

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				
Phoenixville, PA				
		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	8,902	43,827	88,281
	Population Est 22Q1	8,867	43,728	88,104
	Population Est 21Q4	8,855	43,670	87,951
	Population Est 21Q3	8,759	43,503	87,644
	Population Est 21Q2	8,677	43,589	87,743
	Population Est 21Q1	8,685	43,604	87,640
	Population Est 20Q4	8,655	43,481	87,434
	Population Est 20Q3	8,653	43,452	87,297
	Population Est 20Q2	8,634	43,375	87,183
	Population Fcst	9,352	45,701	92,303
	2010 Census Population	7,729	39,061	77,917
	2000 Census Population	6,897	33,920	64,682
	1990 Census Population	6,747	31,683	54,098
	Current Year Daytime Population	6,338	33,301	70,476
	Average Seasonal Population	46	256	636
	Historical Annual Growth, 1990 – 2000	0.22%	0.68%	1.80%
	Historical Annual Growth, 2000 – 2010	1.15%	1.42%	1.88%
	Estimated Annual Growth, 2010 – CY	1.16%	0.94%	1.02%
	Projected Annual Growth, CY to Y5	0.99%	0.84%	0.90%
	Group Qtrs Est	93	1,344	1,746
	Transient Est Average Last 4 Qtrs	0	0	266
Households	Current Year Estimated Households	3,810	17,752	34,017
	Households Est 22Q1	3,794	17,709	33,946
	Households Est 21Q4	3,789	17,689	33,890
	Households Est 21Q3	3,752	17,623	33,771
	Households Est 21Q2	3,709	17,638	33,791
	Households Est 21Q1	3,712	17,647	33,761
	Households Est 20Q4	3,700	17,595	33,679
	Households Est 20Q3	3,700	17,585	33,634
	Households Est 20Q2	3,692	17,552	33,585
	Households Fcst	3,998	18,532	35,558
	2010 Census Households	3,324	15,768	30,058
	2000 Census Households	2,918	13,742	25,190
	1990 Census Households	2,579	12,171	20,407
	Historical Annual Growth, 1990 – 2000	1.24%	1.22%	2.13%
	Historical Annual Growth, 2000 – 2010	1.31%	1.38%	1.78%
	Estimated Annual Growth, 2010 – CY	1.12%	0.97%	1.02%
	Projected Annual Growth, CY to Y5	0.97%	0.86%	0.89%
	Population per Household	2.31	2.39	2.54

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Shoppes at Valley Forge				
Phoenixville, PA				
	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	
HH Income \$500,000 or more	2.2%	2.6%	3.0%	
HH Income \$250,000 to \$499,999	2.7%	3.0%	3.6%	
HH Income \$200,000 to \$249,999	6.3%	7.1%	8.4%	
HH Income \$175,000 to \$199,999	5.3%	5.5%	8.1%	
HH Income \$150,000 to \$174,999	8.6%	8.5%	8.0%	
HH Income \$100,000 to 149,999	25.2%	21.6%	20.2%	
HH Income \$75,000 to 99,999	12.3%	12.1%	12.4%	
HH Income \$50,000 to 74,999	14.9%	15.0%	14.6%	
HH Income \$35,000 to 49,999	6.4%	7.6%	6.8%	
HH Income \$25,000 to 34,999	6.1%	6.1%	5.9%	
HH Income \$15,000 to 24,999	5.5%	5.1%	4.5%	
HH Income \$0 to 14,999	4.5%	5.6%	4.5%	
Average Household Income	\$113,479	\$119,374	\$138,063	
Median Household Income	\$100,526	\$96,110	\$102,811	
Per Capita Income	\$49,087	\$49,788	\$54,114	
2000 Average HH Income	\$68,513	\$66,489	\$77,006	
2000 Median HH Income	\$57,393	\$52,903	\$60,557	
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%	3%	
Disposable HH Income \$150,000 to \$174,999	4%	5%	8%	
