



Demographic and Income Profile

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

Prepared by Esri
 Latitude: 38.84115
 Longitude: -77.27087

Summary	Census 2010	Census 2020	2022	2027
Population	11,272	11,920	11,827	11,636
Households	4,066	4,267	4,230	4,147
Families	3,049	-	3,137	3,069
Average Household Size	2.77	2.79	2.79	2.80
Owner Occupied Housing Units	2,970	-	2,924	2,924
Renter Occupied Housing Units	1,096	-	1,306	1,223
Median Age	42.3	-	44.1	43.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.33%	0.26%	0.25%
Households	-0.40%	0.29%	0.31%
Families	-0.44%	0.22%	0.28%
Owner HHs	0.00%	0.51%	0.53%
Median Household Income	1.50%	2.72%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	170	4.0%	103	2.5%
\$15,000 - \$24,999	190	4.5%	122	2.9%
\$25,000 - \$34,999	90	2.1%	61	1.5%
\$35,000 - \$49,999	143	3.4%	100	2.4%
\$50,000 - \$74,999	273	6.5%	160	3.9%
\$75,000 - \$99,999	389	9.2%	334	8.1%
\$100,000 - \$149,999	625	14.8%	610	14.7%
\$150,000 - \$199,999	839	19.8%	1,043	25.2%
\$200,000+	1,511	35.7%	1,613	38.9%

Median Household Income	\$160,656	\$173,051
Average Household Income	\$209,141	\$234,947
Per Capita Income	\$73,617	\$82,516

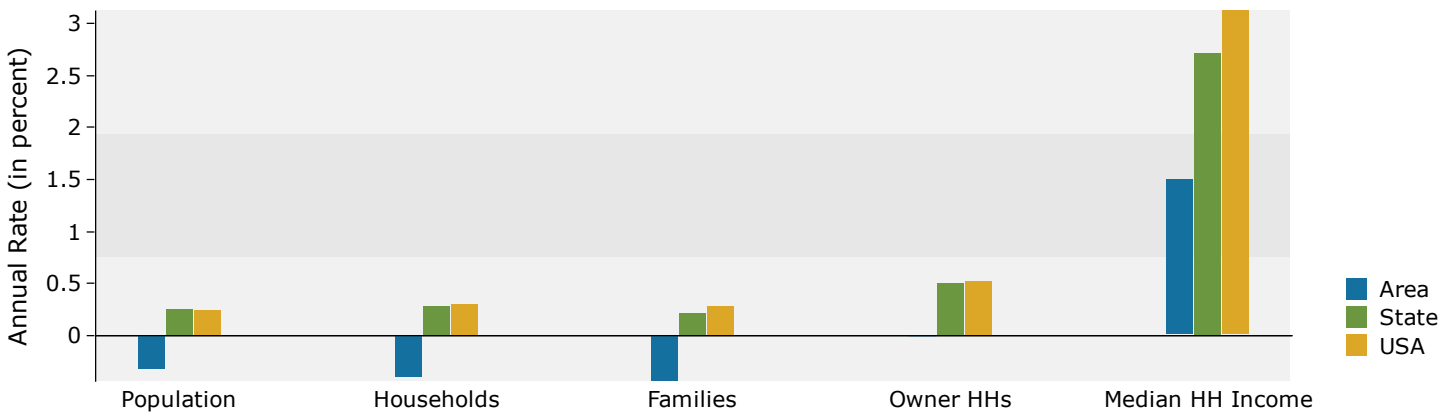
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	515	4.6%	495	4.2%	504	4.3%
5 - 9	717	6.4%	587	5.0%	596	5.1%
10 - 14	940	8.3%	690	5.8%	630	5.4%
15 - 19	853	7.6%	734	6.2%	574	4.9%
20 - 24	626	5.6%	739	6.2%	518	4.5%
25 - 34	978	8.7%	1,449	12.3%	1,598	13.7%
35 - 44	1,478	13.1%	1,335	11.3%	1,620	13.9%
45 - 54	2,037	18.1%	1,546	13.1%	1,289	11.1%
55 - 64	1,529	13.6%	1,933	16.3%	1,711	14.7%
65 - 74	889	7.9%	1,337	11.3%	1,488	12.8%
75 - 84	511	4.5%	698	5.9%	795	6.8%
85+	199	1.8%	284	2.4%	313	2.7%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,457	66.2%	6,501	54.5%	6,366	53.8%	6,013	51.7%
Black Alone	444	3.9%	517	4.3%	515	4.4%	509	4.4%
American Indian Alone	33	0.3%	51	0.4%	50	0.4%	51	0.4%
Asian Alone	2,730	24.2%	3,084	25.9%	3,102	26.2%	3,189	27.4%
Pacific Islander Alone	2	0.0%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	245	2.2%	568	4.8%	577	4.9%	600	5.2%
Two or More Races	361	3.2%	1,197	10.0%	1,216	10.3%	1,273	10.9%
Hispanic Origin (Any Race)	989	8.8%	1,381	11.6%	1,382	11.7%	1,382	11.9%

