

**POP FACTS: CENSUS DEMOGRAPHIC OVERVIEW**

Prepared For: Seminary Plaza

**Project Code:**

**Order #: 962858748**

Type: Radius  
Coord: 38.829366 -77.110261

4604 KENMORE AVE  
ALEXANDRIA, VA 22304-1301

**Site: 01**

Description	1.00 Mile Radius	Pct.	3.00 Mile Radius	Pct.	5.00 Mile Radius	Pct.
<b>Population</b>						
2008 Projection	38,565		254,782		528,766	
2003 Estimate	35,405		240,356		496,108	
2000 Census	33,458		231,931		476,663	
1990 Census	28,615		202,291		418,334	
Growth 1990-2000	16.92%		14.65%		13.94%	
<b>2000 Population by Single Race Classification</b>						
	33,458		231,931		476,663	
White Alone	19,750	59.03%	129,611	55.88%	299,164	62.76%
Black or African American Alone	6,989	20.89%	41,062	17.70%	67,199	14.10%
American Indian and Alaska Native Alone	79	0.24%	820	0.35%	1,549	0.32%
Asian Alone	2,443	7.30%	20,079	8.66%	45,334	9.51%
Native Hawaiian and Other Pacific Islander Alone	46	0.14%	202	0.09%	399	0.08%
Some Other Race Alone	1,944	5.81%	26,898	11.60%	40,502	8.50%
Two or More Races	2,207	6.60%	13,259	5.72%	22,517	4.72%
<b>2000 Population Hispanic or Latino by Origin</b>						
	33,458		231,931		476,663	
Not Hispanic or Latino	29,282	87.52%	177,522	76.54%	389,611	81.74%
Hispanic or Latino:	4,176	12.48%	54,409	23.46%	87,053	18.26%
Mexican	379	9.08%	4,680	8.60%	8,088	9.29%
Puerto Rican	330	7.90%	1,921	3.53%	3,582	4.11%
Cuban	84	2.01%	607	1.12%	1,287	1.48%
All Other Hispanic or Latino	3,382	80.99%	47,201	86.75%	74,095	85.11%
<b>2000 Hispanic or Latino by Single Race Class.</b>						
	4,176		54,409		87,053	
White Alone	1,958	46.89%	22,451	41.26%	38,387	44.10%
Black or African American Alone	103	2.47%	883	1.62%	1,452	1.67%
American Indian and Alaska Native Alone	22	0.53%	324	0.60%	527	0.61%
Asian Alone	9	0.22%	119	0.22%	249	0.29%
Native Hawaiian and Other Pacific Islander Alone	2	0.05%	38	0.07%	59	0.07%
Some Other Race Alone	1,726	41.33%	25,987	47.76%	38,939	44.73%
Two or More Races	356	8.52%	4,608	8.47%	7,439	8.55%
<b>2000 Population by Sex</b>						
	33,458		231,931		476,663	
Male	15,771	47.14%	114,700	49.45%	236,522	49.62%
Female	17,687	52.86%	117,231	50.55%	240,141	50.38%
Male/Female Ratio	0.89		0.98		0.98	



