

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

**BRIXMOR**<sup>®</sup>

Latitude: 39.954794 Longitude: -75.323688

Pilgrim Gardens Drexel Hill, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	81,026	358,986	1,550,626
	Population Est 23Q1	81,071	359,178	1,545,215
	Population Est 22Q4	81,069	358,450	1,541,677
	Population Est 22Q3	81,078	358,417	1,539,082
	Population Est 22Q2	81,077	358,446	1,536,754
	Population Est 22Q1	81,075	358,364	1,535,699
	Population Est 21Q4	81,077	358,323	1,535,280
	Population Est 21Q3	81,118	358,334	1,533,356
	Population Est 21Q2	81,091	357,842	1,530,746
	Population Fcst	81,928	364,671	1,607,201
	2010 Census Population	77,704	342,125	1,424,573
	2000 Census Population	79,140	345,012	1,427,750
	1990 Census Population	80,615	348,060	1,485,279
	Current Year Daytime Population	61,140	320,854	1,993,776
	Average Seasonal Population	293	2,062	15,206
	Historical Annual Growth, 1990 – 2000	-0.18%	-0.09%	-0.39%
	Historical Annual Growth, 2000 – 2010	-0.18%	-0.08%	-0.02%
	Estimated Annual Growth, 2010 – CY	0.29%	0.34%	0.60%
	Projected Annual Growth, CY to Y5	0.22%	0.31%	0.72%
	Group Qtrs Est	459	8,524	56,364
	Transient Est Average Last 4 Qtrs	0	713	88,348
Households	Current Year Estimated Households	30,181	136,179	644,646
	Households Est 23Q1	30,179	136,180	641,577
	Households Est 22Q4	30,180	135,847	639,854
	Households Est 22Q3	30,180	135,830	638,587
	Households Est 22Q2	30,180	135,843	637,486
	Households Est 22Q1	30,183	135,802	636,993
	Households Est 21Q4	30,181	135,786	636,812
	Households Est 21Q3	30,197	135,783	635,925
	Households Est 21Q2	30,188	135,596	634,878
	Households Fcst	30,515	138,485	671,338
	2010 Census Households	29,353	131,243	572,562
	2000 Census Households	30,032	132,595	564,480
	1990 Census Households	29,728	133,024	570,048
	Historical Annual Growth, 1990 – 2000	0.10%	-0.03%	-0.10%
	Historical Annual Growth, 2000 – 2010	-0.23%	-0.10%	0.14%
	Estimated Annual Growth, 2010 – CY	0.20%	0.26%	0.84%
	Projected Annual Growth, CY to Y5	0.22%	0.34%	0.81%
	Population per Household	2.67	2.57	2.32

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Pilgrim Gardens Drexel Hill, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	3.0%	2.9%	2.7%
	HH Income \$250,000 to \$499,999	3.6%	3.5%	3.2%
	HH Income \$200,000 to \$249,999	8.4%	8.1%	7.6%
	HH Income \$175,000 to \$199,999	7.2%	5.7%	4.9%
	HH Income \$150,000 to \$174,999	8.5%	6.8%	5.9%
	HH Income \$100,000 to 149,999	21.7%	17.4%	16.0%
	HH Income \$75,000 to 99,999	12.8%	11.8%	11.7%
	HH Income \$50,000 to 74,999	13.5%	14.7%	14.1%
	HH Income \$35,000 to 49,999	8.2%	9.3%	9.5%
	HH Income \$25,000 to 34,999	5.5%	6.4%	6.7%
	HH Income \$15,000 to 24,999	3.4%	5.4%	6.9%
	HH Income \$0 to 14,999	4.1%	8.0%	10.7%
	Average Household Income	\$128,605	\$123,447	\$118,451
	Median Household Income	\$105,404	\$87,267	\$78,981
	Per Capita Income	\$48,148	\$47,846	\$50,257
	Average Disposable Income	\$98,979	\$89,847	\$84,165
	Median Disposable Income	\$87,356	\$73,532	\$66,602
	Discretionary HH Income Over \$150,000	7.3%	8.4%	8.3%
	Discretionary HH Income \$125,000 to \$149,999	8.6%	6.9%	6.0%
	Discretionary HH Income \$100,000 to \$124,999	10.1%	7.8%	7.4%
	Discretionary HH Income \$75,000 to \$99,999	16.6%	12.7%	10.6%
	Discretionary HH Income \$50,000 to \$74,999	20.7%	17.1%	16.3%
	Discretionary HH Income \$25,000 to \$49,999	21.5%	22.9%	22.1%
	Discretionary HH Income Under \$25,000	15.2%	24.2%	29.3%
	Average Discretionary HH Income	\$72,186	\$65,003	\$60,988
	Median Discretionary HH Income	\$66,585	\$53,701	\$48,211
	Householder White – Count	24,622	81,611	335,811
	Median HH Income	\$110,257	\$111,368	\$109,535
	Average HH Income	\$111,524	\$112,766	\$112,177
	Householder Black or African-American – Count	2,481	38,358	203,777
	Median HH Income	\$85,705	\$54,973	\$46,110
	Average HH Income	\$92,404	\$66,815	\$59,288
	Householder Hispanic – Count	697	3,682	32,513
	Median HH Income	\$72,872	\$73,875	\$65,540
	Average HH Income	\$91,531	\$92,228	\$80,121
	Householder Asian or Pacific Islander – Count	1,595	7,806	41,198
	Median HH Income	\$101,346	\$92,082	\$87,200
	Average HH Income	\$103,320	\$100,357	\$97,342
	Householder Other or Pacific Islander – Count	786	4,722	31,349
	Median HH Income	\$75,881	\$74,150	\$69,518
	Average HH Income	\$93,290	\$91,521	\$84,003

