

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 39.952995 Longitude: -75.25649

69th Street Plaza Upper Darby, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	55,930	380,008	775,225
	Population Est 23Q1	55,973	380,128	773,357
	Population Est 22Q4	56,004	380,001	772,990
	Population Est 22Q3	56,000	379,928	772,129
	Population Est 22Q2	56,082	380,145	771,457
	Population Est 22Q1	56,079	380,188	770,830
	Population Est 21Q4	56,074	380,063	770,804
	Population Est 21Q3	56,109	380,209	770,838
	Population Est 21Q2	55,946	379,799	769,382
	Population Fcst	56,452	383,997	793,132
	2010 Census Population	53,513	370,375	726,082
	2000 Census Population	52,419	379,162	734,966
	1990 Census Population	53,127	401,463	772,538
	Current Year Daytime Population	35,793	300,427	968,393
	Average Seasonal Population	165	1,642	6,795
	Historical Annual Growth, 1990 – 2000	-0.13%	-0.57%	-0.50%
	Historical Annual Growth, 2000 – 2010	0.21%	-0.23%	-0.12%
	Estimated Annual Growth, 2010 – CY	0.31%	0.18%	0.46%
	Projected Annual Growth, CY to Y5	0.19%	0.21%	0.46%
	Group Qtrs Est	454	7,352	20,700
	Transient Est Average Last 4 Qtrs	0	0	41,971
Households	Current Year Estimated Households	20,324	148,695	324,149
	Households Est 23Q1	20,336	148,686	322,981
	Households Est 22Q4	20,345	148,608	322,744
	Households Est 22Q3	20,345	148,576	322,326
	Households Est 22Q2	20,377	148,657	321,978
	Households Est 22Q1	20,377	148,669	321,658
	Households Est 21Q4	20,370	148,609	321,632
	Households Est 21Q3	20,383	148,684	321,664
	Households Est 21Q2	20,326	148,531	320,967
	Households Fcst	20,514	150,471	332,906
	2010 Census Households	19,628	141,177	292,941
	2000 Census Households	20,025	143,611	292,710
	1990 Census Households	20,724	149,890	301,135
	Historical Annual Growth, 1990 – 2000	-0.34%	-0.43%	-0.28%
	Historical Annual Growth, 2000 – 2010	-0.20%	-0.17%	0.01%
	Estimated Annual Growth, 2010 – CY	0.24%	0.36%	0.71%
	Projected Annual Growth, CY to Y5	0.19%	0.24%	0.53%
	Population per Household	2.73	2.51	2.33

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69th Street Plaza Upper Darby, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.7%	1.0%	2.2%
	HH Income \$250,000 to \$499,999	0.8%	1.2%	2.6%
	HH Income \$200,000 to \$249,999	1.9%	2.8%	6.1%
	HH Income \$175,000 to \$199,999	2.2%	2.7%	4.2%
	HH Income \$150,000 to \$174,999	3.4%	3.8%	5.3%
	HH Income \$100,000 to 149,999	10.7%	13.1%	15.1%
	HH Income \$75,000 to 99,999	11.4%	12.1%	11.9%
	HH Income \$50,000 to 74,999	17.7%	17.0%	15.1%
	HH Income \$35,000 to 49,999	14.9%	12.9%	10.5%
	HH Income \$25,000 to 34,999	8.8%	8.7%	7.0%
	HH Income \$15,000 to 24,999	10.4%	9.2%	7.6%
	HH Income \$0 to 14,999	17.2%	15.6%	12.3%
	Average Household Income	\$65,936	\$77,206	\$105,608
	Median Household Income	\$48,516	\$54,675	\$70,256
	Per Capita Income	\$24,110	\$30,542	\$44,775
	Average Disposable Income	\$54,626	\$60,642	\$77,000
	Median Disposable Income	\$41,946	\$46,885	\$59,367
	Discretionary HH Income Over \$150,000	1.2%	2.1%	6.2%
	Discretionary HH Income \$125,000 to \$149,999	1.4%	2.5%	5.1%
	Discretionary HH Income \$100,000 to \$124,999	1.7%	3.5%	6.1%
	Discretionary HH Income \$75,000 to \$99,999	6.4%	6.9%	9.5%
	Discretionary HH Income \$50,000 to \$74,999	11.8%	14.6%	16.0%
	Discretionary HH Income \$25,000 to \$49,999	29.2%	27.6%	24.0%
	Discretionary HH Income Under \$25,000	48.2%	42.8%	33.0%
	Average Discretionary HH Income	\$34,833	\$40,586	\$54,747
	Median Discretionary HH Income	\$26,269	\$30,072	\$41,312
	Householder White – Count	2,808	36,688	139,803
	Median HH Income	\$51,971	\$82,763	\$103,829
	Average HH Income	\$69,583	\$92,853	\$108,701
	Householder Black or African-American – Count	13,241	92,332	134,094
	Median HH Income	\$43,607	\$46,668	\$46,932
	Average HH Income	\$56,091	\$58,041	\$59,542
	Householder Hispanic – Count	1,250	5,149	13,218
	Median HH Income	\$67,437	\$61,000	\$68,011
	Average HH Income	\$83,350	\$71,628	\$80,646
	Householder Asian or Pacific Islander – Count	2,012	7,537	21,538
	Median HH Income	\$56,811	\$59,602	\$75,112
	Average HH Income	\$68,856	\$73,278	\$89,733
	Householder Other or Pacific Islander – Count	1,012	6,989	15,495
	Median HH Income	\$62,806	\$56,597	\$64,789
	Average HH Income	\$78,028	\$68,462	\$77,809