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Description	1.00 Mile Radius		3.00 Mile Radius		5.00 Mile Radius	
		Pct.		Pct.		Pct.
<b>2000 Population by Age</b>	33,458		231,931		476,663	
Age 0 - 4	1,977	5.91%	15,850	6.83%	29,762	6.24%
Age 5 - 9	1,350	4.03%	12,878	5.55%	24,792	5.20%
Age 10 - 14	1,053	3.15%	10,530	4.54%	21,173	4.44%
Age 15 - 17	656	1.96%	6,472	2.79%	12,433	2.61%
Age 18 - 20	802	2.40%	6,696	2.89%	12,624	2.65%
Age 21 - 24	2,751	8.22%	15,911	6.86%	31,906	6.69%
Age 25 - 34	8,986	26.86%	53,719	23.16%	110,191	23.12%
Age 35 - 44	5,995	17.92%	41,826	18.03%	85,549	17.95%
Age 45 - 49	2,199	6.57%	16,213	6.99%	34,395	7.22%
Age 50 - 54	2,031	6.07%	14,770	6.37%	31,885	6.69%
Age 55 - 59	1,339	4.00%	10,187	4.39%	22,595	4.74%
Age 60 - 64	871	2.60%	6,819	2.94%	15,168	3.18%
Age 65 - 74	1,381	4.13%	9,839	4.24%	21,965	4.61%
Age 75 - 84	1,297	3.88%	7,483	3.23%	16,525	3.47%
Age 85 and over	767	2.29%	2,740	1.18%	5,700	1.20%
Age 16 and over	28,875	86.30%	190,631	82.19%	396,947	83.28%
Age 18 and over	28,421	84.95%	186,201	80.28%	388,504	81.50%
Age 21 and over	27,619	82.55%	179,505	77.40%	375,880	78.86%
Age 65 and over	3,446	10.30%	20,062	8.65%	44,190	9.27%
<b>2000 Median Age</b>	34.06		33.87		34.59	
<b>2000 Average Age</b>	36.91		35.47		36.34	
<b>2000 Male Population by Age</b>	15,771		114,700		236,522	
Age 0 - 4	1,014	6.43%	8,069	7.03%	15,208	6.43%
Age 5 - 9	671	4.25%	6,522	5.69%	12,586	5.32%
Age 10 - 14	540	3.42%	5,448	4.75%	10,826	4.58%
Age 15 - 17	335	2.12%	3,383	2.95%	6,445	2.72%
Age 18 - 20	403	2.56%	3,648	3.18%	7,032	2.97%
Age 21 - 24	1,210	7.67%	7,899	6.89%	15,805	6.68%
Age 25 - 34	4,320	27.39%	27,274	23.78%	56,181	23.75%
Age 35 - 44	3,110	19.72%	21,689	18.91%	44,288	18.72%
Age 45 - 49	1,047	6.64%	7,858	6.85%	16,696	7.06%
Age 50 - 54	961	6.09%	7,064	6.16%	15,629	6.61%
Age 55 - 59	609	3.86%	4,884	4.26%	11,089	4.69%
Age 60 - 64	408	2.59%	3,247	2.83%	7,374	3.12%
Age 65 - 74	557	3.53%	4,204	3.67%	9,592	4.06%
Age 75 - 84	424	2.69%	2,748	2.40%	6,176	2.61%
Age 85 and over	161	1.02%	763	0.67%	1,595	0.67%



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<b>2000 Median Age, Male</b>	33.59		33.21		33.96	
<b>2000 Average Age, Male</b>	35.23		34.28		35.23	
<b>2000 Female Population by Age</b>	17,687		117,231		240,141	
Age 0 - 4	962	5.44%	7,781	6.64%	14,554	6.06%
Age 5 - 9	679	3.84%	6,355	5.42%	12,206	5.08%
Age 10 - 14	513	2.90%	5,083	4.34%	10,347	4.31%
Age 15 - 17	321	1.81%	3,089	2.63%	5,989	2.49%
Age 18 - 20	399	2.26%	3,048	2.60%	5,591	2.33%
Age 21 - 24	1,541	8.71%	8,012	6.83%	16,100	6.70%
Age 25 - 34	4,667	26.39%	26,444	22.56%	54,011	22.49%
Age 35 - 44	2,885	16.31%	20,136	17.18%	41,261	17.18%
Age 45 - 49	1,152	6.51%	8,355	7.13%	17,699	7.37%
Age 50 - 54	1,071	6.06%	7,706	6.57%	16,256	6.77%
Age 55 - 59	730	4.13%	5,303	4.52%	11,506	4.79%
Age 60 - 64	464	2.62%	3,572	3.05%	7,795	3.25%
Age 65 - 74	824	4.66%	5,636	4.81%	12,373	5.15%
Age 75 - 84	873	4.94%	4,735	4.04%	10,349	4.31%
Age 85 and over	606	3.43%	1,976	1.69%	4,105	1.71%
<b>2000 Median Age, Female</b>	34.49		34.55		35.31	
<b>2000 Average Age, Female</b>	38.40		36.64		37.45	
<b>2000 Population Age 15+ by Marital Status*</b>	28,955		192,185		400,712	
Total, Never Married	11,826	40.84%	71,330	37.12%	149,184	37.23%
Married, Spouse present	10,244	35.38%	77,743	40.45%	167,444	41.79%
Married, Spouse absent	2,358	8.14%	16,505	8.59%	28,875	7.21%
Widowed	1,385	4.78%	8,465	4.40%	18,497	4.62%
Divorced	3,143	10.85%	18,142	9.44%	36,713	9.16%
Males, Never Married	5,533	19.11%	37,723	19.63%	79,366	19.81%
Previously Married	1,840	6.35%	11,452	5.96%	23,091	5.76%
Females, Never Married	6,294	21.74%	33,606	17.49%	69,818	17.42%
Previously Married	3,366	11.62%	21,125	10.99%	42,719	10.66%



