



# 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	2021	2026
Population	19,474	22,700	25,587
Households	8,088	9,129	10,116
Families	4,625	5,118	5,717
Average Household Size	2.41	2.49	2.53
Owner Occupied Housing Units	4,653	4,969	5,173
Renter Occupied Housing Units	3,435	4,160	4,943
Median Age	37.5	39.1	39.7
Trends: 2021-2026 Annual Rate	Area	State	National
Population	2.42%	0.73%	0.71%
Households	2.07%	0.70%	0.71%
Families	2.24%	0.62%	0.64%
Owner HHs	0.81%	0.90%	0.91%
Median Household Income	1.10%	1.53%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	361	4.0%	318	3.1%
\$15,000 - \$24,999	280	3.1%	270	2.7%
\$25,000 - \$34,999	371	4.1%	359	3.5%
\$35,000 - \$49,999	652	7.1%	708	7.0%
\$50,000 - \$74,999	1,299	14.2%	1,418	14.0%
\$75,000 - \$99,999	1,409	15.4%	1,467	14.5%
\$100,000 - \$149,999	1,932	21.2%	2,043	20.2%
\$150,000 - \$199,999	1,168	12.8%	1,486	14.7%
\$200,000+	1,658	18.2%	2,048	20.2%
Median Household Income	\$103,275		\$109,060	
Average Household Income	\$138,389		\$151,189	
Per Capita Income	\$55,524		\$59,633	

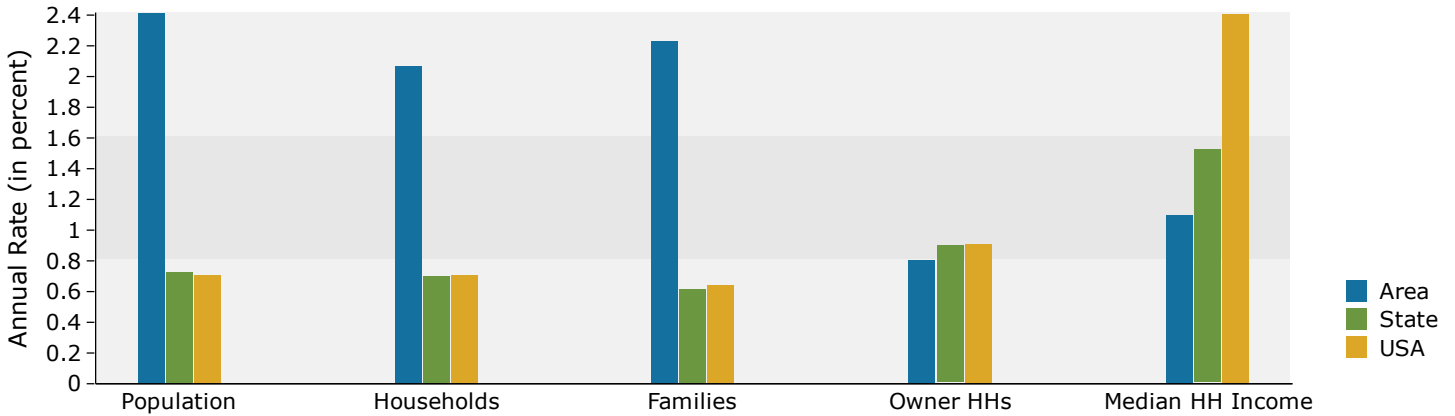
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,362	7.0%	1,329	5.9%	1,527	6.0%
5 - 9	1,043	5.4%	1,362	6.0%	1,433	5.6%
10 - 14	964	4.9%	1,434	6.3%	1,432	5.6%
15 - 19	902	4.6%	1,111	4.9%	1,387	5.4%
20 - 24	1,175	6.0%	1,191	5.2%	1,335	5.2%
25 - 34	3,481	17.9%	3,405	15.0%	3,846	15.0%
35 - 44	3,086	15.8%	3,527	15.5%	3,875	15.1%
45 - 54	2,928	15.0%	2,924	12.9%	3,344	13.1%
55 - 64	2,398	12.3%	2,923	12.9%	3,066	12.0%
65 - 74	1,230	6.3%	2,174	9.6%	2,526	9.9%
75 - 84	646	3.3%	986	4.3%	1,406	5.5%
85+	260	1.3%	332	1.5%	409	1.6%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,196	62.6%	12,677	55.8%	13,501	52.8%
Black Alone	2,808	14.4%	3,681	16.2%	4,407	17.2%
American Indian Alone	68	0.3%	70	0.3%	74	0.3%
Asian Alone	1,506	7.7%	2,109	9.3%	2,551	10.0%
Pacific Islander Alone	17	0.1%	14	0.1%	16	0.1%
Some Other Race Alone	2,137	11.0%	3,070	13.5%	3,729	14.6%
Two or More Races	742	3.8%	1,079	4.8%	1,310	5.1%
Hispanic Origin (Any Race)	4,778	24.5%	6,524	28.7%	7,957	31.1%

