

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	2024	2029
Population	19,666	22,407	23,303	24,693
Households	8,189	9,355	9,655	10,142
Families	4,691	5,509	5,586	5,867
Average Household Size	2.40	2.39	2.41	2.43
Owner Occupied Housing Units	4,716	4,726	4,839	4,909
Renter Occupied Housing Units	3,474	4,629	4,816	5,233
Median Age	37.5	36.9	38.0	39.9

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.17%	0.37%	0.38%
Households	0.99%	0.56%	0.64%
Families	0.99%	0.46%	0.56%
Owner HHs	0.29%	0.95%	0.97%
Median Household Income	2.54%	2.80%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	421	4.4%	376	3.7%
\$15,000 - \$24,999	197	2.0%	153	1.5%
\$25,000 - \$34,999	219	2.3%	177	1.7%
\$35,000 - \$49,999	440	4.6%	359	3.5%
\$50,000 - \$74,999	1,274	13.2%	1,115	11.0%
\$75,000 - \$99,999	1,363	14.1%	1,268	12.5%
\$100,000 - \$149,999	1,957	20.3%	2,130	21.0%
\$150,000 - \$199,999	1,264	13.1%	1,538	15.2%
\$200,000+	2,520	26.1%	3,027	29.8%

Median Household Income	\$118,361	\$134,186
Average Household Income	\$168,556	\$189,539
Per Capita Income	\$69,598	\$77,590

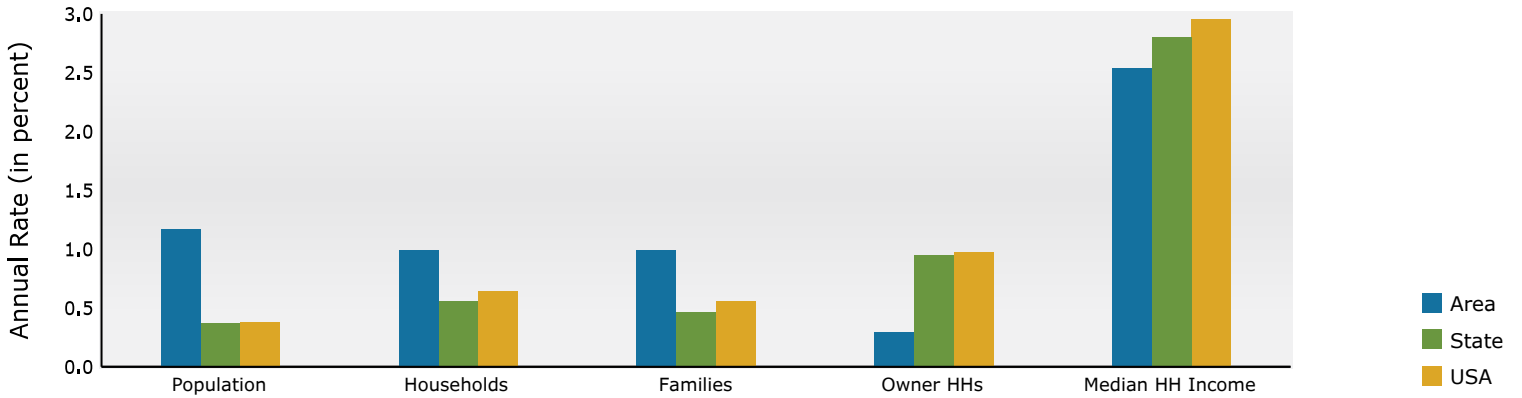
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,383	7.0%	1,514	6.8%	1,495	6.4%	1,464	5.9%
5 - 9	1,052	5.3%	1,311	5.9%	1,473	6.3%	1,463	5.9%
10 - 14	969	4.9%	1,192	5.3%	1,207	5.2%	1,504	6.1%
15 - 19	906	4.6%	1,016	4.5%	1,060	4.5%	1,224	5.0%
20 - 24	1,185	6.0%	1,296	5.8%	1,230	5.3%	1,289	5.2%
25 - 34	3,526	17.9%	4,107	18.3%	3,893	16.7%	3,291	13.3%
35 - 44	3,121	15.9%	3,555	15.9%	4,081	17.5%	4,299	17.4%
45 - 54	2,960	15.1%	2,843	12.7%	2,897	12.4%	3,360	13.6%
55 - 64	2,420	12.3%	2,630	11.7%	2,607	11.2%	2,671	10.8%
65 - 74	1,236	6.3%	1,794	8.0%	1,999	8.6%	2,318	9.4%
75 - 84	648	3.3%	876	3.9%	1,051	4.5%	1,402	5.7%
85+	260	1.3%	273	1.2%	312	1.3%	409	1.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	12,281	62.5%	10,830	48.3%	10,596	45.5%	10,556	42.7%
Black Alone	2,862	14.6%	3,325	14.8%	3,622	15.5%	3,897	15.8%
American Indian Alone	68	0.3%	174	0.8%	197	0.8%	223	0.9%
Asian Alone	1,528	7.8%	2,014	9.0%	2,123	9.1%	2,377	9.6%
Pacific Islander Alone	16	0.1%	22	0.1%	26	0.1%	27	0.1%
Some Other Race Alone	2,161	11.0%	3,473	15.5%	3,930	16.9%	4,489	18.2%
Two or More Races	749	3.8%	2,568	11.5%	2,809	12.1%	3,124	12.7%
Hispanic Origin (Any Race)	4,822	24.5%	5,950	26.6%	6,621	28.4%	7,498	30.4%

