

# Extended Demographic Report - PopStats

2010 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval

Nov 15, 2022



Latitude: 40.135791 Longitude: -75.543935

| Shoppes at Valley Forge<br>Phoenixville, PA |                                       | 5.00 Minute<br>Drivetime | 10.00 Minute<br>Drivetime | 20.00 Minute<br>Drivetime |
|---|---------------------------------------|--------------------------|---------------------------|---------------------------|
| Population                                  | Current Year Estimated Population     | 30,778                   | 66,308                    | 315,963                   |
|   | Population Est 22Q1                   | 30,691                   | 66,172                    | 315,667                   |
|   | Population Est 21Q4                   | 30,655                   | 66,064                    | 314,648                   |
|   | Population Est 21Q3                   | 30,500                   | 65,821                    | 313,266                   |
|   | Population Est 21Q2                   | 30,590                   | 65,954                    | 310,466                   |
|   | Population Est 21Q1                   | 30,617                   | 65,898                    | 309,993                   |
|   | Population Est 20Q4                   | 30,506                   | 65,730                    | 309,266                   |
|   | Population Est 20Q3                   | 30,484                   | 65,683                    | 308,162                   |
|   | Population Est 20Q2                   | 30,434                   | 65,625                    | 307,521                   |
|   | Population Fcst                       | 32,271                   | 69,076                    | 329,552                   |
|   | 2010 Census Population                | 27,028                   | 59,229                    | 283,904                   |
|   | 2000 Census Population                | 24,020                   | 49,363                    | 243,910                   |
|   | 1990 Census Population                | 23,392                   | 43,987                    | 207,079                   |
|   | Current Year Daytime Population       | 25,483                   | 49,783                    | 413,345                   |
|   | Average Seasonal Population           | 176                      | 447                       | 2,935                     |
|   | Historical Annual Growth, 1990 – 2000 | 0.27%                    | 1.16%                     | 1.65%                     |
|   | Historical Annual Growth, 2000 – 2010 | 1.19%                    | 1.84%                     | 1.53%                     |
|   | Estimated Annual Growth, 2010 – CY    | 1.07%                    | 0.93%                     | 0.88%                     |
|   | Projected Annual Growth, CY to Y5     | 0.95%                    | 0.82%                     | 0.85%                     |
|   | Group Qtrs Est                        | 628                      | 1,622                     | 9,557                     |
|   | Transient Est Average Last 4 Qtrs     | 0                        | 0                         | 16,043                    |
| Households                                  | Current Year Estimated Households     | 12,796                   | 26,155                    | 120,123                   |
|   | Households Est 22Q1                   | 12,757                   | 26,101                    | 120,023                   |
|   | Households Est 21Q4                   | 12,746                   | 26,061                    | 119,645                   |
|   | Households Est 21Q3                   | 12,684                   | 25,965                    | 119,118                   |
|   | Households Est 21Q2                   | 12,703                   | 25,997                    | 117,883                   |
|   | Households Est 21Q1                   | 12,716                   | 25,983                    | 117,701                   |
|   | Households Est 20Q4                   | 12,670                   | 25,915                    | 117,423                   |
|   | Households Est 20Q3                   | 12,660                   | 25,899                    | 117,018                   |
|   | Households Est 20Q2                   | 12,641                   | 25,873                    | 116,730                   |
|   | Households Fcst                       | 13,423                   | 27,263                    | 125,470                   |
|   | 2010 Census Households                | 11,227                   | 23,329                    | 107,619                   |
|   | 2000 Census Households                | 9,964                    | 19,731                    | 92,974                    |
|   | 1990 Census Households                | 9,157                    | 16,841                    | 76,827                    |
|   | Historical Annual Growth, 1990 – 2000 | 0.85%                    | 1.60%                     | 1.93%                     |
|   | Historical Annual Growth, 2000 – 2010 | 1.20%                    | 1.69%                     | 1.47%                     |
|   | Estimated Annual Growth, 2010 – CY    | 1.07%                    | 0.94%                     | 0.90%                     |
|   | Projected Annual Growth, CY to Y5     | 0.96%                    | 0.83%                     | 0.87%                     |
|   | Population per Household              | 2.36                     | 2.47                      | 2.55                      |

