



Demographic and Income Profile

South Alex
6220 N Kings Hwy, Alexandria, Virginia, 22303
Ring: 1 mile radius

Prepared by Esri
Latitude: 38.78197
Longitude: -77.07885

Summary	Census 2010	Census 2020	2022	2027
Population	19,434	22,162	22,074	23,371
Households	8,079	9,248	9,192	9,661
Families	4,645	-	5,208	5,482
Average Household Size	2.40	2.39	2.39	2.41
Owner Occupied Housing Units	4,642	-	4,988	4,972
Renter Occupied Housing Units	3,436	-	4,203	4,689
Median Age	37.5	-	38.8	39.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.15%	0.26%	0.25%
Households	1.00%	0.29%	0.31%
Families	1.03%	0.22%	0.28%
Owner HHs	-0.06%	0.51%	0.53%
Median Household Income	2.04%	2.72%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	266	2.9%	187	1.9%
\$15,000 - \$24,999	233	2.5%	171	1.8%
\$25,000 - \$34,999	321	3.5%	230	2.4%
\$35,000 - \$49,999	534	5.8%	451	4.7%
\$50,000 - \$74,999	1,181	12.8%	1,173	12.1%
\$75,000 - \$99,999	1,334	14.5%	1,496	15.5%
\$100,000 - \$149,999	2,054	22.3%	1,883	19.5%
\$150,000 - \$199,999	1,334	14.5%	1,468	15.2%
\$200,000+	1,934	21.0%	2,603	26.9%

Median Household Income	\$112,979	\$124,971
Average Household Income	\$157,156	\$181,706
Per Capita Income	\$65,190	\$74,812

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,370	7.0%	1,297	5.9%	1,390	5.9%
5 - 9	1,046	5.4%	1,342	6.1%	1,328	5.7%
10 - 14	962	5.0%	1,411	6.4%	1,328	5.7%
15 - 19	899	4.6%	1,109	5.0%	1,274	5.5%
20 - 24	1,170	6.0%	1,175	5.3%	1,265	5.4%
25 - 34	3,465	17.8%	3,298	14.9%	3,467	14.8%
35 - 44	3,078	15.8%	3,534	16.0%	3,625	15.5%
45 - 54	2,925	15.1%	2,875	13.0%	3,130	13.4%
55 - 64	2,392	12.3%	2,766	12.5%	2,724	11.7%
65 - 74	1,225	6.3%	2,058	9.3%	2,272	9.7%
75 - 84	644	3.3%	921	4.2%	1,222	5.2%
85+	258	1.3%	290	1.3%	344	1.5%

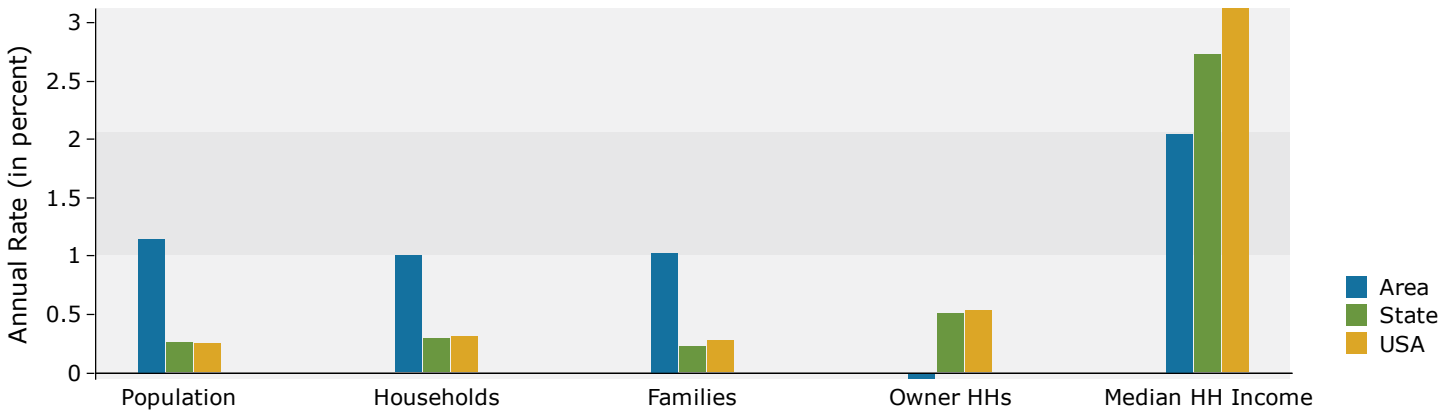
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	12,140	62.5%	10,721	48.4%	10,490	47.5%	10,391	44.5%
Black Alone	2,829	14.6%	3,279	14.8%	3,285	14.9%	3,608	15.4%
American Indian Alone	68	0.3%	174	0.8%	186	0.8%	228	1.0%
Asian Alone	1,506	7.7%	1,989	9.0%	1,998	9.1%	2,170	9.3%
Pacific Islander Alone	16	0.1%	22	0.1%	22	0.1%	22	0.1%
Some Other Race Alone	2,138	11.0%	3,438	15.5%	3,500	15.9%	4,045	17.3%
Two or More Races	737	3.8%	2,540	11.5%	2,592	11.7%	2,907	12.4%
Hispanic Origin (Any Race)	4,777	24.6%	5,887	26.6%	5,934	26.9%	6,619	28.3%