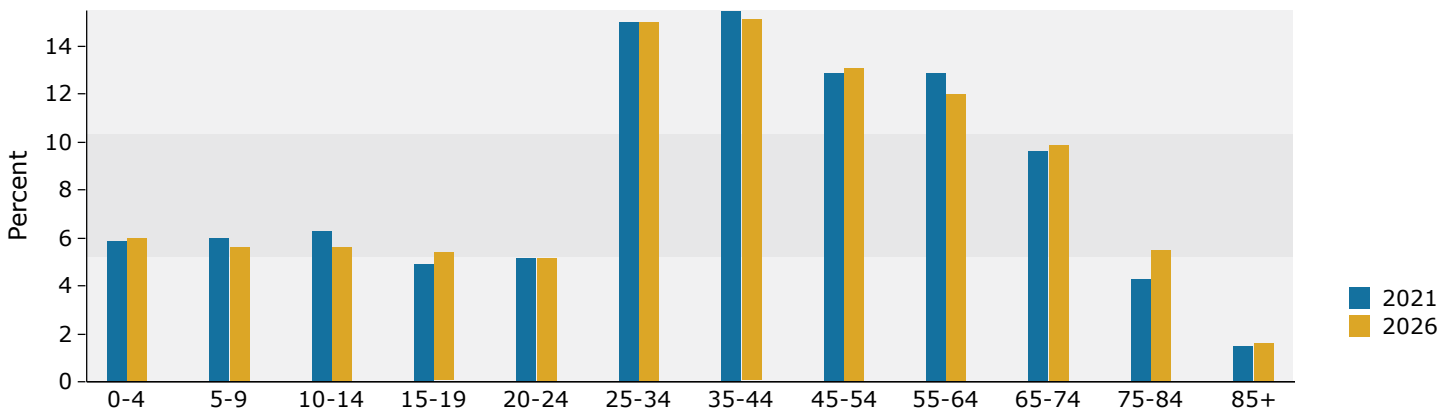
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