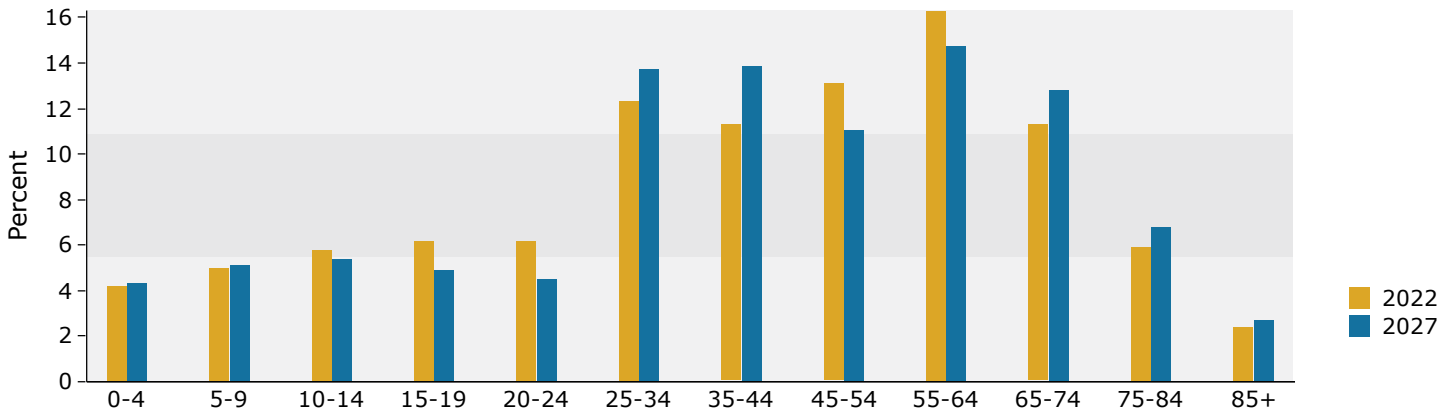
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

