

# 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<br>Phoenixville, PA |                                       | 1.00 Mile<br>Radius | 3.00 Mile<br>Radius | 5.00 Mile<br>Radius |
|---|---------------------------------------|---------------------|---------------------|---------------------|
| <b>Population</b>                           | Current Year Estimated Population     | 9,731               | 45,456              | 90,056              |
|   | Population Est 23Q1                   | 9,728               | 45,403              | 89,949              |
|   | Population Est 22Q4                   | 9,723               | 45,260              | 89,704              |
|   | Population Est 22Q3                   | 9,299               | 44,416              | 88,607              |
|   | Population Est 22Q2                   | 9,034               | 44,281              | 88,175              |
|   | Population Est 22Q1                   | 8,992               | 44,180              | 87,989              |
|   | Population Est 21Q4                   | 8,984               | 44,118              | 87,900              |
|   | Population Est 21Q3                   | 8,873               | 43,832              | 87,494              |
|   | Population Est 21Q2                   | 8,820               | 43,919              | 87,507              |
|   | Population Fcst                       | 11,396              | 48,642              | 96,296              |
|   | 2010 Census Population                | 3,705               | 26,625              | 57,338              |
|   | 2000 Census Population                | 3,612               | 23,732              | 48,876              |
|   | 1990 Census Population                | 3,595               | 22,799              | 41,498              |
|   | Current Year Daytime Population       | 7,194               | 32,727              | 71,332              |
|   | Average Seasonal Population           | 9                   | 181                 | 589                 |
|   | Historical Annual Growth, 1990 – 2000 | 0.05%               | 0.40%               | 1.65%               |
|   | Historical Annual Growth, 2000 – 2010 | 0.25%               | 1.16%               | 1.61%               |
|   | Estimated Annual Growth, 2010 – CY    | 7.56%               | 4.12%               | 3.47%               |
|   | Projected Annual Growth, CY to Y5     | 3.21%               | 1.36%               | 1.35%               |
|   | Group Qtrs Est                        | 10                  | 433                 | 846                 |
| Transient Est Average Last 4 Qtrs           | 0                                     | 0                   | 91                  |                     |
| <b>Households</b>                           | Current Year Estimated Households     | 4,307               | 19,084              | 35,608              |
|   | Households Est 23Q1                   | 4,303               | 19,054              | 35,552              |
|   | Households Est 22Q4                   | 4,301               | 18,996              | 35,447              |
|   | Households Est 22Q3                   | 4,105               | 18,619              | 34,976              |
|   | Households Est 22Q2                   | 3,986               | 18,555              | 34,801              |
|   | Households Est 22Q1                   | 3,968               | 18,518              | 34,734              |
|   | Households Est 21Q4                   | 3,965               | 18,496              | 34,696              |
|   | Households Est 21Q3                   | 3,919               | 18,388              | 34,547              |
|   | Households Est 21Q2                   | 3,890               | 18,414              | 34,553              |
|   | Households Fcst                       | 5,066               | 20,460              | 38,137              |
|   | 2010 Census Households                | 1,676               | 10,858              | 22,151              |
|   | 2000 Census Households                | 1,628               | 9,727               | 19,118              |
|   | 1990 Census Households                | 1,591               | 8,969               | 15,955              |
|   | Historical Annual Growth, 1990 – 2000 | 0.23%               | 0.81%               | 1.83%               |
|   | Historical Annual Growth, 2000 – 2010 | 0.29%               | 1.11%               | 1.48%               |
|   | Estimated Annual Growth, 2010 – CY    | 7.38%               | 4.35%               | 3.65%               |
|   | Projected Annual Growth, CY to Y5     | 3.30%               | 1.40%               | 1.38%               |
| Population per Household                    | 2.26                                  | 2.36                | 2.51                |                     |

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| Shoppes at Valley Forge<br>Phoenixville, PA   |  | 1.00 Mile<br>Radius | 3.00 Mile<br>Radius | 5.00 Mile<br>Radius |
|---|--|---------------------|---------------------|---------------------|