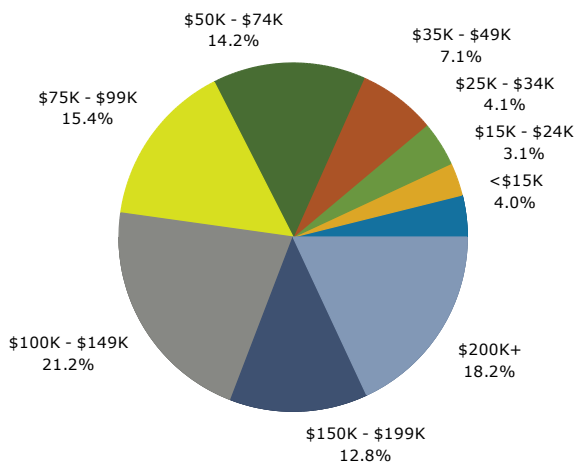
## Trends 2021-2026



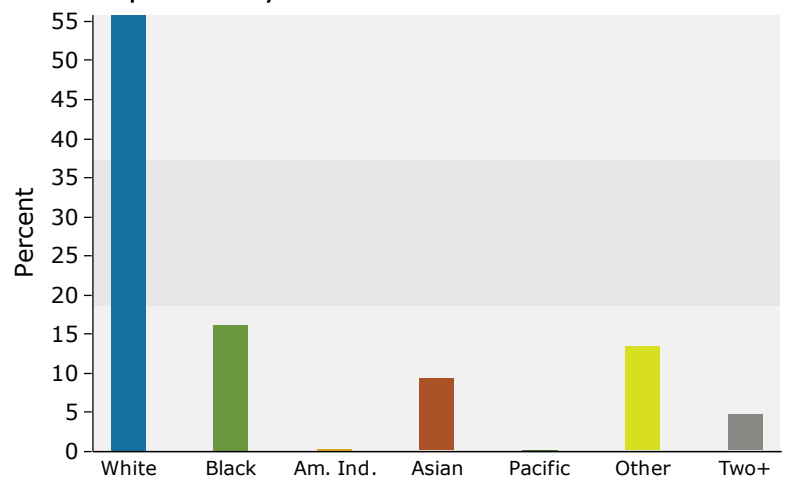
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 28.7%



# Demographic and Income Profile

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

Prepared by Esri  
Latitude: 38.78197  
Longitude: -77.07885

Summary	Census 2010	2021	2026
Population	128,262	140,820	148,496
Households	55,853	61,375	64,763
Families	30,819	32,733	34,163
Average Household Size	2.28	2.27	2.27
Owner Occupied Housing Units	31,466	33,544	34,614
Renter Occupied Housing Units	24,387	27,831	30,149
Median Age	37.3	39.1	39.6

Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.07%	0.73%	0.71%
Households	1.08%	0.70%	0.71%
Families	0.86%	0.62%	0.64%
Owner HHs	0.63%	0.90%	0.91%
Median Household Income	1.99%	1.53%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	2,628	4.3%	2,289	3.5%
\$15,000 - \$24,999	2,098	3.4%	1,913	3.0%
\$25,000 - \$34,999	2,685	4.4%	2,543	3.9%
\$35,000 - \$49,999	4,222	6.9%	4,027	6.2%
\$50,000 - \$74,999	7,449	12.1%	7,107	11.0%
\$75,000 - \$99,999	7,173	11.7%	7,113	11.0%
\$100,000 - \$149,999	10,926	17.8%	11,450	17.7%
\$150,000 - \$199,999	8,210	13.4%	9,939	15.3%
\$200,000+	15,984	26.0%	18,383	28.4%

Median Household Income	\$115,811	\$127,824
Average Household Income	\$166,579	\$183,264
Per Capita Income	\$72,524	\$79,837