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|---|-----------|--------------------------|---------------------------|---------------------------|
| HH Income \$500,000 or more                   |           | 2.4%                     | 2.6%                      | 3.4%                      |
| HH Income \$250,000 to \$499,999              |           | 2.8%                     | 3.2%                      | 4.1%                      |
| HH Income \$200,000 to \$249,999              |           | 6.7%                     | 7.4%                      | 9.5%                      |
| HH Income \$175,000 to \$199,999              |           | 5.0%                     | 7.4%                      | 7.4%                      |
| HH Income \$150,000 to \$174,999              |           | 8.1%                     | 8.0%                      | 8.2%                      |
| HH Income \$100,000 to 149,999                |           | 23.0%                    | 20.4%                     | 20.5%                     |
| HH Income \$75,000 to 99,999                  |           | 12.4%                    | 12.4%                     | 12.4%                     |
| HH Income \$50,000 to 74,999                  |           | 15.5%                    | 14.5%                     | 13.5%                     |
| HH Income \$35,000 to 49,999                  |           | 7.1%                     | 7.4%                      | 7.6%                      |
| HH Income \$25,000 to 34,999                  |           | 6.0%                     | 6.3%                      | 5.0%                      |
| HH Income \$15,000 to 24,999                  |           | 5.2%                     | 5.1%                      | 4.5%                      |
| HH Income \$0 to 14,999                       |           | 5.9%                     | 5.3%                      | 4.1%                      |
| Average Household Income                      | \$114,132 |                          | \$129,406                 | \$139,971                 |
| Median Household Income                       | \$95,217  |                          | \$97,382                  | \$106,373                 |
| Per Capita Income                             | \$48,390  |                          | \$52,166                  | \$54,084                  |
| 2000 Average HH Income                        | \$61,744  |                          | \$71,140                  | \$80,607                  |
| 2000 Median HH Income                         | \$48,909  |                          | \$55,783                  | \$64,782                  |
| Disposable HH Income \$500,000 or more        | 0%        |                          | 0%                        | 0%                        |
| Disposable HH Income \$250,000 to \$499,999   | 0%        |                          | 0%                        | 0%                        |
| Disposable HH Income \$200,000 to \$249,999   | 0%        |                          | 0%                        | 0%                        |
| Disposable HH Income \$175,000 to \$199,999   | 3%        |                          | 3%                        | 4%                        |
| Disposable HH Income \$150,000 to \$174,999   | 4%        |                          | 7%                        | 8%                        |
| Disposable HH Income \$100,000 to \$149,999   | 23%       |                          | 21%                       | 22%                       |
| Disposable HH Income \$75,000 to \$99,999     | 16%       |                          | 15%                       | 15%                       |
| Disposable HH Income \$50,000 to \$74,999     | 18%       |                          | 17%                       | 16%                       |
| Disposable HH Income \$35,000 to \$49,999     | 10%       |                          | 9%                        | 10%                       |
| Disposable HH Income \$25,000 to \$34,999     | 7%        |                          | 8%                        | 6%                        |
| Disposable HH Income \$15,000 to \$24,999     | 5%        |                          | 5%                        | 5%                        |
| Disposable HH Income \$0 to \$14,999          | 7%        |                          | 7%                        | 5%                        |
| Average Disposable Income                     | 90,148    |                          | 93,562                    | 101,092                   |
| Median Disposable Income                      | 80,108    |                          | 81,595                    | 88,149                    |
| Householder White – Count                     | 11,130    |                          | 22,569                    | 98,745                    |
| Median HH Income                              | \$97,020  |                          | \$98,344                  | \$107,342                 |
| Average HH Income                             | \$100,746 |                          | \$103,414                 | \$110,505                 |
| Householder Black or African-American – Count | 557       |                          | 1,107                     | 5,402                     |
| Median HH Income                              | \$46,515  |                          | \$54,523                  | \$62,058                  |
| Average HH Income                             | \$77,722  |                          | \$74,650                  | \$78,354                  |
| Householder Hispanic – Count                  | 316       |                          | 752                       | 3,567                     |
| Median HH Income                              | \$94,857  |                          | \$95,774                  | \$99,478                  |
| Average HH Income                             | \$108,689 |                          | \$108,570                 | \$105,561                 |
| Householder Asian or Pacific Islander – Count | 345       |                          | 1,008                     | 9,548                     |
| Median HH Income                              | \$122,248 |                          | \$133,749                 | \$126,231                 |
| Average HH Income                             | \$129,393 |                          | \$133,907                 | \$128,210                 |
| Householder Other or Pacific Islander – Count | 448       |                          | 718                       | 2,861                     |
| Median HH Income                              | \$65,030  |                          | \$68,260                  | \$77,426                  |
| Average HH Income                             | \$85,139  |                          | \$86,212                  | \$90,898                  |