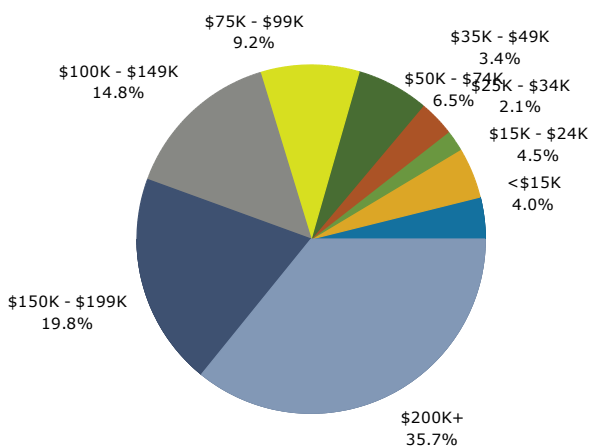
Trends 2022-2027



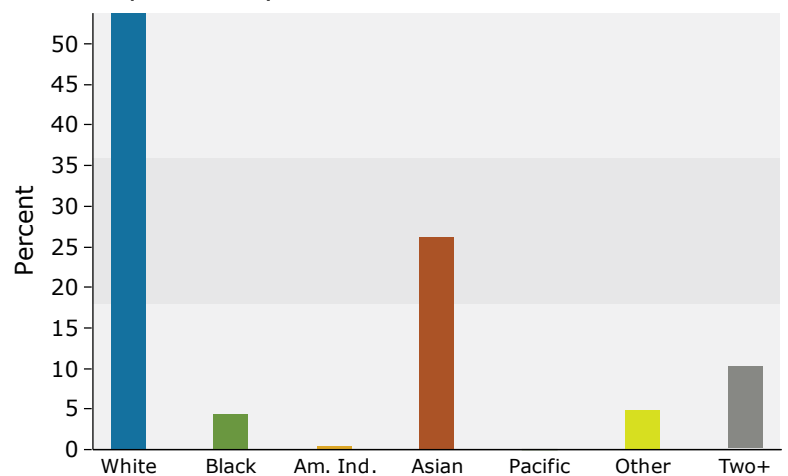
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 11.7%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

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

Prepared by Esri
 Latitude: 38.84115
 Longitude: -77.27087

Summary	Census 2010	Census 2020	2022	2027
Population	117,648	126,086	126,492	125,326
Households	40,190	42,314	42,342	41,762
Families	29,014	-	29,960	29,437
Average Household Size	2.75	2.81	2.82	2.83
Owner Occupied Housing Units	29,516	-	30,592	30,413
Renter Occupied Housing Units	10,674	-	11,750	11,349
Median Age	37.3	-	38.9	39.7

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.19%	0.26%	0.25%
Households	-0.28%	0.29%	0.31%
Families	-0.35%	0.22%	0.28%
Owner HHs	-0.12%	0.51%	0.53%
Median Household Income	1.70%	2.72%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,397	3.3%	929	2.2%
\$15,000 - \$24,999	849	2.0%	588	1.4%
\$25,000 - \$34,999	1,114	2.6%	818	2.0%
\$35,000 - \$49,999	2,177	5.1%	1,604	3.8%
\$50,000 - \$74,999	3,283	7.8%	2,574	6.2%
\$75,000 - \$99,999	3,777	8.9%	3,476	8.3%
\$100,000 - \$149,999	8,665	20.5%	8,033	19.2%
\$150,000 - \$199,999	7,815	18.5%	8,842	21.2%
\$200,000+	13,263	31.3%	14,896	35.7%
Median Household Income	\$149,233		\$162,363	
Average Household Income	\$195,730		\$220,817	
Per Capita Income	\$65,643		\$73,725	