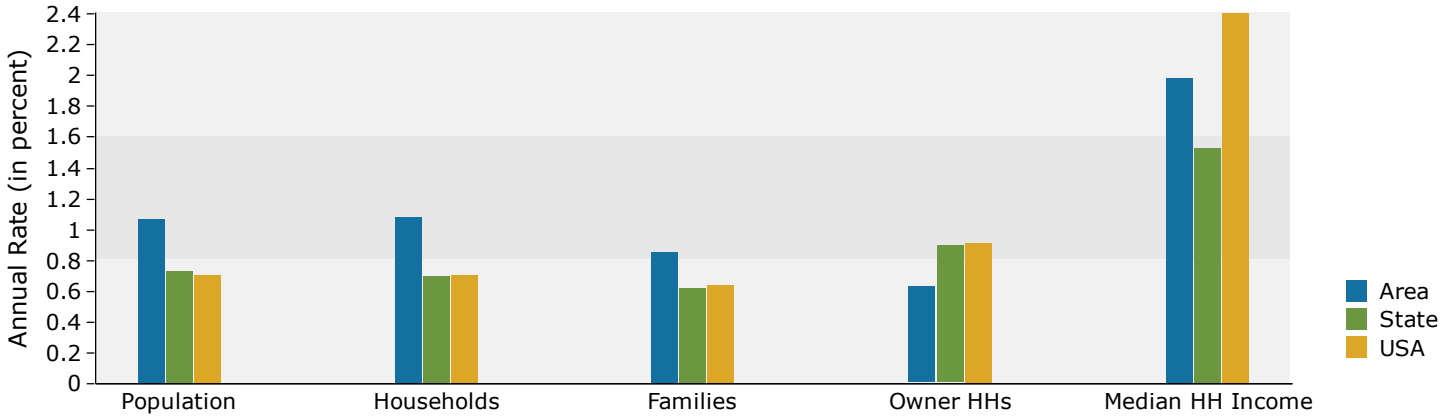
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,206	7.2%	8,295	5.9%	8,762	5.9%
5 - 9	7,181	5.6%	8,240	5.9%	8,219	5.5%
10 - 14	6,039	4.7%	8,186	5.8%	7,914	5.3%
15 - 19	5,671	4.4%	6,613	4.7%	7,356	5.0%
20 - 24	6,938	5.4%	7,471	5.3%	8,155	5.5%
25 - 34	23,997	18.7%	21,892	15.5%	23,763	16.0%
35 - 44	21,118	16.5%	22,356	15.9%	22,299	15.0%
45 - 54	18,994	14.8%	18,278	13.0%	19,192	12.9%
55 - 64	15,709	12.2%	17,784	12.6%	17,521	11.8%
65 - 74	7,815	6.1%	13,475	9.6%	14,459	9.7%
75 - 84	3,918	3.1%	6,044	4.3%	8,319	5.6%
85+	1,675	1.3%	2,187	1.6%	2,536	1.7%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	81,675	63.7%	84,528	60.0%	86,745	58.4%
Black Alone	22,312	17.4%	26,133	18.6%	28,214	19.0%
American Indian Alone	506	0.4%	472	0.3%	460	0.3%
Asian Alone	8,717	6.8%	10,909	7.7%	12,216	8.2%
Pacific Islander Alone	119	0.1%	119	0.1%	126	0.1%
Some Other Race Alone	10,289	8.0%	12,482	8.9%	13,808	9.3%
Two or More Races	4,643	3.6%	6,175	4.4%	6,926	4.7%
Hispanic Origin (Any Race)	23,043	18.0%	27,773	19.7%	30,917	20.8%

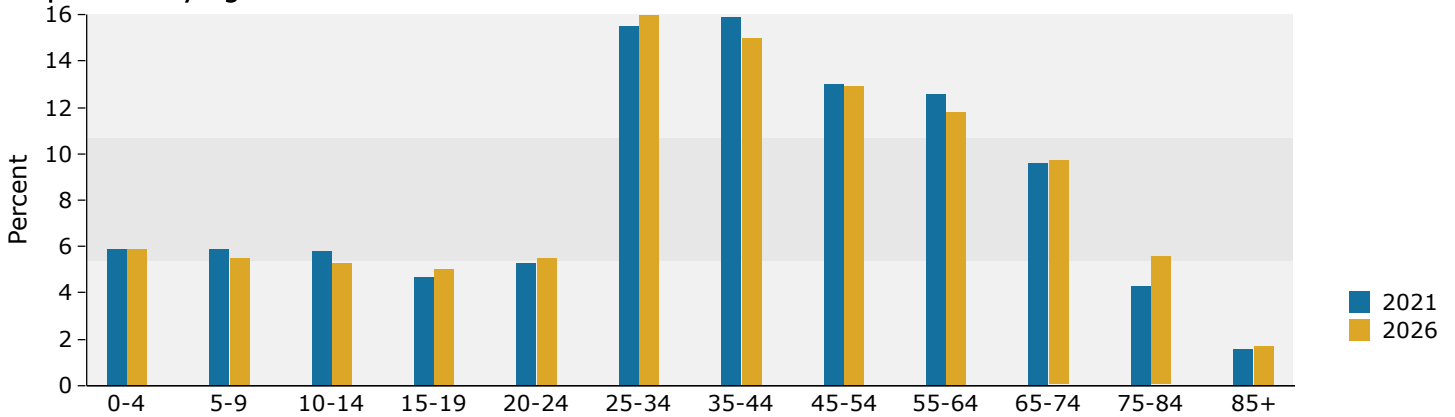
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