| Income  | HH Income \$500,000 or more                    | 1.0%                | 1.7%                | 2.4%                |
|   | HH Income \$250,000 to \$499,999               | 1.2%                | 2.0%                | 2.9%                |
|   | HH Income \$200,000 to \$249,999               | 2.8%                | 4.7%                | 6.7%                |
|   | HH Income \$175,000 to \$199,999               | 10.9%               | 8.7%                | 9.9%                |
|   | HH Income \$150,000 to \$174,999               | 9.2%                | 8.6%                | 8.4%                |
|   | HH Income \$100,000 to 149,999                 | 23.4%               | 21.3%               | 20.6%               |
|   | HH Income \$75,000 to 99,999                   | 12.7%               | 12.4%               | 12.7%               |
|   | HH Income \$50,000 to 74,999                   | 15.2%               | 15.2%               | 14.6%               |
|   | HH Income \$35,000 to 49,999                   | 7.3%                | 7.8%                | 6.8%                |
|   | HH Income \$25,000 to 34,999                   | 7.0%                | 6.4%                | 6.0%                |
|   | HH Income \$15,000 to 24,999                   | 5.2%                | 5.4%                | 4.6%                |
|   | HH Income \$0 to 14,999                        | 3.9%                | 5.8%                | 4.5%                |
|   | Average Household Income                       | \$111,948           | \$116,034           | \$135,569           |
|   | Median Household Income                        | \$97,394            | \$93,144            | \$102,128           |
|   | Per Capita Income                              | \$49,601            | \$49,209            | \$54,070            |
|   | 2000 Average HH Income                         | \$68,242            | \$63,209            | \$76,647            |
|   | 2000 Median HH Income                          | \$49,836            | \$49,017            | \$59,135            |
|   | Average Disposable Income                      | 86,441              | 87,463              | 95,490              |
|   | Median Disposable Income                       | 81,605              | 78,413              | 84,910              |
|   | Discretionary HH Income Over \$150,000         | 2.5%                | 3.8%                | 5.7%                |
|   | Discretionary HH Income \$125,000 to \$149,999 | 2.3%                | 4.6%                | 8.6%                |
|   | Discretionary HH Income \$100,000 to \$124,999 | 15.2%               | 12.3%               | 11.7%               |
|   | Discretionary HH Income \$75,000 to \$99,999   | 16.0%               | 15.1%               | 14.3%               |
|   | Discretionary HH Income \$50,000 to \$74,999   | 22.6%               | 20.3%               | 19.9%               |
|   | Discretionary HH Income \$25,000 to \$49,999   | 23.1%               | 23.5%               | 22.3%               |
|   | Discretionary HH Income Under \$25,000         | 18.2%               | 20.4%               | 17.6%               |
|   | Average Discretionary HH Income                | 63,799              | 63,855              | 69,911              |
|   | Median Discretionary HH Income                 | 59,486              | 57,467              | 63,320              |
|   | Householder White – Count                      | 3,750               | 16,440              | 30,471              |
|   | Median HH Income                               | \$98,645            | \$95,127            | \$102,714           |
|   | Average HH Income                              | \$100,333           | \$99,378            | \$106,379           |
|   | Householder Black or African-American – Count  | 213                 | 805                 | 1,364               |
|   | Median HH Income                               | \$106,811           | \$48,911            | \$66,405            |
|   | Average HH Income                              | \$91,179            | \$73,817            | \$78,790            |
| Householder Hispanic – Count                  | 34   | 443                 | 840                 |                     |
| Median HH Income                              | \$168,333                                      | \$82,486            | \$101,995           |                     |
| Average HH Income                             | \$133,537                                      | \$98,031            | \$110,050           |                     |
| Householder Asian or Pacific Islander – Count | 113  | 672                 | 1,787               |                     |
| Median HH Income                              | \$114,445                                      | \$124,939           | \$128,050           |                     |
| Average HH Income                             | \$114,847                                      | \$126,940           | \$128,783           |                     |