Disposable HH Income \$100,000 to \$149,999	24%	23%	21%	
Disposable HH Income \$75,000 to \$99,999	18%	15%	15%	
Disposable HH Income \$50,000 to \$74,999	15%	17%	18%	
Disposable HH Income \$35,000 to \$49,999	11%	10%	9%	
Disposable HH Income \$25,000 to \$34,999	7%	8%	7%	
Disposable HH Income \$15,000 to \$24,999	5%	5%	5%	
Disposable HH Income \$0 to \$14,999	6%	7%	6%	
Average Disposable Income	91,012	91,794	98,039	
Median Disposable Income	84,029	80,727	85,570	
Householder White – Count	3,304	15,392	29,106	
Median HH Income	\$101,951	\$97,287	\$102,754	
Average HH Income	\$103,000	\$101,931	\$107,335	
Householder Black or African-American – Count	178	722	1,342	
Median HH Income	\$105,260	\$56,852	\$66,495	
Average HH Income	\$90,464	\$79,073	\$79,417	
Householder Hispanic – Count	34	464	940	
Median HH Income	\$190,191	\$89,565	\$106,840	
Average HH Income	\$152,051	\$104,514	\$113,057	
Householder Asian or Pacific Islander – Count	110	615	1,744	
Median HH Income	\$116,453	\$128,773	\$131,329	
Average HH Income	\$121,356	\$130,198	\$133,209	
Householder Other or Pacific Islander – Count	184	559	885	
Median HH Income	\$56,694	\$67,343	\$71,381	
Average HH Income	\$69,457	\$88,201	\$88,705	

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Shoppes at Valley Forge Phoenixville, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	4,364	21,635	43,538
	Female Population	4,538	22,193	44,743
Total Population by Age	Count of Pop 0 to 4 years	536	2,405	4,478
	Count of Pop 0 to 7 years	822	3,715	6,825
	Count of Pop 5 - 13	1,016	4,672	8,993
	Count of Pop 14 - 18	428	2,187	4,700
	Count of Pop 19 - 22	382	2,198	5,205
	Count of Pop 22 - 25	277	1,554	3,551
	Count of Pop 25 - 29	472	2,497	5,495
	Count of Pop 30 - 34	482	2,453	4,566
	Count of Pop 35 - 39	625	2,816	4,731
	Count of Pop 40 - 44	691	2,987	5,174
	Count of Pop 45 - 59	1,828	9,154	19,322
	Count of Pop 60 - 74	1,592	7,817	16,122
	Count of Pop 75 - 84	433	2,262	4,507
	Count of Pop 85+	139	823	1,437
	% of Pop 0 to 4 years	6.0%	5.5%	5.1%
	% of Pop 0 to 7 years	9.2%	8.5%	7.7%
	% of Pop 5 - 13	11.4%	10.7%	10.2%
	% of Pop 14 - 18	4.8%	5.0%	5.3%
	% of Pop 19 - 22	4.3%	5.0%	5.9%
	% of Pop 22 - 25	3.1%	3.5%	4.0%
	% of Pop 25 - 29	5.3%	5.7%	6.2%
	% of Pop 30 - 34	5.4%	5.6%	5.2%
	% of Pop 35 - 39	7.0%	6.4%	5.4%
	% of Pop 40 - 44	7.8%	6.8%	5.9%
	% of Pop 45 - 59	20.5%	20.9%	21.9%
	% of Pop 60 - 74	17.9%	17.8%	18.3%
	% of Pop 75 - 84	4.9%	5.2%	5.1%
	% of Pop 85+	1.6%	1.9%	1.6%
	Median Age	41.7	41.9	42.3
	Average Age	40.7	41.1	41.2
Male Population by Age	% of Pop 0 to 4 years	6.3%	5.7%	5.3%
	% of Pop 5 - 13	11.8%	11.0%	10.5%
	% of Pop 14 - 18	4.9%	5.1%	5.5%
	% of Pop 19 - 22	4.6%	5.1%	6.1%
	% of Pop 22 - 25	3.4%	3.8%	4.2%
	% of Pop 25 - 29	5.7%	6.1%	6.6%
	% of Pop 30 - 34	5.6%	6.1%	5.5%
	% of Pop 35 - 39	7.2%	6.7%	5.5%
	% of Pop 40 - 44	8.0%	7.0%	5.9%
	% of Pop 45 - 59	20.8%	20.8%	21.5%
	% of Pop 75 - 84	4.2%	4.4%	4.5%
