

Demographic Detail Report

Lee Harrison Center

2425-2507 N Harrison St, Arlington, VA 22207

Building Type: **General Retail**
 Secondary: -
 GLA: **114,200 SF**
 Year Built: **1962**

Total Available: **2,760 SF**
 % Leased: **97.58%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2020 Projection	23,026		204,265		593,257	
2015 Estimate	20,820		185,769		542,312	
2010 Census	19,242		169,395		491,052	
Growth 2015 - 2020	10.60%		9.96%		9.39%	
Growth 2010 - 2015	8.20%		9.67%		10.44%	
2015 Population by Age	20,820		185,769		542,312	
Age 0 - 4	1,253	6.02%	12,498	6.73%	39,385	7.26%
Age 5 - 9	1,299	6.24%	11,128	5.99%	31,239	5.76%
Age 10 - 14	1,381	6.63%	10,266	5.53%	25,866	4.77%
Age 15 - 19	1,317	6.33%	9,369	5.04%	24,847	4.58%
Age 20 - 24	1,228	5.90%	10,000	5.38%	33,131	6.11%
Age 25 - 29	1,478	7.10%	16,419	8.84%	53,194	9.81%
Age 30 - 34	1,342	6.45%	17,658	9.51%	56,790	10.47%
Age 35 - 39	1,286	6.18%	14,947	8.05%	46,781	8.63%
Age 40 - 44	1,433	6.88%	13,619	7.33%	39,855	7.35%
Age 45 - 49	1,565	7.52%	12,910	6.95%	35,644	6.57%
Age 50 - 54	1,573	7.56%	12,296	6.62%	33,239	6.13%
Age 55 - 59	1,488	7.15%	11,468	6.17%	30,839	5.69%
Age 60 - 64	1,320	6.34%	10,081	5.43%	27,256	5.03%
Age 65 - 69	1,066	5.12%	8,053	4.33%	22,142	4.08%
Age 70 - 74	709	3.41%	5,556	2.99%	15,607	2.88%
Age 75 - 79	436	2.09%	3,624	1.95%	10,289	1.90%
Age 80 - 84	286	1.37%	2,500	1.35%	7,069	1.30%
Age 85+	360	1.73%	3,374	1.82%	9,138	1.69%
Age 65+	2,857	13.72%	23,107	12.44%	64,245	11.85%
Median Age	39.30		36.90		35.70	
Average Age	38.50		37.60		37.00	

Demographic Detail Report

Lee Harrison Center

2425-2507 N Harrison St, Arlington, VA 22207

Radius	1 Mile		3 Mile		5 Mile	
2015 Population By Race	20,820		185,769		542,312	
White	17,929	86.11%	149,823	80.65%	411,157	75.82%
Black	1,086	5.22%	9,143	4.92%	43,471	8.02%
Am. Indian & Alaskan	80	0.38%	1,444	0.78%	3,750	0.69%
Asian	1,156	5.55%	19,433	10.46%	66,722	12.30%
Hawaiian & Pacific Island	8	0.04%	149	0.08%	551	0.10%
Other	561	2.69%	5,778	3.11%	16,662	3.07%
Population by Hispanic Origin	20,820		185,769		542,312	
Non-Hispanic Origin	19,030	91.40%	158,925	85.55%	452,526	83.44%
Hispanic Origin	1,790	8.60%	26,844	14.45%	89,786	16.56%
2015 Median Age, Male	38.10		36.30		35.40	
2015 Average Age, Male	37.60		36.90		36.30	
2015 Median Age, Female	40.40		37.40		36.00	
2015 Average Age, Female	39.40		38.40		37.70	
2015 Population by Occupation Classification	16,622		150,004		440,837	
Civilian Employed	11,617	69.89%	106,624	71.08%	307,475	69.75%
Civilian Unemployed	427	2.57%	4,156	2.77%	11,966	2.71%
Civilian Non-Labor Force	4,443	26.73%	37,927	25.28%	115,571	26.22%
Armed Forces	135	0.81%	1,297	0.86%	5,825	1.32%
Households by Marital Status						
Married	4,531		34,494		92,136	
Married No Children	2,110		17,992		50,941	
Married w/Children	2,421		16,501		41,195	
2015 Population by Education	15,125		139,992		412,263	
Some High School, No Diploma	662	4.38%	9,181	6.56%	30,106	7.30%
High School Grad (Incl Equivalency)	1,285	8.50%	11,731	8.38%	38,594	9.36%
Some College, No Degree	1,636	10.82%	16,506	11.79%	54,903	13.32%
Associate Degree	784	5.18%	7,485	5.35%	24,420	5.92%
Bachelor Degree	4,828	31.92%	42,654	30.47%	120,000	29.11%
Advanced Degree	5,930	39.21%	52,435	37.46%	144,240	34.99%

