

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 40.135791 Longitude: -75.543935

Shoppes at Valley Forge Phoenixville, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	31,520	67,153	323,338
	Population Est 23Q1	31,504	67,079	323,162
	Population Est 22Q4	31,473	66,881	322,711
	Population Est 22Q3	30,797	65,868	320,830
	Population Est 22Q2	30,676	65,645	319,799
	Population Est 22Q1	30,589	65,510	319,508
	Population Est 21Q4	30,555	65,420	318,775
	Population Est 21Q3	30,304	65,087	317,141
	Population Est 21Q2	30,388	65,189	313,832
	Population Fcst	33,959	71,415	352,707
	2010 Census Population	17,401	39,869	241,693
	2000 Census Population	16,042	35,074	214,936
	1990 Census Population	16,104	32,823	180,964
	Current Year Daytime Population	25,342	47,882	391,702
	Average Seasonal Population	101	337	2,358
	Historical Annual Growth, 1990 – 2000	-0.04%	0.67%	1.74%
	Historical Annual Growth, 2000 – 2010	0.82%	1.29%	1.18%
	Estimated Annual Growth, 2010 – CY	4.59%	4.01%	2.22%
	Projected Annual Growth, CY to Y5	1.50%	1.24%	1.75%
	Group Qtrs Est	128	736	7,746
Transient Est Average Last 4 Qtrs	0	0	20,855	
Households	Current Year Estimated Households	13,669	27,355	124,667
	Households Est 23Q1	13,654	27,311	124,571
	Households Est 22Q4	13,644	27,226	124,385
	Households Est 22Q3	13,338	26,784	123,605
	Households Est 22Q2	13,280	26,687	123,324
	Households Est 22Q1	13,246	26,637	123,252
	Households Est 21Q4	13,235	26,602	122,998
	Households Est 21Q3	13,136	26,477	122,376
	Households Est 21Q2	13,165	26,511	120,897
	Households Fcst	14,739	29,160	136,490
	2010 Census Households	7,436	16,003	91,565
	2000 Census Households	6,906	14,192	81,009
	1990 Census Households	6,534	12,861	67,355
	Historical Annual Growth, 1990 – 2000	0.56%	0.99%	1.86%
	Historical Annual Growth, 2000 – 2010	0.74%	1.21%	1.23%
	Estimated Annual Growth, 2010 – CY	4.70%	4.13%	2.36%
	Projected Annual Growth, CY to Y5	1.52%	1.29%	1.83%
Population per Household	2.30	2.43	2.53	

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Shoppes at Valley Forge Phoenixville, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.5%	2.0%	2.9%
	HH Income \$250,000 to \$499,999	1.8%	2.3%	3.5%
	HH Income \$200,000 to \$249,999	4.2%	5.5%	8.2%
	HH Income \$175,000 to \$199,999	8.4%	9.4%	8.9%
	HH Income \$150,000 to \$174,999	8.2%	8.2%	8.4%
	HH Income \$100,000 to 149,999	22.5%	20.5%	20.6%
	HH Income \$75,000 to 99,999	12.9%	12.6%	12.5%
	HH Income \$50,000 to 74,999	15.4%	14.8%	13.5%
	HH Income \$35,000 to 49,999	7.5%	7.4%	7.6%
	HH Income \$25,000 to 34,999	6.4%	6.7%	5.2%
	HH Income \$15,000 to 24,999	5.2%	5.3%	4.7%
	HH Income \$0 to 14,999	5.9%	5.3%	4.1%
	Average Household Income	\$111,103	\$125,257	\$137,395
	Median Household Income	\$92,638	\$95,208	\$105,199
	Per Capita Income	\$48,394	\$51,551	\$53,557
	2000 Average HH Income	\$58,375	\$68,052	\$81,428
	2000 Median HH Income	\$46,024	\$51,664	\$65,098
	Average Disposable Income	86,170	90,014	98,707
	Median Disposable Income	77,982	80,065	87,024
	Discretionary HH Income Over \$150,000	3.1%	4.7%	7.0%
	Discretionary HH Income \$125,000 to \$149,999	4.0%	6.7%	9.1%
	Discretionary HH Income \$100,000 to \$124,999	12.3%	11.5%	11.4%
	Discretionary HH Income \$75,000 to \$99,999	15.2%	13.9%	14.9%
	Discretionary HH Income \$50,000 to \$74,999	21.5%	20.0%	19.7%
	Discretionary HH Income \$25,000 to \$49,999	24.3%	23.0%	21.3%
	Discretionary HH Income Under \$25,000	19.6%	20.2%	16.5%
	Average Discretionary HH Income	62,957	65,790	71,988
	Median Discretionary HH Income	57,167	58,374	66,094
	Householder White – Count	11,871	23,516	101,933
	Median HH Income	\$94,915	\$96,852	\$105,558
	Average HH Income	\$98,510	\$101,363	\$108,713
	Householder Black or African-American – Count	634	1,128	5,695
	Median HH Income	\$43,211	\$55,329	\$64,924
	Average HH Income	\$73,644	\$73,793	\$80,910
	Householder Hispanic – Count	276	687	3,515
Median HH Income	\$87,789	\$91,150	\$96,240	
Average HH Income	\$103,921	\$104,952	\$102,780	
Householder Asian or Pacific Islander – Count	363	1,058	10,329	
Median HH Income	\$117,918	\$128,537	\$129,907	
Average HH Income	\$122,350	\$128,867	\$128,110	
Householder Other or Pacific Islander – Count	526	966	3,195	
Median HH Income	\$67,705	\$69,156	\$77,073	
Average HH Income	\$86,156	\$82,464	\$89,353	
Gender	Male Population	15,648	33,199	159,687
	Female Population	15,872	33,953	163,652