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|---|---------------------------|--------------------------|---------------------------|---------------------------|
| Gender                                      | Male Population           | 15,300                   | 32,742                    | 156,301                   |
|   | Female Population         | 15,479                   | 33,566                    | 159,662                   |
| Total Population<br>by Age                  | Count of Pop 0 to 4 years | 1,789                    | 3,501                     | 15,734                    |
|   | Count of Pop 0 to 7 years | 2,804                    | 5,397                     | 23,437                    |
|   | Count of Pop 5 - 13       | 3,457                    | 6,945                     | 31,167                    |
|   | Count of Pop 14 - 18      | 1,526                    | 3,496                     | 16,165                    |
|   | Count of Pop 19 - 22      | 1,401                    | 3,653                     | 19,581                    |
|   | Count of Pop 22 - 25      | 984                      | 2,475                     | 13,618                    |
|   | Count of Pop 25 - 29      | 1,647                    | 3,918                     | 20,577                    |
|   | Count of Pop 30 - 34      | 1,728                    | 3,544                     | 16,499                    |
|   | Count of Pop 35 - 39      | 2,163                    | 3,883                     | 16,585                    |
|   | Count of Pop 40 - 44      | 2,319                    | 4,193                     | 18,419                    |
|   | Count of Pop 45 - 59      | 6,353                    | 14,159                    | 68,109                    |
|   | Count of Pop 60 - 74      | 5,411                    | 11,961                    | 57,395                    |
|   | Count of Pop 75 - 84      | 1,507                    | 3,413                     | 16,762                    |
|   | Count of Pop 85+          | 494                      | 1,167                     | 5,354                     |
|   | % of Pop 0 to 4 years     | 5.8%                     | 5.3%                      | 5.0%                      |
|   | % of Pop 0 to 7 years     | 9.1%                     | 8.1%                      | 7.4%                      |
|   | % of Pop 5 - 13           | 11.2%                    | 10.5%                     | 9.9%                      |
|   | % of Pop 14 - 18          | 5.0%                     | 5.3%                      | 5.1%                      |
|   | % of Pop 19 - 22          | 4.6%                     | 5.5%                      | 6.2%                      |
|   | % of Pop 22 - 25          | 3.2%                     | 3.7%                      | 4.3%                      |
|   | % of Pop 25 - 29          | 5.4%                     | 5.9%                      | 6.5%                      |
|   | % of Pop 30 - 34          | 5.6%                     | 5.3%                      | 5.2%                      |
|   | % of Pop 35 - 39          | 7.0%                     | 5.9%                      | 5.2%                      |
|   | % of Pop 40 - 44          | 7.5%                     | 6.3%                      | 5.8%                      |
|   | % of Pop 45 - 59          | 20.6%                    | 21.4%                     | 21.6%                     |
|   | % of Pop 60 - 74          | 17.6%                    | 18.0%                     | 18.2%                     |
|   | % of Pop 75 - 84          | 4.9%                     | 5.1%                      | 5.3%                      |
|   | % of Pop 85+              | 1.6%                     | 1.8%                      | 1.7%                      |
|   | Median Age                | 41.5                     | 42.1                      | 42.2                      |
|   | Average Age               | 40.7                     | 41.1                      | 41.3                      |
| Male Population<br>by Age                   | % of Pop 0 to 4 years     | 6.0%                     | 5.5%                      | 5.2%                      |
|   | % of Pop 5 - 13           | 11.5%                    | 10.8%                     | 10.2%                     |
|   | % of Pop 14 - 18          | 5.0%                     | 5.4%                      | 5.3%                      |
|   | % of Pop 19 - 22          | 4.7%                     | 5.6%                      | 6.3%                      |
|   | % of Pop 22 - 25          | 3.4%                     | 3.9%                      | 4.6%                      |
|   | % of Pop 25 - 29          | 5.8%                     | 6.3%                      | 7.0%                      |
|   | % of Pop 30 - 34          | 6.1%                     | 5.7%                      | 5.7%                      |
|   | % of Pop 35 - 39          | 7.3%                     | 6.0%                      | 5.4%                      |
|   | % of Pop 40 - 44          | 7.7%                     | 6.4%                      | 5.9%                      |
|   | % of Pop 45 - 59          | 20.5%                    | 21.1%                     | 21.5%                     |
|   | % of Pop 75 - 84          | 4.2%                     | 4.5%                      | 4.5%                      |
|   | % of Pop 60 - 74          | 16.8%                    | 17.6%                     | 17.4%                     |
|   | % of Pop 85+              | 1.0%                     | 1.1%                      | 1.0%                      |
|   | Median Age                | 40.2                     | 40.5                      | 40.3                      |
|   | Average Age               | 39.6                     | 40.0                      | 40.0                      |