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Pilgrim Gardens Drexel Hill, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	39,174	170,764	738,181
	Female Population	41,852	188,222	812,444
Total Population by Age	Count of Pop 0 to 4 years	4,461	19,744	100,146
	Count of Pop 0 to 7 years	6,650	29,053	130,669
	Count of Pop 5 - 13	9,001	38,884	147,128
	Count of Pop 14 - 18	4,138	19,281	77,460
	Count of Pop 19 - 22	3,912	19,525	85,240
	Count of Pop 22 - 25	2,789	14,551	67,206
	Count of Pop 25 - 29	4,438	20,559	109,836
	Count of Pop 30 - 34	4,845	21,675	138,235
	Count of Pop 35 - 39	5,645	23,886	126,136
	Count of Pop 40 - 44	5,566	23,066	101,019
	Count of Pop 45 - 59	14,908	64,858	248,306
	Count of Pop 60 - 74	15,183	65,681	243,069
	Count of Pop 75 - 84	4,621	20,130	79,629
	Count of Pop 85+	1,519	7,148	27,215
	% of Pop 0 to 4 years	5.5%	5.5%	6.5%
	% of Pop 0 to 7 years	8.2%	8.1%	8.4%
	% of Pop 5 - 13	11.1%	10.8%	9.5%
	% of Pop 14 - 18	5.1%	5.4%	5.0%
	% of Pop 19 - 22	4.8%	5.4%	5.5%
	% of Pop 22 - 25	3.4%	4.1%	4.3%
	% of Pop 25 - 29	5.5%	5.7%	7.1%
	% of Pop 30 - 34	6.0%	6.0%	8.9%
	% of Pop 35 - 39	7.0%	6.7%	8.1%
	% of Pop 40 - 44	6.9%	6.4%	6.5%
	% of Pop 45 - 59	18.4%	18.1%	16.0%
	% of Pop 60 - 74	18.7%	18.3%	15.7%
	% of Pop 75 - 84	5.7%	5.6%	5.1%
	% of Pop 85+	1.9%	2.0%	1.8%
	Median Age	41.2	40.3	37.0
	Average Age	41.2	40.8	39.2
Male Population by Age	% of Pop 0 to 4 years	5.8%	5.9%	6.9%
	% of Pop 5 - 13	11.8%	11.6%	10.2%
	% of Pop 14 - 18	5.4%	5.8%	5.2%
	% of Pop 19 - 22	5.1%	5.8%	5.7%
	% of Pop 22 - 25	3.6%	4.3%	4.4%
	% of Pop 25 - 29	5.6%	5.9%	7.1%
	% of Pop 30 - 34	6.0%	6.0%	8.9%
	% of Pop 35 - 39	6.9%	6.6%	8.2%
	% of Pop 40 - 44	6.9%	6.4%	6.6%
	% of Pop 45 - 59	18.3%	17.8%	16.1%
	% of Pop 75 - 84	5.1%	5.0%	4.4%
	% of Pop 60 - 74	18.0%	17.6%	15.0%
	% of Pop 85+	1.3%	1.3%	1.1%
	Median Age	39.7	38.5	35.9
	Average Age	39.9	39.3	37.9