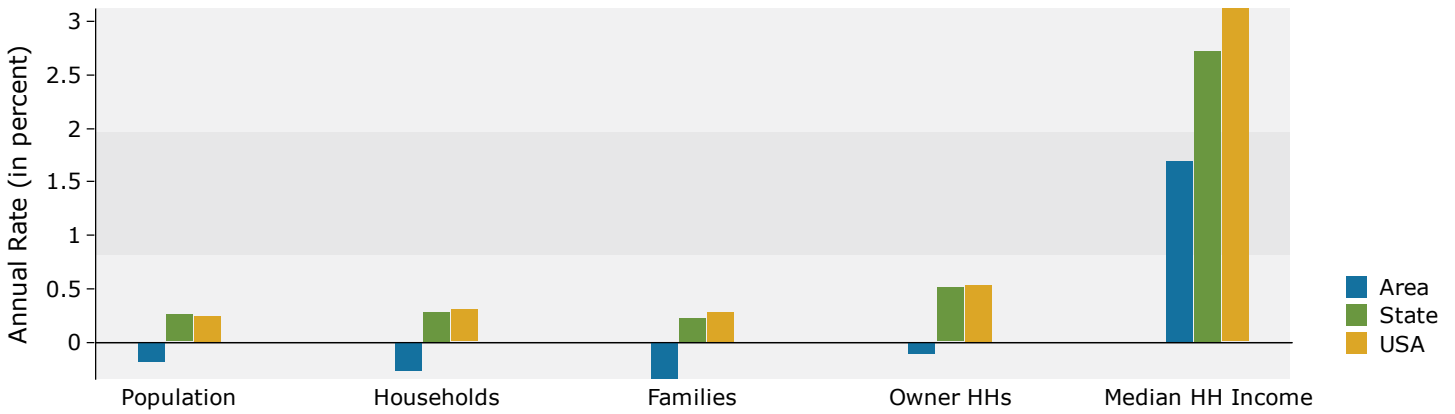
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,404	5.4%	6,014	4.8%	6,067	4.8%
5 - 9	6,934	5.9%	6,667	5.3%	6,532	5.2%
10 - 14	7,304	6.2%	7,383	5.8%	6,688	5.3%
15 - 19	9,409	8.0%	10,075	8.0%	9,389	7.5%
20 - 24	9,608	8.2%	9,328	7.4%	8,762	7.0%
25 - 34	15,618	13.3%	16,909	13.4%	16,361	13.1%
35 - 44	15,893	13.5%	16,710	13.2%	18,310	14.6%
45 - 54	18,152	15.4%	15,309	12.1%	14,818	11.8%
55 - 64	14,720	12.5%	16,799	13.3%	15,046	12.0%
65 - 74	7,918	6.7%	12,678	10.0%	13,030	10.4%
75 - 84	4,165	3.5%	6,392	5.1%	7,751	6.2%
85+	1,525	1.3%	2,226	1.8%	2,571	2.1%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	78,850	67.0%	67,052	53.2%	66,337	52.4%	63,099	50.3%
Black Alone	6,454	5.5%	8,399	6.7%	8,450	6.7%	8,392	6.7%
American Indian Alone	421	0.4%	515	0.4%	515	0.4%	542	0.4%
Asian Alone	22,843	19.4%	28,176	22.3%	28,730	22.7%	29,665	23.7%
Pacific Islander Alone	81	0.1%	76	0.1%	76	0.1%	74	0.1%
Some Other Race Alone	4,512	3.8%	7,962	6.3%	8,106	6.4%	8,489	6.8%
Two or More Races	4,488	3.8%	13,907	11.0%	14,277	11.3%	15,065	12.0%
Hispanic Origin (Any Race)	14,781	12.6%	17,740	14.1%	17,887	14.1%	18,046	14.4%

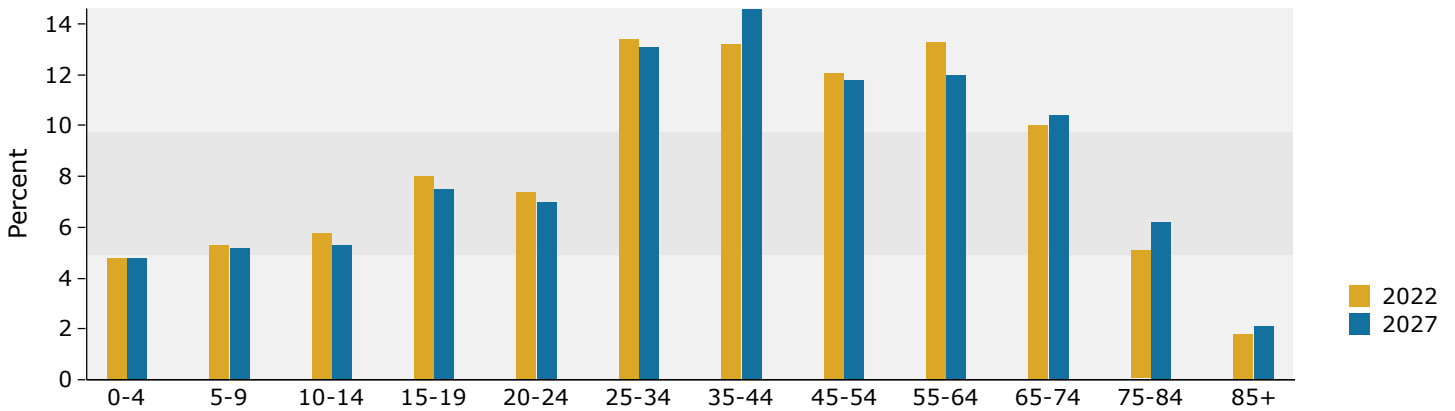
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