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|---|---|--------------------------|---------------------------|---------------------------|
| Female Population<br>by Age                 | % of Pop 0 to 4 years                             | 5.6%                     | 5.1%                      | 4.8%                      |
|   | % of Pop 5 - 13                                   | 11.0%                    | 10.1%                     | 9.5%                      |
|   | % of Pop 14 - 18                                  | 4.9%                     | 5.1%                      | 4.9%                      |
|   | % of Pop 19 - 22                                  | 4.4%                     | 5.4%                      | 6.1%                      |
|   | % of Pop 22 - 25                                  | 3.0%                     | 3.5%                      | 4.0%                      |
|   | % of Pop 25 - 29                                  | 4.9%                     | 5.5%                      | 6.0%                      |
|   | % of Pop 30 - 34                                  | 5.1%                     | 5.0%                      | 4.8%                      |
|   | % of Pop 35 - 39                                  | 6.8%                     | 5.7%                      | 5.1%                      |
|   | % of Pop 40 - 44                                  | 7.4%                     | 6.3%                      | 5.8%                      |
|   | % of Pop 45 - 59                                  | 20.7%                    | 21.6%                     | 21.6%                     |
|   | % of Pop 60 - 74                                  | 18.3%                    | 18.5%                     | 18.9%                     |
|   | % of Pop 75 - 84                                  | 5.5%                     | 5.8%                      | 6.1%                      |
|   | % of Pop 85+                                      | 2.2%                     | 2.4%                      | 2.3%                      |
|   | Median Age  | 42.9                     | 43.6                      | 44.1                      |
|   | Average Age                                       | 41.7                     | 42.2                      | 42.5                      |
| Race  | Count of White                                    | 26,140                   | 56,980                    | 259,637                   |
|   | Count of Black or African-American                | 1,957                    | 3,471                     | 18,186                    |
|   | Count of Asian or Pacific Islander                | 1,102                    | 3,147                     | 26,554                    |
|   | Count of Other races                              | 1,580                    | 2,710                     | 11,587                    |
|   | White   | 84.9%                    | 85.9%                     | 82.2%                     |
|   | Black or African American                         | 6.4%                     | 5.2%                      | 5.8%                      |
|   | Asian   | 3.6%                     | 4.7%                      | 8.4%                      |
|   | Other Races                                       | 5.1%                     | 4.1%                      | 3.7%                      |
| Language<br>Spoken                          | Speak English at Home                             | 92.2%                    | 91.0%                     | 86.9%                     |
|   | Speak Spanish at Home                             | 1.8%                     | 2.0%                      | 2.2%                      |
|   | Speak French or French Creole at Home             | 0.2%                     | 0.3%                      | 0.5%                      |
|   | Speak German at Home                              | 0.3%                     | 0.3%                      | 0.5%                      |
|   | Speak Russian or Other Slavic Language at Home    | 0.4%                     | 0.5%                      | 0.5%                      |
|   | Speak Other Indo-European Language at Home        | 2.6%                     | 2.8%                      | 4.1%                      |
|   | Speak Chinese at Home                             | 0.5%                     | 0.7%                      | 1.5%                      |
|   | Speak Korean at Home                              | 0.1%                     | 0.1%                      | 0.3%                      |
|   | Speak Vietnamese at Home                          | 0.3%                     | 0.4%                      | 0.4%                      |
|   | Speak Other Asian Language at Home                | 1.2%                     | 1.4%                      | 2.2%                      |
|   | Speak Tagalog and Other Pacific Languages at Home | 0.0%                     | 0.1%                      | 0.3%                      |
|   | Speak Other Language at Home                      | 0.3%                     | 0.4%                      | 0.6%                      |
| Hispanic                                    | Hispanic Population                               | 1,600                    | 2,881                     | 12,010                    |
|   | Hispanic Population Percent                       | 5.2%                     | 4.3%                      | 3.8%                      |
|   | Mexican   | 24.9%                    | 21.7%                     | 24.6%                     |
|   | Puerto Rican                                      | 35.1%                    | 33.5%                     | 30.4%                     |
|   | Cuban   | 3.3%                     | 6.3%                      | 7.7%                      |
|   | Dominican   | 0.3%                     | 3.0%                      | 2.6%                      |
|   | Central American                                  | 18.2%                    | 13.4%                     | 9.8%                      |
|   | South American                                    | 5.9%                     | 6.9%                      | 13.9%                     |
|   | Other Hispanic                                    | 12.4%                    | 15.2%                     | 11.0%                     |
|   | 2000 Hispanic Population Percent                  | 3%                       | 2%                        | 2%                        |
|   | 1990 Hispanic Population Percent                  | 1%                       | 1%                        | 1%                        |