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	% of Pop 0 to 4 years	5.2%	5.1%	6.0%
	% of Pop 5 - 13	10.4%	10.1%	8.9%
	% of Pop 14 - 18	4.8%	5.0%	4.8%
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	% of Pop 30 - 34	6.0%	6.0%	8.9%
	% of Pop 35 - 39	7.0%	6.7%	8.0%
	% of Pop 40 - 44	6.8%	6.5%	6.4%
	% of Pop 45 - 59	18.5%	18.3%	15.9%
	% of Pop 60 - 74	19.4%	19.0%	16.2%
	% of Pop 75 - 84	6.3%	6.2%	5.8%
	% of Pop 85+	2.4%	2.6%	2.3%
	Median Age	42.5	42.0	38.0
	Average Age	42.4	42.1	40.3
Race	Count of White	63,381	206,298	784,169
	Count of Black or African-American	7,641	101,873	517,992
	Count of Asian or Pacific Islander	5,059	25,933	115,713
	Count of Other races	4,946	24,882	132,752
	White	78.2%	57.5%	50.6%
	Black or African American	9.4%	28.4%	33.4%
	Asian	6.2%	7.2%	7.5%
	Other Races	6.1%	6.9%	8.6%
Language Spoken	Speak English at Home	87.2%	85.3%	85.0%
	Speak Spanish at Home	2.4%	2.9%	4.3%
	Speak French or French Creole at Home	0.7%	1.4%	1.1%
	Speak German at Home	0.3%	0.3%	0.3%
	Speak Other Indo-European Languages at Home	4.2%	3.6%	2.5%
	Speak Russian and Other Slavic Languages at Home	0.4%	0.4%	0.5%
	Speak Chinese at Home	1.2%	1.3%	1.9%
	Speak Korean at Home	0.8%	0.6%	0.5%
	Speak Vietnamese at Home	0.7%	0.7%	0.6%
	Speak Other Asian Languages at Home	1.1%	1.2%	1.2%
	Speak Tagalog and Other Pacific Languages at Home	0.2%	0.3%	0.3%
	Speak Other Language at Home	0.7%	2.0%	1.8%
Hispanic	Hispanic Population	3,362	15,601	99,541
	Hispanic Population Percent	4.1%	4.3%	6.4%
	Mexican	27.1%	19.8%	19.5%
	Puerto Rican	23.2%	28.1%	40.7%
	Cuban	3.2%	4.8%	4.0%
	Dominican	1.2%	3.7%	5.7%
	Central American	11.0%	12.5%	8.4%
	South American	23.5%	19.6%	12.4%
	Other Hispanic	10.8%	11.5%	9.3%
	2000 Hispanic Population Percent	1%	1%	3%
	1990 Hispanic Population Percent	1%	1%	3%

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Ancestry	American (percent of total population)	2.4%	2.6%	2.2%
	American	2.3%	2.4%	2.0%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	6.2%	7.2%	7.4%
	Chinese	1.4%	1.3%	2.0%
	Japanese	0.1%	0.1%	0.1%
	Korean	1.0%	0.8%	0.6%
	South Central Asian (ie. Indian)	2.0%	3.0%	2.4%
	South East Asian (ie. Vietnamese)	1.4%	1.6%	1.8%
	Other Asian	0.4%	0.5%	0.5%
	European (percent of total population)	59.8%	43.4%	33.7%
	British	5.0%	4.4%	3.6%
	Dutch	0.3%	0.2%	0.3%
	French	0.7%	0.6%	0.6%
	German	8.6%	6.2%	5.3%
	Italian	14.6%	9.6%	7.3%
	Polish	2.3%	1.8%	1.9%
	Scandinavian	0.8%	0.7%	0.7%
	Scotch/Irish	22.9%	15.6%	10.0%
	Other European (ie. Greek/Russian)	4.8%	4.3%	4.2%
	Middle Eastern	1.2%	0.9%	0.8%
	Other Ancestry	13.6%	26.9%	33.2%
	Unclassified Ancestry	12.5%	14.6%	16.2%
Education (Age 25+)	Adult Population (25 Years or Older)	56,725	247,002	1,073,445
	Elementary (0 to 8)	1.5%	2.3%	2.7%
	Some High School (9 to 11)	3.4%	4.0%	5.6%
	High School Graduate (12)	22.6%	24.7%	24.5%
	Some College (13 to 16)	17.0%	18.0%	15.7%
	Associates Degree Only	8.2%	7.5%	6.1%
	Bachelors Degree Only	28.6%	24.3%	24.4%
	Graduate Degree	18.7%	19.2%	21.0%
	% College (4+)	47.3%	43.5%	45.4%
Household Type	Total Households – count	30,181	136,179	644,646
	One Person HHs – count	7,196	38,220	228,611
	Family HHs – count	21,412	91,018	350,498
	Married Couple – count	16,906	63,570	221,144
	w/own children – count	7,021	26,594	85,622
	w/out own children – count	9,885	36,976	135,522
	Male Householder – count	1,152	6,166	27,630
	Female Householder – count	3,354	21,282	101,723
	Non-Family Households – count	1,573	6,941	65,537
	1 Person Household	23.8%	28.1%	35.5%
	2 Person Household	31.0%	29.9%	30.7%
	3 Person Household	17.7%	16.8%	14.6%
	4 Person Household	16.5%	14.7%	11.0%
	5 Person Household	7.3%	6.7%	5.0%
	6 Person Household	2.5%	2.4%	2.0%
	7+ Person Household	1.1%	1.4%	1.3%
	% Households With Children	29.5%	29.1%	22.6%

