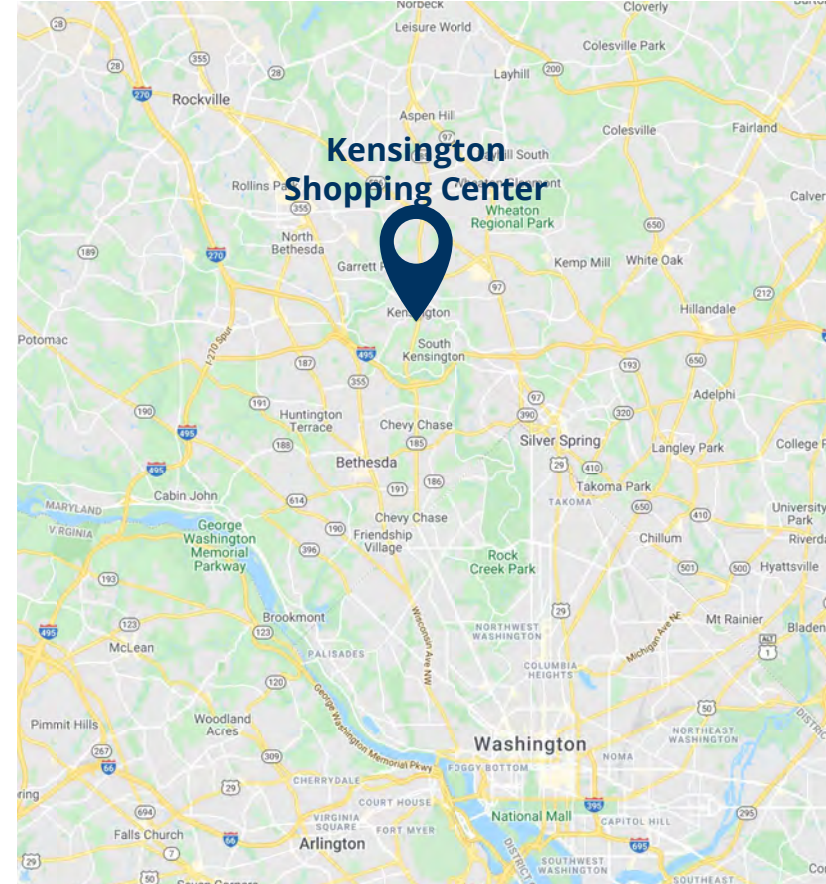


Kensington Shopping Center

10504 - 10540 Connecticut Ave, Kensington, MD 20895



PROPERTY HIGHLIGHTS

-  **RETAIL AVAILABLE; 1,540 SF**
-  **GLA: 44,478 SF with 227 parking spaces**
-  **Located at the signalized intersection on Connecticut Avenue in the historic district of Kensington, MD**
-  **Large Pylon signage - Great area demographics**


POPULATION


 1 Mi 17,948
 5 Mi 470,461
 10 Mi 1,560,000


CARS PER DAY


 Connecticut Ave: 39,129
 Knowles Ave: 12,642

AV. HH INCOME


 1 Mi \$214,165
 5 Mi \$194,761
 10 Mi \$185,623

EMPLOYEES


 1 Mi 6,664
 5 Mi 232,693
 10 Mi 1,040,000

JOIN THESE RETAILERS:



last updated: 01/29/25



SHARY THUR



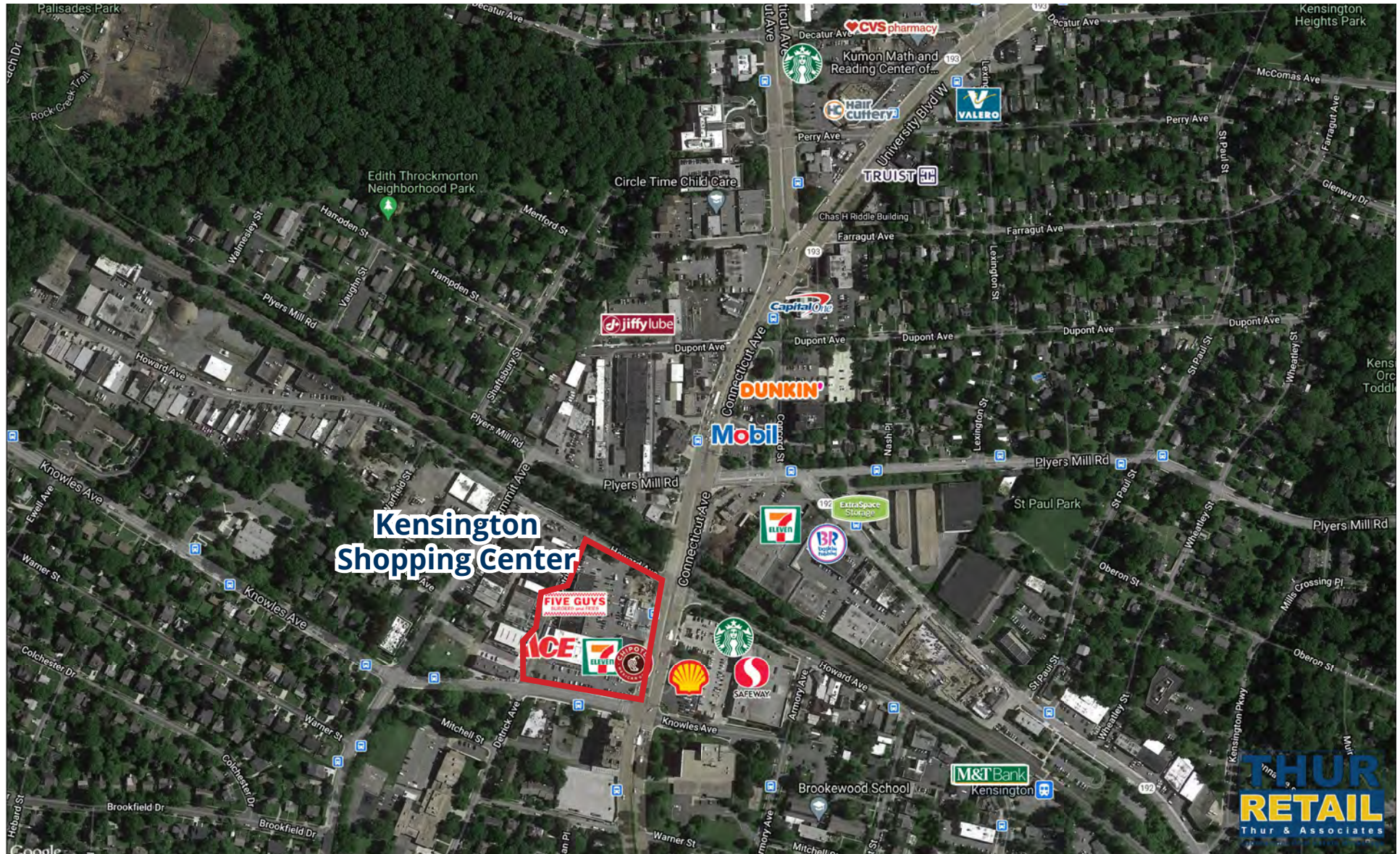
202-359-3469



sthur@thurassociates.com

Kensington Shopping Center

10504 - 10540 Connecticut Ave, Kensington, MD 20895



last updated: 01/29/25



SHARY THUR



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Kensington Shopping Center

10504 - 10540 Connecticut Ave, Kensington, MD 20895



Suite	Tenant	Category	SF
10504	Stronisders Hardware	Hardware store	17,029
10506B	Available	Retail	1,540
10506A	Moby Dick	Restaurant Kabob	1,595
10508	Hibachi Express	Restaurant Hibachi	1,541
10510	Five Guys	Fast Food - QSR	2,280
10512	Kensington Day Spa & Nail	Nail spa	1,140
10514	International Hair Designers	Hair salon	1,140
10516	Java Nation	Coffee shop	1,140
10518	David Z. Ephraim - Optometrist	Medical	1,060
10518A-1	Kron Construction & Paint	Office	919
10518A-2	Kron Construction & Paintv	Office	1,143
10518A-3	Wilmore Insurance	Office	1,003
10520	H&R Block	Tax office	993
10524	7-Eleven	Convenience store	3,165
10526	Chipotle	Fast Food - QSR	2,170
10530	Spiro's Barber	Barbershop	905
10532	Continental Pizza	Fast Food - Pizza	905
15034	Crips & Juicy	Fast Food - QSR	2,310
10540	Fast Track Urgent Care	Medical	2,500
		Total GLA	44,478

last updated: 01/29/25



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Kensington Shopping Center

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last updated: 01/29/25



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Kensington Shopping Center

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LEASING CONTACT

SHARY THUR

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Chevy Chase, MD 20815

202-823-4444

BOCA RATON

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Boca Raton, FL 33432

561-395-2441

last updated: 01/29/25



SHARY THUR



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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0281/-77.0768

Kensington Shopping Center		1 mi radius		5 mi radius		10 mi radius	
10540 Connecticut Ave, Kensington, MD 20885							
Population							
Estimated Population (2024)		17,948		470,461		1.56 M	
Projected Population (2029)		19,457		496,976		1.64 M	
Census Population (2020)		17,559		464,736		1.57 M	
Census Population (2010)		17,060		423,911		1.41 M	
Projected Annual Growth (2024-2029)		1,508	1.7%	26,515	1.1%	76,551	1.0%
Historical Annual Growth (2020-2024)		389	-	5,725	0.3%	-6,367	-0.1%
Historical Annual Growth (2010-2020)		499	0.3%	40,824	1.0%	160,114	1.1%
Estimated Population Density (2024)		5,716	psm	5,992	psm	4,965	psm
Trade Area Size		3.1	sq mi	78.5	sq mi	314.0	sq mi
Households							
Estimated Households (2024)		6,593		186,084		627,709	
Projected Households (2029)		7,067		195,502		653,168	
Census Households (2020)		6,389		179,941		617,022	
Census Households (2010)		6,570		165,321		551,568	
Projected Annual Growth (2024-2029)		474	1.4%	9,418	1.0%	25,459	0.8%
Historical Annual Change (2010-2024)		23	-	20,763	0.9%	76,141	1.0%
Average Household Income							
Estimated Average Household Income (2024)		\$214,165		\$194,761		\$185,623	
Projected Average Household Income (2029)		\$211,336		\$195,995		\$188,615	
Census Average Household Income (2010)		\$119,523		\$122,312		\$118,302	
Census Average Household Income (2000)		\$92,615		\$92,347		\$87,480	
Projected Annual Change (2024-2029)		-\$2,829	-0.3%	\$1,234	0.1%	\$2,993	0.3%
Historical Annual Change (2000-2024)		\$121,550	5.5%	\$102,414	4.6%	\$98,142	4.7%
Median Household Income							
Estimated Median Household Income (2024)		\$161,473		\$143,606		\$130,339	
Projected Median Household Income (2029)		\$164,947		\$145,223		\$132,131	
Census Median Household Income (2010)		\$97,556		\$96,796		\$92,434	
Census Median Household Income (2000)		\$80,483		\$75,015		\$69,365	
Projected Annual Change (2024-2029)		\$3,474	0.4%	\$1,618	0.2%	\$1,792	0.3%
Historical Annual Change (2000-2024)		\$80,990	4.2%	\$68,590	3.8%	\$60,974	3.7%
Per Capita Income							
Estimated Per Capita Income (2024)		\$78,831		\$77,157		\$74,960	
Projected Per Capita Income (2029)		\$76,904		\$77,217		\$75,536	
Census Per Capita Income (2010)		\$46,025		\$47,699		\$46,423	
Census Per Capita Income (2000)		\$37,244		\$36,663		\$34,487	
Projected Annual Change (2024-2029)		-\$1,927	-0.5%	\$60	-	\$576	0.2%
Historical Annual Change (2000-2024)		\$41,587	4.7%	\$40,494	4.6%	\$40,473	4.9%
Estimated Average Household Net Worth (2024)		\$1.93 M		\$1.61 M		\$1.39 M	