| Householder Other or Pacific Islander – Count | 197  | 725                 | 1,146               |                     |
| Median HH Income                              | \$58,317                                       | \$68,488            | \$72,163            |                     |
| Average HH Income                             | \$70,175                                       | \$84,931            | \$86,699            |                     |
| Gender  | Male Population                                | 4,705               | 22,427              | 44,429              |
|   | Female Population                              | 5,026               | 23,028              | 45,627              |

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|---|---------------------------|---------------------|---------------------|---------------------|
| <b>Total Population<br/>by Age</b>          | Count of Pop 0 to 4 years | 581                 | 2,613               | 4,845               |
|   | Count of Pop 0 to 7 years | 818                 | 3,666               | 6,924               |
|   | Count of Pop 5 - 13       | 999                 | 4,691               | 9,566               |
|   | Count of Pop 14 - 18      | 422                 | 2,100               | 4,638               |
|   | Count of Pop 19 - 22      | 395                 | 1,988               | 4,412               |
|   | Count of Pop 22 - 25      | 279                 | 1,408               | 3,101               |
|   | Count of Pop 25 - 29      | 589                 | 2,709               | 4,958               |
|   | Count of Pop 30 - 34      | 836                 | 3,656               | 5,997               |
|   | Count of Pop 35 - 39      | 835                 | 3,648               | 6,425               |
|   | Count of Pop 40 - 44      | 710                 | 3,161               | 6,069               |
|   | Count of Pop 45 - 59      | 1,786               | 8,606               | 18,484              |
|   | Count of Pop 60 - 74      | 1,622               | 7,596               | 15,387              |
|   | Count of Pop 75 - 84      | 504                 | 2,416               | 4,670               |
|   | Count of Pop 85+          | 173                 | 864                 | 1,504               |
|   | % of Pop 0 to 4 years     | 6.0%                | 5.7%                | 5.4%                |
|   | % of Pop 0 to 7 years     | 8.4%                | 8.1%                | 7.7%                |
|   | % of Pop 5 - 13           | 10.3%               | 10.3%               | 10.6%               |
|   | % of Pop 14 - 18          | 4.3%                | 4.6%                | 5.2%                |
|   | % of Pop 19 - 22          | 4.1%                | 4.4%                | 4.9%                |
|   | % of Pop 22 - 25          | 2.9%                | 3.1%                | 3.4%                |
|   | % of Pop 25 - 29          | 6.1%                | 6.0%                | 5.5%                |
|   | % of Pop 30 - 34          | 8.6%                | 8.0%                | 6.7%                |
|   | % of Pop 35 - 39          | 8.6%                | 8.0%                | 7.1%                |
|   | % of Pop 40 - 44          | 7.3%                | 7.0%                | 6.7%                |
| % of Pop 45 - 59                            | 18.4%                     | 18.9%               | 20.5%               |                     |
| % of Pop 60 - 74                            | 16.7%                     | 16.7%               | 17.1%               |                     |
| % of Pop 75 - 84                            | 5.2%                      | 5.3%                | 5.2%                |                     |
| % of Pop 85+                                | 1.8%                      | 1.9%                | 1.7%                |                     |
| Median Age                                  | 39.6                      | 39.9                | 40.9                |                     |
| Average Age                                 | 40.6                      | 40.7                | 40.8                |                     |
| <b>Male Population<br/>by Age</b>           | % of Pop 0 to 4 years     | 6.3%                | 6.0%                | 5.6%                |
|   | % of Pop 5 - 13           | 10.6%               | 10.7%               | 11.1%               |
|   | % of Pop 14 - 18          | 4.4%                | 4.7%                | 5.3%                |
|   | % of Pop 19 - 22          | 4.2%                | 4.6%                | 5.1%                |
|   | % of Pop 22 - 25          | 3.1%                | 3.3%                | 3.6%                |
|   | % of Pop 25 - 29          | 6.5%                | 6.3%                | 5.7%                |
|   | % of Pop 30 - 34          | 9.0%                | 8.3%                | 6.8%                |
|   | % of Pop 35 - 39          | 8.7%                | 8.2%                | 7.1%                |
|   | % of Pop 40 - 44          | 7.4%                | 7.0%                | 6.8%                |