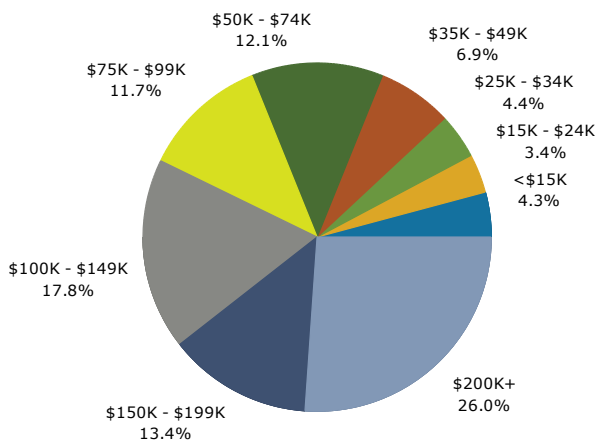
## Trends 2021-2026



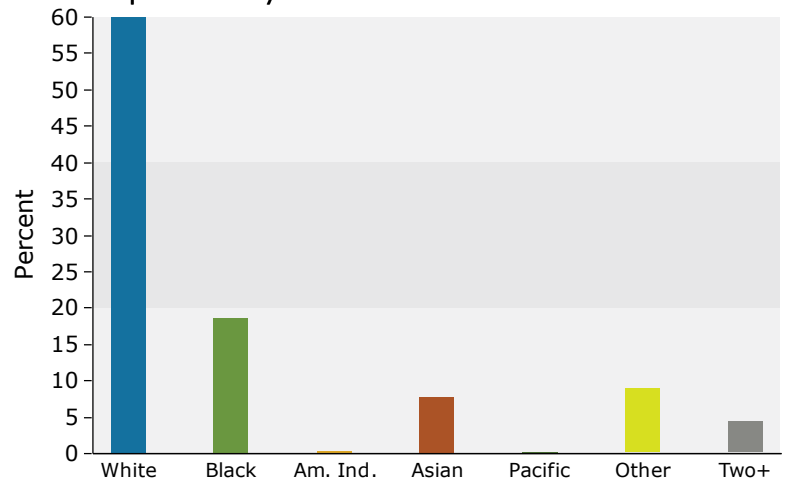
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 19.7%



# Demographic and Income Profile

South Alex  
6220 N Kings Hwy, Alexandria, Virginia, 22303  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 38.78197  
Longitude: -77.07885

Summary	Census 2010	2021	2026
Population	372,195	401,154	416,923
Households	160,585	172,887	179,740
Families	87,073	91,472	94,313
Average Household Size	2.30	2.30	2.30
Owner Occupied Housing Units	85,212	91,058	94,312
Renter Occupied Housing Units	75,373	81,829	85,428
Median Age	36.2	38.4	39.0
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.77%	0.73%	0.71%
Households	0.78%	0.70%	0.71%
Families	0.61%	0.62%	0.64%
Owner HHs	0.70%	0.90%	0.91%
Median Household Income	1.51%	1.53%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	7,820	4.5%	6,747	3.8%
\$15,000 - \$24,999	6,182	3.6%	5,544	3.1%
\$25,000 - \$34,999	8,572	5.0%	7,944	4.4%
\$35,000 - \$49,999	12,459	7.2%	11,691	6.5%
\$50,000 - \$74,999	24,539	14.2%	23,560	13.1%
\$75,000 - \$99,999	22,789	13.2%	23,000	12.8%
\$100,000 - \$149,999	33,148	19.2%	34,570	19.2%
\$150,000 - \$199,999	21,933	12.7%	25,944	14.4%
\$200,000+	35,442	20.5%	40,737	22.7%
Median Household Income	\$104,187		\$112,273	
Average Household Income	\$147,514		\$162,861	
Per Capita Income	\$63,527		\$70,152	

