



Demographic Summary Report

2000, 2010 Census, 2022 Estimates & 2027 Projections
Calculated using TAS Retrieval

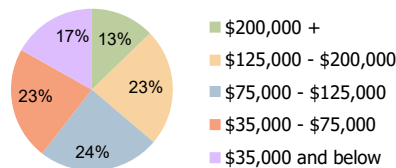
Shoppes at Valley Forge Phoenixville, PA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
---	------------------	------------------	------------------

Current Year Demographics

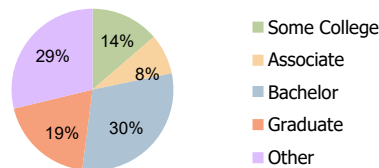
Current Population	8,902	43,827	88,281
Total Daytime Pop	6,338	33,301	70,476
Workplace Pop	2,427	11,218	24,753
Average Household Income	\$113,479	\$119,374	\$138,063
Average Disposable Income	\$91,012	\$91,794	\$98,039
Total Households	3,810	17,752	34,017
Median Home Value	\$349,302	\$359,426	\$399,982
College (4+)	53.2%	49.5%	52.8%
Total Consumer Spending/Capita (Weekly)	\$392	\$394	\$406
Population per Household	2.13	2.01	2.47
% of Households with Children	26.4%	26.7%	30.4%

2027 Demographic Projections

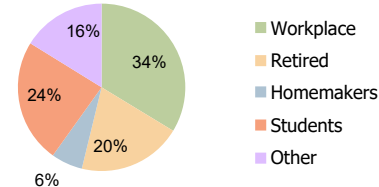
Projected Population	9,352	45,701	92,303
Projected 5 Year Annual Growth Rate (Pop)	1.0%	0.8%	0.9%



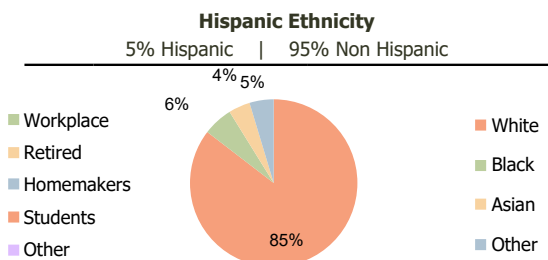
Household Income (3.00 Mile Radius)



Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)



Race (3.00 Mile Radius)



Demographic Summary Report

2000, 2010 Census, 2022 Estimates & 2027 Projections
Calculated using TAS Retrieval

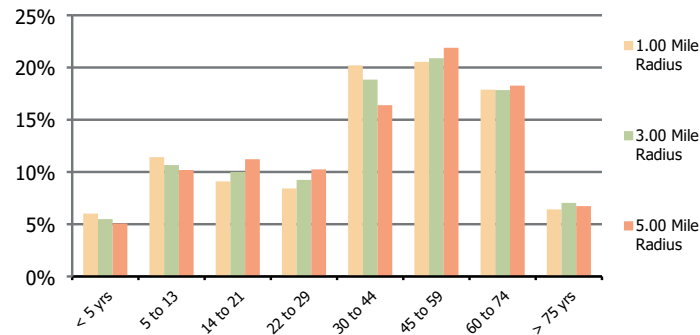
Shoppes at Valley Forge Phoenixville, PA

1.00 Mile Radius

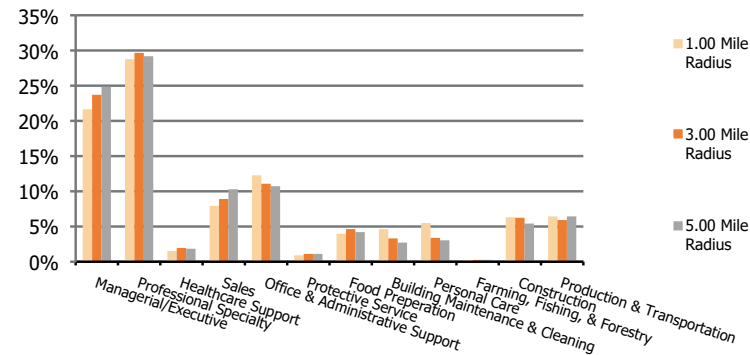
3.00 Mile Radius

5.00 Mile Radius

Population by Age Range



Occupation



Population	Current Estimated Population	8,902	43,827	88,281
	2010 Census Population	7,729	39,061	77,917
	2000 Census Population	6,897	33,920	64,682
	Historical Annual Growth 2000 to 2010	1.1%	1.4%	1.9%
	Estimated Annual Growth 2010 to 2022	1.2%	0.9%	1.0%
	Projected Annual Growth 2022 to 2027	1.0%	0.8%	0.9%
Ethnic	Hispanic or Latino Population	3%	5%	4%
	Non Hispanic or Latino Population	97%	95%	96%
Race	White	88.0%	85.4%	85.8%
	Black or African American	4.4%	5.7%	4.8%
	Asian & Pacific Islander	3.1%	4.2%	5.6%
	Other Races	4.4%	4.7%	3.8%