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility.
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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0281/-77.0768

Kensington Shopping Center		1 mi radius	5 mi radius	10 mi radius
10540 Connecticut Ave, Kensington, MD 20885				
Total Annual Consumer Expenditure (2024)				
Total Household Expenditure		\$830.24 M	\$21.92 B	\$70.93 B
Total Non-Retail Expenditure		\$445.17 M	\$11.77 B	\$38.05 B
Total Retail Expenditure		\$385.07 M	\$10.16 B	\$32.88 B
Apparel		\$30.27 M	\$800.9 M	\$2.59 B
Contributions		\$31.91 M	\$827.99 M	\$2.62 B
Education		\$32.25 M	\$840.75 M	\$2.67 B
Entertainment		\$49.37 M	\$1.29 B	\$4.16 B
Food and Beverages		\$117.29 M	\$3.11 B	\$10.13 B
Furnishings and Equipment		\$30.35 M	\$795.69 M	\$2.56 B
Gifts		\$25.19 M	\$655.37 M	\$2.07 B
Health Care		\$65.57 M	\$1.73 B	\$5.62 B
Household Operations		\$34.42 M	\$903.28 M	\$2.9 B
Miscellaneous Expenses		\$16.01 M	\$422.21 M	\$1.36 B
Personal Care		\$11.08 M	\$292.96 M	\$949.59 M
Personal Insurance		\$6.7 M	\$173.26 M	\$550.33 M
Reading		\$1.88 M	\$49.35 M	\$158.85 M
Shelter		\$173.72 M	\$4.62 B	\$15.02 B
Tobacco		\$3.68 M	\$100.93 M	\$338.94 M
Transportation		\$146.27 M	\$3.86 B	\$12.48 B
Utilities		\$54.3 M	\$1.45 B	\$4.73 B
Monthly Household Consumer Expenditure (2024)				
Total Household Expenditure		\$10,494	\$9,819	\$9,416
Total Non-Retail Expenditure		\$5,627 53.6%	\$5,270 53.7%	\$5,051 53.6%
Total Retail Expenditures		\$4,867 46.4%	\$4,549 46.3%	\$4,365 46.4%
Apparel		\$383 3.6%	\$359 3.7%	\$344 3.6%
Contributions		\$403 3.8%	\$371 3.8%	\$348 3.7%
Education		\$408 3.9%	\$377 3.8%	\$355 3.8%
Entertainment		\$624 5.9%	\$579 5.9%	\$553 5.9%
Food and Beverages		\$1,482 14.1%	\$1,394 14.2%	\$1,345 14.3%
Furnishings and Equipment		\$384 3.7%	\$356 3.6%	\$340 3.6%
Gifts		\$318 3.0%	\$293 3.0%	\$275 2.9%
Health Care		\$829 7.9%	\$774 7.9%	\$745 7.9%
Household Operations		\$435 4.1%	\$405 4.1%	\$385 4.1%
Miscellaneous Expenses		\$202 1.9%	\$189 1.9%	\$181 1.9%
Personal Care		\$140 1.3%	\$131 1.3%	\$126 1.3%
Personal Insurance		\$85 0.8%	\$78 0.8%	\$73 0.8%
Reading		\$24 0.2%	\$22 0.2%	\$21 0.2%
Shelter		\$2,196 20.9%	\$2,070 21.1%	\$1,994 21.2%
Tobacco		\$47 0.4%	\$45 0.5%	\$45 0.5%
Transportation		\$1,849 17.6%	\$1,727 17.6%	\$1,657 17.6%
Utilities		\$686 6.5%	\$648 6.6%	\$629 6.7%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0281/-77.0768

