



Community Profile

The Shops at Fair Lakes
 12715 Shoppes Ln, Fairfax, Virginia, 22033
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 38.86134
 Longitude: -77.38680

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	16,578	103,131	225,403
2020 Total Population	17,383	110,144	239,205
2020 Group Quarters	133	420	4,812
2022 Total Population	17,723	111,031	240,932
2022 Group Quarters	133	420	4,812
2027 Total Population	17,939	109,961	239,031
2022-2027 Annual Rate	0.24%	-0.19%	-0.16%
2022 Total Daytime Population	18,271	116,633	269,613
Workers	11,188	69,113	164,196
Residents	7,083	47,520	105,417
Household Summary			
2010 Households	7,175	38,716	79,458
2010 Average Household Size	2.31	2.66	2.78
2020 Total Households	7,269	40,801	83,357
2020 Average Household Size	2.37	2.69	2.81
2022 Total Households	7,408	40,908	83,633
2022 Average Household Size	2.37	2.70	2.82
2027 Total Households	7,456	40,405	82,705
2027 Average Household Size	2.39	2.71	2.83
2022-2027 Annual Rate	0.13%	-0.25%	-0.22%
2010 Families	3,890	26,188	57,493
2010 Average Family Size	3.02	3.21	3.24
2022 Total Families	3,993	27,365	60,113
2022 Average Family Size	3.10	3.27	3.29
2027 Total Families	4,008	26,912	59,252
2027 Average Family Size	3.12	3.28	3.30
2022-2027 Annual Rate	0.08%	-0.33%	-0.29%
Housing Unit Summary			
2000 Housing Units	5,992	28,929	68,100
Owner Occupied Housing Units	52.3%	66.3%	72.6%
Renter Occupied Housing Units	44.3%	31.4%	25.4%
Vacant Housing Units	3.4%	2.2%	2.0%
2010 Housing Units	7,484	40,091	82,225
Owner Occupied Housing Units	54.7%	64.3%	70.3%
Renter Occupied Housing Units	41.2%	32.3%	26.4%
Vacant Housing Units	4.1%	3.4%	3.4%
2020 Housing Units	7,645	42,206	85,869
Vacant Housing Units	4.9%	3.3%	2.9%
2022 Housing Units	7,775	42,292	86,074
Owner Occupied Housing Units	52.0%	63.0%	68.9%
Renter Occupied Housing Units	43.3%	33.8%	28.3%
Vacant Housing Units	4.7%	3.3%	2.8%
2027 Housing Units	7,883	42,049	86,117
Owner Occupied Housing Units	53.2%	63.6%	68.7%
Renter Occupied Housing Units	41.4%	32.5%	27.4%
Vacant Housing Units	5.4%	3.9%	4.0%
Median Household Income			
2022	\$115,171	\$138,669	\$144,364
2027	\$138,279	\$157,754	\$161,740
Median Home Value			
2022	\$506,993	\$619,607	\$612,442
2027	\$566,987	\$664,917	\$650,539
Per Capita Income			
2022	\$66,202	\$69,507	\$68,028
2027	\$78,201	\$78,641	\$76,649
Median Age			
2010	33.3	34.9	35.5
2022	36.5	37.5	37.8
2027	36.6	38.3	38.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Households by Income			
Household Income Base	7,408	40,908	83,631
<\$15,000	2.6%	2.3%	2.5%
\$15,000 - \$24,999	2.1%	1.7%	1.8%
\$25,000 - \$34,999	1.8%	2.2%	2.3%
\$35,000 - \$49,999	5.6%	5.5%	5.3%
\$50,000 - \$74,999	15.1%	10.2%	9.3%
\$75,000 - \$99,999	13.8%	11.3%	10.2%
\$100,000 - \$149,999	22.4%	20.2%	20.0%
\$150,000 - \$199,999	15.2%	16.5%	16.2%
\$200,000+	21.4%	30.2%	32.2%
Average Household Income	\$155,659	\$187,999	\$195,796
2027 Households by Income			
Household Income Base	7,456	40,405	82,703
<\$15,000	1.8%	1.6%	1.8%
\$15,000 - \$24,999	1.4%	1.2%	1.3%
\$25,000 - \$34,999	1.2%	1.6%	1.7%
\$35,000 - \$49,999	4.2%	4.1%	4.1%
\$50,000 - \$74,999	12.8%	8.3%	7.4%
\$75,000 - \$99,999	12.3%	10.0%	8.9%
\$100,000 - \$149,999	19.6%	19.2%	18.9%
\$150,000 - \$199,999	18.3%	19.5%	18.9%
\$200,000+	28.3%	34.6%	36.8%
Average Household Income	\$184,932	\$213,265	\$221,351
2022 Owner Occupied Housing Units by Value			
Total	4,040	26,630	59,302
<\$50,000	0.2%	0.3%	0.6%
\$50,000 - \$99,999	0.0%	0.0%	0.2%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.8%	0.7%	0.7%
\$200,000 - \$249,999	2.8%	2.2%	1.5%
\$250,000 - \$299,999	4.6%	3.7%	2.7%
\$300,000 - \$399,999	9.2%	7.0%	9.1%
\$400,000 - \$499,999	31.1%	16.6%	15.8%
\$500,000 - \$749,999	42.9%	40.8%	43.0%
\$750,000 - \$999,999	5.5%	21.8%	19.7%
\$1,000,000 - \$1,499,999	1.0%	5.4%	5.0%
\$1,500,000 - \$1,999,999	0.6%	1.0%	1.0%
\$2,000,000 +	1.1%	0.5%	0.7%
Average Home Value	\$557,863	\$657,796	\$650,990
2027 Owner Occupied Housing Units by Value			
Total	4,194	26,758	59,121
<\$50,000	0.0%	0.0%	0.3%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.1%
\$150,000 - \$199,999	0.1%	0.2%	0.2%
\$200,000 - \$249,999	1.0%	1.1%	0.6%
\$250,000 - \$299,999	2.2%	1.5%	1.1%
\$300,000 - \$399,999	5.6%	4.3%	6.2%
\$400,000 - \$499,999	27.2%	13.7%	13.9%
\$500,000 - \$749,999	51.5%	44.2%	45.6%
\$750,000 - \$999,999	7.2%	26.1%	23.6%
\$1,000,000 - \$1,499,999	1.4%	6.5%	6.0%
\$1,500,000 - \$1,999,999	1.0%	1.4%	1.4%
\$2,000,000 +	2.7%	1.0%	1.0%
Average Home Value	\$630,936	\$716,289	\$700,826