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Shoppes at Valley Forge Phoenixville, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Total Population by Age	Count of Pop 0 to 4 years	1,915	3,699	16,547
	Count of Pop 0 to 7 years	2,651	5,241	24,079
	Count of Pop 5 - 13	3,219	6,974	34,097
	Count of Pop 14 - 18	1,363	3,265	17,201
	Count of Pop 19 - 22	1,295	3,112	16,762
	Count of Pop 22 - 25	931	2,208	12,017
	Count of Pop 25 - 29	2,053	3,810	17,599
	Count of Pop 30 - 34	2,873	4,854	19,963
	Count of Pop 35 - 39	2,744	5,038	21,744
	Count of Pop 40 - 44	2,267	4,538	21,578
	Count of Pop 45 - 59	5,742	13,227	66,437
	Count of Pop 60 - 74	5,073	11,562	55,355
	Count of Pop 75 - 84	1,521	3,641	17,612
	Count of Pop 85+	524	1,225	6,425
	% of Pop 0 to 4 years	6.1%	5.5%	5.1%
	% of Pop 0 to 7 years	8.4%	7.8%	7.4%
	% of Pop 5 - 13	10.2%	10.4%	10.5%
	% of Pop 14 - 18	4.3%	4.9%	5.3%
	% of Pop 19 - 22	4.1%	4.6%	5.2%
	% of Pop 22 - 25	3.0%	3.3%	3.7%
	% of Pop 25 - 29	6.5%	5.7%	5.4%
	% of Pop 30 - 34	9.1%	7.2%	6.2%
	% of Pop 35 - 39	8.7%	7.5%	6.7%
	% of Pop 40 - 44	7.2%	6.8%	6.7%
% of Pop 45 - 59	18.2%	19.7%	20.5%	
% of Pop 60 - 74	16.1%	17.2%	17.1%	
% of Pop 75 - 84	4.8%	5.4%	5.4%	
% of Pop 85+	1.7%	1.8%	2.0%	
Median Age	38.8	40.7	41.3	
Average Age	40.0	41.0	41.1	
Male Population by Age	% of Pop 0 to 4 years	6.2%	5.7%	5.3%
	% of Pop 5 - 13	10.5%	10.8%	10.9%
	% of Pop 14 - 18	4.4%	5.0%	5.5%
	% of Pop 19 - 22	4.2%	4.8%	5.4%
	% of Pop 22 - 25	3.1%	3.5%	3.9%
	% of Pop 25 - 29	6.9%	6.0%	5.8%
	% of Pop 30 - 34	9.5%	7.4%	6.4%
	% of Pop 35 - 39	8.9%	7.6%	6.8%
	% of Pop 40 - 44	7.3%	6.8%	6.7%
	% of Pop 45 - 59	18.3%	19.6%	20.6%
	% of Pop 75 - 84	4.1%	4.8%	4.7%
	% of Pop 60 - 74	15.5%	16.8%	16.6%
	% of Pop 85+	1.1%	1.3%	1.4%
	Median Age	37.9	39.5	40.0
Average Age	39.0	40.0	40.0	