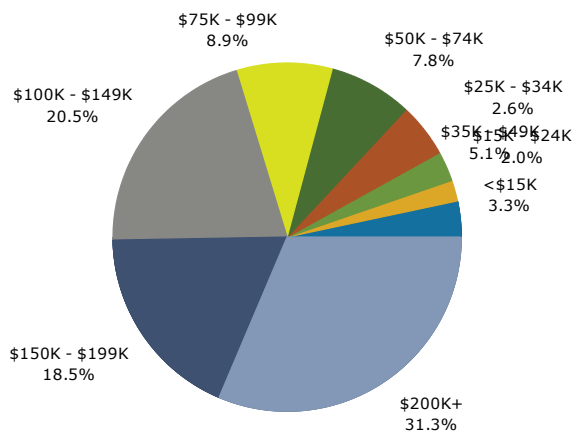
Trends 2022-2027



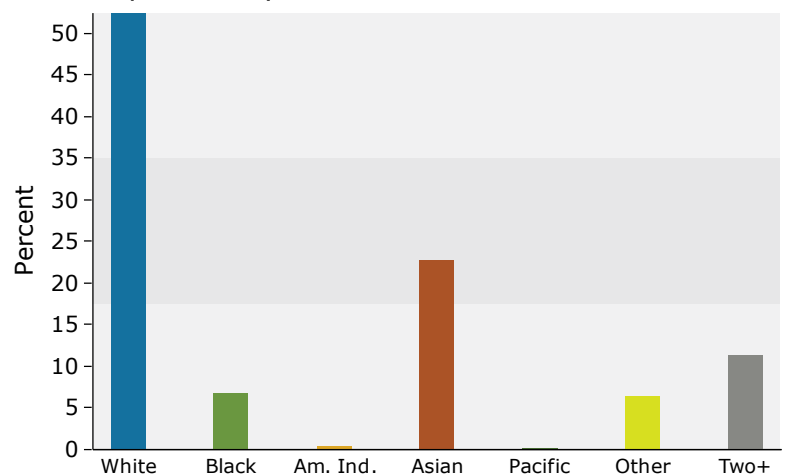
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 14.1%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

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

Prepared by Esri
 Latitude: 38.84115
 Longitude: -77.27087

Summary	Census 2010	Census 2020	2022	2027
Population	310,354	331,090	331,709	328,429
Households	109,774	114,454	114,260	112,637
Families	78,555	-	80,193	78,851
Average Household Size	2.76	2.82	2.83	2.84
Owner Occupied Housing Units	78,261	-	79,470	79,239
Renter Occupied Housing Units	31,519	-	34,790	33,399
Median Age	37.6	-	39.3	40.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.20%	0.26%	0.25%
Households	-0.29%	0.29%	0.31%
Families	-0.34%	0.22%	0.28%
Owner HHs	-0.06%	0.51%	0.53%
Median Household Income	2.59%	2.72%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	3,500	3.1%	2,352	2.1%
\$15,000 - \$24,999	2,411	2.1%	1,681	1.5%
\$25,000 - \$34,999	3,424	3.0%	2,701	2.4%
\$35,000 - \$49,999	6,775	5.9%	5,241	4.7%
\$50,000 - \$74,999	10,595	9.3%	8,152	7.2%
\$75,000 - \$99,999	11,244	9.8%	9,965	8.8%
\$100,000 - \$149,999	22,883	20.0%	21,123	18.8%
\$150,000 - \$199,999	20,344	17.8%	23,520	20.9%
\$200,000+	33,081	29.0%	37,900	33.6%

Median Household Income	\$138,990	\$157,956
Average Household Income	\$188,417	\$214,846
Per Capita Income	\$64,948	\$73,726