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Description	1.00 Mile Radius	Pct.	3.00 Mile Radius	Pct.	5.00 Mile Radius	Pct.
<b>2000 Population Age 25+ by Educational Attainment*</b>	24,932		164,256		344,943	
Less than 9th grade	1,032	4.14%	15,427	9.39%	24,400	7.07%
Some High School, no diploma	1,170	4.69%	13,684	8.33%	24,014	6.96%
High School Graduate (or GED)	3,162	12.68%	24,803	15.10%	48,730	14.13%
Some College, no degree	4,390	17.61%	25,449	15.49%	52,001	15.08%
Associate Degree	1,432	5.74%	7,357	4.48%	14,915	4.32%
Bachelor's Degree	7,937	31.83%	43,654	26.58%	97,045	28.13%
Master's Degree	3,899	15.64%	22,308	13.58%	55,149	15.99%
Professional School Degree	1,189	4.77%	8,148	4.96%	19,890	5.77%
Doctorate Degree	722	2.90%	3,426	2.09%	8,799	2.55%
<b>Households</b>						
2008 Projection	19,205		107,416		230,775	
2003 Estimate	17,810		102,052		217,256	
2000 Census	16,977		99,051		209,366	
1990 Census	15,082		90,914		185,542	
Growth 1990-2000	12.56%		8.95%		12.84%	
<b>2000 Households by Household Type</b>	16,977		99,051		209,366	
Family Households	6,746	39.74%	50,703	51.19%	105,077	50.19%
Nonfamily Households	10,231	60.26%	48,348	48.81%	104,289	49.81%
<b>2000 Group Quarters Population</b>	586		2,052		6,733	
<b>2000 Households by Household Size</b>	16,977		99,051		209,366	
1-person household	8,130	47.89%	37,207	37.56%	80,149	38.28%
2-person household	5,113	30.12%	30,018	30.31%	66,245	31.64%
3-person household	1,837	10.82%	12,983	13.11%	26,744	12.77%
4-person household	1,064	6.27%	9,550	9.64%	19,516	9.32%
5-person household	495	2.92%	4,819	4.87%	9,039	4.32%
6-person household	205	1.21%	2,319	2.34%	4,048	1.93%
7 or more person household	133	0.78%	2,156	2.18%	3,624	1.73%
<b>2000 Average Household Size</b>	1.94		2.32		2.24	