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Housing	Total Housing Units	31,217	144,712	709,057
	Owner Occupied Percent	75.4%	65.0%	50.8%
	Renter Occupied Percent	21.3%	29.1%	40.1%
	Vacant Housing Percent	3.3%	5.9%	9.1%
	Total Housing Units (Census 2000)	30,781	139,809	626,568
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.0%	3.8%	5.8%
	Property Value \$750,000 to \$999,999	5.2%	7.0%	7.5%
	Property Value \$500,000 to \$749,999	18.3%	15.6%	13.8%
	Property Value \$400,000 to \$499,999	22.9%	14.4%	11.6%
	Property Value \$300,000, to \$399,999	21.3%	14.8%	14.2%
	Property Value \$200,000 to \$299,999	18.8%	19.1%	16.5%
	Property Value \$150,000 to \$199,999	7.0%	10.0%	8.7%
	Property Value \$100,000 to \$149,999	2.9%	7.4%	9.2%
	Property Value \$60,000 to \$99,999	0.7%	4.0%	5.9%
	Property Value \$40,000 to \$59,999	0.5%	0.8%	1.8%
	Property Value \$0 to \$39,999	1.4%	1.7%	2.4%
	Median Home Value	\$387,745	\$341,958	\$330,200
Wealth per Household	\$0 and under - percent	15.8%	16.8%	18.1%
	\$1 to \$4999 - percent	7.1%	8.0%	8.9%
	\$5k to \$9999 - percent	4.0%	4.4%	4.7%
	\$10k to \$24999 - percent	6.0%	6.2%	6.4%
	\$25k to \$49999 - percent	6.7%	6.7%	6.7%
	\$50k to \$99999 - percent	10.3%	10.2%	9.9%
	\$100k to \$249999 - percent	18.9%	18.3%	17.5%
	\$250k to \$499999 - percent	14.3%	13.6%	12.8%
	\$500k+ - percent	16.9%	15.8%	14.8%
	Median HH Wealth	\$100,605	\$89,110	\$75,561
	Avg HH Wealth	\$267,413	\$253,230	\$238,840
Economic Viability	Economic Viability Local	268	265	264
	Economic Viability Indexed	99	98	97
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	44,617	189,725	805,982
	Managerial/Executive	21.5%	18.1%	19.2%
	Professional Specialty	30.4%	29.7%	31.6%
	Healthcare Support	2.2%	4.6%	5.0%
	Sales	9.6%	9.1%	8.5%
	Office & Administrative Support	11.8%	11.2%	9.9%
	Protective Service	2.1%	2.3%	2.4%
	Food Preparation	3.6%	4.4%	4.8%
	Building Maintenance & Cleaning	2.0%	2.8%	2.7%
	Personal Care	2.9%	2.7%	2.7%
	Farming, Fishing, & Forestry	0.1%	0.2%	0.2%
	Construction	6.0%	5.4%	4.3%
	Production & Transportation	7.8%	9.5%	8.9%
	Percent White Collar Workers	75.5%	72.7%	74.1%
	Percent Blue Collar Workers	24.5%	27.3%	25.9%

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	Agriculture/Mining/Construction	6.0%	5.1%	4.0%
	Manufacturing	6.9%	6.5%	6.6%
	Transportation	6.0%	5.9%	5.1%
	Information	1.8%	1.8%	2.2%
	Wholesale/Retail	11.7%	11.8%	10.5%
	Finance, Insurance, Real Estate	9.0%	8.1%	8.2%
	Professional Services	9.9%	8.9%	10.6%
	Management Services	0.4%	0.3%	0.2%
	Administrative/Waste Services	3.0%	4.0%	3.9%
	Educational Services	30.1%	31.4%	31.6%
	Entertainment Services	6.0%	7.3%	8.2%
	Other Professional Services	4.9%	4.9%	4.6%
	Public Administration	4.2%	4.1%	4.2%
Vehicles per HH	No Vehicles	4.5%	12.9%	24.0%
	1 Vehicle	33.2%	37.8%	41.8%
	2 Vehicles	44.3%	35.4%	25.4%
	3 or more vehicles	18.0%	13.9%	8.8%
	Average Number of Vehicles	1.82	1.55	1.22
Change	Births (last 12 months)	794	3,597	18,900
	Deaths (last 12 months)	744	3,236	12,461
	Migration (last 12 months)	-65	339	8,190
Work place	Workplace Establishments	1,881	8,300	45,599
	Workplace Employees (FTE)	18,008	100,184	884,306