

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

**BRIXMOR**®

Latitude: 40.047415 Longitude: -75.057184

Roosevelt Mall Philadelphia, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	54,595	328,082	644,621
	Population Est 23Q1	54,638	328,352	644,952
	Population Est 22Q4	54,637	328,283	644,633
	Population Est 22Q3	54,968	330,018	646,382
	Population Est 22Q2	54,970	329,938	645,963
	Population Est 22Q1	54,989	329,862	645,635
	Population Est 21Q4	55,004	329,911	645,696
	Population Est 21Q3	55,041	330,092	645,607
	Population Est 21Q2	55,048	330,054	645,400
	Population Fcst	54,100	325,845	642,904
	2010 Census Population	49,165	312,125	627,708
	2000 Census Population	44,185	293,263	609,274
	1990 Census Population	42,867	288,191	602,328
	Current Year Daytime Population	38,448	226,809	512,641
	Average Seasonal Population	138	1,122	2,508
	Historical Annual Growth, 1990 – 2000	0.30%	0.17%	0.11%
	Historical Annual Growth, 2000 – 2010	1.07%	0.63%	0.30%
	Estimated Annual Growth, 2010 – CY	0.74%	0.35%	0.19%
	Projected Annual Growth, CY to Y5	-0.18%	-0.14%	-0.05%
	Group Qtrs Est	311	5,823	9,511
	Transient Est Average Last 4 Qtrs	556	731	1,825
Households	Current Year Estimated Households	18,168	119,264	238,649
	Households Est 23Q1	18,168	119,263	238,602
	Households Est 22Q4	18,169	119,243	238,480
	Households Est 22Q3	18,286	119,896	239,133
	Households Est 22Q2	18,285	119,855	238,973
	Households Est 22Q1	18,291	119,827	238,864
	Households Est 21Q4	18,298	119,849	238,893
	Households Est 21Q3	18,307	119,915	238,870
	Households Est 21Q2	18,309	119,901	238,786
	Households Fcst	17,999	118,429	237,989
	2010 Census Households	17,759	115,134	229,552
	2000 Census Households	17,880	115,307	229,022
	1990 Census Households	18,106	115,959	229,684
	Historical Annual Growth, 1990 – 2000	-0.13%	-0.06%	-0.03%
	Historical Annual Growth, 2000 – 2010	-0.07%	-0.02%	0.02%
	Estimated Annual Growth, 2010 – CY	0.16%	0.25%	0.27%
	Projected Annual Growth, CY to Y5	-0.19%	-0.14%	-0.06%
	Population per Household	2.99	2.70	2.66

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Roosevelt Mall Philadelphia, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.9%	0.9%	1.2%
	HH Income \$250,000 to \$499,999	1.1%	1.1%	1.4%
	HH Income \$200,000 to \$249,999	2.6%	2.6%	3.4%
	HH Income \$175,000 to \$199,999	2.2%	2.8%	3.1%
	HH Income \$150,000 to \$174,999	3.1%	3.9%	4.2%
	HH Income \$100,000 to 149,999	15.5%	14.9%	14.7%
	HH Income \$75,000 to 99,999	11.9%	12.3%	12.1%
	HH Income \$50,000 to 74,999	19.0%	18.5%	17.0%
	HH Income \$35,000 to 49,999	13.7%	12.5%	11.9%
	HH Income \$25,000 to 34,999	10.3%	9.7%	9.2%
	HH Income \$15,000 to 24,999	9.4%	10.2%	10.0%
	HH Income \$0 to 14,999	10.3%	10.7%	11.9%
	Average Household Income	\$75,128	\$77,867	\$82,528
	Median Household Income	\$57,334	\$58,406	\$59,260
	Per Capita Income	\$25,114	\$28,547	\$30,850
	Average Disposable Income	\$61,735	\$62,752	\$65,218
	Median Disposable Income	\$48,815	\$49,547	\$50,205
	Discretionary HH Income Over \$150,000	0.5%	1.3%	2.5%
	Discretionary HH Income \$125,000 to \$149,999	2.9%	2.7%	3.0%
	Discretionary HH Income \$100,000 to \$124,999	3.1%	4.0%	4.6%
	Discretionary HH Income \$75,000 to \$99,999	6.9%	8.1%	8.7%
	Discretionary HH Income \$50,000 to \$74,999	17.2%	16.6%	15.8%
	Discretionary HH Income \$25,000 to \$49,999	32.0%	30.0%	26.8%
	Discretionary HH Income Under \$25,000	37.5%	37.3%	38.6%
	Average Discretionary HH Income	\$41,255	\$42,971	\$44,854
	Median Discretionary HH Income	\$32,999	\$33,631	\$33,963
	Householder White – Count	7,328	50,994	98,421
	Median HH Income	\$63,515	\$64,910	\$72,924
	Average HH Income	\$75,063	\$77,008	\$85,430
	Householder Black or African-American – Count	2,303	25,923	58,622
	Median HH Income	\$59,215	\$54,766	\$52,672
	Average HH Income	\$66,177	\$66,138	\$64,431
	Householder Hispanic – Count	2,770	21,519	47,164
	Median HH Income	\$55,071	\$53,737	\$46,577
	Average HH Income	\$65,242	\$66,418	\$59,891
	Householder Asian or Pacific Islander – Count	3,286	9,613	16,507
	Median HH Income	\$51,126	\$55,556	\$62,788
	Average HH Income	\$68,611	\$71,859	\$78,624
	Householder Other or Pacific Islander – Count	2,481	11,215	17,935
	Median HH Income	\$52,060	\$52,756	\$54,418
	Average HH Income	\$64,954	\$65,219	\$67,024