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|---|--|--------------------------|---------------------------|---------------------------|
|   | American (percent of total population) | 2.7%                     | 2.8%                      | 3.0%                      |
|   | American                               | 2.5%                     | 2.7%                      | 2.8%                      |
|   | Native American (ie. Indian/Eskimo)    | 0.2%                     | 0.1%                      | 0.1%                      |
|   | Hawaiian/Pacific Islander              | 0.1%                     | 0.1%                      | 0.0%                      |
|   | Asian (percent of total population)    | 3.6%                     | 4.7%                      | 8.4%                      |
|   | Chinese                                | 0.5%                     | 0.9%                      | 1.7%                      |
|   | Japanese                               | 0.1%                     | 0.1%                      | 0.1%                      |
|   | Korean                                 | 0.2%                     | 0.3%                      | 0.4%                      |
|   | South Central Asian (ie. Indian)       | 1.7%                     | 2.5%                      | 5.2%                      |
|   | South East Asian (ie. Vietnamese)      | 1.0%                     | 0.8%                      | 0.9%                      |
|   | Other Asian                            | 0.1%                     | 0.1%                      | 0.1%                      |
|   | European (percent of total population) | 61.6%                    | 61.4%                     | 55.9%                     |
|   | British                                | 6.5%                     | 6.7%                      | 6.4%                      |
|   | Dutch                                  | 0.5%                     | 0.8%                      | 0.8%                      |
|   | French                                 | 1.0%                     | 1.1%                      | 1.0%                      |
|   | German                                 | 14.7%                    | 15.1%                     | 13.3%                     |
|   | Italian                                | 11.2%                    | 11.0%                     | 10.1%                     |
|   | Polish                                 | 4.4%                     | 4.3%                      | 3.8%                      |
|   | Scandinavian                           | 0.9%                     | 1.1%                      | 1.1%                      |
|   | Scotch/Irish                           | 15.3%                    | 14.8%                     | 14.0%                     |
|   | Other European (ie. Greek/Russian)     | 7.1%                     | 6.5%                      | 5.4%                      |
| Education<br>(Age 25+)                      | Middle Eastern                         | 0.6%                     | 0.5%                      | 0.7%                      |
|   | Other Ancestry                         | 14.3%                    | 13.3%                     | 15.7%                     |
|   | Unclassified Ancestry                  | 12.0%                    | 12.8%                     | 12.6%                     |
|   | Adult Population (25 Years or Older)   | 21,622                   | 46,238                    | 219,698                   |
|   | Elementary (0 to 8)                    | 1.2%                     | 1.4%                      | 1.4%                      |
|   | Some High School (9 to 11)             | 3.6%                     | 3.7%                      | 3.2%                      |
|   | High School Graduate (12)              | 24.8%                    | 23.3%                     | 20.5%                     |
|   | Some College (13 to 16)                | 13.8%                    | 13.3%                     | 13.1%                     |
|   | Associates Degree Only                 | 7.3%                     | 8.1%                      | 7.0%                      |
|   | Bachelors Degree Only                  | 30.5%                    | 30.4%                     | 32.5%                     |
| Household<br>Type                           | Graduate Degree                        | 18.8%                    | 19.8%                     | 22.4%                     |
|   | % College (4+)                         | 49.4%                    | 50.2%                     | 54.8%                     |
|   | Total Households – count               | 12,796                   | 26,155                    | 120,123                   |
|   | One Person HHs – count                 | 4,023                    | 7,382                     | 30,846                    |
|   | Family HHs – count                     | 7,228                    | 16,491                    | 81,410                    |
|   | Married Couple – count                 | 5,285                    | 12,771                    | 67,166                    |
|   | w/own children – count                 | 2,256                    | 5,441                     | 30,551                    |
|   | w/out own children – count             | 3,029                    | 7,330                     | 36,615                    |
|   | Male Householder – count               | 897                      | 1,252                     | 4,185                     |
|   | Female Householder – count             | 1,045                    | 2,467                     | 10,059                    |
|   | Non-Family Households – count          | 1,544                    | 2,282                     | 7,867                     |
|   | 1 Person Household                     | 31.4%                    | 28.2%                     | 25.7%                     |
|   | 2 Person Household                     | 33.2%                    | 32.7%                     | 32.6%                     |
|   | 3 Person Household                     | 15.2%                    | 15.9%                     | 16.5%                     |
|   | 4 Person Household                     | 12.6%                    | 14.3%                     | 15.8%                     |
|   | 5 Person Household                     | 5.1%                     | 6.2%                      | 6.6%                      |
|   | 6 Person Household                     | 1.6%                     | 1.9%                      | 2.0%                      |
|   | 7+ Person Household                    | 0.9%                     | 0.9%                      | 0.8%                      |
|   | % Households With Children             | 25.6%                    | 28.9%                     | 32.1%                     |

