



Demographic Summary Report

2020 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval

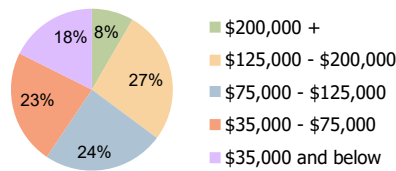
Shoppes at Valley Forge Phoenixville, PA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

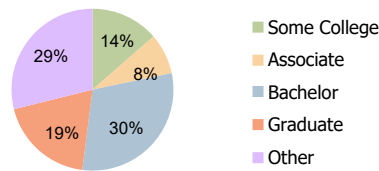
Current Population	9,731	45,456	90,056
Total Daytime Pop	7,194	32,727	71,332
Workplace Pop	2,484	10,341	26,742
Average Household Income	\$111,948	\$116,034	\$135,569
Average Disposable Income	\$86,441	\$87,463	\$95,490
Total Households	4,307	19,084	35,608
Median Home Value	\$368,841	\$399,028	\$456,738
College (4+)	55.2%	49.4%	53.0%
Total Consumer Spending/Capita (Weekly)	\$437	\$439	\$449
Population per Household	2.13	2.01	2.47
% of Households with Children	24.4%	26.8%	30.6%

2028 Demographic Projections

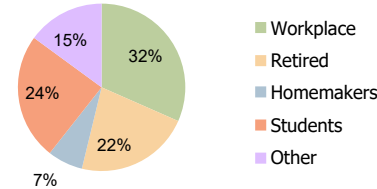
Projected Population	11,396	48,642	96,296
Projected 5 Year Annual Growth Rate (Pop)	3.2%	1.4%	1.3%



Household Income (3.00 Mile Radius)



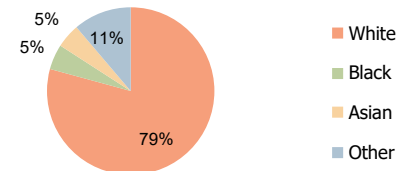
Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)

Hispanic Ethnicity

7% Hispanic | 93% Non Hispanic



Race (3.00 Mile Radius)

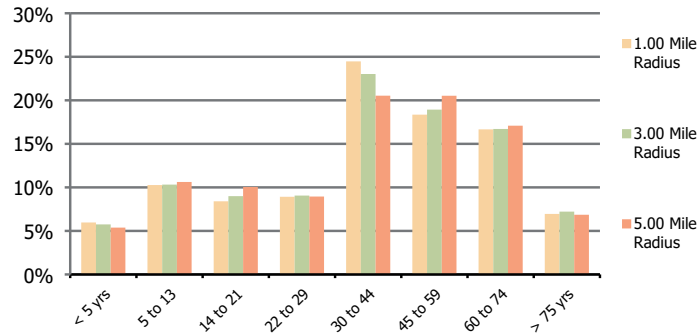
Shoppes at Valley Forge
 Phoenixville, PA

1.00 Mile Radius

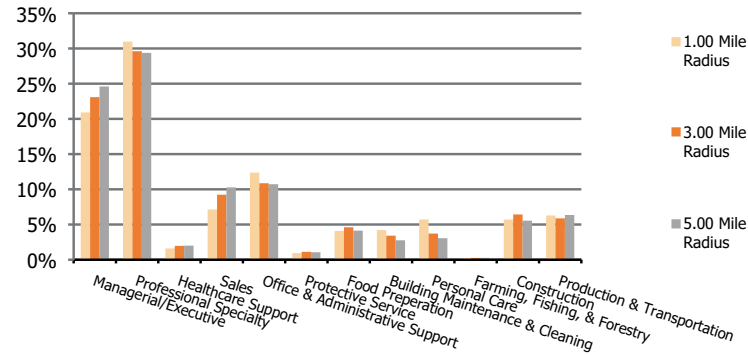
3.00 Mile Radius

5.00 Mile Radius

Population by Age Range



Occupation



Population	Current Estimated Population	9,731	45,456	90,056
	2010 Census Population	3,705	26,625	57,338
	2000 Census Population	3,612	23,732	48,876
	Historical Annual Growth 2000 to 2010	0.3%	1.2%	1.6%
	Estimated Annual Growth 2010 to 2023	7.6%	4.1%	3.5%
	Projected Annual Growth 2023 to 2028	3.2%	1.4%	1.3%
Ethnic	Hispanic or Latino Population	6%	7%	5%
	Non Hispanic or Latino Population	94%	93%	95%
Race	White	79.4%	79.2%	79.1%
	Black or African American	5.0%	4.9%	4.2%
	Asian & Pacific Islander	3.9%	4.7%	7.5%
	Other Races	11.6%	11.2%	9.3%