Kensington Shopping Center		1 mi radius		5 mi radius		10 mi radius	
10540 Connecticut Ave, Kensington, MD 20885							
Race and Ethnicity							
Total Population (2024)		17,948		470,461		1.56 M	
White (2024)		7,959	44.3%	188,034	40.0%	631,826	40.5%
Black or African American (2024)		3,084	17.2%	104,780	22.3%	467,463	30.0%
American Indian or Alaska Native (2024)		79	0.4%	2,351	0.5%	7,321	0.5%
Asian (2024)		3,211	17.9%	83,411	17.7%	193,321	12.4%
Hawaiian or Pacific Islander (2024)		13	-	262	-	871	-
Other Race (2024)		1,077	6.0%	38,003	8.1%	112,811	7.2%
Two or More Races (2024)		2,525	14.1%	53,620	11.4%	145,678	9.3%
Population < 18 (2024)		4,394	24.5%	109,699	23.3%	325,154	20.9%
White Not Hispanic		1,235	28.1%	30,573	27.9%	89,419	27.5%
Black or African American		773	17.6%	25,797	23.5%	102,977	31.7%
Asian		776	17.7%	17,441	15.9%	35,736	11.0%
Other Race Not Hispanic		249	5.7%	6,186	5.6%	17,679	5.4%
Hispanic		1,361	31.0%	29,702	27.1%	79,343	24.4%
Not Hispanic or Latino Population (2024)		13,598	75.8%	365,624	77.7%	1.26 M	81.0%
Not Hispanic White		6,872	50.5%	166,898	45.6%	575,717	45.6%
Not Hispanic Black or African American		2,993	22.0%	101,664	27.8%	448,864	35.6%
Not Hispanic American Indian or Alaska Native		8	-	333	-	1,264	0.1%
Not Hispanic Asian		3,178	23.4%	82,546	22.6%	190,182	15.1%
Not Hispanic Hawaiian or Pacific Islander		2	-	95	-	428	-
Not Hispanic Other Race		56	0.4%	2,215	0.6%	6,516	0.5%
Not Hispanic Two or More Races		490	3.6%	11,872	3.2%	39,458	3.1%
Hispanic or Latino Population (2024)		4,350	24.2%	104,837	22.3%	296,861	19.0%
Hispanic White		1,088	25.0%	21,136	20.2%	56,109	18.9%
Hispanic Black or African American		91	2.1%	3,116	3.0%	18,598	6.3%
Hispanic American Indian or Alaska Native		71	1.6%	2,018	1.9%	6,057	2.0%
Hispanic Asian		34	0.8%	865	0.8%	3,139	1.1%
Hispanic Hawaiian or Pacific Islander		11	0.3%	167	0.2%	442	0.1%
Hispanic Other Race		1,021	23.5%	35,787	34.1%	106,296	35.8%
Hispanic Two or More Races		2,035	46.8%	41,748	39.8%	106,221	35.8%
Not Hispanic or Latino Population (2020)		14,937	85.1%	362,133	77.9%	1.24 M	79.1%
Hispanic or Latino Population (2020)		2,622	14.9%	102,602	22.1%	327,190	20.9%
Not Hispanic or Latino Population (2010)		14,990	87.9%	343,416	81.0%	1.16 M	82.4%
Hispanic or Latino Population (2010)		2,070	12.1%	80,495	19.0%	246,807	17.6%
Not Hispanic or Latino Population (2029)		14,765	75.9%	385,614	77.6%	1.32 M	80.5%
Hispanic or Latino Population (2029)		4,692	24.1%	111,362	22.4%	318,881	19.5%
Projected Annual Growth (2024-2029)		341	1.6%	6,525	1.2%	22,020	1.5%
Historical Annual Growth (2010-2020)		552	2.7%	22,107	2.7%	80,384	3.3%

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0281/-77.0768

Kensington Shopping Center		1 mi radius		5 mi radius		10 mi radius	
10540 Connecticut Ave, Kensington, MD 20885							
Total Age Distribution (2024)							
Total Population		17,948		470,461		1.56 M	
Age Under 5 Years		1,107	6.2%	29,022	6.2%	89,064	5.7%
Age 5 to 9 Years		1,177	6.6%	31,096	6.6%	91,505	5.9%
Age 10 to 14 Years		1,306	7.3%	30,879	6.6%	89,632	5.7%
Age 15 to 19 Years		1,220	6.8%	28,725	6.1%	100,737	6.5%
Age 20 to 24 Years		858	4.8%	25,272	5.4%	107,439	6.9%
Age 25 to 29 Years		705	3.9%	28,007	6.0%	122,269	7.8%
Age 30 to 34 Years		962	5.4%	31,484	6.7%	126,771	8.1%
Age 35 to 39 Years		1,218	6.8%	34,279	7.3%	120,831	7.7%
Age 40 to 44 Years		1,304	7.3%	34,415	7.3%	112,407	7.2%
Age 45 to 49 Years		1,268	7.1%	30,835	6.6%	95,406	6.1%
Age 50 to 54 Years		1,332	7.4%	30,350	6.5%	93,122	6.0%
Age 55 to 59 Years		1,213	6.8%	27,966	5.9%	86,292	5.5%
Age 60 to 64 Years		1,101	6.1%	26,842	5.7%	82,460	5.3%
Age 65 to 69 Years		1,010	5.6%	24,797	5.3%	73,921	4.7%
Age 70 to 74 Years		794	4.4%	20,120	4.3%	60,824	3.9%
Age 75 to 79 Years		583	3.3%	15,380	3.3%	46,024	3.0%
Age 80 to 84 Years		360	2.0%	10,230	2.2%	29,820	1.9%
Age 85 Years or Over		429	2.4%	10,763	2.3%	30,768	2.0%
Median Age		40.6		39.0		37.5	
Age 19 Years or Less		4,810	26.8%	119,721	25.4%	370,938	23.8%
Age 20 to 64 Years		9,961	55.5%	269,449	57.3%	946,996	60.7%
Age 65 Years or Over		3,177	17.7%	81,290	17.3%	241,356	15.5%
Female Age Distribution (2024)							
Female Population		9,062	50.5%	243,046	51.7%	780,518	50.1%
Age Under 5 Years		514	5.7%	14,214	5.8%	43,468	5.6%
Age 5 to 9 Years		578	6.4%	15,358	6.3%	44,793	5.7%
Age 10 to 14 Years		600	6.6%	14,975	6.2%	43,399	5.6%
Age 15 to 19 Years		620	6.8%	13,909	5.7%	41,830	5.4%
Age 20 to 24 Years		431	4.8%	12,703	5.2%	46,482	6.0%
Age 25 to 29 Years		345	3.8%	14,616	6.0%	64,802	8.3%
Age 30 to 34 Years		482	5.3%	16,100	6.6%	64,219	8.2%
Age 35 to 39 Years		633	7.0%	17,703	7.3%	61,303	7.9%
Age 40 to 44 Years		676	7.5%	17,769	7.3%	56,473	7.2%
Age 45 to 49 Years		622	6.9%	15,945	6.6%	48,387	6.2%
Age 50 to 54 Years		693	7.7%	15,858	6.5%	46,899	6.0%
Age 55 to 59 Years		638	7.0%	14,595	6.0%	43,532	5.6%
Age 60 to 64 Years		555	6.1%	14,112	5.8%	42,098	5.4%
Age 65 to 69 Years		505	5.6%	13,410	5.5%	39,468	5.1%
Age 70 to 74 Years		438	4.8%	11,190	4.6%	33,434	4.3%
Age 75 to 79 Years		312	3.4%	8,580	3.5%	25,707	3.3%
Age 80 to 84 Years		202	2.2%	5,864	2.4%	16,903	2.2%
Age 85 Years or Over		217	2.4%	6,146	2.5%	17,322	2.2%
Female Median Age		41.4		40.0		38.6	
Age 19 Years or Less		2,313	25.5%	58,456	24.1%	173,489	22.2%
Age 20 to 64 Years		5,075	56.0%	139,401	57.4%	474,195	60.8%
Age 65 Years or Over		1,674	18.5%	45,190	18.6%	132,834	17.0%