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Description	1.00 Mile Radius	Pct.	3.00 Mile Radius	Pct.	5.00 Mile Radius	Pct.
<b>2000 Households by Household Income</b>	16,932		99,167		209,629	
Income Less than \$15,000	1,409	8.32%	8,161	8.23%	16,477	7.86%
Income \$15,000 - \$24,999	1,399	8.26%	7,837	7.90%	14,327	6.83%
Income \$25,000 - \$34,999	1,886	11.14%	11,065	11.16%	19,841	9.46%
Income \$35,000 - \$49,999	3,188	18.83%	17,258	17.40%	32,070	15.30%
Income \$50,000 - \$74,999	4,261	25.17%	22,057	22.24%	46,666	22.26%
Income \$75,000 - \$99,999	2,181	12.88%	13,215	13.33%	30,294	14.45%
Income \$100,000 - \$149,999	1,773	10.47%	11,988	12.09%	30,022	14.32%
Income \$150,000 - \$249,999	620	3.66%	5,740	5.79%	14,904	7.11%
Income \$250,000 - \$499,999	158	0.93%	1,335	1.35%	3,531	1.68%
Income \$500,000 or more	58	0.34%	511	0.52%	1,497	0.71%
<b>2000 Average Household Income</b>	\$64,115		\$70,619		\$77,247	
<b>2000 Median Household Income</b>	\$53,431		\$55,965		\$61,839	
<b>2000 Per Capita Income</b>	\$33,700		\$30,622		\$34,402	
<b>2000 Household Type, Presence of Own Children*</b>	16,977		99,051		209,366	
Single Male Householder	3,357	19.77%	15,624	15.77%	35,209	16.82%
Single Female Householder	4,773	28.11%	21,583	21.79%	44,940	21.46%
Married-Couple Family, own children	1,954	11.51%	16,734	16.89%	34,074	16.27%
Married-Couple Family, no own children	2,844	16.75%	19,772	19.96%	45,382	21.68%
Male Householder, own children	182	1.07%	1,506	1.52%	2,579	1.23%
Male Householder, no own children	442	2.60%	2,959	2.99%	5,172	2.47%
Female Householder, own children	678	3.99%	5,267	5.32%	9,280	4.43%
Female Householder, no own children	646	3.81%	4,465	4.51%	8,590	4.10%
Nonfamily, Male Householder	1,134	6.68%	6,348	6.41%	13,620	6.51%
Nonfamily, Female Householder	966	5.69%	4,794	4.84%	10,520	5.02%
<b>2000 Households by Presence of People*</b>	16,977		99,051		209,366	
<b>Households with 1 or more People Age 18 or under:</b>						
Married-Couple Family	2,014	11.86%	17,460	17.63%	35,525	16.97%
Other Family, Male Householder	228	1.34%	2,024	2.04%	3,405	1.63%
Other Family, Female Householder	771	4.54%	6,118	6.18%	10,852	5.18%
Nonfamily, Male Householder	29	0.17%	225	0.23%	372	0.18%
Nonfamily, Female Householder	10	0.06%	89	0.09%	141	0.07%
<b>Households no People Age 18 or under:</b>						
Married-Couple Family	2,784	16.40%	19,046	19.23%	43,931	20.98%
Other Family, Male Householder	396	2.33%	2,441	2.46%	4,346	2.08%
Other Family, Female Householder	553	3.26%	3,614	3.65%	7,018	3.35%
Nonfamily, Male Householder	4,462	26.28%	21,746	21.95%	48,456	23.14%
Nonfamily, Female Householder	5,730	33.75%	26,287	26.54%	55,319	26.42%