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69th Street Plaza Upper Darby, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	26,254	176,412	365,175
	Female Population	29,676	203,595	410,051
Total Population by Age	Count of Pop 0 to 4 years	3,587	24,503	51,510
	Count of Pop 0 to 7 years	5,146	33,364	66,877
	Count of Pop 5 - 13	6,742	41,293	75,619
	Count of Pop 14 - 18	3,138	20,788	39,285
	Count of Pop 19 - 22	3,080	22,390	43,098
	Count of Pop 22 - 25	2,256	17,665	34,055
	Count of Pop 25 - 29	3,749	25,512	53,555
	Count of Pop 30 - 34	4,106	30,336	70,739
	Count of Pop 35 - 39	4,018	28,400	63,622
	Count of Pop 40 - 44	3,471	23,806	50,108
	Count of Pop 45 - 59	9,737	62,857	123,250
	Count of Pop 60 - 74	8,962	59,936	119,721
	Count of Pop 75 - 84	2,279	17,016	38,169
	Count of Pop 85+	806	5,507	12,495
	% of Pop 0 to 4 years	6.4%	6.4%	6.6%
	% of Pop 0 to 7 years	9.2%	8.8%	8.6%
	% of Pop 5 - 13	12.1%	10.9%	9.8%
	% of Pop 14 - 18	5.6%	5.5%	5.1%
	% of Pop 19 - 22	5.5%	5.9%	5.6%
	% of Pop 22 - 25	4.0%	4.6%	4.4%
	% of Pop 25 - 29	6.7%	6.7%	6.9%
	% of Pop 30 - 34	7.3%	8.0%	9.1%
	% of Pop 35 - 39	7.2%	7.5%	8.2%
	% of Pop 40 - 44	6.2%	6.3%	6.5%
	% of Pop 45 - 59	17.4%	16.5%	15.9%
	% of Pop 60 - 74	16.0%	15.8%	15.4%
	% of Pop 75 - 84	4.1%	4.5%	4.9%
	% of Pop 85+	1.4%	1.4%	1.6%
	Median Age	36.6	36.3	36.6
	Average Age	38.2	38.3	38.8
Male Population by Age	% of Pop 0 to 4 years	7.0%	7.1%	7.2%
	% of Pop 5 - 13	12.9%	11.8%	10.5%
	% of Pop 14 - 18	6.1%	6.0%	5.5%
	% of Pop 19 - 22	6.0%	6.4%	5.9%
	% of Pop 22 - 25	4.3%	5.0%	4.6%
	% of Pop 25 - 29	6.9%	6.8%	6.9%
	% of Pop 30 - 34	7.2%	7.8%	9.0%
	% of Pop 35 - 39	6.9%	7.3%	8.2%
	% of Pop 40 - 44	6.1%	6.1%	6.4%
	% of Pop 45 - 59	16.8%	16.1%	15.8%
	% of Pop 75 - 84	3.4%	3.8%	4.2%
	% of Pop 60 - 74	15.6%	15.0%	14.7%
	% of Pop 85+	0.9%	0.9%	1.0%
	Median Age	34.8	34.5	35.3
	Average Age	36.7	36.7	37.3