This report was produced us

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|---|--|--------------------------|---------------------------|---------------------------|
|   | Total Housing Units                    | 13,568                   | 27,577                    | 126,575                   |
|   | Owner Occupied Percent                 | 64.1%                    | 68.7%                     | 71.0%                     |
|   | Renter Occupied Percent                | 30.2%                    | 26.2%                     | 23.9%                     |
|   | Vacant Housing Percent                 | 5.7%                     | 5.2%                      | 5.1%                      |
|   | Total Housing Units (Census 2000)      | 10,299                   | 20,629                    | 97,091                    |
|   | For Rent (Census 2000)                 | 35%                      | 31%                       | 42%                       |
|   | For Sale (Census 2000)                 | 29%                      | 29%                       | 24%                       |
|   | Rented or Sold, (Census 2000)          | 8%                       | 15%                       | 9%                        |
|   | Seasonal (Census 2014)                 | 3%                       | 5%                        | 5%                        |
|   | Other (Census 2000)                    | 24%                      | 20%                       | 14%                       |
| Homes Built<br>By Year                      | Homes Built 1990 to 2000               | 11%                      | 18%                       | 20%                       |
|   | Homes Built 1980 to 1989               | 16%                      | 14%                       | 15%                       |
|   | Homes Built 1970 to 1979               | 13%                      | 13%                       | 16%                       |
|   | Homes Built 1960 to 1969               | 13%                      | 12%                       | 15%                       |
|   | Homes Built 1950 to 1959               | 13%                      | 11%                       | 14%                       |
|   | Homes Built 1940 to 1949               | 5%                       | 5%                        | 5%                        |
|   | Homes Built Before 1939                | 29%                      | 27%                       | 16%                       |
| Units in<br>Structure                       | 1 Unit                                 | 72%                      | 75%                       | 76%                       |
|   | 2 - 9 Units                            | 14%                      | 12%                       | 10%                       |
|   | Greater than 10 Units                  | 12%                      | 11%                       | 12%                       |
|   | Mobilie Trailer                        | 2%                       | 2%                        | 1%                        |
|   | Other Units                            | 0%                       | 0%                        | 0%                        |
| Home Value<br>(Owner Occupied)              | Property Value \$1,000,000 or more     | 1.3%                     | 2.7%                      | 3.8%                      |
|   | Property Value \$750,000 to \$999,999  | 4.2%                     | 8.6%                      | 11.6%                     |
|   | Property Value \$500,000 to \$749,999  | 13.1%                    | 17.9%                     | 23.8%                     |
|   | Property Value \$400,000 to \$499,999  | 15.5%                    | 14.7%                     | 16.4%                     |
|   | Property Value \$300,000, to \$399,999 | 28.9%                    | 23.0%                     | 18.7%                     |
|   | Property Value \$200,000 to \$299,999  | 24.6%                    | 20.3%                     | 15.3%                     |
|   | Property Value \$150,000 to \$199,999  | 5.4%                     | 4.9%                      | 3.6%                      |
|   | Property Value \$100,000 to \$149,999  | 3.0%                     | 2.9%                      | 2.4%                      |
|   | Property Value \$60,000 to \$99,999    | 1.1%                     | 1.0%                      | 0.9%                      |
|   | Property Value \$40,000 to \$59,999    | 0.5%                     | 0.4%                      | 0.4%                      |
|   | Property Value \$0 to \$39,999         | 2.2%                     | 1.9%                      | 1.2%                      |
|   | Median Home Value                      | \$345,445                | \$377,014                 | \$440,210                 |
|   | Median Rent                            | \$679                    | \$657                     | \$777                     |
| Wealth<br>per Household                     | \$0 and under - percent                | 16.7%                    | 16.3%                     | 15.8%                     |
|   | \$1 to \$4999 - percent                | 7.8%                     | 7.5%                      | 7.1%                      |
|   | \$5k to \$9999 - percent               | 4.3%                     | 4.2%                      | 4.0%                      |
|   | \$10k to \$24999 - percent             | 6.2%                     | 6.1%                      | 5.9%                      |
|   | \$25k to \$49999 - percent             | 6.8%                     | 6.8%                      | 6.7%                      |
|   | \$50k to \$99999 - percent             | 10.2%                    | 10.2%                     | 10.2%                     |
|   | \$100k to \$249999 - percent           | 18.3%                    | 18.5%                     | 18.8%                     |
|   | \$250k to \$499999 - percent           | 13.7%                    | 14.0%                     | 14.4%                     |
|   | \$500k+ - percent                      | 15.9%                    | 16.4%                     | 17.2%                     |
|   | Median HH Wealth                       | \$89,735                 | \$94,439                  | \$102,445                 |
|   | Avg HH Wealth                          | \$254,269                | \$260,205                 | \$270,206                 |