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Age			
Total	16,579	103,131	225,402
0 - 4	7.2%	6.8%	6.5%
5 - 9	5.2%	6.7%	6.9%
10 - 14	4.0%	6.7%	7.1%
15 - 24	11.3%	11.9%	13.4%
25 - 34	26.3%	18.1%	15.4%
35 - 44	16.7%	16.6%	15.7%
45 - 54	13.0%	16.0%	16.6%
55 - 64	8.5%	10.3%	11.1%
65 - 74	4.6%	4.4%	4.7%
75 - 84	2.2%	1.8%	1.9%
85 +	0.9%	0.7%	0.7%
18 +	81.1%	75.9%	75.2%
2022 Population by Age			
Total	17,722	111,032	240,932
0 - 4	5.7%	5.6%	5.5%
5 - 9	5.6%	6.2%	6.2%
10 - 14	5.4%	7.0%	6.9%
15 - 24	10.8%	11.9%	13.3%
25 - 34	19.4%	15.1%	13.8%
35 - 44	18.5%	16.0%	14.8%
45 - 54	12.5%	14.3%	14.1%
55 - 64	10.5%	12.4%	13.2%
65 - 74	6.8%	7.6%	8.1%
75 - 84	3.5%	3.0%	3.2%
85 +	1.4%	0.9%	0.9%
18 +	80.3%	77.3%	77.4%
2027 Population by Age			
Total	17,938	109,961	239,033
0 - 4	5.8%	5.7%	5.6%
5 - 9	5.1%	5.8%	5.9%
10 - 14	4.9%	6.0%	6.1%
15 - 24	12.0%	11.8%	12.7%
25 - 34	19.7%	15.5%	14.3%
35 - 44	16.7%	15.7%	15.0%
45 - 54	13.0%	13.9%	13.6%
55 - 64	9.9%	11.9%	12.5%
65 - 74	7.2%	8.6%	9.0%
75 - 84	4.3%	4.1%	4.3%
85 +	1.5%	1.1%	1.1%
18 +	81.3%	78.7%	78.6%
2010 Population by Sex			
Males	8,029	50,780	111,735
Females	8,548	52,351	113,668
2022 Population by Sex			
Males	8,637	54,848	119,453
Females	9,086	56,183	121,479
2027 Population by Sex			
Males	8,698	54,133	118,290
Females	9,241	55,828	120,741