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Description	1.00 Mile Radius	Pct.	3.00 Mile Radius	Pct.	5.00 Mile Radius	Pct.
<b>2000 Households by Number of Vehicles</b>	16,977		99,051		209,366	
No Vehicles	1,835	10.81%	10,741	10.84%	22,262	10.63%
1 Vehicle	9,599	56.54%	48,179	48.64%	98,602	47.10%
2 Vehicles	4,504	26.53%	30,870	31.17%	66,281	31.66%
3 Vehicles	885	5.21%	6,775	6.84%	16,423	7.84%
4 Vehicles	104	0.61%	1,648	1.66%	3,983	1.90%
5 or more Vehicles	52	0.31%	775	0.78%	1,785	0.85%
<b>2000 Average Number of Vehicles</b>	1.30		1.43		1.47	
<b>2000 Families by Poverty Status</b>	6,800		51,586		106,448	
<b>Income At or Above Poverty Level:</b>						
Married-Couple Family, own children	2,018	29.68%	16,933	32.82%	34,776	32.67%
Married-Couple Family, no own children	2,711	39.87%	18,984	36.80%	43,792	41.14%
Male Householder, own children	120	1.76%	1,887	3.66%	3,011	2.83%
Male Householder, no own children	363	5.34%	2,306	4.47%	4,048	3.80%
Female Householder, own children	600	8.82%	4,569	8.86%	8,485	7.97%
Female Householder, no own children	501	7.37%	3,209	6.22%	6,306	5.92%
<b>Income Below Poverty Level:</b>						
Married-Couple Family, own children	175	2.57%	1,256	2.43%	1,999	1.88%
Married-Couple Family, no own children	64	0.94%	555	1.08%	956	0.90%
Male Householder, own children	34	0.50%	187	0.36%	331	0.31%
Male Householder, no own children	32	0.47%	145	0.28%	279	0.26%
Female Householder, own children	156	2.29%	1,374	2.66%	2,168	2.04%
Female Householder, no own children	25	0.37%	180	0.35%	297	0.28%
<b>2000 Population Age 16+ by Employment</b>	28,771		190,432		396,898	
In Armed Forces	739	2.57%	2,852	1.50%	8,645	2.18%
Civilian - Employed	20,282	70.49%	130,304	68.43%	274,421	69.14%
Civilian - Unemployed	557	1.94%	4,744	2.49%	8,896	2.24%
Not in Labor Force	7,194	25.00%	52,532	27.59%	104,936	26.44%
<b>2000 Employed Pop. Age 16+ by Occupation</b>	20,282		130,304		274,421	
Management, Business and Financial Operations	4,683	23.09%	26,447	20.30%	62,027	22.60%
Professional and Related Occupations	6,702	33.04%	37,349	28.66%	88,332	32.19%
Service	2,301	11.35%	19,786	15.18%	35,303	12.86%
Sales and Office	4,710	23.22%	28,011	21.50%	56,868	20.72%
Farming, Fishing and Forestry	19	0.09%	109	0.08%	229	0.08%
Construction, Extraction, and Maintenance	857	4.23%	11,034	8.47%	18,231	6.64%
Production, Transportation, and Material Moving	1,011	4.98%	7,567	5.81%	13,431	4.89%



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Description	1.00 Mile Radius	Pct.	3.00 Mile Radius	Pct.	5.00 Mile Radius	Pct.
<b>2000 Workers Age 16+, Transportation To Work</b>	20,679		130,812		278,696	
Drove Alone	13,733	66.41%	82,878	63.36%	171,027	61.37%
Car Pooled	2,494	12.06%	19,645	15.02%	35,807	12.85%
Public Transportation	2,982	14.42%	19,455	14.87%	49,325	17.70%
Walked	559	2.70%	3,411	2.61%	10,164	3.65%
Motorcycle	9	0.04%	113	0.09%	302	0.11%
Bicycle	88	0.43%	544	0.42%	1,276	0.46%
Other Means	122	0.59%	992	0.76%	1,767	0.63%
Worked at Home	691	3.34%	3,773	2.88%	9,029	3.24%
<b>2000 Workers Age 16+ by Travel Time to Work</b>	19,988		127,038		269,667	
Less than 15 Minutes	3,060	15.31%	19,917	15.68%	42,701	15.83%
15 - 29 Minutes	6,999	35.02%	43,778	34.46%	93,922	34.83%
30 - 44 Minutes	5,754	28.79%	35,656	28.07%	79,447	29.46%
45 - 59 Minutes	2,754	13.78%	17,105	13.46%	33,678	12.49%
60 or more Minutes	1,420	7.10%	10,582	8.33%	19,918	7.39%
<b>2000 Average Travel Time to Work in Minutes</b>	32.05		32.67		32.00	
<b>2000 Tenure of Occupied Housing Units</b>	16,977		99,051		209,366	
Owner Occupied	4,669	27.50%	41,775	42.18%	97,140	46.40%
Renter Occupied	12,307	72.49%	57,276	57.82%	112,226	53.60%
<b>2000 All Owner-Occupied Housing Values</b>	4,596		41,695		97,062	
Value Less than \$20,000	3	0.07%	116	0.28%	311	0.32%
Value \$20,000 - \$39,999	9	0.20%	196	0.47%	429	0.44%
Value \$40,000 - \$59,999	135	2.94%	1,057	2.54%	1,670	1.72%
Value \$60,000 - \$79,999	345	7.51%	2,944	7.06%	4,396	4.53%
Value \$80,000 - \$99,999	421	9.16%	3,097	7.43%	5,464	5.63%
Value \$100,000 - \$149,999	1,299	28.26%	8,228	19.73%	15,605	16.08%
Value \$150,000 - \$199,999	987	21.48%	8,973	21.52%	22,214	22.89%
Value \$200,000 - \$299,999	782	17.01%	9,815	23.54%	27,337	28.16%
Value \$300,000 - \$399,999	303	6.59%	4,049	9.71%	10,969	11.30%
Value \$400,000 - \$499,999	192	4.18%	1,915	4.59%	4,967	5.12%
Value \$500,000 - \$749,999	65	1.41%	879	2.11%	2,652	2.73%
Value \$750,000 - \$999,999	38	0.83%	285	0.68%	668	0.69%
Value \$1,000,000 or more	18	0.39%	140	0.34%	381	0.39%
<b>2000 Median All Owner-Occupied Housing Value</b>	\$154,403		\$179,026		\$196,493	