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	% of Pop 0 to 4 years	5.9%	5.3%	4.9%
	% of Pop 5 - 13	9.9%	10.0%	10.2%
	% of Pop 14 - 18	4.3%	4.7%	5.1%
	% of Pop 19 - 22	4.0%	4.5%	5.0%
	% of Pop 22 - 25	2.8%	3.1%	3.5%
	% of Pop 25 - 29	6.1%	5.4%	5.1%
	% of Pop 30 - 34	8.7%	7.1%	6.0%
	% of Pop 35 - 39	8.5%	7.4%	6.7%
	% of Pop 40 - 44	7.1%	6.7%	6.6%
	% of Pop 45 - 59	18.1%	19.8%	20.5%
	% of Pop 60 - 74	16.7%	17.6%	17.7%
	% of Pop 75 - 84	5.5%	6.0%	6.2%
	% of Pop 85+	2.3%	2.4%	2.6%
	Median Age	39.9	41.9	42.7
Average Age	41.1	41.9	42.2	
Race	Count of White	24,742	53,470	242,175
	Count of Black or African-American	1,624	3,012	18,248
	Count of Asian or Pacific Islander	1,180	3,822	35,667
	Count of Other races	3,974	6,849	27,248
	White	78.5%	79.6%	74.9%
	Black or African American	5.2%	4.5%	5.6%
	Asian	3.7%	5.7%	11.0%
	Other Races	12.6%	10.2%	8.4%
Language Spoken	Speak English at Home	92.1%	90.6%	86.7%
	Speak Spanish at Home	1.8%	2.1%	2.2%
	Speak French or French Creole at Home	0.3%	0.3%	0.5%
	Speak German at Home	0.3%	0.3%	0.5%
	Speak Other Indo-European Languages at Home	2.6%	2.9%	4.3%
	Speak Russian and Other Slavic Languages at H	0.5%	0.6%	0.5%
	Speak Chinese at Home	0.4%	0.7%	1.5%
	Speak Korean at Home	0.1%	0.2%	0.3%
	Speak Vietnamese at Home	0.3%	0.3%	0.3%
	Speak Other Asian Languages at Home	1.2%	1.6%	2.3%
	Speak Tagalog and Other Pacific Languages at H	0.0%	0.1%	0.3%
	Speak Other Language at Home	0.4%	0.5%	0.6%
Hispanic	Hispanic Population	2,570	4,147	16,686
	Hispanic Population Percent	8.2%	6.2%	5.2%
	Mexican	27.3%	27.0%	27.2%
	Puerto Rican	29.2%	32.8%	30.9%
	Cuban	3.6%	3.4%	6.9%
	Dominican	0.7%	4.0%	3.0%
	Central American	17.7%	13.5%	8.0%
	South American	8.9%	8.3%	12.6%
	Other Hispanic	12.6%	10.9%	11.3%
	2000 Hispanic Population Percent	3%	2%	2%
	1990 Hispanic Population Percent	1%	1%	1%