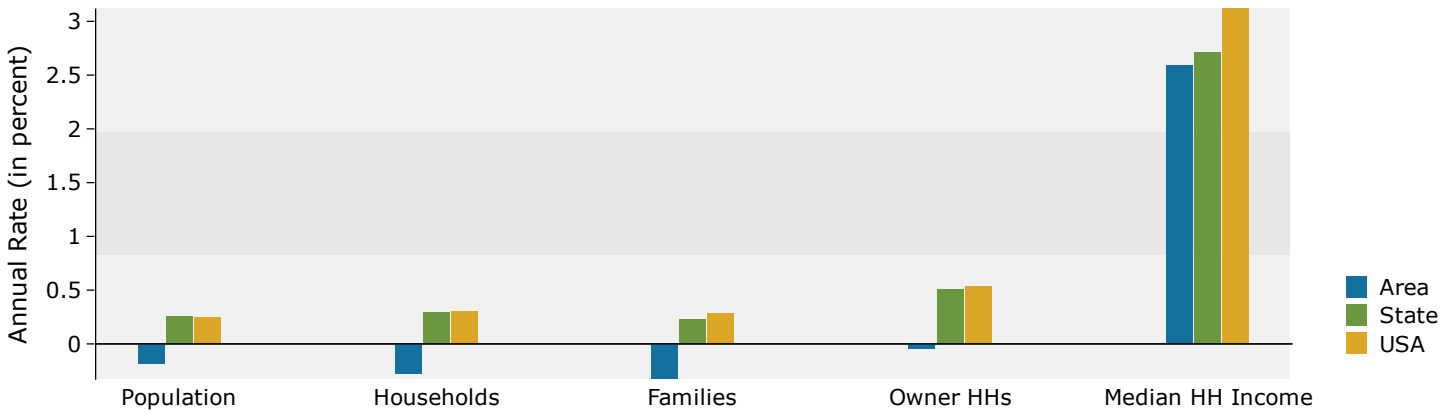
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,834	6.1%	17,157	5.2%	17,219	5.2%
5 - 9	19,153	6.2%	18,879	5.7%	18,146	5.5%
10 - 14	19,829	6.4%	20,901	6.3%	18,747	5.7%
15 - 19	21,021	6.8%	21,909	6.6%	20,777	6.3%
20 - 24	20,614	6.6%	20,451	6.2%	19,264	5.9%
25 - 34	44,480	14.3%	44,815	13.5%	44,008	13.4%
35 - 44	44,780	14.4%	47,130	14.2%	49,498	15.1%
45 - 54	49,053	15.8%	42,486	12.8%	41,490	12.6%
55 - 64	38,896	12.5%	44,492	13.4%	40,358	12.3%
65 - 74	19,804	6.4%	32,649	9.8%	33,677	10.3%
75 - 84	10,071	3.2%	15,521	4.7%	19,238	5.9%
85+	3,820	1.2%	5,319	1.6%	6,005	1.8%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	198,966	64.1%	166,827	50.4%	164,675	49.6%	156,251	47.6%
Black Alone	18,356	5.9%	21,809	6.6%	21,913	6.6%	21,723	6.6%
American Indian Alone	1,116	0.4%	1,791	0.5%	1,833	0.6%	1,979	0.6%
Asian Alone	61,206	19.7%	72,871	22.0%	73,945	22.3%	76,078	23.2%
Pacific Islander Alone	230	0.1%	196	0.1%	194	0.1%	191	0.1%
Some Other Race Alone	18,357	5.9%	28,346	8.6%	28,920	8.7%	29,997	9.1%
Two or More Races	12,122	3.9%	39,249	11.9%	40,229	12.1%	42,211	12.9%
Hispanic Origin (Any Race)	49,311	15.9%	58,887	17.8%	59,532	17.9%	59,942	18.3%