## POP FACTS: CENSUS DEMOGRAPHIC OVERVIEW

Prepared For: Seminary Plaza

**Project Code:**

**Order #: 962858748**

Type: Radius  
Coord: 38.829366 -77.110261

4604 KENMORE AVE  
ALEXANDRIA, VA 22304-1301

**Site: 01**

Description	1.00 Mile Radius	Pct.	3.00 Mile Radius	Pct.	5.00 Mile Radius	Pct.
<b>2000 Housing Units by Units in Structure*</b>	17,563		102,298		217,488	
1 Unit Attached	2,037	11.60%	16,103	15.74%	35,780	16.45%
1 Unit Detached	1,387	7.90%	22,232	21.73%	58,812	27.04%
2 Units	123	0.70%	993	0.97%	2,334	1.07%
3 to 19 Units	6,103	34.75%	28,339	27.70%	49,296	22.67%
20 to 49 Units	1,055	6.01%	4,634	4.53%	8,766	4.03%
50 or More Units	6,858	39.05%	29,764	29.10%	62,110	28.56%
Mobile Home or Trailer	11	0.06%	181	0.18%	360	0.17%
Boat, RV, Van, etc	0	0.00%	16	0.02%	32	0.01%
<b>2000 Housing Units by Year Built</b>	17,563		102,298		217,488	
Housing Unit Built 1999 to present	75	0.43%	1,333	1.30%	3,518	1.62%
Housing Unit Built 1995 to 1998	904	5.15%	3,516	3.44%	10,841	4.98%
Housing Unit Built 1990 to 1994	663	3.77%	3,444	3.37%	11,151	5.13%
Housing Unit Built 1980 to 1989	2,028	11.55%	12,788	12.50%	29,231	13.44%
Housing Unit Built 1970 to 1979	4,986	28.39%	21,389	20.91%	37,336	17.17%
Housing Unit Built 1960 to 1969	4,533	25.81%	20,597	20.13%	38,527	17.71%
Housing Unit Built 1950 to 1959	1,860	10.59%	17,315	16.93%	39,021	17.94%
Housing Unit Built 1940 to 1949	2,244	12.78%	15,336	14.99%	30,398	13.98%
Housing Unit Built 1939 or Earlier	282	1.61%	6,543	6.40%	17,467	8.03%
<b>2000 Median Year Structure Built</b>	1970		1966		1966	
<b>2000 Average Contract Rent</b>	\$896		\$839		\$885	

\*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.