Data Note: Income is expressed in current dollars.

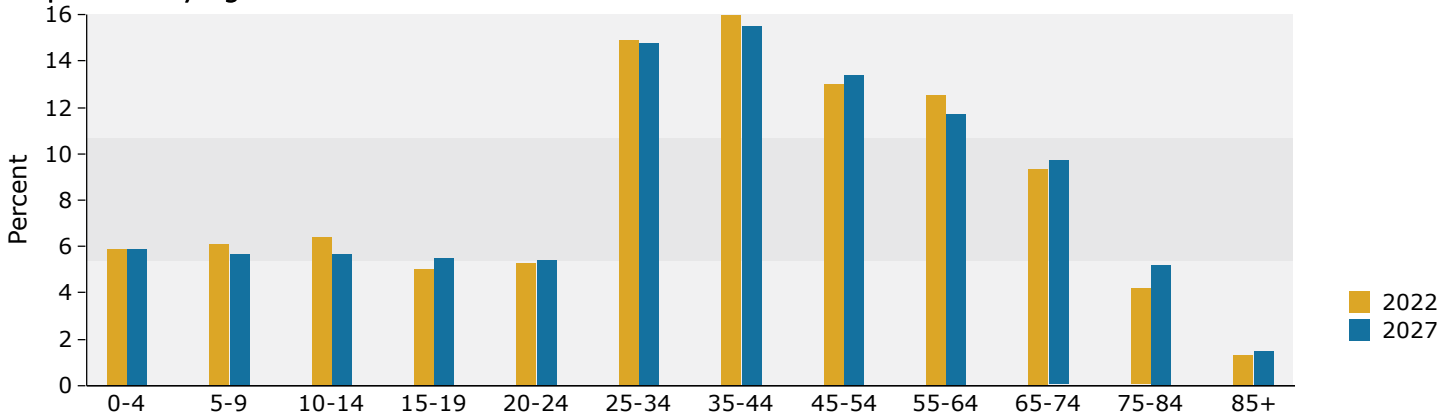
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 06, 2023