|   | % of Pop 45 - 59          | 18.9%               | 19.0%               | 20.4%               |
|   | % of Pop 75 - 84          | 4.1%                | 4.6%                | 4.6%                |
|   | % of Pop 60 - 74          | 15.7%               | 16.2%               | 16.7%               |
|   | % of Pop 85+              | 1.0%                | 1.2%                | 1.2%                |
|   | Median Age                | 38.4                | 38.8                | 39.8                |
| Average Age                                 | 39.2                      | 39.6                | 39.8                |                     |

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|---|--|---------------------|---------------------|---------------------|
|   | % of Pop 0 to 4 years                          | 5.6%                | 5.6%                | 5.2%                |
|   | % of Pop 5 - 13                                | 9.9%                | 9.9%                | 10.2%               |
|   | % of Pop 14 - 18                               | 4.3%                | 4.5%                | 5.0%                |
|   | % of Pop 19 - 22                               | 3.9%                | 4.2%                | 4.7%                |
|   | % of Pop 22 - 25                               | 2.7%                | 2.9%                | 3.3%                |
|   | % of Pop 25 - 29                               | 5.6%                | 5.6%                | 5.3%                |
|   | % of Pop 30 - 34                               | 8.2%                | 7.8%                | 6.6%                |
|   | % of Pop 35 - 39                               | 8.4%                | 7.8%                | 7.1%                |
|   | % of Pop 40 - 44                               | 7.2%                | 6.9%                | 6.7%                |
|   | % of Pop 45 - 59                               | 17.8%               | 18.9%               | 20.6%               |
|   | % of Pop 60 - 74                               | 17.6%               | 17.2%               | 17.5%               |
|   | % of Pop 75 - 84                               | 6.2%                | 6.0%                | 5.7%                |
|   | % of Pop 85+                                   | 2.5%                | 2.6%                | 2.2%                |
|   | Median Age                                     | 40.8                | 41.2                | 42.0                |
| Average Age                                 | 41.8   | 41.8                | 41.7                |                     |
| Race  | Count of White                                 | 7,729               | 36,019              | 71,264              |
|   | Count of Black or African-American             | 491                 | 2,216               | 3,739               |
|   | Count of Asian or Pacific Islander             | 381                 | 2,121               | 6,718               |
|   | Count of Other races                           | 1,131               | 5,100               | 8,334               |
|   | White  | 79.4%               | 79.2%               | 79.1%               |
|   | Black or African American                      | 5.0%                | 4.9%                | 4.2%                |
|   | Asian  | 3.9%                | 4.7%                | 7.5%                |
|   | Other Races                                    | 11.6%               | 11.2%               | 9.3%                |
| Language Spoken                             | Speak English at Home                          | 92.8%               | 91.1%               | 89.9%               |
|   | Speak Spanish at Home                          | 1.1%                | 1.8%                | 2.0%                |
|   | Speak French or French Creole at Home          | 0.5%                | 0.3%                | 0.3%                |
|   | Speak German at Home                           | 0.5%                | 0.3%                | 0.4%                |
|   | Speak Other Indo-European Languages at Home    | 3.2%                | 2.9%                | 3.3%                |
|   | Speak Russian and Other Slavic Languages at H  | 0.7%                | 0.6%                | 0.5%                |
|   | Speak Chinese at Home                          | 0.0%                | 0.6%                | 0.9%                |
|   | Speak Korean at Home                           | 0.1%                | 0.2%                | 0.2%                |
|   | Speak Vietnamese at Home                       | 0.1%                | 0.3%                | 0.3%                |
|   | Speak Other Asian Languages at Home            | 0.6%                | 1.5%                | 1.7%                |
|   | Speak Tagalog and Other Pacific Languages at H | 0.0%                | 0.1%                | 0.1%                |
|   | Speak Other Language at Home                   | 0.4%                | 0.4%                | 0.6%                |
| Hispanic                                    | Hispanic Population                            | 580                 | 3,163               | 4,848               |