	% of Pop 60 - 74	16.6%	17.3%	17.8%
	% of Pop 85+	0.9%	1.1%	1.0%
	Median Age	40.3	40.4	40.6
	Average Age	39.4	39.9	40.1

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Shoppes at Valley Forge Phoenixville, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Female Population by Age	% of Pop 0 to 4 years	5.8%	5.3%	4.9%
	% of Pop 5 - 13	11.0%	10.4%	9.8%
	% of Pop 14 - 18	4.7%	4.9%	5.1%
	% of Pop 19 - 22	4.0%	4.9%	5.7%
	% of Pop 22 - 25	2.8%	3.3%	3.8%
	% of Pop 25 - 29	4.9%	5.3%	5.8%
	% of Pop 30 - 34	5.2%	5.2%	4.8%
	% of Pop 35 - 39	6.9%	6.2%	5.2%
	% of Pop 40 - 44	7.5%	6.7%	5.9%
	% of Pop 45 - 59	20.3%	21.0%	22.2%
	% of Pop 60 - 74	19.1%	18.3%	18.7%
	% of Pop 75 - 84	5.5%	5.9%	5.7%
	% of Pop 85+	2.2%	2.7%	2.2%
	Median Age	43.0	43.4	44.0
	Average Age	41.9	42.2	42.3
Race	Count of White	7,836	37,437	75,708
	Count of Black or African-American	396	2,517	4,239
	Count of Asian or Pacific Islander	275	1,830	4,952
	Count of Other races	395	2,044	3,382
	White	88.0%	85.4%	85.8%
	Black or African American	4.4%	5.7%	4.8%
	Asian	3.1%	4.2%	5.6%
	Other Races	4.4%	4.7%	3.8%
Language Spoken	Speak English at Home	93.3%	91.5%	89.9%
	Speak Spanish at Home	1.1%	1.8%	2.0%
	Speak French or French Creole at Home	0.3%	0.3%	0.3%
	Speak German at Home	0.5%	0.3%	0.4%
	Speak Russian or Other Slavic Language at Hor	0.6%	0.5%	0.5%
	Speak Other Indo-European Language at Home	3.0%	2.8%	3.3%
	Speak Chinese at Home	0.1%	0.6%	0.8%
	Speak Korean at Home	0.1%	0.1%	0.2%
	Speak Vietnamese at Home	0.2%	0.3%	0.3%
	Speak Other Asian Language at Home	0.6%	1.4%	1.7%
	Speak Tagalog and Other Pacific Languages at	0.0%	0.0%	0.1%
	Speak Other Language at Home	0.3%	0.4%	0.6%
Hispanic	Hispanic Population	308	2,062	3,536
	Hispanic Population Percent	3.5%	4.7%	4.0%
	Mexican	23.9%	23.6%	22.2%
	Puerto Rican	41.4%	35.2%	31.3%
	Cuban	4.0%	4.6%	7.4%
	Dominican	0.5%	2.1%	2.8%
	Central American	19.0%	16.2%	12.1%
	South American	3.6%	5.5%	9.8%
	Other Hispanic	7.7%	12.7%	14.4%
	2000 Hispanic Population Percent	3%	3%	2%
	1990 Hispanic Population Percent	1%	1%	1%

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Shoppes at Valley Forge Phoenixville, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	American (percent of total population)	2.2%	2.9%	2.8%
	American	2.0%	2.7%	2.7%
	Native American (ie. Indian/Eskimo)	0.2%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.1%	0.0%
	Asian (percent of total population)	3.1%	4.2%	5.6%
	Chinese	0.2%	0.7%	1.1%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.1%	0.3%	0.3%
	South Central Asian (ie. Indian)	1.6%	2.2%	3.2%
	South East Asian (ie. Vietnamese)	1.0%	0.9%	0.7%
	Other Asian	0.1%	0.1%	0.1%
	European (percent of total population)	63.9%	61.5%	60.4%
	British	5.4%	6.6%	6.7%
	Dutch	0.4%	0.6%	0.8%
	French	1.2%	1.1%	1.1%
	German	14.9%	15.0%	14.7%
	Italian	12.3%	10.9%	11.0%
	Polish	4.4%	4.3%	4.3%
	Scandinavian	0.9%	1.0%	1.1%
	Scotch/Irish	16.5%	15.1%	14.7%
	Other European (ie. Greek/Russian)	8.0%	6.8%	6.1%