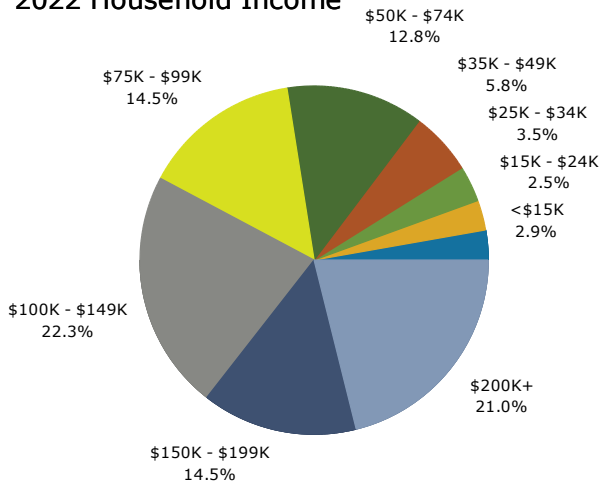
Trends 2022-2027



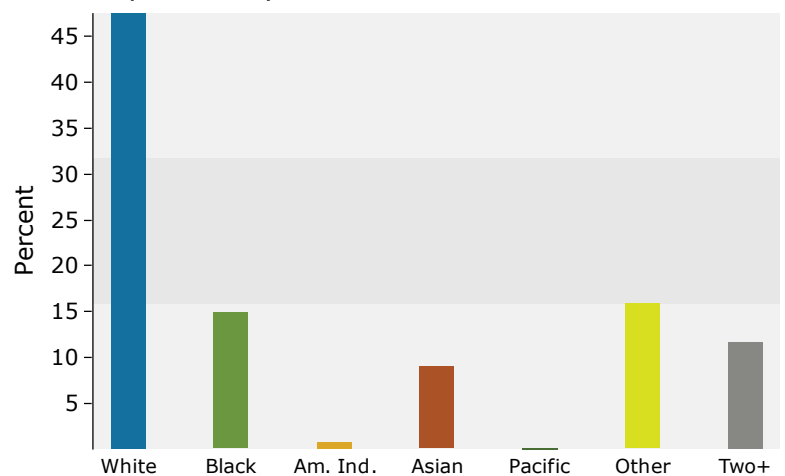
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 26.9%



Demographic and Income Profile

South Alex
6220 N Kings Hwy, Alexandria, Virginia, 22303
Ring: 3 mile radius

Prepared by Esri
Latitude: 38.78197
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Summary	Census 2010	Census 2020	2022	2027
Population	128,157	140,844	141,682	142,021
Households	55,771	60,854	61,508	62,057
Families	30,714	-	32,508	32,495
Average Household Size	2.28	2.29	2.28	2.27
Owner Occupied Housing Units	31,494	-	34,263	34,130
Renter Occupied Housing Units	24,278	-	27,245	27,926
Median Age	37.4	-	39.3	39.9

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.05%	0.26%	0.25%
Households	0.18%	0.29%	0.31%
Families	-0.01%	0.22%	0.28%
Owner HHs	-0.08%	0.51%	0.53%
Median Household Income	3.51%	2.72%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,048	3.3%	1,509	2.4%
\$15,000 - \$24,999	1,728	2.8%	1,438	2.3%
\$25,000 - \$34,999	2,338	3.8%	1,994	3.2%
\$35,000 - \$49,999	3,679	6.0%	3,006	4.8%
\$50,000 - \$74,999	6,763	11.0%	5,429	8.7%
\$75,000 - \$99,999	6,820	11.1%	5,887	9.5%
\$100,000 - \$149,999	11,027	17.9%	10,739	17.3%
\$150,000 - \$199,999	9,001	14.6%	10,960	17.7%
\$200,000+	18,105	29.4%	21,095	34.0%
Median Household Income	\$129,105		\$153,394	
Average Household Income	\$188,513		\$214,587	
Per Capita Income	\$82,051		\$93,978	