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	% of Pop 0 to 4 years	5.9%	5.9%	6.1%
	% of Pop 5 - 13	11.3%	10.0%	9.1%
	% of Pop 14 - 18	5.2%	5.0%	4.7%
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	% of Pop 40 - 44	6.3%	6.4%	6.5%
	% of Pop 45 - 59	17.9%	16.9%	16.0%
	% of Pop 60 - 74	16.4%	16.4%	16.1%
	% of Pop 75 - 84	4.7%	5.1%	5.6%
	% of Pop 85+	1.9%	1.9%	2.1%
	Median Age	38.2	37.9	37.7
	Average Age	39.5	39.7	40.0
Race	Count of White	6,102	86,521	317,126
	Count of Black or African-American	36,712	239,495	340,363
	Count of Asian or Pacific Islander	7,205	24,823	58,724
	Count of Other races	5,911	29,169	59,012
	White	10.9%	22.8%	40.9%
	Black or African American	65.6%	63.0%	43.9%
	Asian	12.9%	6.5%	7.6%
	Other Races	10.6%	7.7%	7.6%
Language Spoken	Speak English at Home	73.9%	83.8%	84.6%
	Speak Spanish at Home	5.5%	3.5%	3.3%
	Speak French or French Creole at Home	4.0%	2.2%	1.6%
	Speak German at Home	0.0%	0.2%	0.3%
	Speak Other Indo-European Languages at Home	6.7%	2.9%	2.7%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.2%	0.4%
	Speak Chinese at Home	0.9%	1.1%	1.6%
	Speak Korean at Home	0.9%	0.5%	0.5%
	Speak Vietnamese at Home	1.1%	0.7%	0.7%
	Speak Other Asian Languages at Home	2.4%	1.1%	1.2%
	Speak Tagalog and Other Pacific Languages at Home	0.4%	0.1%	0.3%
	Speak Other Language at Home	4.1%	3.7%	2.6%
Hispanic	Hispanic Population	4,768	18,743	39,190
	Hispanic Population Percent	8.5%	4.9%	5.1%
	Mexican	18.9%	18.4%	20.4%
	Puerto Rican	28.0%	31.6%	32.0%
	Cuban	3.0%	4.6%	5.1%
	Dominican	6.0%	7.2%	6.3%
	Central American	21.2%	13.5%	10.3%
	South American	15.5%	16.2%	16.0%
	Other Hispanic	7.5%	8.5%	10.0%
	2000 Hispanic Population Percent	2%	2%	2%
	1990 Hispanic Population Percent	1%	1%	1%

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Ancestry	American (percent of total population)	2.4%	2.2%	2.1%
	American	2.1%	1.9%	1.9%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	12.9%	6.5%	7.5%
	Chinese	1.0%	1.3%	1.8%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.6%	0.4%	0.6%
	South Central Asian (ie. Indian)	7.7%	2.7%	2.5%
	South East Asian (ie. Vietnamese)	3.0%	1.5%	2.0%
	Other Asian	0.5%	0.4%	0.5%
	European (percent of total population)	10.8%	16.7%	27.9%
	British	1.1%	1.5%	2.6%
	Dutch	0.1%	0.1%	0.2%
	French	0.3%	0.3%	0.5%
	German	1.4%	2.6%	4.2%
	Italian	1.9%	3.5%	6.0%
	Polish	0.3%	0.8%	1.4%
	Scandinavian	0.1%	0.3%	0.6%
	Scotch/Irish	4.0%	5.8%	8.7%
	Other European (ie. Greek/Russian)	1.5%	1.9%	3.8%
	Middle Eastern	0.4%	0.5%	0.7%
	Other Ancestry	49.3%	52.5%	40.3%
	Unclassified Ancestry	15.7%	16.7%	16.3%
Education (Age 25+)	Adult Population (25 Years or Older)	37,127	253,369	531,659
	Elementary (0 to 8)	6.8%	3.2%	2.6%
	Some High School (9 to 11)	7.8%	7.0%	5.6%
	High School Graduate (12)	35.4%	31.0%	25.5%
	Some College (13 to 16)	22.0%	22.3%	17.9%
	Associates Degree Only	8.6%	7.5%	6.4%
	Bachelors Degree Only	13.7%	16.7%	22.2%
	Graduate Degree	5.7%	12.2%	19.7%
	% College (4+)	19.4%	28.9%	41.9%
Household Type	Total Households – count	20,324	148,695	324,149
	One Person HHs – count	6,019	49,173	117,582
	Family HHs – count	13,261	87,273	173,999
	Married Couple – count	5,651	41,281	100,711
	w/own children – count	2,626	17,381	39,958
	w/out own children – count	3,025	23,900	60,753
	Male Householder – count	1,559	8,737	15,055
	Female Householder – count	6,051	37,255	58,233
	Non-Family Households – count	1,044	12,249	32,568
	1 Person Household	29.6%	33.1%	36.3%
	2 Person Household	25.9%	27.6%	29.6%
	3 Person Household	17.3%	16.7%	14.7%
	4 Person Household	13.9%	12.0%	10.9%
	5 Person Household	7.3%	6.0%	5.0%
	6 Person Household	3.4%	2.7%	2.1%
	7+ Person Household	2.5%	1.9%	1.4%
	% Households With Children	32.1%	26.8%	23.1%