|   | Hispanic Population Percent                    | 6.0%                | 7.0%                | 5.4%                |
|   | Mexican  | 28.4%               | 27.7%               | 26.4%               |
|   | Puerto Rican                                   | 28.7%               | 29.8%               | 33.2%               |
|   | Cuban  | 6.6%                | 3.4%                | 4.0%                |
|   | Dominican                                      | 1.2%                | 3.9%                | 3.9%                |
|   | Central American                               | 16.0%               | 15.8%               | 12.5%               |
|   | South American                                 | 5.5%                | 8.2%                | 9.7%                |
|   | Other Hispanic                                 | 13.5%               | 11.2%               | 10.3%               |
|   | 2000 Hispanic Population Percent               | 3%                  | 3%                  | 2%                  |
|   | 1990 Hispanic Population Percent               | 1%                  | 1%                  | 1%                  |

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|---|--|---------------------|---------------------|---------------------|
| <b>Ancestry</b>                             | American (percent of total population) | 1.9%                | 2.8%                | 2.8%                |
|   | American                               | 1.7%                | 2.6%                | 2.6%                |
|   | Native American (ie. Indian/Eskimo)    | 0.2%                | 0.2%                | 0.1%                |
|   | Hawaiian/Pacific Islander              | 0.0%                | 0.0%                | 0.0%                |
|   | Asian (percent of total population)    | 3.9%                | 4.7%                | 7.5%                |
|   | Chinese                                | 0.1%                | 0.8%                | 1.4%                |
|   | Japanese                               | 0.0%                | 0.0%                | 0.0%                |
|   | Korean                                 | 0.6%                | 0.4%                | 0.4%                |
|   | South Central Asian (ie. Indian)       | 2.1%                | 2.6%                | 4.8%                |
|   | South East Asian (ie. Vietnamese)      | 0.7%                | 0.6%                | 0.7%                |
|   | Other Asian                            | 0.3%                | 0.2%                | 0.1%                |
|   | European (percent of total population) | 59.5%               | 57.3%               | 56.5%               |
|   | British                                | 5.0%                | 6.3%                | 6.5%                |
|   | Dutch                                  | 0.4%                | 0.5%                | 0.7%                |
|   | French                                 | 0.7%                | 0.8%                | 0.8%                |
|   | German                                 | 15.6%               | 14.4%               | 14.3%               |
|   | Italian                                | 11.3%               | 9.8%                | 10.1%               |
|   | Polish                                 | 4.3%                | 4.1%                | 4.1%                |
|   | Scandinavian                           | 1.0%                | 0.9%                | 1.1%                |
|   | Scotch/Irish                           | 14.0%               | 13.6%               | 13.1%               |
| Other European (ie. Greek/Russian)          | 7.1%                                   | 6.7%                | 5.8%                |                     |
| Middle Eastern                              | 0.5%                                   | 0.7%                | 0.6%                |                     |
| Other Ancestry                              | 14.4%                                  | 13.8%               | 13.5%               |                     |
| Unclassified Ancestry                       | 13.8%                                  | 13.9%               | 13.8%               |                     |
| <b>Education<br/>(Age 25+)</b>              | Adult Population (25 Years or Older)   | 7,054               | 32,656              | 63,494              |
|   | Elementary (0 to 8)                    | 0.1%                | 1.6%                | 1.3%                |
|   | Some High School (9 to 11)             | 2.4%                | 3.3%                | 3.3%                |
|   | High School Graduate (12)              | 24.6%               | 23.9%               | 21.4%               |
|   | Some College (13 to 16)                | 11.3%               | 13.6%               | 13.1%               |
|   | Associates Degree Only                 | 6.3%                | 8.1%                | 7.9%                |
|   | Bachelors Degree Only                  | 34.9%               | 30.3%               | 31.2%               |