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0281/-77.0768

Kensington Shopping Center		1 mi radius		5 mi radius		10 mi radius	
10540 Connecticut Ave, Kensington, MD 20885							
Male Age Distribution (2024)							
Male Population		8,886	49.5%	227,415	48.3%	778,772	49.9%
Age Under 5 Years		593	6.7%	14,808	6.5%	45,596	5.9%
Age 5 to 9 Years		599	6.7%	15,738	6.9%	46,712	6.0%
Age 10 to 14 Years		706	7.9%	15,905	7.0%	46,234	5.9%
Age 15 to 19 Years		600	6.7%	14,815	6.5%	58,908	7.6%
Age 20 to 24 Years		427	4.8%	12,568	5.5%	60,957	7.8%
Age 25 to 29 Years		361	4.1%	13,391	5.9%	57,466	7.4%
Age 30 to 34 Years		480	5.4%	15,384	6.8%	62,553	8.0%
Age 35 to 39 Years		585	6.6%	16,576	7.3%	59,528	7.6%
Age 40 to 44 Years		628	7.1%	16,646	7.3%	55,934	7.2%
Age 45 to 49 Years		645	7.3%	14,890	6.5%	47,019	6.0%
Age 50 to 54 Years		639	7.2%	14,493	6.4%	46,222	5.9%
Age 55 to 59 Years		575	6.5%	13,371	5.9%	42,760	5.5%
Age 60 to 64 Years		546	6.1%	12,730	5.6%	40,362	5.2%
Age 65 to 69 Years		505	5.7%	11,386	5.0%	34,453	4.4%
Age 70 to 74 Years		356	4.0%	8,930	3.9%	27,390	3.5%
Age 75 to 79 Years		271	3.1%	6,800	3.0%	20,317	2.6%
Age 80 to 84 Years		158	1.8%	4,367	1.9%	12,917	1.7%
Age 85 Years or Over		212	2.4%	4,617	2.0%	13,445	1.7%
Male Median Age		39.9		38.0		36.4	
Age 19 Years or Less		2,498	28.1%	61,266	26.9%	197,449	25.4%
Age 20 to 64 Years		4,886	55.0%	130,048	57.2%	472,801	60.7%
Age 65 Years or Over		1,503	16.9%	36,101	15.9%	108,522	13.9%
Males per 100 Females (2024)							
Overall Comparison		98		94		100	
Age Under 5 Years		115	53.6%	104	51.0%	105	51.2%
Age 5 to 9 Years		104	50.9%	102	50.6%	104	51.0%
Age 10 to 14 Years		118	54.0%	106	51.5%	107	51.6%
Age 15 to 19 Years		97	49.1%	107	51.6%	141	58.5%
Age 20 to 24 Years		99	49.8%	99	49.7%	131	56.7%
Age 25 to 29 Years		105	51.1%	92	47.8%	89	47.0%
Age 30 to 34 Years		100	49.9%	96	48.9%	97	49.3%
Age 35 to 39 Years		92	48.0%	94	48.4%	97	49.3%
Age 40 to 44 Years		93	48.2%	94	48.4%	99	49.8%
Age 45 to 49 Years		104	50.9%	93	48.3%	97	49.3%
Age 50 to 54 Years		92	48.0%	91	47.8%	99	49.6%
Age 55 to 59 Years		90	47.4%	92	47.8%	98	49.6%
Age 60 to 64 Years		98	49.6%	90	47.4%	96	48.9%
Age 65 to 69 Years		100	50.0%	85	45.9%	87	46.6%
Age 70 to 74 Years		81	44.9%	80	44.4%	82	45.0%
Age 75 to 79 Years		87	46.5%	79	44.2%	79	44.1%
Age 80 to 84 Years		78	43.8%	74	42.7%	76	43.3%
Age 85 Years or Over		98	49.4%	75	42.9%	78	43.7%
Age 19 Years or Less		108	51.9%	105	51.2%	114	53.2%
Age 20 to 39 Years		98	49.5%	95	48.7%	102	50.4%
Age 40 to 64 Years		95	48.8%	92	48.0%	98	49.5%
Age 65 Years or Over		90	47.3%	80	44.4%	82	45.0%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0281/-77.0768