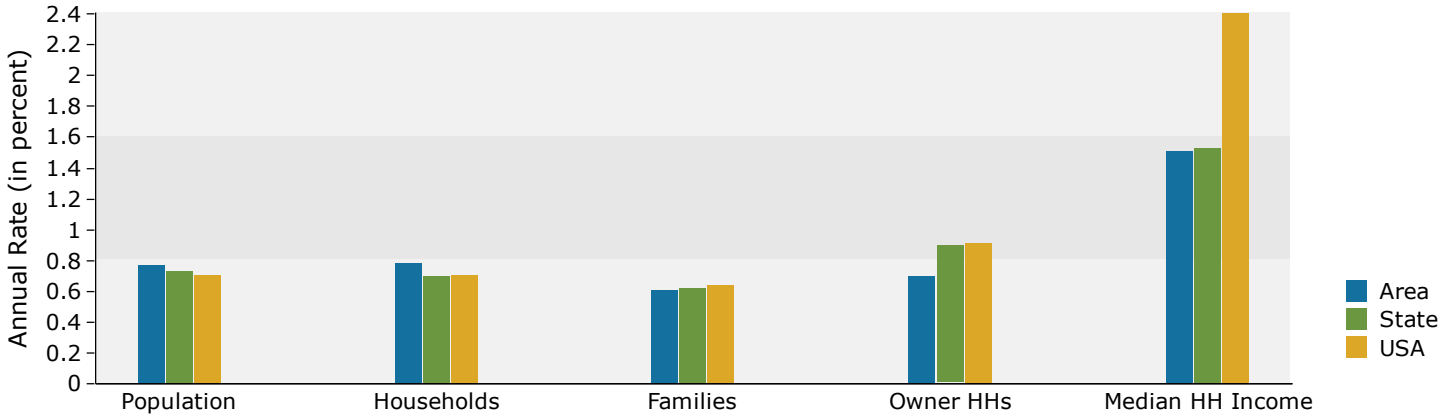
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,731	7.2%	23,677	5.9%	24,616	5.9%
5 - 9	20,600	5.5%	23,162	5.8%	22,725	5.5%
10 - 14	17,540	4.7%	23,216	5.8%	22,019	5.3%
15 - 19	17,457	4.7%	19,990	5.0%	21,550	5.2%
20 - 24	21,791	5.9%	22,864	5.7%	25,322	6.1%
25 - 34	74,260	20.0%	64,095	16.0%	67,123	16.1%
35 - 44	61,878	16.6%	64,964	16.2%	63,462	15.2%
45 - 54	53,827	14.5%	52,354	13.1%	54,268	13.0%
55 - 64	42,204	11.3%	48,710	12.1%	48,090	11.5%
65 - 74	20,695	5.6%	35,543	8.9%	38,507	9.2%
75 - 84	10,431	2.8%	16,229	4.0%	21,874	5.2%
85+	4,783	1.3%	6,351	1.6%	7,367	1.8%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	209,644	56.3%	213,291	53.2%	216,712	52.0%
Black Alone	87,350	23.5%	97,104	24.2%	101,176	24.3%
American Indian Alone	1,573	0.4%	1,438	0.4%	1,399	0.3%
Asian Alone	29,925	8.0%	35,796	8.9%	39,192	9.4%
Pacific Islander Alone	351	0.1%	352	0.1%	363	0.1%
Some Other Race Alone	29,013	7.8%	34,596	8.6%	37,549	9.0%
Two or More Races	14,339	3.9%	18,577	4.6%	20,532	4.9%
Hispanic Origin (Any Race)	65,889	17.7%	78,084	19.5%	85,341	20.5%