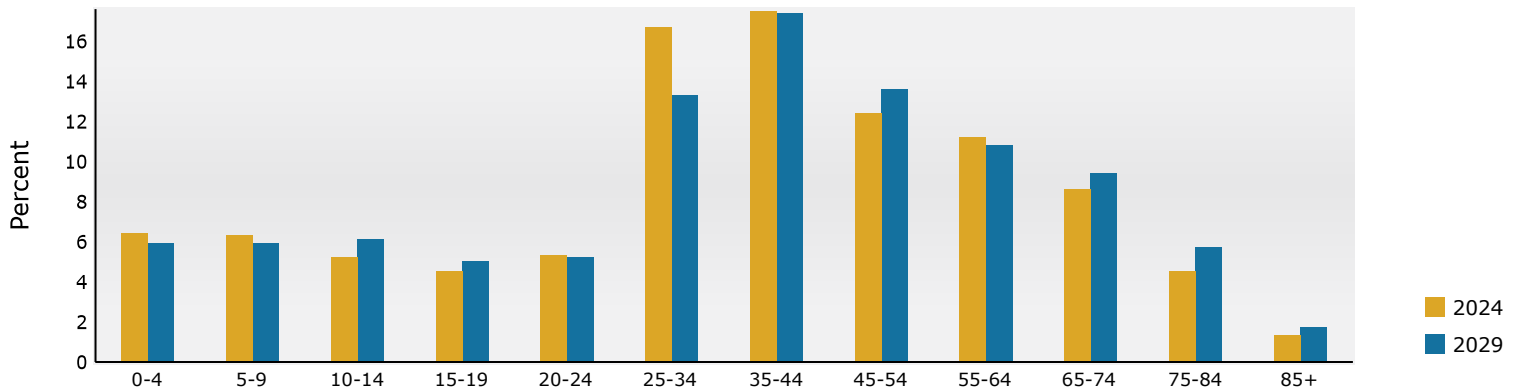
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