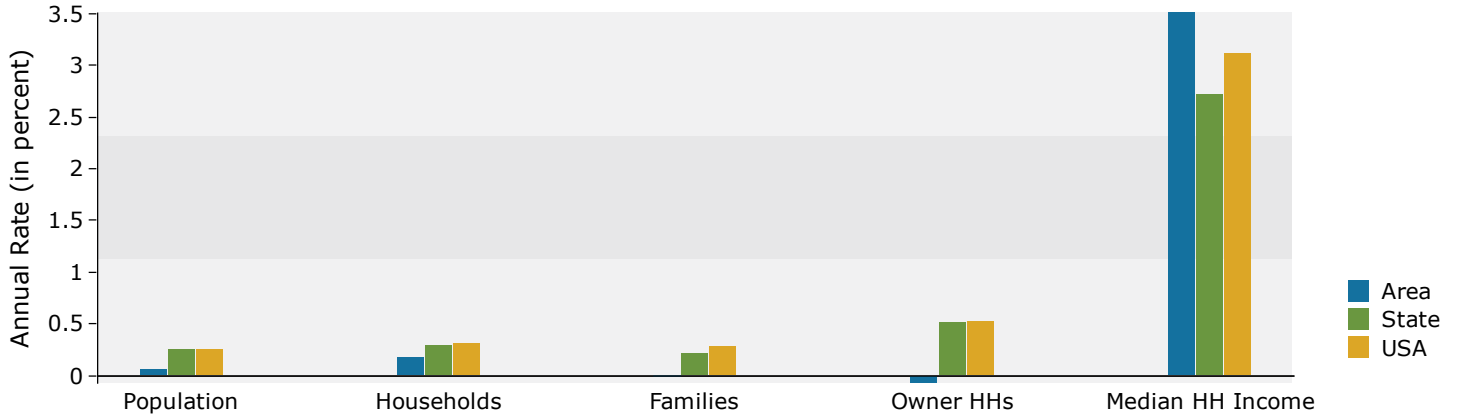
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,156	7.1%	8,219	5.8%	8,254	5.8%
5 - 9	7,135	5.6%	8,266	5.8%	7,906	5.6%
10 - 14	6,011	4.7%	8,246	5.8%	7,653	5.4%
15 - 19	5,696	4.4%	6,758	4.8%	7,007	4.9%
20 - 24	6,914	5.4%	7,476	5.3%	8,063	5.7%
25 - 34	23,993	18.7%	21,394	15.1%	21,905	15.4%
35 - 44	21,089	16.5%	22,763	16.1%	21,437	15.1%
45 - 54	18,994	14.8%	18,515	13.1%	18,624	13.1%
55 - 64	15,743	12.3%	17,614	12.4%	16,433	11.6%
65 - 74	7,829	6.1%	13,702	9.7%	13,897	9.8%
75 - 84	3,924	3.1%	6,388	4.5%	8,224	5.8%
85+	1,673	1.3%	2,342	1.7%	2,616	1.8%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	82,117	64.1%	77,048	54.7%	76,711	54.1%	73,976	52.1%
Black Alone	21,961	17.1%	21,809	15.5%	22,005	15.5%	22,501	15.8%
American Indian Alone	494	0.4%	867	0.6%	912	0.6%	1,008	0.7%
Asian Alone	8,671	6.8%	10,615	7.5%	10,874	7.7%	11,408	8.0%
Pacific Islander Alone	119	0.1%	104	0.1%	107	0.1%	105	0.1%
Some Other Race Alone	10,193	8.0%	14,699	10.4%	14,927	10.5%	15,831	11.1%
Two or More Races	4,601	3.6%	15,702	11.1%	16,146	11.4%	17,193	12.1%
Hispanic Origin (Any Race)	22,844	17.8%	28,137	20.0%	28,362	20.0%	29,136	20.5%

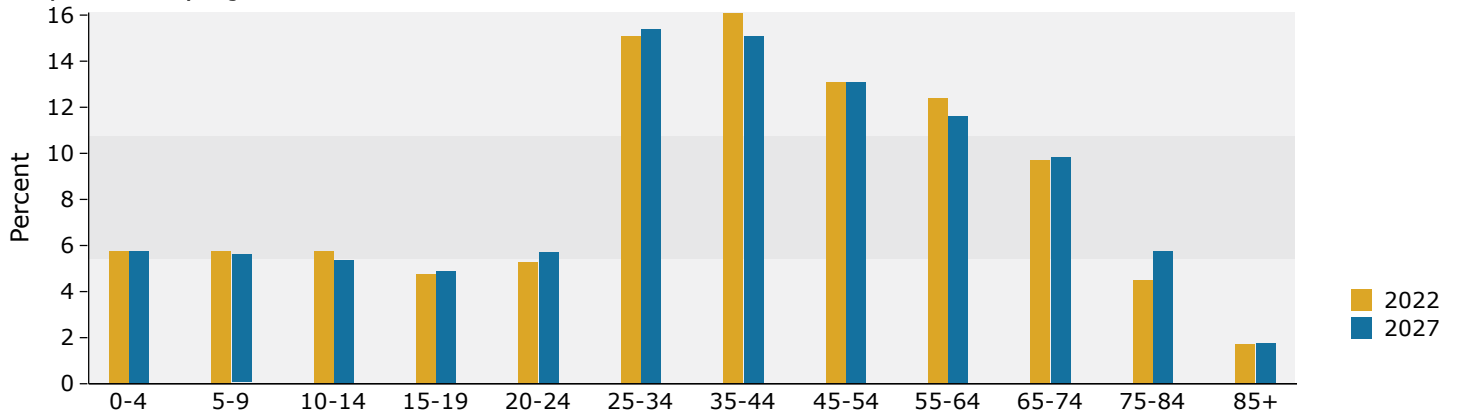
Data Note: Income is expressed in current dollars.