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Ancestry	American (percent of total population)	2.6%	2.7%	2.7%
	American	2.5%	2.6%	2.6%
	Native American (ie. Indian/Eskimo)	0.2%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	3.7%	5.7%	11.0%
	Chinese	0.6%	1.1%	2.0%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.5%	0.4%	0.6%
	South Central Asian (ie. Indian)	1.8%	3.4%	7.0%
	South East Asian (ie. Vietnamese)	0.7%	0.7%	1.1%
	Other Asian	0.2%	0.2%	0.2%
	European (percent of total population)	57.4%	57.4%	51.7%
	British	6.2%	6.5%	6.3%
	Dutch	0.4%	0.6%	0.7%
	French	0.7%	0.8%	0.9%
	German	14.5%	14.6%	12.5%
	Italian	10.1%	10.0%	9.2%
	Polish	4.1%	4.1%	3.5%
	Scandinavian	0.8%	1.1%	1.0%
	Scotch/Irish	13.8%	13.4%	12.5%
Other European (ie. Greek/Russian)	6.7%	6.3%	4.9%	
Middle Eastern	0.8%	0.6%	0.7%	
Other Ancestry	13.5%	13.3%	14.8%	
Unclassified Ancestry	13.7%	14.1%	13.9%	
Education (Age 25+)	Adult Population (25 Years or Older)	22,797	47,894	226,713
	Elementary (0 to 8)	1.5%	1.4%	1.4%
	Some High School (9 to 11)	3.4%	3.7%	3.1%
	High School Graduate (12)	24.4%	23.4%	20.2%
	Some College (13 to 16)	13.6%	13.4%	13.0%
	Associates Degree Only	7.3%	8.4%	7.1%
	Bachelors Degree Only	31.3%	30.1%	32.7%
	Graduate Degree	18.7%	19.7%	22.5%
	% College (4+)	50.0%	49.8%	55.1%
Household Type	Total Households – count	13,669	27,355	124,667
	One Person HHs – count	4,570	8,055	32,932
	Family HHs – count	7,432	16,901	83,051
	Married Couple – count	5,426	13,104	68,599
	w/own children – count	2,335	5,612	31,458
	w/out own children – count	3,091	7,492	37,141
	Male Householder – count	852	1,247	4,211
	Female Householder – count	1,154	2,550	10,242
	Non-Family Households – count	1,666	2,398	8,684
	1 Person Household	33.4%	29.4%	26.4%
	2 Person Household	33.4%	32.9%	32.2%
	3 Person Household	14.3%	15.4%	16.4%
	4 Person Household	12.0%	14.1%	16.0%
	5 Person Household	4.6%	5.6%	6.2%
	6 Person Household	1.6%	1.8%	1.9%
7+ Person Household	0.7%	0.8%	0.9%	
% Households With Children	25.0%	28.4%	31.7%	

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Housing	Total Housing Units	14,342	28,674	131,773
	Owner Occupied Percent	59.2%	65.7%	67.0%
	Renter Occupied Percent	36.1%	29.6%	27.6%
	Vacant Housing Percent	4.7%	4.6%	5.4%
	Total Housing Units (Census 2000)	7,145	14,891	84,355
	For Rent (Census 2000)	37%	33%	43%
	For Sale (Census 2000)	28%	31%	25%
	Rented or Sold, (Census 2000)	14%	16%	10%
	Seasonal (Census 2014)	2%	5%	5%
	Other (Census 2000)	18%	17%	13%
Homes Built By Year	Homes Built 1990 to 2000	9%	13%	20%
	Homes Built 1980 to 1989	12%	12%	15%
	Homes Built 1970 to 1979	13%	13%	15%
	Homes Built 1960 to 1969	13%	14%	15%
	Homes Built 1950 to 1959	14%	12%	14%
	Homes Built 1940 to 1949	6%	5%	5%
	Homes Built Before 1939	34%	31%	17%
Units in Structure	1 Unit	69%	72%	78%
	2 - 9 Units	16%	14%	10%
	Greater than 10 Units	13%	12%	10%
	Mobilie Trailer	2%	2%	1%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.1%	3.3%	5.1%
	Property Value \$750,000 to \$999,999	5.9%	10.4%	13.8%
	Property Value \$500,000 to \$749,999	16.2%	22.8%	25.8%
	Property Value \$400,000 to \$499,999	20.4%	16.7%	16.7%
	Property Value \$300,000, to \$399,999	28.5%	21.1%	17.1%
	Property Value \$200,000 to \$299,999	19.9%	16.0%	11.9%
	Property Value \$150,000 to \$199,999	3.0%	3.1%	3.0%
	Property Value \$100,000 to \$149,999	1.3%	1.6%	1.8%
	Property Value \$60,000 to \$99,999	0.8%	0.9%	0.8%
	Property Value \$40,000 to \$59,999	0.4%	0.4%	0.4%
	Property Value \$0 to \$39,999	2.2%	2.4%	1.6%
Median Home Value	\$377,991	\$423,438	\$474,191	
Median Rent	\$679	\$649	\$756	
Wealth per Household	\$0 and under - percent	17.2%	16.6%	16.0%
	\$1 to \$4999 - percent	8.1%	7.7%	7.2%
	\$5k to \$9999 - percent	4.5%	4.3%	4.1%
	\$10k to \$24999 - percent	6.3%	6.1%	6.0%
	\$25k to \$49999 - percent	6.8%	6.7%	6.7%
	\$50k to \$99999 - percent	10.1%	10.2%	10.1%
	\$100k to \$249999 - percent	18.0%	18.4%	18.6%
	\$250k to \$499999 - percent	13.5%	13.8%	14.2%
	\$500k+ - percent	15.7%	16.2%	17.1%
	Median HH Wealth	\$85,772	\$92,026	\$99,559
	Avg HH Wealth	\$250,249	\$257,571	\$268,271