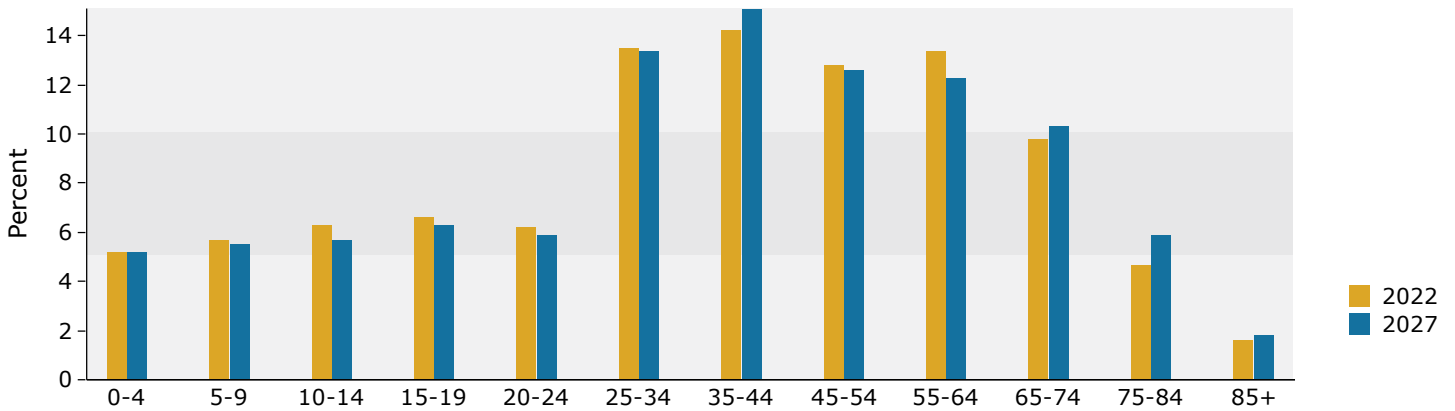
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

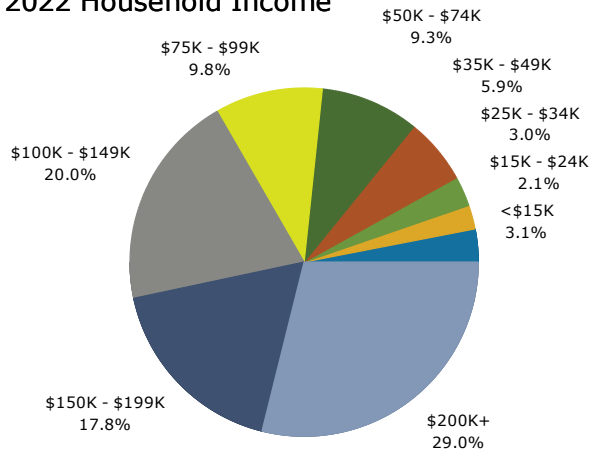
Trends 2022-2027



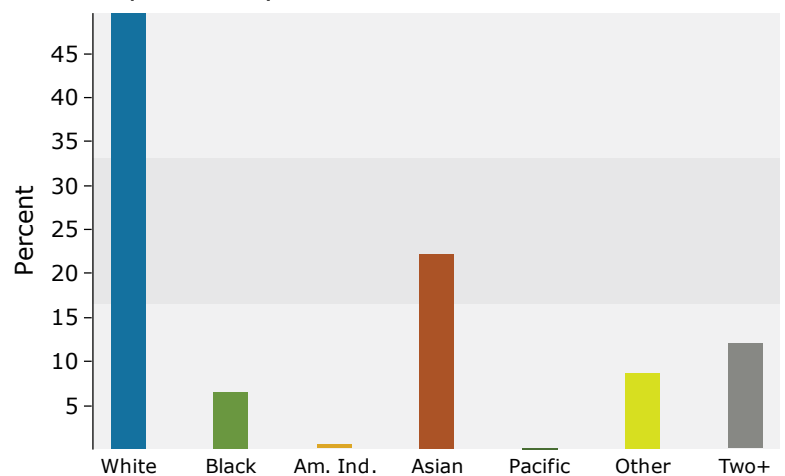
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 17.9%