|   | Graduate Degree                        | 20.3%               | 19.1%               | 21.9%               |
|   | % College (4+)                         | 55.2%               | 49.4%               | 53.0%               |
| <b>Household<br/>Type</b>                   | Total Households – count               | 4,307               | 19,084              | 35,608              |
|   | One Person HHs – count                 | 1,452               | 6,000               | 9,664               |
|   | Family HHs – count                     | 2,189               | 11,107              | 23,192              |
|   | Married Couple – count                 | 1,633               | 8,395               | 18,570              |
|   | w/own children – count                 | 753                 | 3,580               | 8,331               |
|   | w/out own children – count             | 880                 | 4,814               | 10,239              |
|   | Male Householder – count               | 229                 | 1,018               | 1,439               |
|   | Female Householder – count             | 326                 | 1,695               | 3,184               |
|   | Non-Family Households – count          | 667                 | 1,977               | 2,751               |
|   | 1 Person Household                     | 33.7%               | 31.4%               | 27.1%               |
|   | 2 Person Household                     | 33.9%               | 33.2%               | 32.4%               |
|   | 3 Person Household                     | 14.4%               | 14.9%               | 16.1%               |
|   | 4 Person Household                     | 12.0%               | 13.1%               | 15.6%               |
|   | 5 Person Household                     | 4.1%                | 5.0%                | 6.1%                |
|   | 6 Person Household                     | 1.3%                | 1.6%                | 1.9%                |
| 7+ Person Household                         | 0.7%                                   | 0.7%                | 0.8%                |                     |
| % Households With Children                  | 24.4%                                  | 26.8%               | 30.6%               |                     |

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|---|--|---------------------|---------------------|---------------------|
| <b>Housing</b>                              | Total Housing Units                    | 4,470               | 19,977              | 37,263              |
|   | Owner Occupied Percent                 | 60.3%               | 63.1%               | 68.4%               |
|   | Renter Occupied Percent                | 36.1%               | 32.5%               | 27.2%               |
|   | Vacant Housing Percent                 | 3.6%                | 4.5%                | 4.4%                |
|   | Total Housing Units (Census 2000)      | 1,713               | 10,212              | 20,006              |
|   | For Rent (Census 2000)                 | 34%                 | 33%                 | 31%                 |
|   | For Sale (Census 2000)                 | 25%                 | 35%                 | 30%                 |
|   | Rented or Sold, (Census 2000)          | 30%                 | 13%                 | 18%                 |
|   | Seasonal (Census 2014)                 | 0%                  | 4%                  | 6%                  |
|   | Other (Census 2000)                    | 6%                  | 16%                 | 16%                 |
| <b>Homes Built<br/>By Year</b>              | Homes Built 1990 to 2000               | 10%                 | 11%                 | 20%                 |
|   | Homes Built 1980 to 1989               | 15%                 | 12%                 | 12%                 |
|   | Homes Built 1970 to 1979               | 22%                 | 13%                 | 15%                 |
|   | Homes Built 1960 to 1969               | 20%                 | 14%                 | 12%                 |
|   | Homes Built 1950 to 1959               | 20%                 | 13%                 | 11%                 |
|   | Homes Built 1940 to 1949               | 5%                  | 6%                  | 5%                  |
|   | Homes Built Before 1939                | 8%                  | 31%                 | 25%                 |
| <b>Units in<br/>Structure</b>               | 1 Unit                                 | 65%                 | 70%                 | 76%                 |
|   | 2 - 9 Units                            | 6%                  | 15%                 | 11%                 |
|   | Greater than 10 Units                  | 26%                 | 13%                 | 11%                 |
|   | Mobilie Trailer                        | 2%                  | 2%                  | 2%                  |
|   | Other Units                            | 0%                  | 0%                  | 0%                  |