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2010 Population by Race/Ethnicity			
Total	16,578	103,131	225,402
White Alone	59.5%	59.0%	63.4%
Black Alone	8.1%	6.6%	6.5%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	24.2%	27.0%	21.9%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	3.5%	3.2%	3.9%
Two or More Races	4.2%	3.9%	3.9%
Hispanic Origin	10.0%	9.6%	11.1%
Diversity Index	65.4	64.6	63.3
2020 Population by Race/Ethnicity			
Total	17,383	110,144	239,205
White Alone	48.1%	45.3%	48.7%
Black Alone	9.8%	7.3%	7.1%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	26.8%	33.2%	27.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.2%	4.1%	5.9%
Two or More Races	10.8%	9.7%	10.2%
Hispanic Origin	11.1%	10.5%	13.1%
Diversity Index	73.8	73.0	74.3
2022 Population by Race/Ethnicity			
Total	17,722	111,032	240,932
White Alone	47.3%	44.7%	48.0%
Black Alone	9.8%	7.4%	7.1%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	27.3%	33.5%	27.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.2%	4.2%	6.0%
Two or More Races	11.1%	9.9%	10.5%
Hispanic Origin	11.2%	10.6%	13.2%
Diversity Index	74.2	73.3	74.7
2027 Population by Race/Ethnicity			
Total	17,939	109,961	239,031
White Alone	45.1%	42.6%	46.0%
Black Alone	9.9%	7.4%	7.2%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	28.4%	34.6%	28.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.4%	4.4%	6.3%
Two or More Races	11.8%	10.5%	11.1%
Hispanic Origin	11.2%	10.7%	13.4%
Diversity Index	75.2	74.1	75.7
2010 Population by Relationship and Household Type			
Total	16,578	103,131	225,403
In Households	99.9%	99.8%	97.9%
In Family Households	72.8%	83.4%	84.6%
Householder	23.9%	25.5%	25.5%
Spouse	18.8%	21.1%	21.2%
Child	23.3%	29.9%	31.2%
Other relative	4.9%	5.0%	4.7%
Nonrelative	1.9%	1.9%	2.0%
In Nonfamily Households	27.1%	16.3%	13.3%
In Group Quarters	0.1%	0.2%	2.1%
Institutionalized Population	0.0%	0.1%	0.8%
Noninstitutionalized Population	0.1%	0.1%	1.3%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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2022 Population 25+ by Educational Attainment			
Total	12,843	76,989	164,039
Less than 9th Grade	1.0%	1.3%	1.7%
9th - 12th Grade, No Diploma	1.6%	1.9%	2.3%
High School Graduate	9.9%	11.0%	10.9%
GED/Alternative Credential	0.4%	0.8%	1.1%
Some College, No Degree	13.6%	11.0%	11.2%
Associate Degree	6.5%	6.0%	6.0%
Bachelor's Degree	35.9%	35.7%	35.1%
Graduate/Professional Degree	31.0%	32.3%	31.8%
2022 Population 15+ by Marital Status			
Total	14,751	90,155	196,042
Never Married	38.9%	32.4%	32.9%
Married	49.8%	57.3%	57.6%
Widowed	3.8%	3.5%	3.3%
Divorced	7.5%	6.9%	6.2%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	10,915	65,806	140,160
Population 16+ Employed	98.1%	97.4%	97.1%
Population 16+ Unemployment rate	1.9%	2.6%	2.9%
Population 16-24 Employed	10.3%	10.5%	11.7%
Population 16-24 Unemployment rate	5.7%	5.3%	7.9%
Population 25-54 Employed	73.0%	67.6%	64.8%
Population 25-54 Unemployment rate	1.6%	2.5%	2.3%
Population 55-64 Employed	12.7%	16.7%	17.7%
Population 55-64 Unemployment rate	0.9%	1.6%	1.8%
Population 65+ Employed	4.0%	5.3%	5.7%
Population 65+ Unemployment rate	0.0%	1.6%	2.3%
2022 Employed Population 16+ by Industry			
Total	10,709	64,100	136,118
Agriculture/Mining	0.0%	0.0%	0.1%
Construction	3.8%	5.1%	5.3%
Manufacturing	2.0%	2.6%	2.9%
Wholesale Trade	1.2%	0.8%	1.0%
Retail Trade	6.3%	8.1%	8.1%
Transportation/Utilities	4.3%	3.5%	3.7%
Information	2.7%	3.0%	2.6%
Finance/Insurance/Real Estate	9.7%	7.9%	7.5%
Services	61.0%	59.1%	59.6%
Public Administration	8.9%	9.9%	9.1%
2022 Employed Population 16+ by Occupation			
Total	10,708	64,100	136,120
White Collar	83.9%	83.9%	81.5%
Management/Business/Financial	27.7%	28.3%	27.7%
Professional	42.5%	40.0%	37.5%
Sales	6.8%	7.6%	7.7%
Administrative Support	6.9%	8.0%	8.5%
Services	8.7%	8.6%	9.9%
Blue Collar	7.4%	7.5%	8.7%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	1.5%	2.3%	2.6%
Installation/Maintenance/Repair	0.8%	1.1%	1.2%
Production	2.0%	1.5%	1.5%
Transportation/Material Moving	3.0%	2.6%	3.2%