	Middle Eastern	0.4%	0.5%	0.5%
	Other Ancestry	15.2%	13.8%	13.7%
	Unclassified Ancestry	11.8%	12.5%	12.8%
Education (Age 25+)	Adult Population (25 Years or Older)	6,262	30,810	61,354
	Elementary (0 to 8)	0.2%	1.3%	1.3%
	Some High School (9 to 11)	2.7%	3.4%	3.4%
	High School Graduate (12)	25.5%	24.1%	21.6%
	Some College (13 to 16)	12.1%	13.7%	13.1%
	Associates Degree Only	6.3%	8.1%	7.8%
	Bachelors Degree Only	33.3%	30.3%	31.2%
	Graduate Degree	19.8%	19.2%	21.6%
	% College (4+)	53.2%	49.5%	52.8%
Household Type	Total Households – count	3,810	17,752	34,017
	One Person HHs – count	1,183	5,404	8,899
	Family HHs – count	2,058	10,500	22,464
	Married Couple – count	1,508	7,926	17,855
	w/own children – count	702	3,321	7,789
	w/out own children – count	806	4,604	10,066
	Male Householder – count	271	1,034	1,485
	Female Householder – count	279	1,540	3,124
	Non-Family Households – count	568	1,848	2,654
	1 Person Household	31.1%	30.4%	26.2%
	2 Person Household	34.2%	33.0%	32.4%
	3 Person Household	16.5%	15.3%	16.3%
	4 Person Household	11.8%	13.2%	15.6%
	5 Person Household	4.5%	5.4%	6.7%
	6 Person Household	1.3%	1.7%	2.0%
	7+ Person Household	0.6%	0.8%	0.9%
	% Households With Children	26.4%	26.7%	30.4%

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Shoppes at Valley Forge Phoenixville, PA				
	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	
	Total Housing Units	4,001	18,769	35,687
	Owner Occupied Percent	62.3%	66.8%	71.7%
	Renter Occupied Percent	32.9%	27.8%	23.6%
	Vacant Housing Percent	4.8%	5.4%	4.7%
	Total Housing Units (Census 2000)	2,976	14,375	26,314
	For Rent (Census 2000)	42%	30%	30%
	For Sale (Census 2000)	13%	33%	29%
	Rented or Sold, (Census 2000)	0%	11%	15%
	Seasonal (Census 2014)	5%	4%	5%
	Other (Census 2000)	31%	22%	21%
Homes Built By Year	Homes Built 1990 to 2000	15%	15%	22%
	Homes Built 1980 to 1989	29%	14%	14%
	Homes Built 1970 to 1979	17%	13%	15%
	Homes Built 1960 to 1969	14%	13%	11%
	Homes Built 1950 to 1959	12%	12%	10%
	Homes Built 1940 to 1949	3%	5%	5%
	Homes Built Before 1939	11%	28%	23%
Units in Structure	1 Unit	73%	74%	77%
	2 - 9 Units	8%	13%	11%
	Greater than 10 Units	17%	11%	10%
	Mobilie Trailer	2%	2%	2%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.4%	2.5%	3.1%
	Property Value \$750,000 to \$999,999	3.9%	5.9%	10.6%
	Property Value \$500,000 to \$749,999	14.5%	15.3%	20.6%
	Property Value \$400,000 to \$499,999	16.5%	15.3%	14.7%
	Property Value \$300,000, to \$399,999	28.4%	26.5%	20.8%
	Property Value \$200,000 to \$299,999	24.1%	21.9%	18.7%
	Property Value \$150,000 to \$199,999	5.3%	5.3%	4.2%
	Property Value \$100,000 to \$149,999	3.2%	3.1%	2.4%
	Property Value \$60,000 to \$99,999	1.0%	1.2%	0.9%
	Property Value \$40,000 to \$59,999	0.6%	0.4%	0.3%
	Property Value \$0 to \$39,999	1.6%	2.1%	1.8%
	Median Home Value	\$349,302	\$359,426	\$399,982
	Median Rent	\$763	\$665	\$674
Wealth per Household	\$0 and under - percent	16.7%	16.5%	16.0%
	\$1 to \$4999 - percent	7.8%	7.6%	7.2%