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Economic Viability	Economic Viability Local	227	227	223
	Economic Viability Indexed	227	227	223
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	18,712	38,767	176,423
	Managerial/Executive	23.6%	23.4%	24.3%
	Professional Specialty	29.7%	28.8%	31.3%
	Healthcare Support	2.3%	1.9%	1.7%
	Sales	8.3%	10.1%	10.5%
	Office & Administrative Support	10.9%	11.0%	10.7%
	Protective Service	1.3%	1.0%	1.1%
	Food Preparation	4.7%	4.6%	3.9%
	Building Maintenance & Cleaning	3.3%	3.1%	2.2%
	Personal Care	4.2%	3.3%	2.6%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.2%
	Construction	5.8%	6.2%	5.0%
	Production & Transportation	5.9%	6.5%	6.6%
	Percent White Collar Workers	74.7%	75.1%	78.5%
Percent Blue Collar Workers	25.3%	24.9%	21.5%	
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	5.9%	6.0%	5.2%
	Manufacturing	13.2%	13.0%	11.8%
	Transportation	2.3%	3.1%	3.2%
	Information	2.1%	2.3%	2.4%
	Wholesale/Retail	13.6%	13.3%	12.1%
	Finance, Insurance, Real Estate	10.7%	10.9%	11.8%
	Professional Services	13.3%	13.3%	15.0%
	Management Services	0.4%	0.4%	0.4%
	Administrative/Waste Services	4.3%	4.0%	3.5%
	Educational Services	20.5%	20.5%	22.0%
	Entertainment Services	6.6%	7.0%	6.7%
Other Professional Services	4.7%	3.9%	3.7%	
Public Administration	2.4%	2.1%	2.1%	
Transportation To Work	Drive to Work Alone	82.1%	83.4%	83.5%
	Drive to Work Carpool	8.7%	8.4%	7.1%
	Travel to Work by Public Transportation	3.0%	2.1%	2.9%
	Drive to Work on Motorcycle	0.3%	0.2%	0.0%
	Drive to Work on Bicycle	0.2%	0.1%	0.1%
	Walked to Work	3.6%	2.6%	1.8%
	Other Means	0.5%	0.5%	0.4%
	Work at Home	1.7%	2.7%	4.1%

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	Travel to Work in Less than 5 Minutes	2.4%	2.7%	2.4%
	Travel to Work in 5 to 9 Minutes	10.1%	9.9%	9.6%
	Travel to Work in 10 to 14 Minutes	11.1%	11.7%	13.5%
	Travel to Work in 15 to 19 Minutes	14.5%	13.4%	13.4%
	Travel to Work in 20 to 29 Minutes	23.1%	22.0%	20.0%
	Travel to Work in 30 to 44 Minutes	23.7%	22.5%	21.6%
	Travel to Work in 45 to 59 Minutes	8.8%	9.4%	10.5%
	Travel to Work in 60 Minutes or more	6.3%	7.5%	9.1%
	Average Travel Time to Work	25	26	26
Vehicles per HH	No Vehicles	4.8%	4.5%	4.2%
	1 Vehicle	35.4%	32.7%	30.1%
	2 Vehicles	44.5%	44.5%	45.2%
	3 or more vehicles	15.2%	18.3%	20.5%
	Average Number of Vehicles	1.74	1.83	1.89
Change	Births (last 12 months)	367	718	3,275
	Deaths (last 12 months)	308	680	3,374
	Migration (last 12 months)	805	1,503	3,749
Work place	Workplace Establishments	887	1,622	11,736
	Workplace Employees (FTE)	8,402	16,700	193,857