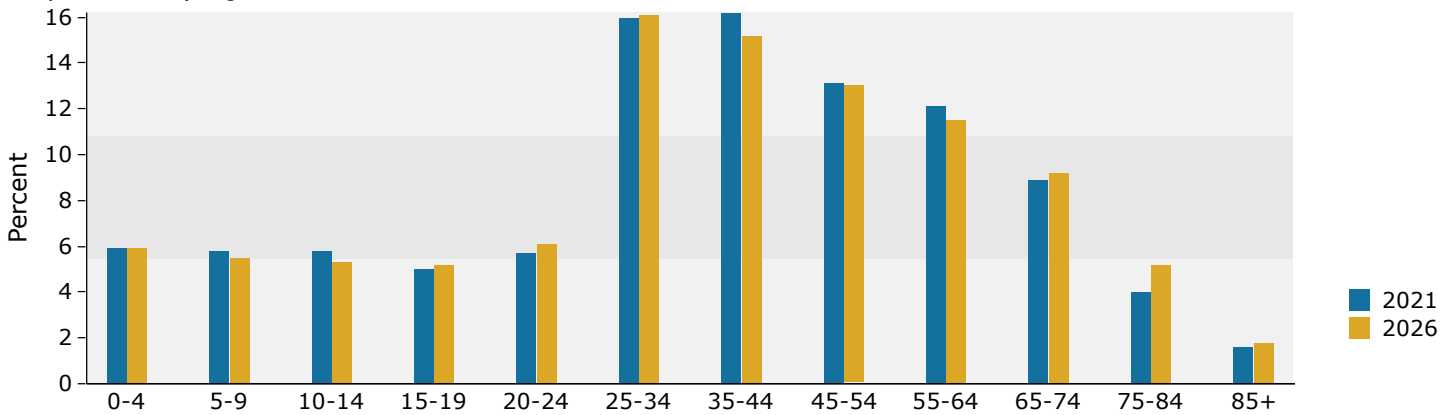
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

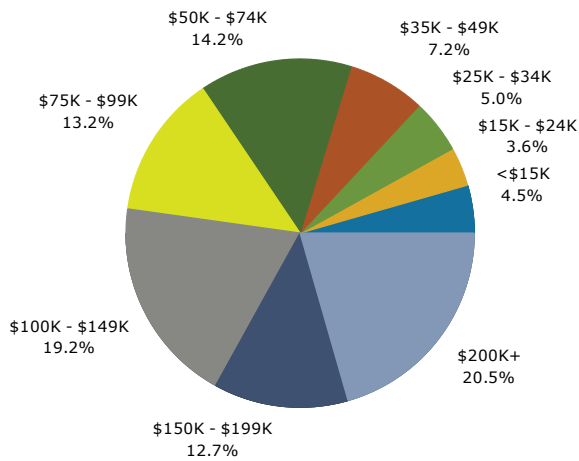
## Trends 2021-2026



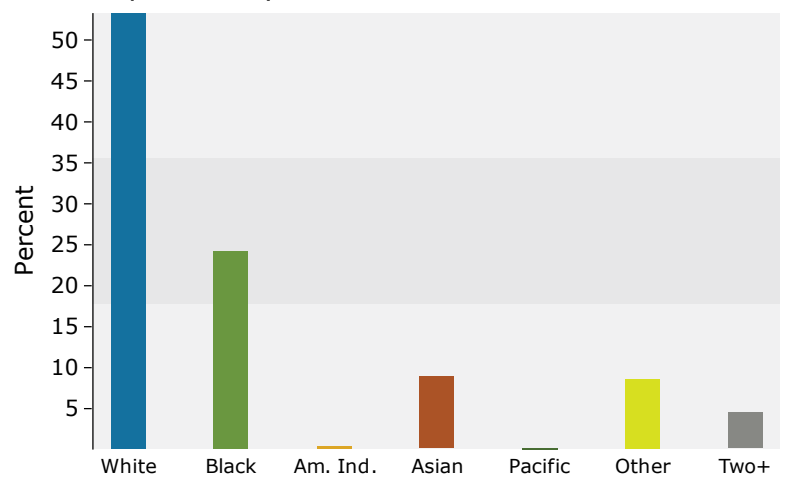
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 19.5%