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

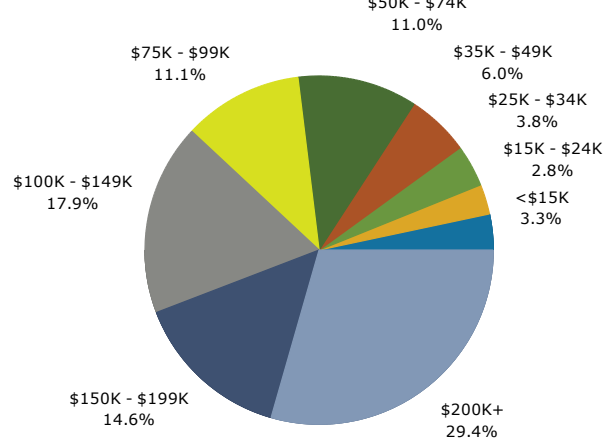
Trends 2022-2027



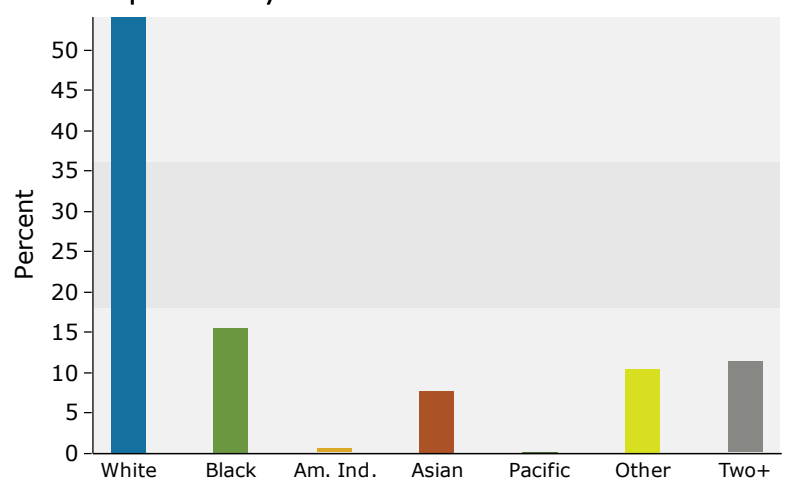
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 20.0%



Demographic and Income Profile

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Ring: 5 mile radius

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Summary	Census 2010	Census 2020	2022	2027
Population	373,655	409,973	415,017	411,965
Households	161,299	173,774	176,062	175,795
Families	87,414	-	92,859	92,140
Average Household Size	2.30	2.34	2.34	2.33
Owner Occupied Housing Units	85,421	-	92,407	92,891
Renter Occupied Housing Units	75,883	-	83,655	82,905
Median Age	36.2	-	38.5	39.2

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.15%	0.26%	0.25%
Households	-0.03%	0.29%	0.31%
Families	-0.16%	0.22%	0.28%
Owner HHs	0.10%	0.51%	0.53%
Median Household Income	2.95%	2.72%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	6,542	3.7%	4,810	2.7%
\$15,000 - \$24,999	5,419	3.1%	4,144	2.4%
\$25,000 - \$34,999	7,672	4.4%	6,048	3.4%
\$35,000 - \$49,999	11,385	6.5%	9,236	5.3%
\$50,000 - \$74,999	23,032	13.1%	19,649	11.2%
\$75,000 - \$99,999	22,314	12.7%	20,837	11.9%
\$100,000 - \$149,999	34,159	19.4%	33,356	19.0%
\$150,000 - \$199,999	24,399	13.9%	29,183	16.6%
\$200,000+	41,139	23.4%	48,532	27.6%
Median Household Income	\$112,782		\$130,431	
Average Household Income	\$166,437		\$190,991	
Per Capita Income	\$70,605		\$81,492	