# Extended Demographic Report - PopStats

2010 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval

Nov 15, 2022



Latitude: 40.135791 Longitude: -75.543935

| Shoppes at Valley Forge<br>Phoenixville, PA            |   | 5.00 Minute<br>Drivetime | 10.00 Minute<br>Drivetime | 20.00 Minute<br>Drivetime |
|--|---|--------------------------|---------------------------|---------------------------|
| Economic<br>Viability                                  | Economic Viability Local                | 261                      | 261                       | 255                       |
|  | Economic Viability Indexed              | 103                      | 103                       | 101                       |
| Occupation<br>(Employed Civilians Age 16+)             | Employed Civilian Pop 16+ by Occupation | 18,069                   | 38,446                    | 174,965                   |
|  | Managerial/Executive                    | 24.3%                    | 24.0%                     | 24.5%                     |
|  | Professional Specialty                  | 29.1%                    | 28.8%                     | 30.8%                     |
|  | Healthcare Support                      | 2.3%                     | 1.9%                      | 1.7%                      |
|  | Sales                                   | 8.3%                     | 10.0%                     | 10.5%                     |
|  | Office & Administrative Support         | 11.1%                    | 10.8%                     | 10.7%                     |
|  | Protective Service                      | 1.2%                     | 1.1%                      | 1.2%                      |
|  | Food Preparation                        | 4.7%                     | 4.6%                      | 3.9%                      |
|  | Building Maintenance & Cleaning         | 3.3%                     | 3.0%                      | 2.2%                      |
|  | Personal Care                           | 3.8%                     | 3.3%                      | 2.6%                      |
|  | Farming, Fishing, & Forestry            | 0.1%                     | 0.1%                      | 0.2%                      |
|  | Construction                            | 5.9%                     | 6.0%                      | 5.0%                      |
|  | Production & Transportation             | 5.9%                     | 6.4%                      | 6.6%                      |
|  | Percent White Collar Workers            | 75.0%                    | 75.6%                     | 78.3%                     |
|  | Percent Blue Collar Workers             | 25.0%                    | 24.4%                     | 21.7%                     |
| Employment by Industry<br>(Employed Civilians Age 16+) | Agriculture/Mining/Construction         | 6.0%                     | 5.8%                      | 5.1%                      |
|  | Manufacturing                           | 12.7%                    | 13.1%                     | 12.0%                     |
|  | Transportation                          | 2.5%                     | 3.1%                      | 3.2%                      |
|  | Information                             | 2.1%                     | 2.4%                      | 2.3%                      |
|  | Wholesale/Retail                        | 13.1%                    | 13.1%                     | 12.1%                     |
|  | Finance, Insurance, Real Estate         | 10.9%                    | 11.1%                     | 11.9%                     |
|  | Professional Services                   | 13.6%                    | 13.7%                     | 14.7%                     |
|  | Management Services                     | 0.4%                     | 0.4%                      | 0.3%                      |
|  | Administrative/Waste Services           | 4.2%                     | 3.8%                      | 3.5%                      |
|  | Educational Services                    | 20.8%                    | 20.5%                     | 22.1%                     |
|  | Entertainment Services                  | 6.8%                     | 6.9%                      | 6.7%                      |