	\$5k to \$9999 - percent	4.3%	4.3%	4.1%
	\$10k to \$24999 - percent	6.2%	6.2%	6.0%
	\$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%	18.7%
	\$250k to \$499999 - percent	13.7%	13.8%	14.2%
	\$500k+ - percent	16.1%	16.2%	16.8%
	Median HH Wealth	\$90,481	\$92,484	\$98,592
	Avg HH Wealth	\$255,836	\$257,644	\$265,943

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		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Economic Viability	Economic Viability Local	266	260	260
	Economic Viability Indexed	106	103	103
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	5,452	25,528	51,276
	Managerial/Executive	21.6%	23.7%	24.9%
	Professional Specialty	28.8%	29.7%	29.2%
	Healthcare Support	1.5%	2.0%	1.8%
	Sales	7.9%	8.9%	10.3%
	Office & Administrative Support	12.3%	11.1%	10.7%
	Protective Service	0.9%	1.1%	1.1%
	Food Preparation	4.0%	4.6%	4.2%
	Building Maintenance & Cleaning	4.6%	3.3%	2.7%
	Personal Care	5.5%	3.4%	3.0%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	6.3%	6.2%	5.4%
	Production & Transportation	6.4%	5.9%	6.4%
	Percent White Collar Workers	72.1%	75.3%	76.9%
	Percent Blue Collar Workers	27.9%	24.7%	23.1%
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	7.1%	6.1%	5.4%
	Manufacturing	13.0%	13.1%	13.1%
	Transportation	2.5%	2.6%	3.3%
	Information	2.4%	2.2%	2.6%
	Wholesale/Retail	13.5%	12.5%	12.8%
	Finance, Insurance, Real Estate	11.1%	11.1%	11.8%
	Professional Services	12.3%	14.0%	14.0%
	Management Services	0.4%	0.4%	0.4%
	Administrative/Waste Services	5.9%	4.2%	3.8%
	Educational Services	18.9%	20.6%	20.6%
	Entertainment Services	4.8%	6.8%	6.9%
	Other Professional Services	5.5%	4.2%	3.7%
	Public Administration	2.6%	2.2%	2.0%
Transportation To Work	Drive to Work Alone	87.4%	83.1%	84.2%
	Drive to Work Carpool	6.3%	9.0%	7.8%
	Travel to Work by Public Transportation	1.7%	2.1%	2.0%
	Drive to Work on Motorcycle	0.3%	0.2%	0.1%
	Drive to Work on Bicycle	0.0%	0.1%	0.1%
	Walked to Work	2.0%	2.7%	2.0%
	Other Means	0.1%	0.4%	0.6%
	Work at Home	2.1%	2.4%	3.3%

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	Travel to Work in Less than 5 Minutes	2.3%	2.8%	2.7%
	Travel to Work in 5 to 9 Minutes	9.0%	9.7%	9.4%
	Travel to Work in 10 to 14 Minutes	9.5%	11.4%	11.9%
	Travel to Work in 15 to 19 Minutes	10.8%	12.6%	12.8%
	Travel to Work in 20 to 29 Minutes	25.8%	23.1%	21.2%
	Travel to Work in 30 to 44 Minutes	26.5%	23.6%	23.3%
	Travel to Work in 45 to 59 Minutes	8.7%	9.0%	10.0%
	Travel to Work in 60 Minutes or more	7.3%	7.2%	8.5%
	Average Travel Time to Work	27	26	27
Vehicles per HH	No Vehicles	5.1%	5.9%	4.4%
	1 Vehicle	35.4%	33.8%	30.0%
	2 Vehicles	42.3%	42.8%	44.2%
	3 or more vehicles	17.2%	17.5%	21.4%
	Average Number of Vehicles	1.77	1.78	1.90
Change	Births (last 12 months)	75	374	788
	Deaths (last 12 months)	103	497	989
	Migration (last 12 months)	253	361	739
Work place	Workplace Establishments	219	946	1,679
	Workplace Employees (FTE)	2,427	11,218	24,753