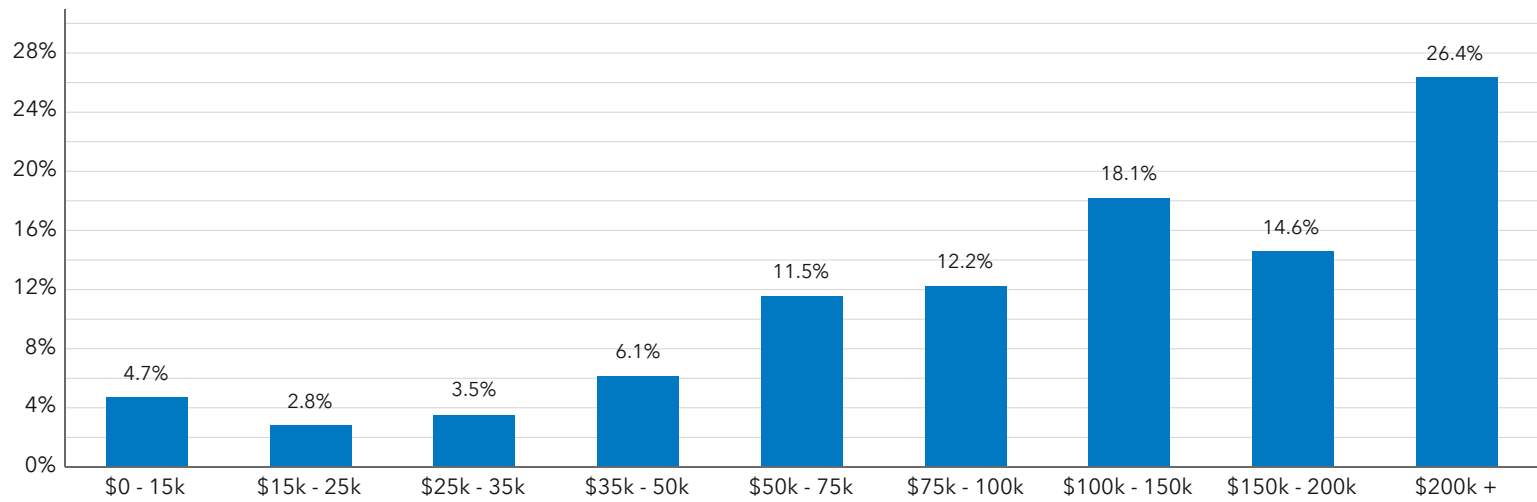
Population by Age



Key Indicators for 2025



Households by Income for 2025



Population by Race