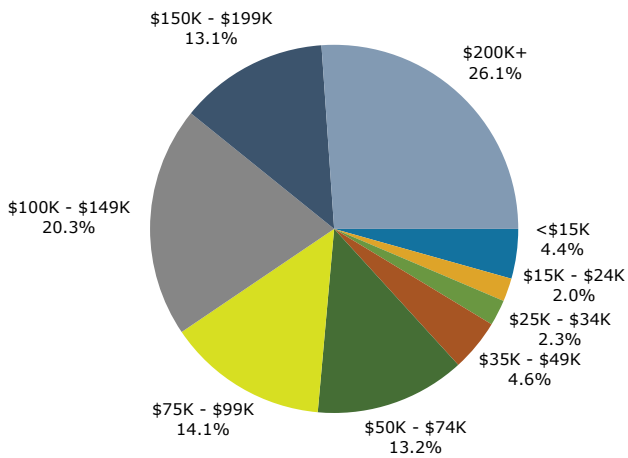
Trends 2024-2029



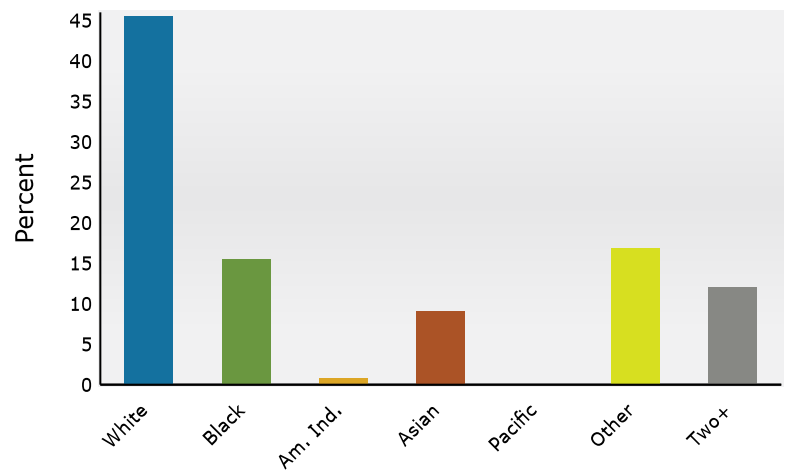
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 28.4%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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	Census 2020	2024	2029
Population	128,816	141,545	143,356	147,433
Households	55,930	61,043	62,585	64,841
Families	30,850	34,504	34,068	34,841
Average Household Size	2.28	2.29	2.27	2.25
Owner Occupied Housing Units	31,477	32,265	33,196	33,715
Renter Occupied Housing Units	24,453	28,778	29,389	31,126
Median Age	37.3	38.0	38.7	40.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.56%	0.37%	0.38%
Households	0.71%	0.56%	0.64%
Families	0.45%	0.46%	0.56%
Owner HHs	0.31%	0.95%	0.97%
Median Household Income	2.82%	2.80%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,764	4.4%	2,450	3.8%
\$15,000 - \$24,999	1,876	3.0%	1,466	2.3%
\$25,000 - \$34,999	1,872	3.0%	1,489	2.3%
\$35,000 - \$49,999	3,221	5.1%	2,656	4.1%
\$50,000 - \$74,999	6,616	10.6%	5,942	9.2%
\$75,000 - \$99,999	6,600	10.5%	6,039	9.3%
\$100,000 - \$149,999	11,949	19.1%	12,345	19.0%
\$150,000 - \$199,999	8,215	13.1%	9,438	14.6%
\$200,000+	19,472	31.1%	23,015	35.5%
Median Household Income	\$130,620		\$150,128	
Average Household Income	\$186,345		\$210,022	
Per Capita Income	\$81,510		\$92,507	