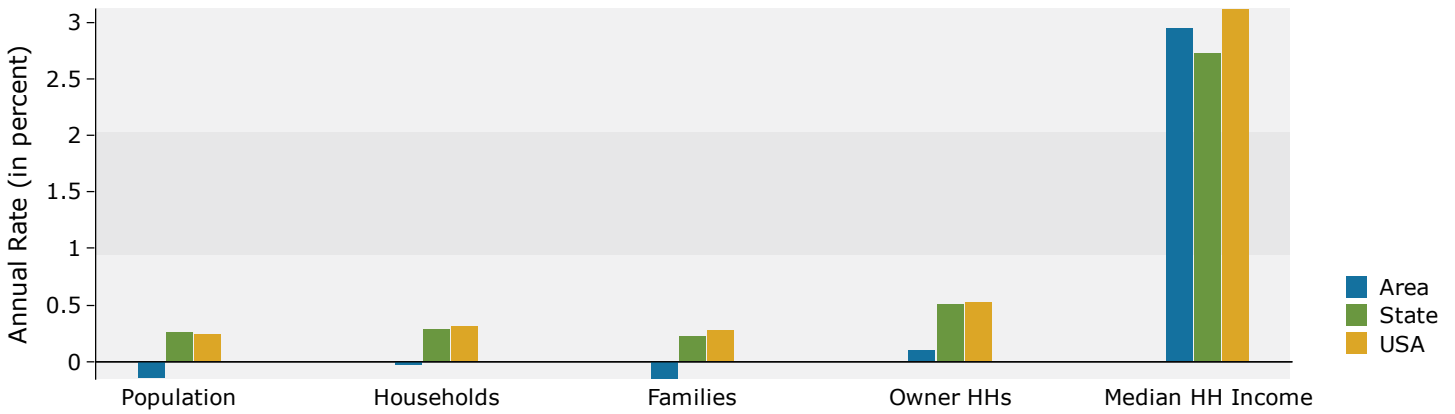
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,827	7.2%	24,312	5.9%	24,136	5.9%
5 - 9	20,679	5.5%	23,767	5.7%	22,358	5.4%
10 - 14	17,604	4.7%	23,740	5.7%	21,729	5.3%
15 - 19	17,539	4.7%	20,243	4.9%	20,482	5.0%
20 - 24	21,842	5.8%	23,749	5.7%	25,319	6.1%
25 - 34	74,514	19.9%	66,497	16.0%	65,823	16.0%
35 - 44	62,051	16.6%	67,290	16.2%	62,974	15.3%
45 - 54	54,057	14.5%	54,171	13.1%	54,039	13.1%
55 - 64	42,508	11.4%	49,638	12.0%	46,782	11.4%
65 - 74	20,868	5.6%	37,089	8.9%	38,262	9.3%
75 - 84	10,467	2.8%	17,654	4.3%	22,322	5.4%
85+	4,701	1.3%	6,869	1.7%	7,738	1.9%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	209,747	56.1%	189,146	46.1%	189,339	45.6%	181,488	44.1%
Black Alone	88,606	23.7%	91,503	22.3%	92,647	22.3%	91,167	22.1%
American Indian Alone	1,573	0.4%	2,547	0.6%	2,650	0.6%	2,836	0.7%
Asian Alone	29,924	8.0%	36,116	8.8%	37,011	8.9%	38,321	9.3%
Pacific Islander Alone	347	0.1%	356	0.1%	354	0.1%	343	0.1%
Some Other Race Alone	29,088	7.8%	44,948	11.0%	46,059	11.1%	48,339	11.7%
Two or More Races	14,369	3.8%	45,356	11.1%	46,958	11.3%	49,471	12.0%
Hispanic Origin (Any Race)	66,045	17.7%	82,824	20.2%	84,134	20.3%	85,386	20.7%