Demographic Detail Report

Lee Harrison Center

2425-2507 N Harrison St, Arlington, VA 22207

Radius	1 Mile		3 Mile		5 Mile	
2015 Population by Occupation	45,683		419,013		1,205,480	
Real Estate & Finance	823	1.80%	7,859	1.88%	22,724	1.89%
Professional & Management	11,119	24.34%	102,815	24.54%	273,782	22.71%
Services	1,190	2.60%	11,169	2.67%	37,323	3.10%
Information	459	1.00%	3,507	0.84%	10,884	0.90%
Sales	1,891	4.14%	16,035	3.83%	51,629	4.28%
Transportation	1,541	3.37%	21,888	5.22%	66,315	5.50%
Education & Health	2,163	4.73%	17,788	4.25%	51,215	4.25%
Retail	453	0.99%	5,284	1.26%	17,600	1.46%
Wholesale	55	0.12%	656	0.16%	2,671	0.22%
Construction	644	1.41%	8,714	2.08%	29,873	2.48%
Agriculture & Mining	13	0.03%	363	0.09%	825	0.07%
Farming, Fishing, Forestry	24	0.05%	122	0.03%	311	0.03%
2015 Worker Travel Time to Job	10,855		100,905		295,117	
<30 Minutes	6,247	57.55%	52,445	51.97%	154,890	52.48%
30-60 Minutes	3,936	36.26%	42,995	42.61%	122,470	41.50%
60+ Minutes	672	6.19%	5,465	5.42%	17,757	6.02%
2010 Households by HH Size	6,999		70,452		210,231	
1-Person Households	1,495	21.36%	23,209	32.94%	79,003	37.58%
2-Person Households	2,178	31.12%	22,231	31.55%	66,069	31.43%
3-Person Households	1,262	18.03%	9,969	14.15%	27,252	12.96%
4-Person Households	1,332	19.03%	9,346	13.27%	22,433	10.67%
5-Person Households	505	7.22%	3,601	5.11%	9,174	4.36%
6-Person Households	130	1.86%	1,262	1.79%	3,600	1.71%
7 or more Person Households	97	1.39%	834	1.18%	2,700	1.28%
2015 Average Household Size	2.70		2.40		2.20	
Households						
2020 Projection	8,338		85,255		255,762	
2015 Estimate	7,547		77,419		233,030	
2010 Census	7,000		70,452		210,231	
Growth 2015 - 2020	10.48%		10.12%		9.75%	
Growth 2010 - 2015	7.81%		9.89%		10.84%	

Demographic Detail Report

Lee Harrison Center

2425-2507 N Harrison St, Arlington, VA 22207

Radius	1 Mile		3 Mile		5 Mile	
2015 Households by HH Income	7,548		77,417		233,030	
<\$25,000	499	6.61%	7,140	9.22%	24,362	10.45%
\$25,000 - \$50,000	395	5.23%	7,191	9.29%	26,717	11.47%
\$50,000 - \$75,000	623	8.25%	8,318	10.74%	29,327	12.59%
\$75,000 - \$100,000	412	5.46%	7,737	9.99%	29,384	12.61%
\$100,000 - \$125,000	661	8.76%	8,474	10.95%	25,423	10.91%
\$125,000 - \$150,000	729	9.66%	6,388	8.25%	19,044	8.17%
\$150,000 - \$200,000	1,257	16.65%	10,375	13.40%	28,223	12.11%
\$200,000+	2,972	39.37%	21,794	28.15%	50,550	21.69%
2015 Avg Household Income	\$187,241		\$154,673		\$136,502	
2015 Med Household Income	\$168,098		\$124,552		\$106,613	
2015 Occupied Housing	7,546		77,419		233,030	
Owner Occupied	6,000	79.51%	44,882	57.97%	117,671	50.50%
Renter Occupied	1,546	20.49%	32,537	42.03%	115,359	49.50%
2010 Housing Units	7,557		78,713		239,691	
1 Unit	6,966	92.18%	43,842	55.70%	106,935	44.61%
2 - 4 Units	30	0.40%	2,974	3.78%	8,392	3.50%
5 - 19 Units	444	5.88%	7,085	9.00%	33,700	14.06%
20+ Units	117	1.55%	24,812	31.52%	90,664	37.83%
2015 Housing Value	6,001		44,883		117,671	
<\$100,000	78	1.30%	819	1.82%	2,563	2.18%
\$100,000 - \$200,000	56	0.93%	1,617	3.60%	4,723	4.01%
\$200,000 - \$300,000	86	1.43%	2,066	4.60%	9,180	7.80%
\$300,000 - \$400,000	132	2.20%	3,388	7.55%	13,976	11.88%
\$400,000 - \$500,000	235	3.92%	3,965	8.83%	13,568	11.53%
\$500,000 - \$1,000,000	4,588	76.45%	25,975	57.87%	53,510	45.47%
\$1,000,000+	826	13.76%	7,053	15.71%	20,151	17.12%
2015 Median Home Value	\$763,023		\$703,782		\$638,530	
2015 Housing Units by Yr Built	7,580		79,009		240,295	
Built 2010+	381	5.03%	5,641	7.14%	19,458	8.10%
Built 2000 - 2010	113	1.49%	9,283	11.75%	25,397	10.57%
Built 1990 - 1999	257	3.39%	7,473	9.46%	16,566	6.89%
Built 1980 - 1989	246	3.25%	5,486	6.94%	21,635	9.00%
Built 1970 - 1979	293	3.87%	6,832	8.65%	27,817	11.58%
Built 1960 - 1969	609	8.03%	9,659	12.23%	34,446	14.33%
Built 1950 - 1959	2,303	30.38%	15,220	19.26%	40,869	17.01%
Built <1949	3,378	44.56%	19,415	24.57%	54,107	22.52%
2015 Median Year Built	1951		1964		1966	