| <b>Home Value<br/>(Owner Occupied)</b>      | Property Value \$1,000,000 or more     | 0.4%                | 2.1%                | 4.2%                |
|   | Property Value \$750,000 to \$999,999  | 5.3%                | 7.9%                | 13.4%               |
|   | Property Value \$500,000 to \$749,999  | 13.1%               | 20.4%               | 24.7%               |
|   | Property Value \$400,000 to \$499,999  | 21.3%               | 19.2%               | 15.3%               |
|   | Property Value \$300,000, to \$399,999 | 31.0%               | 24.5%               | 18.5%               |
|   | Property Value \$200,000 to \$299,999  | 21.4%               | 17.4%               | 14.5%               |
|   | Property Value \$150,000 to \$199,999  | 2.9%                | 3.0%                | 2.9%                |
|   | Property Value \$100,000 to \$149,999  | 1.3%                | 1.5%                | 1.4%                |
|   | Property Value \$60,000 to \$99,999    | 0.8%                | 0.9%                | 0.7%                |
|   | Property Value \$40,000 to \$59,999    | 0.5%                | 0.4%                | 0.3%                |
|   | Property Value \$0 to \$39,999         | 1.6%                | 2.2%                | 2.0%                |
|   | Median Home Value                      | \$368,841           | \$399,028           | \$456,738           |
| Median Rent                                 | \$701                                  | \$660               | \$664               |                     |
| <b>Wealth<br/>per Household</b>             | \$0 and under - percent                | 16.8%               | 16.8%               | 16.2%               |
|   | \$1 to \$4999 - percent                | 7.8%                | 7.9%                | 7.4%                |
|   | \$5k to \$9999 - percent               | 4.3%                | 4.4%                | 4.1%                |
|   | \$10k to \$24999 - percent             | 6.2%                | 6.2%                | 6.0%                |
|   | \$25k to \$49999 - percent             | 6.7%                | 6.7%                | 6.7%                |
|   | \$50k to \$99999 - percent             | 10.1%               | 10.1%               | 10.2%               |
|   | \$100k to \$249999 - percent           | 18.2%               | 18.2%               | 18.6%               |
|   | \$250k to \$499999 - percent           | 13.7%               | 13.6%               | 14.1%               |
|   | \$500k+ - percent                      | 16.1%               | 15.9%               | 16.7%               |
|   | Median HH Wealth                       | \$90,247            | \$89,191            | \$96,931            |
|   | Avg HH Wealth                          | \$256,263           | \$254,142           | \$264,370           |

# 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<br>Phoenixville, PA                    |   | 1.00 Mile<br>Radius | 3.00 Mile<br>Radius | 5.00 Mile<br>Radius |
|--|---|---------------------|---------------------|---------------------|
| <b>Economic Viability</b>                                      | Economic Viability Local                | 230                 | 228                 | 226                 |
|  | Economic Viability Indexed              | 230                 | 228                 | 226                 |
| <b>Occupation<br/>(Employed Civilians Age 16+)</b>             | Employed Civilian Pop 16+ by Occupation | 6,112               | 26,428              | 51,619              |
|  | Managerial/Executive                    | 20.9%               | 23.1%               | 24.6%               |
|  | Professional Specialty                  | 31.0%               | 29.6%               | 29.4%               |
|  | Healthcare Support                      | 1.6%                | 2.0%                | 2.0%                |
|  | Sales                                   | 7.1%                | 9.2%                | 10.3%               |
|  | Office & Administrative Support         | 12.4%               | 10.9%               | 10.7%               |
|  | Protective Service                      | 0.9%                | 1.1%                | 1.1%                |
|  | Food Preparation                        | 4.1%                | 4.6%                | 4.1%                |
|  | Building Maintenance & Cleaning         | 4.2%                | 3.4%                | 2.8%                |
|  | Personal Care                           | 5.7%                | 3.7%                | 3.1%                |
|  | Farming, Fishing, & Forestry            | 0.1%                | 0.1%                | 0.1%                |
|  | Construction                            | 5.7%                | 6.4%                | 5.5%                |
|  | Production & Transportation             | 6.3%                | 5.9%                | 6.4%                |
|  | Percent White Collar Workers            | 73.0%               | 74.8%               | 77.0%               |
|  | Percent Blue Collar Workers             | 27.0%               | 25.2%               | 23.0%               |