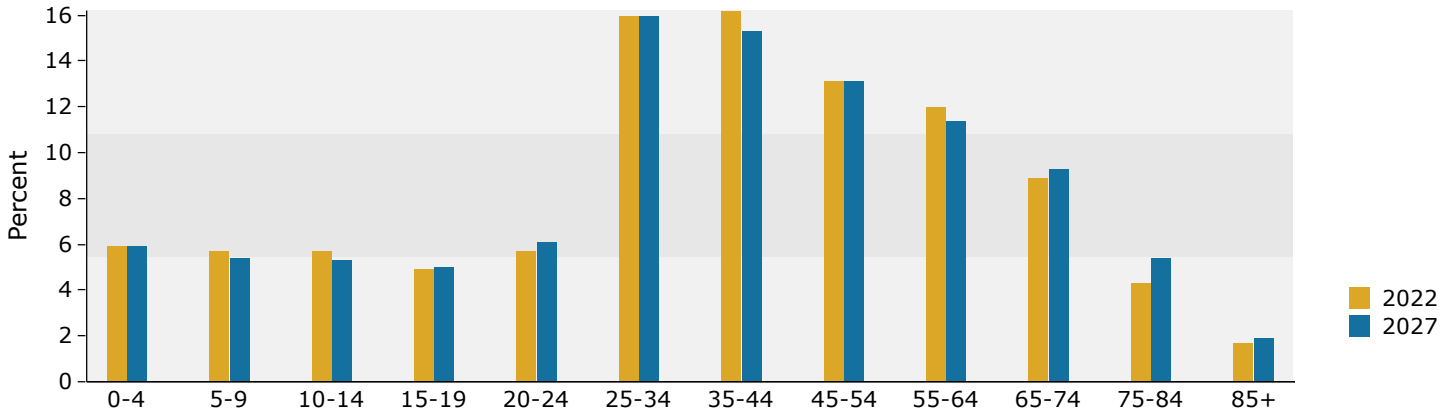
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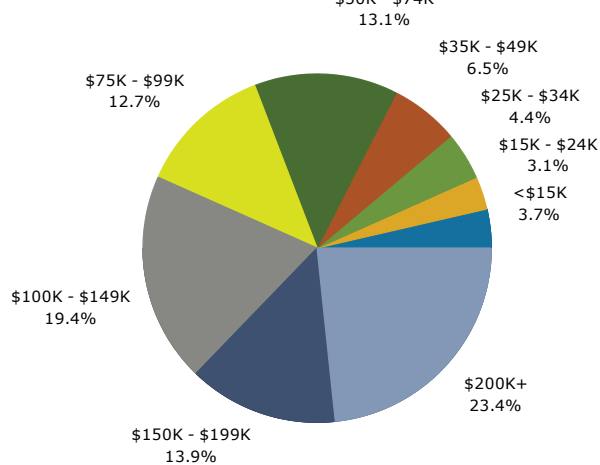
Trends 2022-2027



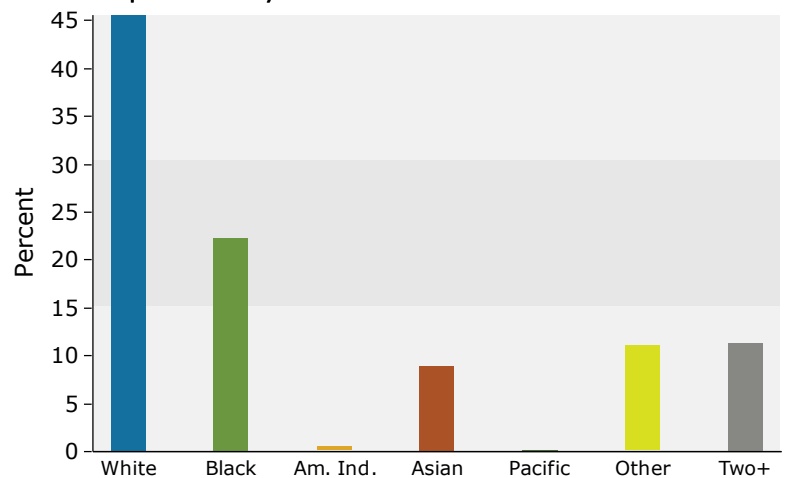
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 20.3%