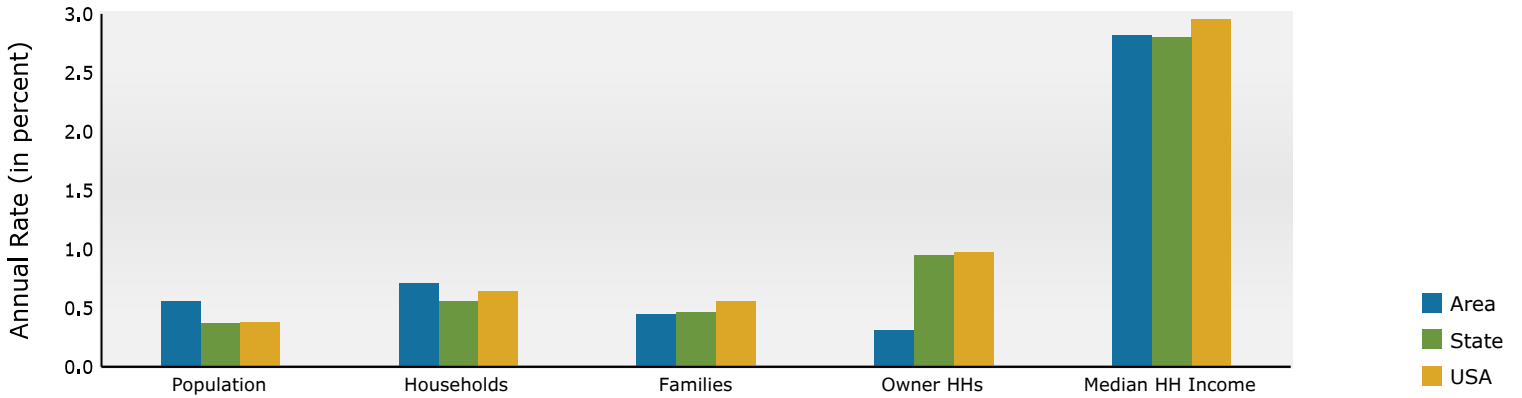
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,219	7.2%	8,855	6.3%	8,465	5.9%	7,950	5.4%
5 - 9	7,211	5.6%	7,873	5.6%	8,530	6.0%	8,100	5.5%
10 - 14	6,096	4.7%	7,406	5.2%	7,104	5.0%	8,448	5.7%
15 - 19	5,771	4.5%	6,569	4.6%	6,424	4.5%	6,919	4.7%
20 - 24	6,973	5.4%	7,351	5.2%	8,013	5.6%	8,121	5.5%
25 - 34	24,049	18.7%	24,896	17.6%	23,663	16.5%	21,185	14.4%
35 - 44	21,145	16.4%	23,595	16.7%	25,101	17.5%	24,513	16.6%
45 - 54	19,077	14.8%	18,978	13.4%	18,919	13.2%	21,048	14.3%
55 - 64	15,797	12.3%	17,130	12.1%	16,646	11.6%	16,960	11.5%
65 - 74	7,859	6.1%	11,738	8.3%	12,103	8.4%	13,588	9.2%
75 - 84	3,945	3.1%	5,286	3.7%	6,389	4.5%	8,163	5.5%
85+	1,675	1.3%	1,868	1.3%	1,997	1.4%	2,439	1.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	82,066	63.7%	77,045	54.4%	75,150	52.4%	73,825	50.1%
Black Alone	22,511	17.5%	22,293	15.7%	23,355	16.3%	24,769	16.8%
American Indian Alone	499	0.4%	867	0.6%	920	0.6%	967	0.7%
Asian Alone	8,744	6.8%	10,742	7.6%	11,294	7.9%	12,513	8.5%
Pacific Islander Alone	119	0.1%	104	0.1%	120	0.1%	127	0.1%
Some Other Race Alone	10,235	7.9%	14,744	10.4%	15,679	10.9%	16,984	11.5%
Two or More Races	4,642	3.6%	15,749	11.1%	16,836	11.7%	18,249	12.4%
Hispanic Origin (Any Race)	22,936	17.8%	28,249	20.0%	29,898	20.9%	32,337	21.9%

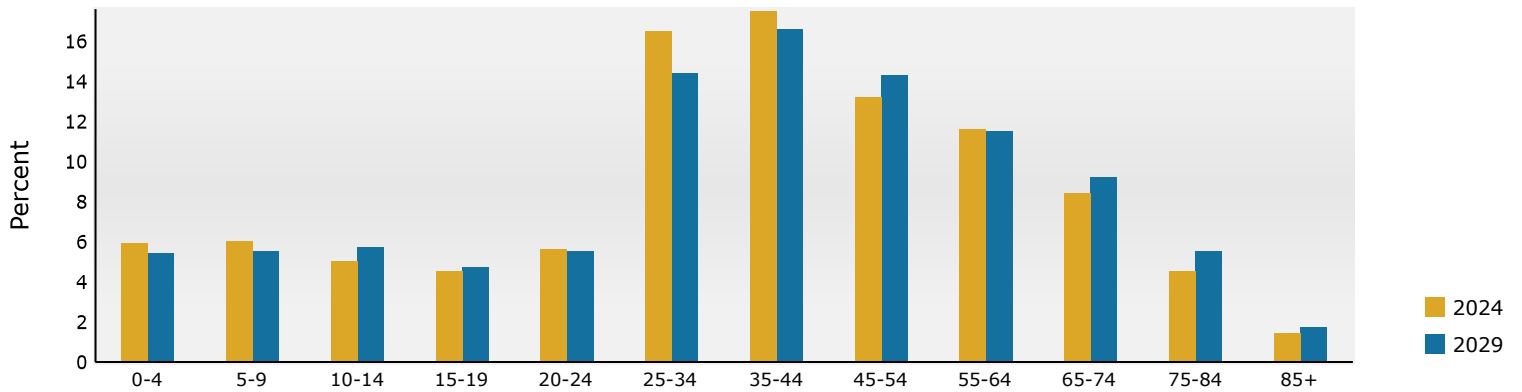
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