| <b>Employment by Industry<br/>(Employed Civilians Age 16+)</b> | Agriculture/Mining/Construction         | 6.3%                | 6.3%                | 5.4%                |
|  | Manufacturing                           | 14.7%               | 13.1%               | 13.2%               |
|  | Transportation                          | 2.0%                | 2.5%                | 3.2%                |
|  | Information                             | 2.3%                | 2.2%                | 2.5%                |
|  | Wholesale/Retail                        | 14.5%               | 13.0%               | 12.6%               |
|  | Finance, Insurance, Real Estate         | 10.5%               | 10.9%               | 11.7%               |
|  | Professional Services                   | 11.4%               | 13.6%               | 14.1%               |
|  | Management Services                     | 0.6%                | 0.4%                | 0.4%                |
|  | Administrative/Waste Services           | 5.7%                | 4.3%                | 3.9%                |
|  | Educational Services                    | 18.9%               | 20.2%               | 20.5%               |
|  | Entertainment Services                  | 4.7%                | 6.7%                | 6.8%                |
|  | Other Professional Services             | 5.4%                | 4.5%                | 3.8%                |
|  | Public Administration                   | 2.9%                | 2.1%                | 2.0%                |
| <b>Transportation<br/>To Work</b>                              | Drive to Work Alone                     | 85.0%               | 82.5%               | 84.1%               |
|  | Drive to Work Carpool                   | 7.1%                | 9.0%                | 7.7%                |
|  | Travel to Work by Public Transportation | 2.4%                | 2.4%                | 2.2%                |
|  | Drive to Work on Motorcycle             | 0.6%                | 0.2%                | 0.1%                |
|  | Drive to Work on Bicycle                | 0.0%                | 0.1%                | 0.1%                |
|  | Walked to Work                          | 2.6%                | 3.1%                | 2.1%                |
|  | Other Means                             | 0.4%                | 0.5%                | 0.5%                |
|  | Work at Home                            | 1.8%                | 2.2%                | 3.3%                |

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| Shoppes at Valley Forge<br>Phoenixville, PA |                                       | 1.00 Mile<br>Radius | 3.00 Mile<br>Radius | 5.00 Mile<br>Radius |
|---|---------------------------------------|---------------------|---------------------|---------------------|
|   | Travel to Work in Less than 5 Minutes | 2.5%                | 2.7%                | 2.4%                |
|   | Travel to Work in 5 to 9 Minutes      | 10.1%               | 9.6%                | 9.2%                |
|   | Travel to Work in 10 to 14 Minutes    | 11.6%               | 11.3%               | 11.9%               |
|   | Travel to Work in 15 to 19 Minutes    | 12.7%               | 13.4%               | 13.2%               |
|   | Travel to Work in 20 to 29 Minutes    | 24.5%               | 22.7%               | 21.1%               |
|   | Travel to Work in 30 to 44 Minutes    | 22.1%               | 23.3%               | 23.0%               |
|   | Travel to Work in 45 to 59 Minutes    | 9.9%                | 9.3%                | 10.3%               |
|   | Travel to Work in 60 Minutes or more  | 6.7%                | 6.7%                | 8.4%                |
|   | Average Travel Time to Work           | 25                  | 25                  | 26                  |
| <b>Vehicles<br/>per HH</b>                  | No Vehicles                           | 3.7%                | 4.2%                | 4.0%                |
|   | 1 Vehicle                             | 34.0%               | 34.9%               | 30.7%               |
|   | 2 Vehicles                            | 46.6%               | 44.6%               | 45.0%               |
|   | 3 or more vehicles                    | 15.7%               | 16.4%               | 20.3%               |
|   | Average Number of Vehicles            | 1.79                | 1.79                | 1.89                |
| <b>Change</b>                               | Births (last 12 months)               | 109                 | 502                 | 949                 |
|   | Deaths (last 12 months)               | 99                  | 462                 | 889                 |
|   | Migration (last 12 months)            | 693                 | 1,153               | 1,855               |
| <b>Work<br/>place</b>                       | Workplace Establishments              | 272                 | 1,083               | 2,163               |
|   | Workplace Employees (FTE)             | 2,484               | 10,341              | 26,742              |