Kensington Shopping Center		1 mi radius		5 mi radius		10 mi radius	
10540 Connecticut Ave, Kensington, MD 20885							
Household Type (2024)							
Total Households		6,593		186,084		627,709	
Households with Children		2,344	35.6%	55,234	29.7%	162,198	25.8%
Average Household Size		2.7		2.5		2.4	
Household Density per Square Mile		2,100		2,370		1,999	
Population Family		14,597	81.3%	362,742	77.1%	1.1 M	70.4%
Population Non-Family		3,053	17.0%	102,854	21.9%	410,752	26.3%
Population Group Quarters		299	1.7%	4,865	1.0%	51,002	3.3%
Family Households		4,326	65.6%	106,520	57.2%	326,497	52.0%
Married Couple Households		3,451	79.8%	79,343	74.5%	233,207	71.4%
Other Family Households with Children		874	20.2%	27,177	25.5%	93,291	28.6%
Family Households with Children		2,342	54.1%	55,170	51.8%	161,824	49.6%
Married Couple with Children		1,955	83.5%	42,552	77.1%	118,484	73.2%
Other Family Households with Children		386	16.5%	12,618	22.9%	43,340	26.8%
Family Households No Children		1,984	45.9%	51,350	48.2%	164,673	50.4%
Married Couple No Children		1,496	75.4%	36,791	71.6%	114,722	69.7%
Other Family Households No Children		488	24.6%	14,559	28.4%	49,951	30.3%
Non-Family Households		2,268	34.4%	79,563	42.8%	301,212	48.0%
Non-Family Households with Children		3	0.1%	64	-	374	0.1%
Non-Family Households No Children		2,265	99.9%	79,500	99.9%	300,837	99.9%
Average Family Household Size		3.4		3.4		3.4	
Average Family Income		\$266,813		\$265,159		\$253,778	
Median Family Income		\$204,497		\$183,294		\$169,993	
Average Non-Family Household Size		1.3		1.3		1.4	
Marital Status (2024)							
Population Age 15 Years or Over		14,358		379,464		1.29 M	
Never Married		4,075	28.4%	131,971	34.8%	546,020	42.4%
Currently Married		7,788	54.2%	180,721	47.6%	529,915	41.1%
Previously Married		2,494	17.4%	66,772	17.6%	213,155	16.5%
Separated		593	23.8%	18,178	27.2%	57,261	26.9%
Widowed		606	24.3%	17,571	26.3%	54,689	25.7%
Divorced		1,295	51.9%	31,023	46.5%	101,206	47.5%
Educational Attainment (2024)							
Adult Population Age 25 Years or Over		12,280		325,468		1.08 M	
Elementary (Grade Level 0 to 8)		280	2.3%	16,879	5.2%	60,904	5.6%
Some High School (Grade Level 9 to 11)		242	2.0%	11,908	3.7%	41,317	3.8%
High School Graduate		1,216	9.9%	36,774	11.3%	134,832	12.5%
Some College		977	8.0%	31,857	9.8%	110,133	10.2%
Associate Degree Only		437	3.6%	13,640	4.2%	45,079	4.2%
Bachelor Degree Only		3,860	31.4%	87,071	26.8%	293,338	27.1%
Graduate Degree		5,269	42.9%	127,339	39.1%	395,311	36.6%
Any College (Some College or Higher)		10,543	85.9%	259,906	79.9%	843,861	78.1%
College Degree + (Bachelor Degree or Higher)		9,129	74.3%	214,410	65.9%	688,649	63.7%