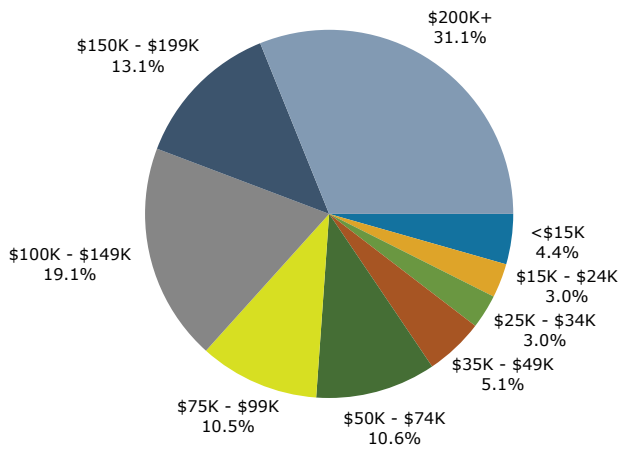
Trends 2024-2029



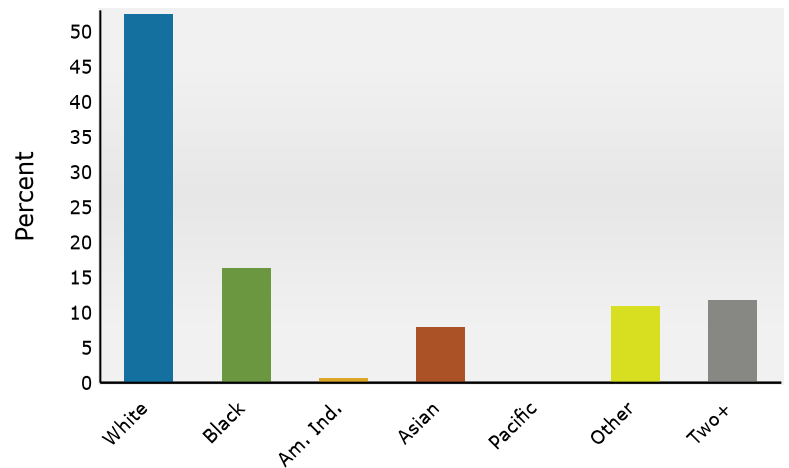
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 20.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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	Census 2020	2024	2029
Population	372,575	408,851	409,987	416,491
Households	160,976	173,388	174,644	178,178
Families	87,154	97,459	94,892	95,991
Average Household Size	2.30	2.34	2.33	2.32
Owner Occupied Housing Units	85,062	86,070	89,168	90,994
Renter Occupied Housing Units	75,914	87,318	85,476	87,184
Median Age	36.2	37.1	37.8	39.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.32%	0.37%	0.38%
Households	0.40%	0.56%	0.64%
Families	0.23%	0.46%	0.56%
Owner HHs	0.41%	0.95%	0.97%
Median Household Income	2.60%	2.80%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	7,968	4.6%	6,959	3.9%
\$15,000 - \$24,999	5,686	3.3%	4,376	2.5%
\$25,000 - \$34,999	6,729	3.9%	5,426	3.0%
\$35,000 - \$49,999	9,077	5.2%	7,496	4.2%
\$50,000 - \$74,999	19,931	11.4%	17,463	9.8%
\$75,000 - \$99,999	21,021	12.0%	19,082	10.7%
\$100,000 - \$149,999	35,002	20.0%	36,148	20.3%
\$150,000 - \$199,999	24,622	14.1%	28,042	15.7%
\$200,000+	44,608	25.5%	53,184	29.8%

Median Household Income	\$119,173	\$135,487
Average Household Income	\$169,358	\$192,635
Per Capita Income	\$72,112	\$82,375

