

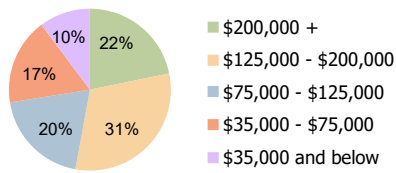
Valley Fair Devon, PA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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### Current Year Demographics

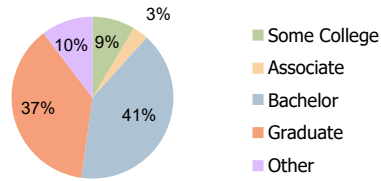
Current Population	6,184	49,771	124,923
Total Daytime Pop	6,525	91,726	221,421
Workplace Pop	3,787	54,182	127,041
Average Household Income	\$187,659	\$177,657	\$168,952
Average Disposable Income	\$118,756	\$115,492	\$109,917
Total Households	2,553	20,600	49,685
Median Home Value	\$649,800	\$704,253	\$613,116
College (4+)	84.8%	78.0%	70.9%
Total Consumer Spending/Capita (Weekly)	\$479	\$471	\$468
Population per Household	2.13	2.01	2.47
% of Households with Children	27.6%	29.3%	29.4%

### 2028 Demographic Projections

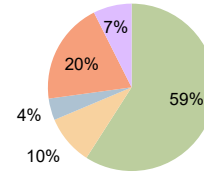
Projected Population	5,969	50,701	133,873
Projected 5 Year Annual Growth Rate (Pop)	-0.7%	0.4%	1.4%



Household Income (3.00 Mile Radius)



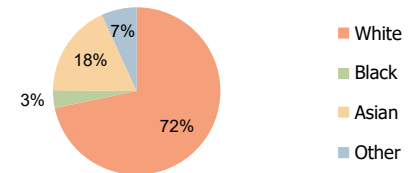
Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)

### Hispanic Ethnicity

4% Hispanic | 96% Non Hispanic



Race (3.00 Mile Radius)

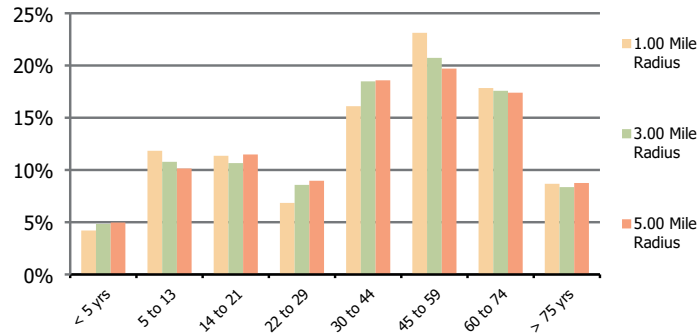


# Demographic Summary Report

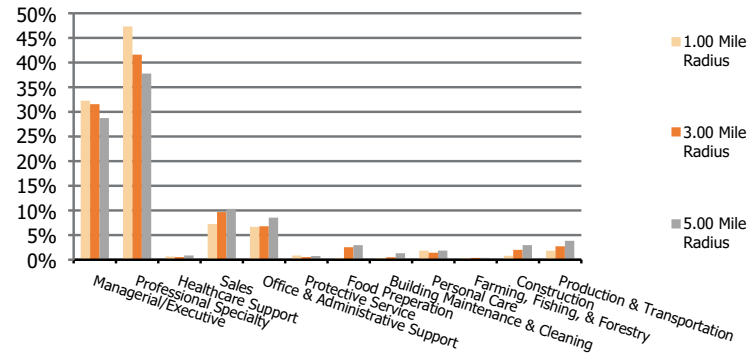
2020 Census, 2023 Estimates & 2028 Projections  
 Calculated using TAS Retrieval

<b>Valley Fair</b> Devon, PA	<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>
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**Population by Age Range**



**Occupation**



<b>Population</b>	Current Estimated Population	6,184	49,771	124,923
	2010 Census Population	3,050	39,260	96,406
	2000 Census Population	3,169	37,879	90,794
	Historical Annual Growth 2000 to 2010	-0.4%	0.4%	0.6%
	Estimated Annual Growth 2010 to 2023	5.5%	1.8%	2.0%
	Projected Annual Growth 2023 to 2028	-0.7%	0.4%	1.4%
<b>Ethnic</b>	Hispanic or Latino Population	3%	4%	4%
	Non Hispanic or Latino Population	97%	96%	96%
<b>Race</b>	White	68.7%	71.7%	73.2%
	Black or African American	1.9%	3.4%	4.0%
	Asian & Pacific Islander	22.8%	18.0%	15.7%
	Other Races	6.7%	6.8%	7.1%