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0281/-77.0768

Kensington Shopping Center		1 mi radius		5 mi radius		10 mi radius	
10540 Connecticut Ave, Kensington, MD 20885							
Housing							
Total Housing Units (2024)		6,836		193,984		683,754	
Total Housing Units (2020)		6,643		189,645		662,333	
Historical Annual Growth (2020-2024)		193	-	4,339	-	21,421	-
Housing Units Occupied (2024)		6,593	96.4%	186,084	95.9%	627,709	91.8%
Housing Units Owner-Occupied		5,244	79.5%	105,785	56.8%	326,463	52.0%
Housing Units Renter-Occupied		1,349	20.5%	80,299	43.2%	301,246	48.0%
Housing Units Vacant (2024)		243	3.6%	7,900	4.1%	56,045	8.2%
Household Size (2024)							
Total Households		6,593		186,084		627,709	
1 Person Households		1,990	30.2%	68,437	36.8%	249,459	39.7%
2 Person Households		2,812	42.7%	64,343	34.6%	211,828	33.7%
3 Person Households		804	12.2%	22,176	11.9%	70,616	11.2%
4 Person Households		578	8.8%	17,361	9.3%	52,407	8.3%
5 Person Households		227	3.4%	7,847	4.2%	24,253	3.9%
6 Person Households		121	1.8%	3,453	1.9%	10,935	1.7%
7 or More Person Households		61	0.9%	2,466	1.3%	8,211	1.3%
Household Income Distribution (2024)							
HH Income \$200,000 or More		2,462	37.3%	58,092	31.2%	174,481	27.8%
HH Income \$150,000 to \$199,999		798	12.1%	21,287	11.4%	71,052	11.3%
HH Income \$125,000 to \$149,999		569	8.6%	14,399	7.7%	48,685	7.8%
HH Income \$100,000 to \$124,999		474	7.2%	15,970	8.6%	56,517	9.0%
HH Income \$75,000 to \$99,999		614	9.3%	18,917	10.2%	68,823	11.0%
HH Income \$50,000 to \$74,999		645	9.8%	19,767	10.6%	68,645	10.9%
HH Income \$35,000 to \$49,999		314	4.8%	11,332	6.1%	38,204	6.1%
HH Income \$25,000 to \$34,999		238	3.6%	9,240	5.0%	30,105	4.8%
HH Income \$15,000 to \$24,999		193	2.9%	6,973	3.7%	25,250	4.0%
HH Income \$10,000 to \$14,999		92	1.4%	3,372	1.8%	13,245	2.1%
HH Income Under \$10,000		194	2.9%	6,734	3.6%	32,700	5.2%
Household Vehicles (2024)							
Households 0 Vehicles Available		343	5.2%	25,072	13.5%	132,296	21.1%
Households 1 Vehicle Available		2,237	33.9%	76,570	41.1%	255,890	40.8%
Households 2 Vehicles Available		3,019	45.8%	61,585	33.1%	171,800	27.4%
Households 3 or More Vehicles Available		994	15.1%	22,856	12.3%	67,724	10.8%
Total Vehicles Available		11,587		276,219		826,063	
Average Vehicles per Household		1.8		1.5		1.3	
Owner-Occupied Household Vehicles		9,806	84.6%	190,440	68.9%	551,551	66.8%
Average Vehicles per Owner-Occupied Household		1.9		1.8		1.7	
Renter-Occupied Household Vehicles		1,780	15.4%	85,779	31.1%	274,512	33.2%
Average Vehicles per Renter-Occupied Household		1.3		1.1		-	
Travel Time (2024)							
Worker Base Age 16 years or Over		9,494		252,201		853,860	
Travel to Work in 14 Minutes or Less		972	10.2%	24,249	9.6%	86,623	10.1%
Travel to Work in 15 to 29 Minutes		2,243	23.6%	54,517	21.6%	190,833	22.3%
Travel to Work in 30 to 59 Minutes		2,272	23.9%	77,290	30.6%	253,172	29.7%
Travel to Work in 60 Minutes or More		584	6.1%	18,765	7.4%	57,313	6.7%
Work at Home		3,423	36.1%	77,380	30.7%	265,919	31.1%
Average Minutes Travel to Work		27.4		30.0		28.7	

Complete Profile

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Lat/Lon: 39.0281/-77.0768

Kensington Shopping Center		1 mi radius		5 mi radius		10 mi radius	
10540 Connecticut Ave, Kensington, MD 20885							
Transportation To Work (2024)							
Worker Base Age 16 years or Over		9,494		252,201		853,860	
Drive to Work Alone		4,700	49.5%	120,220	47.7%	360,505	42.2%
Drive to Work in Carpool		555	5.8%	18,584	7.4%	59,054	6.9%
Travel to Work by Public Transportation		509	5.4%	24,916	9.9%	97,367	11.4%
Drive to Work on Motorcycle		18	0.2%	338	0.1%	710	-
Bicycle to Work		77	0.8%	1,914	0.8%	12,879	1.5%
Walk to Work		97	1.0%	5,477	2.2%	44,244	5.2%
Other Means		114	1.2%	3,371	1.3%	13,183	1.5%
Work at Home		3,423	36.1%	77,380	30.7%	265,919	31.1%
Daytime Demographics (2024)							
Total Businesses		987		22,049		84,274	
Total Employees		6,664		232,693		1.04 M	
Company Headquarter Businesses		42	4.3%	887	4.0%	3,547	4.2%
Company Headquarter Employees		515	7.7%	38,985	16.8%	209,836	20.3%
Employee Population per Business		6.8	to 1	10.6	to 1	12.3	to 1
Residential Population per Business		18.2	to 1	21.3	to 1	18.5	to 1
Adj. Daytime Demographics Age 16 Years or Over		11,170		351,925		1.45 M	
Labor Force							
Labor Population Age 16 Years or Over (2024)		14,086		373,201		1.27 M	
Labor Force Total Males (2024)		6,855	48.7%	177,787	47.6%	630,932	49.6%
Male Civilian Employed		4,768	69.6%	129,055	72.6%	444,715	70.5%
Male Civilian Unemployed		66	1.0%	2,841	1.6%	12,424	2.0%
Males in Armed Forces		67	1.0%	1,006	0.6%	3,111	0.5%
Males Not in Labor Force		1,954	28.5%	44,885	25.2%	170,683	27.1%
Labor Force Total Females (2024)		7,232	51.3%	195,414	52.4%	639,850	50.4%
Female Civilian Employed		4,726	65.3%	123,152	63.0%	409,230	64.0%
Female Civilian Unemployed		68	0.9%	3,064	1.6%	11,867	1.9%
Females in Armed Forces		20	0.3%	756	0.4%	1,355	0.2%
Females Not in Labor Force		2,418	33.4%	68,442	35.0%	217,398	34.0%
Unemployment Rate		133	0.9%	5,905	1.6%	24,291	1.9%
Occupation (2024)							
Occupation Population Age 16 Years or Over		9,494		252,201		853,860	
Occupation Total Males		4,768	50.2%	129,049	51.2%	444,630	52.1%
Occupation Total Females		4,726	49.8%	123,152	48.8%	409,230	47.9%
Management, Business, Financial Operations		2,496	-	61,346	24.3%	221,608	26.0%
Professional, Related		3,975	41.9%	97,118	38.5%	323,925	37.9%
Service		1,114	11.7%	34,813	13.8%	109,503	12.8%
Sales, Office		1,163	12.3%	30,741	12.2%	107,346	12.6%
Farming, Fishing, Forestry		-	-	247	-	696	-
Construction, Extraction, Maintenance		436	4.6%	16,322	6.5%	50,295	5.9%
Production, Transport, Material Moving		309	3.3%	11,614	4.6%	40,488	4.7%
White Collar Workers		7,635	80.4%	189,205	75.0%	652,879	76.5%
Blue Collar Workers		1,859	19.6%	62,996	25.0%	200,981	23.5%