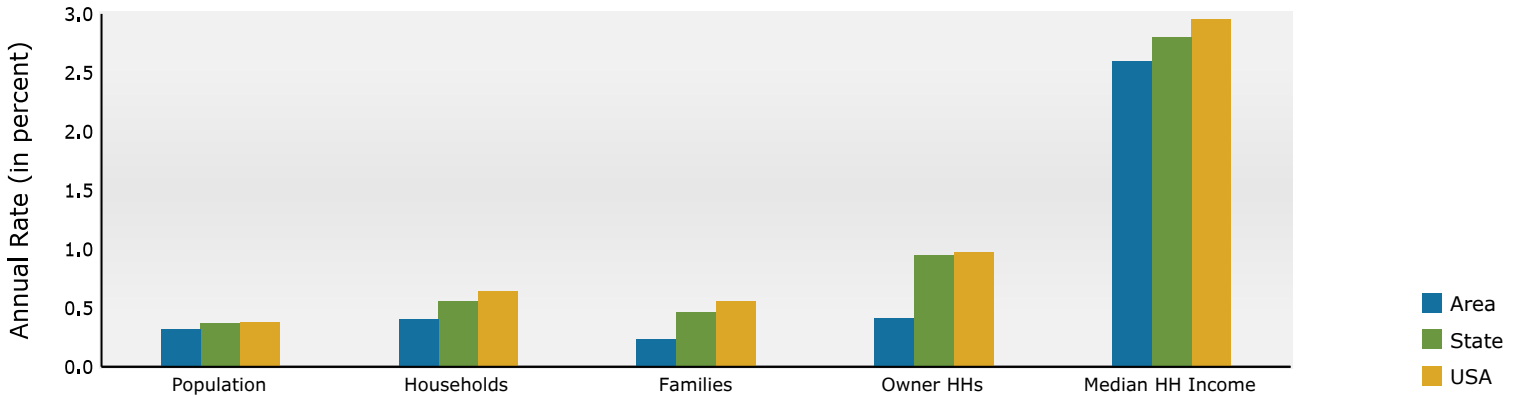
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,798	7.2%	27,019	6.6%	25,667	6.3%	23,963	5.8%
5 - 9	20,638	5.5%	24,160	5.9%	25,369	6.2%	23,778	5.7%
10 - 14	17,528	4.7%	22,134	5.4%	21,289	5.2%	24,562	5.9%
15 - 19	17,468	4.7%	19,313	4.7%	18,967	4.6%	20,648	5.0%
20 - 24	21,788	5.8%	22,614	5.5%	23,558	5.7%	23,937	5.7%
25 - 34	74,446	20.0%	73,559	18.0%	69,367	16.9%	60,329	14.5%
35 - 44	61,972	16.6%	68,368	16.7%	71,199	17.4%	69,179	16.6%
45 - 54	53,878	14.5%	53,493	13.1%	53,880	13.1%	59,137	14.2%
55 - 64	42,270	11.3%	47,416	11.6%	45,699	11.1%	46,103	11.1%
65 - 74	20,702	5.6%	31,553	7.7%	32,705	8.0%	36,597	8.8%
75 - 84	10,404	2.8%	14,076	3.4%	16,798	4.1%	21,557	5.2%
85+	4,683	1.3%	5,146	1.3%	5,490	1.3%	6,701	1.6%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	209,506	56.2%	188,926	46.2%	182,521	44.5%	178,022	42.7%
Black Alone	87,876	23.6%	90,806	22.2%	92,451	22.5%	93,678	22.5%
American Indian Alone	1,572	0.4%	2,543	0.6%	2,664	0.6%	2,784	0.7%
Asian Alone	29,864	8.0%	36,055	8.8%	37,000	9.0%	40,110	9.6%
Pacific Islander Alone	349	0.1%	354	0.1%	400	0.1%	417	0.1%
Some Other Race Alone	29,059	7.8%	44,869	11.0%	47,090	11.5%	50,368	12.1%
Two or More Races	14,349	3.9%	45,298	11.1%	47,860	11.7%	51,112	12.3%
Hispanic Origin (Any Race)	66,022	17.7%	82,706	20.2%	86,482	21.1%	92,311	22.2%