|  | Other Professional Services             | 4.4%                     | 3.9%                      | 3.8%                      |
|  | Public Administration                   | 2.3%                     | 2.1%                      | 2.1%                      |
| Transportation<br>To Work                              | Drive to Work Alone                     | 83.1%                    | 83.6%                     | 83.6%                     |
|  | Drive to Work Carpool                   | 8.9%                     | 8.5%                      | 7.4%                      |
|  | Travel to Work by Public Transportation | 2.4%                     | 2.0%                      | 2.7%                      |
|  | Drive to Work on Motorcycle             | 0.3%                     | 0.2%                      | 0.0%                      |
|  | Drive to Work on Bicycle                | 0.1%                     | 0.1%                      | 0.1%                      |
|  | Walked to Work                          | 3.1%                     | 2.3%                      | 1.7%                      |
|  | Other Means                             | 0.3%                     | 0.5%                      | 0.5%                      |
|  | Work at Home                            | 1.8%                     | 2.9%                      | 3.9%                      |

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| Shoppes at Valley Forge<br>Phoenixville, PA |                                       | 5.00 Minute<br>Drivetime | 10.00 Minute<br>Drivetime | 20.00 Minute<br>Drivetime |
|---|---------------------------------------|--------------------------|---------------------------|---------------------------|
|   | Travel to Work in Less than 5 Minutes | 2.6%                     | 2.8%                      | 2.6%                      |
|   | Travel to Work in 5 to 9 Minutes      | 9.9%                     | 9.7%                      | 9.8%                      |
|   | Travel to Work in 10 to 14 Minutes    | 11.1%                    | 11.7%                     | 13.7%                     |
|   | Travel to Work in 15 to 19 Minutes    | 13.2%                    | 12.6%                     | 13.4%                     |
|   | Travel to Work in 20 to 29 Minutes    | 24.0%                    | 22.1%                     | 19.9%                     |
|   | Travel to Work in 30 to 44 Minutes    | 23.7%                    | 23.2%                     | 21.3%                     |
|   | Travel to Work in 45 to 59 Minutes    | 8.5%                     | 9.3%                      | 10.3%                     |
|   | Travel to Work in 60 Minutes or more  | 6.9%                     | 8.0%                      | 9.0%                      |
|   | Average Travel Time to Work           | 26                       | 26                        | 26                        |
| Vehicles<br>per HH                          | No Vehicles                           | 6.9%                     | 5.3%                      | 4.4%                      |
|   | 1 Vehicle                             | 34.5%                    | 31.6%                     | 30.4%                     |
|   | 2 Vehicles                            | 42.4%                    | 43.7%                     | 44.2%                     |
|   | 3 or more vehicles                    | 16.2%                    | 19.5%                     | 21.1%                     |
|   | Average Number of Vehicles            | 1.73                     | 1.85                      | 1.89                      |
| Change                                      | Births (last 12 months)               | 253                      | 580                       | 2,859                     |
|   | Deaths (last 12 months)               | 348                      | 746                       | 3,681                     |
|   | Migration (last 12 months)            | 283                      | 519                       | 6,320                     |
| Work<br>place                               | Workplace Establishments              | 738                      | 1,341                     | 10,879                    |
|   | Workplace Employees (FTE)             | 8,837                    | 17,077                    | 214,714                   |