

FAIRFAX COUNTY AREA PROFILE

ANNANDALE- BAILEYS CROSSROADS- SEVEN CORNERS

- ▶ **Just five miles from the Pentagon**, this eclectic location includes some of the most established suburban areas in Fairfax County with a variety of restaurants, stores and recently beautified business districts showcasing the county's ethnic diversity.
- ▶ The area is home to the **largest concentration of small businesses in the county** with nearly 95 percent having fewer than 50 employees.
- ▶ Annandale is a focal point for the Korean community in northern Virginia and **home to Northern Virginia Community College**, the largest institution of higher learning in Virginia.
- ▶ Baileys Crossroads, a thriving residential community that **borders both Arlington and Alexandria counties**, is a prime location for federal government contractors and those seeking close proximity to Washington, D.C.
- ▶ Seven Corners, easily accessible via multiple roadways, is a **busy retail hub**.

FAIRFAX COUNTY
ECONOMIC DEVELOPMENT AUTHORITY



THE POWER OF IDEAS



Photo: Northern Virginia Community College

ANNANDALE-BAILEYS CROSSROADS-SEVEN CORNERS

NUMBER OF FIRMS BY SIZE



1-9 Employees	2,994 firms	76.8%
10-49 Employees	723 firms	18.5%
50-99 Employees	97 firms	2.5%
100-249 Employees	67 firms	1.7%
250+ Employees	19 firms	0.5%

Source: U.S. Census, Bureau County Business Patterns 2015

POPULATION PROFILE



RESIDENTS
121,437



% WITH BACHELOR'S DEGREE OR HIGHER
48.9%



HOUSEHOLDS
43,757



MEDIAN HOUSEHOLD INCOME*
\$82,372

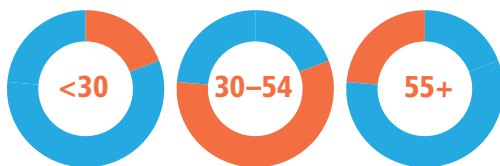
* Average of the median incomes for the combined ZIP Codes within the market

Sources: Fairfax County Department of Housing and Community Services, Housing and Population Estimates 2016, American Community Survey (ACS) 2015 Five-Year Estimates

ECONOMIC BASE

Industry	Jobs	Share
Retail Trade	5,962	17.0%
Health Care and Social Assistance	5,137	14.6%
Education Services	5,073	14.5%
Accommodation and Food Services	3,658	10.4%
Professional, Scientific, and Technical Services	3,561	10.1%
Administrative and Support Services	2,921	8.3%
Construction	1,614	4.6%
Public Administration	1,529	4.4%
Finance and Insurance	1,022	2.9%
Other	4,623	13.2%
Total	35,100	100.0%

Sources: Virginia Employment Commission, Second Quarter 2016 and Fairfax County Public Schools



EMPLOYEE BASE

Workers' Age	Jobs	Percent
Age 29 or younger	10,619	19.3%
Age 30 to 54	31,463	57.2%
Age 55 or older	12,933	23.5%

Source: U.S. Census Bureau, Local Employment Dynamics 2014

**LARGEST CONCENTRATION OF SMALL FIRMS IN FAIRFAX COUNTY
(MORE THAN 75 PERCENT HAVE FEWER THAN 10 EMPLOYEES)**

ANNANDALE-BAILEYS CROSSROAD-SEVEN CORNERS

SELECTED EMPLOYERS

ABC Imaging ●	Michael & Son Services ● ●
ANSER ●	NSSPlus ●
Best Buy	Northern Virginia Community College
BJ's Wholesale Club	Phillips Programs
Burlington Coat Factory	Pillar Construction ●
Care People Home Health ●	Quality Systems Management ●
CMI Management ●	Radley Acura
Davis Paige Management Systems ●	Safeway
Deloitte	Sears
Dominion Hospital	Securitas USA
Dynamic Technology Systems ● ●	Sleepy Hollow Nursing Home
Fairfax County Government	Sport & Health
Fairfax County Public Schools	Target
Geologics ● ●	U.S. Department of Defense
Giant	U.S. Fish and Wildlife Service
Goodwin House	U.S. Postal Service
Harris Teeter	Windows Catering Company ●
Home Depot	
Kmart	
Leewood Health Care Center	
Meridian Imaging Solutions ● ●	

KEY:

● Headquarters

● Minority, Woman- or Veteran-Owned



CHAMBERS OF COMMERCE AND BUSINESS GROUPS

Annandale Chamber of Commerce
Baileys Crossroads Seven Corners Revitalization Corporation (BC7RC)
Korean American Association of Greater Washington

**OF THE MORE THAN 35,000 JOBS
IN THIS AREA, 19,000+ ARE IN
SERVICE-RELATED INDUSTRIES.**

Photo: Northern Virginia Community College

ANNANDALE- BAILEYS CROSSROADS- SEVEN CORNERS

COMMERCIAL REAL ESTATE INVENTORY

	Square Footage Total	Asking Lease Rates* Low High
Annandale		
Office	1,819,053	\$14.50 \$31.50
Industrial/Flex	91,450	N/A N/A
Baileys Crossroads		
Office	3,286,510	\$18.50 \$35.00
Industrial/Flex	318,502	\$15.00 \$24.00
Seven Corners		
Office	1,040,086	\$15.00 \$28.75
Industrial/Flex	35,706	N/A N/A

*Annual per square foot

Source: FCEDA Yearend 2016 Real Estate Report



Annandale, Baileys Crossroads and Seven Corners are Commercial Revitalization Areas, which entitles landowners and developers to the use of expedited development review procedures. www.fcrevit.org

Photo: Seven Corners rendering, Weinberg Harris & Associates

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ECONOMIC DEVELOPMENT AUTHORITY