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Lat/Lon: 39.0281/-77.0768

Kensington Shopping Center		1 mi radius		5 mi radius		10 mi radius	
10540 Connecticut Ave, Kensington, MD 20025							
Units In Structure (2024)							
Total Units		6,593		186,084		627,709	
1 Detached Unit		4,288	65.0%	79,292	42.6%	207,191	33.0%
1 Attached Unit		707	10.7%	25,518	13.7%	97,280	15.5%
2 Units		19	0.3%	1,808	1.0%	12,672	2.0%
3 to 4 Units		61	0.9%	3,487	1.9%	23,692	3.8%
5 to 9 Units		371	5.6%	10,737	5.8%	36,807	5.9%
10 to 19 Units		448	6.8%	15,854	8.5%	53,457	8.5%
20 to 49 Units		113	1.7%	6,429	3.5%	33,663	5.4%
50 or More Units		563	8.5%	42,268	22.7%	161,428	25.7%
Mobile Home or Trailer		19	0.3%	684	0.4%	1,469	0.2%
Other Structure		5	-	7	-	51	-
Homes Built By Year (2024)							
Homes Built 2020 or later		61	0.9%	2,249	1.2%	9,761	1.4%
Homes Built 2010 to 2019		314	4.6%	18,552	9.6%	68,582	10.0%
Homes Built 2000 to 2009		339	5.0%	15,697	8.1%	55,229	8.1%
Homes Built 1990 to 1999		239	3.5%	11,846	6.1%	43,074	6.3%
Homes Built 1980 to 1989		466	6.8%	19,435	10.0%	71,851	10.5%
Homes Built 1970 to 1979		704	10.3%	21,381	11.0%	70,419	10.3%
Homes Built 1960 to 1969		911	13.3%	31,926	16.5%	84,969	12.4%
Homes Built 1950 to 1959		2,320	33.9%	34,947	18.0%	83,105	12.2%
Homes Built 1940 to 1949		699	10.2%	13,995	7.2%	41,987	6.1%
Homes Built Before 1939		541	7.9%	16,056	8.3%	98,733	14.4%
Median Age of Homes		59.6 yrs		51.8 yrs		52.0 yrs	
Home Values (2024)							
Owner Specified Housing Units		5,244		105,785		326,463	
Home Values \$1,000,000 or More		1,062	20.3%	23,427	22.1%	80,065	24.5%
Home Values \$750,000 to \$999,999		1,223	23.3%	18,426	17.4%	57,149	17.5%
Home Values \$500,000 to \$749,999		1,765	33.7%	31,877	30.1%	89,083	27.3%
Home Values \$400,000 to \$499,999		481	9.2%	12,741	12.0%	37,912	11.6%
Home Values \$300,000 to \$399,999		273	5.2%	8,625	8.2%	31,566	9.7%
Home Values \$250,000 to \$299,999		169	3.2%	2,705	2.6%	8,814	2.7%
Home Values \$200,000 to \$249,999		94	1.8%	2,833	2.7%	7,307	2.2%
Home Values \$175,000 to \$199,999		31	0.6%	841	0.8%	2,143	0.7%
Home Values \$150,000 to \$174,999		18	0.3%	702	0.7%	2,280	0.7%
Home Values \$125,000 to \$149,999		7	0.1%	378	0.4%	1,030	0.3%
Home Values \$100,000 to \$124,999		19	0.4%	445	0.4%	1,588	0.5%
Home Values \$90,000 to \$99,999		7	0.1%	213	0.2%	471	0.1%
Home Values \$80,000 to \$89,999		-	-	22	-	71	-
Home Values \$70,000 to \$79,999		-	-	79	-	358	0.1%
Home Values \$60,000 to \$69,999		-	-	101	-	427	0.1%
Home Values \$50,000 to \$59,999		30	0.6%	480	0.5%	924	0.3%
Home Values \$35,000 to \$49,999		4	-	488	0.5%	1,257	0.4%
Home Values \$25,000 to \$34,999		-	-	247	0.2%	794	0.2%
Home Values \$10,000 to \$24,999		3	-	156	0.1%	442	0.1%
Home Values Under \$10,000		56	1.1%	997	0.9%	2,781	0.9%
Owner-Occupied Median Home Value		\$726,302		\$746,724		\$770,858	
Renter-Occupied Median Rent		\$1,698		\$1,832		\$1,848	