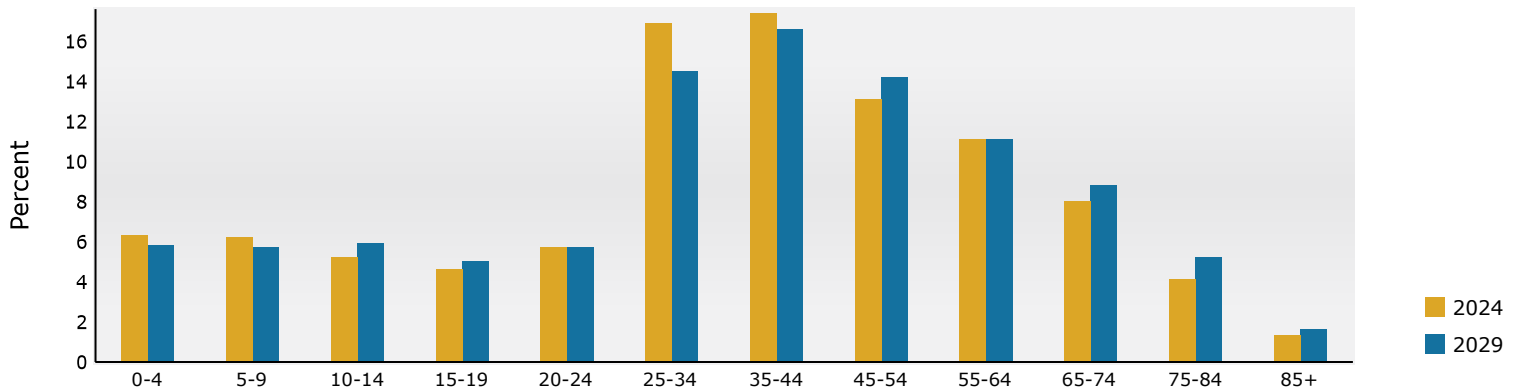
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

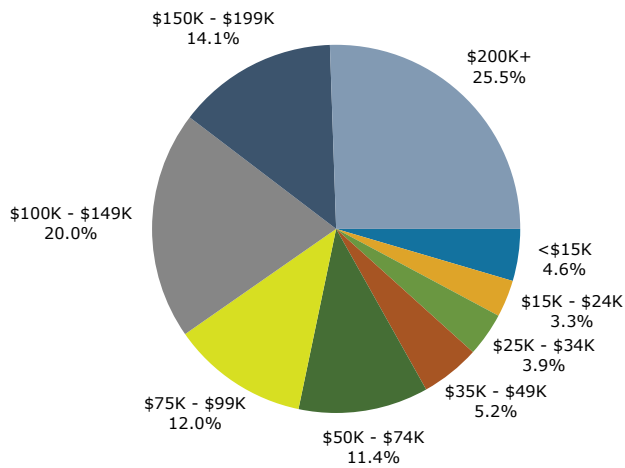
Trends 2024-2029



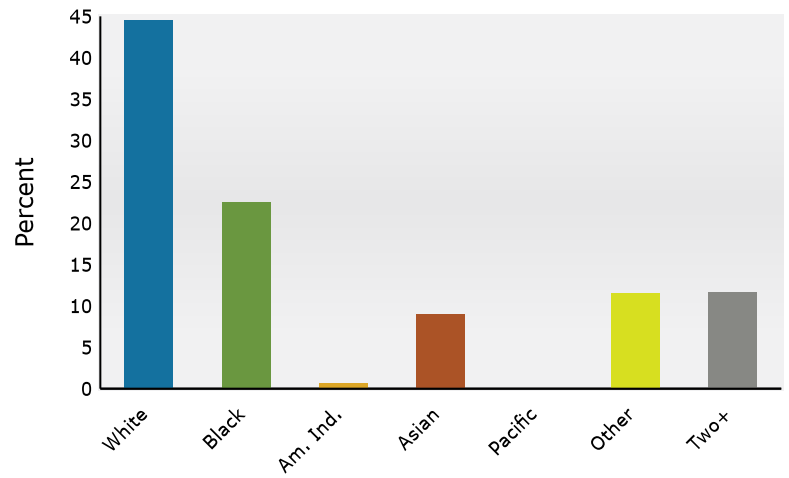
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 21.1%