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69th Street Plaza Upper Darby, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	22,455	165,629	358,597
	Owner Occupied Percent	45.5%	48.2%	48.8%
	Renter Occupied Percent	45.0%	41.5%	41.6%
	Vacant Housing Percent	9.5%	10.2%	9.6%
	Total Housing Units (Census 2000)	22,036	160,797	326,808
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.7%	1.4%	4.6%
	Property Value \$750,000 to \$999,999	0.3%	2.2%	5.6%
	Property Value \$500,000 to \$749,999	0.9%	4.8%	11.2%
	Property Value \$400,000 to \$499,999	1.4%	5.3%	10.1%
	Property Value \$300,000, to \$399,999	5.6%	9.7%	12.6%
	Property Value \$200,000 to \$299,999	21.7%	22.0%	18.5%
	Property Value \$150,000 to \$199,999	21.3%	16.3%	11.7%
	Property Value \$100,000 to \$149,999	25.3%	19.8%	12.7%
	Property Value \$60,000 to \$99,999	17.5%	13.0%	7.5%
	Property Value \$40,000 to \$59,999	2.2%	2.3%	1.7%
	Property Value \$0 to \$39,999	3.2%	2.9%	2.5%
	Median Home Value	\$154,207	\$187,530	\$268,022
Wealth per Household	\$0 and under - percent	19.9%	19.3%	18.5%
	\$1 to \$4999 - percent	10.6%	10.0%	9.3%
	\$5k to \$9999 - percent	5.3%	5.1%	4.9%
	\$10k to \$24999 - percent	6.9%	6.7%	6.5%
	\$25k to \$49999 - percent	7.0%	6.9%	6.7%
	\$50k to \$99999 - percent	10.2%	10.1%	9.9%
	\$100k to \$249999 - percent	16.9%	17.1%	17.3%
	\$250k to \$499999 - percent	11.5%	11.9%	12.5%
	\$500k+ - percent	11.8%	12.8%	14.3%
	Median HH Wealth	\$51,606	\$59,862	\$70,120
	Avg HH Wealth	\$202,293	\$214,965	\$231,551
Economic Viability	Economic Viability Local	251	251	257
	Economic Viability Indexed	93	93	95
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	28,205	187,862	401,132
	Managerial/Executive	8.6%	12.3%	16.9%
	Professional Specialty	17.7%	24.9%	31.1%
	Healthcare Support	11.4%	9.4%	6.1%
	Sales	10.6%	8.7%	8.4%
	Office & Administrative Support	11.9%	11.5%	10.4%
	Protective Service	1.9%	3.2%	2.4%
	Food Preparation	6.5%	5.5%	4.9%
	Building Maintenance & Cleaning	6.2%	4.2%	3.2%
	Personal Care	2.7%	3.2%	2.8%
	Farming, Fishing, & Forestry	0.8%	0.2%	0.2%
	Construction	5.2%	4.5%	4.0%
	Production & Transportation	16.5%	12.4%	9.7%
	Percent White Collar Workers	60.3%	66.8%	72.9%
	Percent Blue Collar Workers	39.7%	33.2%	27.1%

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	Agriculture/Mining/Construction	4.4%	3.6%	3.5%
	Manufacturing	5.2%	4.9%	5.4%
	Transportation	7.9%	7.2%	5.9%
	Information	1.4%	1.5%	2.1%
	Wholesale/Retail	15.0%	11.5%	10.4%
	Finance, Insurance, Real Estate	5.0%	6.0%	7.7%
	Professional Services	3.8%	5.6%	9.1%
	Management Services	0.0%	0.2%	0.2%
	Administrative/Waste Services	3.8%	5.1%	4.0%
	Educational Services	33.3%	35.8%	34.5%
	Entertainment Services	11.1%	8.6%	8.0%
	Other Professional Services	5.2%	5.3%	4.8%
	Public Administration	4.0%	4.7%	4.4%
Vehicles per HH	No Vehicles	31.3%	29.2%	28.3%
	1 Vehicle	45.8%	43.4%	42.7%
	2 Vehicles	15.6%	20.5%	22.0%
	3 or more vehicles	7.3%	6.8%	7.0%
	Average Number of Vehicles	1.01	1.07	1.10
Change	Births (last 12 months)	650	4,664	9,747
	Deaths (last 12 months)	393	2,786	6,011
	Migration (last 12 months)	-396	-1,863	356
Work place	Workplace Establishments	828	5,816	20,548
	Workplace Employees (FTE)	8,160	87,337	431,361