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2010 Households by Type			
Total	7,174	38,717	79,458
Households with 1 Person	33.5%	23.8%	20.2%
Households with 2+ People	66.5%	76.2%	79.8%
Family Households	54.2%	67.6%	72.4%
Husband-wife Families	42.5%	56.1%	60.1%
With Related Children	20.1%	30.0%	32.1%
Other Family (No Spouse Present)	11.7%	11.5%	12.2%
Other Family with Male Householder	3.5%	3.5%	3.5%
With Related Children	1.4%	1.5%	1.6%
Other Family with Female Householder	8.1%	8.0%	8.7%
With Related Children	4.0%	4.6%	5.1%
Nonfamily Households	12.2%	8.6%	7.4%
All Households with Children	25.8%	36.4%	39.2%
Multigenerational Households	2.6%	3.4%	3.8%
Unmarried Partner Households	6.6%	5.1%	4.6%
Male-female	6.1%	4.5%	4.0%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
Total	7,174	38,716	79,458
1 Person Household	33.6%	23.8%	20.2%
2 Person Household	33.8%	31.1%	30.8%
3 Person Household	15.3%	17.9%	18.9%
4 Person Household	11.2%	17.0%	18.4%
5 Person Household	4.0%	6.5%	7.5%
6 Person Household	1.3%	2.3%	2.6%
7 + Person Household	0.9%	1.4%	1.6%
2010 Households by Tenure and Mortgage Status			
Total	7,174	38,717	79,458
Owner Occupied	57.0%	66.6%	72.7%
Owned with a Mortgage/Loan	51.9%	60.5%	65.0%
Owned Free and Clear	5.1%	6.1%	7.7%
Renter Occupied	43.0%	33.4%	27.3%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	102	99	105
Percent of Income for Mortgage	23.2%	23.5%	22.4%
Wealth Index	148	205	225
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	7,484	40,091	82,225
Housing Units Inside Urbanized Area	100.0%	100.0%	99.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.7%
2010 Population By Urban/ Rural Status			
Total Population	16,578	103,131	225,403
Population Inside Urbanized Area	100.0%	100.0%	99.3%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Enterprising Professionals (2D)	Enterprising Professionals (2D)	Enterprising Professionals (2D)
2.	Metro Renters (3B)	Metro Renters (3B)	Professional Pride (1B)
3.	Savvy Suburbanites (1D)	Professional Pride (1B)	Top Tier (1A)
2022 Consumer Spending			
Apparel & Services: Total \$	\$27,079,088	\$176,256,412	\$370,418,828
Average Spent	\$3,655.38	\$4,308.60	\$4,429.10
Spending Potential Index	152	179	184
Education: Total \$	\$23,544,552	\$159,129,077	\$342,341,389
Average Spent	\$3,178.26	\$3,889.93	\$4,093.38
Spending Potential Index	162	198	209
Entertainment/Recreation: Total \$	\$38,267,401	\$256,114,908	\$545,872,057
Average Spent	\$5,165.69	\$6,260.75	\$6,526.99
Spending Potential Index	141	171	178
Food at Home: Total \$	\$65,760,599	\$429,474,099	\$907,055,467
Average Spent	\$8,876.97	\$10,498.54	\$10,845.66
Spending Potential Index	143	170	175
Food Away from Home: Total \$	\$49,052,333	\$316,900,997	\$664,152,531
Average Spent	\$6,621.54	\$7,746.68	\$7,941.27
Spending Potential Index	154	180	184
Health Care: Total \$	\$67,570,548	\$458,919,673	\$983,037,508
Average Spent	\$9,121.29	\$11,218.34	\$11,754.18
Spending Potential Index	129	158	166
HH Furnishings & Equipment: Total \$	\$26,875,930	\$181,828,901	\$388,438,248
Average Spent	\$3,627.96	\$4,444.82	\$4,644.56
Spending Potential Index	142	173	181
Personal Care Products & Services: Total \$	\$11,107,970	\$73,223,016	\$154,912,626
Average Spent	\$1,499.46	\$1,789.94	\$1,852.29
Spending Potential Index	147	176	182
Shelter: Total \$	\$263,508,655	\$1,713,902,763	\$3,622,636,001
Average Spent	\$35,570.82	\$41,896.52	\$43,315.87
Spending Potential Index	155	183	189
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$25,646,652	\$180,696,505	\$390,643,621
Average Spent	\$3,462.02	\$4,417.14	\$4,670.93
Spending Potential Index	127	163	172
Travel: Total \$	\$31,738,285	\$215,698,525	\$463,780,671
Average Spent	\$4,284.33	\$5,272.77	\$5,545.43
Spending Potential Index	149	184	193
Vehicle Maintenance & Repairs: Total \$	\$12,560,588	\$83,753,565	\$177,116,613
Average Spent	\$1,695.54	\$2,047.36	\$2,117.78
Spending Potential Index	135	163	168

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.