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Gender	Male Population	26,959	159,491	310,318
	Female Population	27,636	168,591	334,303
Total Population by Age	Count of Pop 0 to 4 years	3,360	20,153	38,546
	Count of Pop 0 to 7 years	5,055	29,482	55,622
	Count of Pop 5 - 13	6,862	38,986	73,525
	Count of Pop 14 - 18	3,142	18,155	34,963
	Count of Pop 19 - 22	2,993	17,722	34,235
	Count of Pop 22 - 25	2,146	12,948	24,956
	Count of Pop 25 - 29	3,551	21,463	41,168
	Count of Pop 30 - 34	3,851	24,058	45,326
	Count of Pop 35 - 39	4,157	24,714	46,280
	Count of Pop 40 - 44	3,777	22,088	41,894
	Count of Pop 45 - 59	9,895	58,547	115,082
	Count of Pop 60 - 74	8,010	50,011	105,761
	Count of Pop 75 - 84	2,112	14,103	31,731
	Count of Pop 85+	738	5,133	11,153
	% of Pop 0 to 4 years	6.2%	6.1%	6.0%
	% of Pop 0 to 7 years	9.3%	9.0%	8.6%
	% of Pop 5 - 13	12.6%	11.9%	11.4%
	% of Pop 14 - 18	5.8%	5.5%	5.4%
	% of Pop 19 - 22	5.5%	5.4%	5.3%
	% of Pop 22 - 25	3.9%	3.9%	3.9%
	% of Pop 25 - 29	6.5%	6.5%	6.4%
	% of Pop 30 - 34	7.1%	7.3%	7.0%
	% of Pop 35 - 39	7.6%	7.5%	7.2%
	% of Pop 40 - 44	6.9%	6.7%	6.5%
	% of Pop 45 - 59	18.1%	17.8%	17.9%
	% of Pop 60 - 74	14.7%	15.2%	16.4%
	% of Pop 75 - 84	3.9%	4.3%	4.9%
	% of Pop 85+	1.4%	1.6%	1.7%
	Median Age	36.7	37.1	38.2
	Average Age	37.7	38.4	39.4
Male Population by Age	% of Pop 0 to 4 years	6.4%	6.4%	6.4%
	% of Pop 5 - 13	13.1%	12.5%	12.1%
	% of Pop 14 - 18	6.0%	5.9%	5.8%
	% of Pop 19 - 22	5.8%	5.8%	5.7%
	% of Pop 22 - 25	4.2%	4.3%	4.2%
	% of Pop 25 - 29	6.7%	6.9%	6.7%
	% of Pop 30 - 34	7.1%	7.4%	7.1%
	% of Pop 35 - 39	7.6%	7.4%	7.1%
	% of Pop 40 - 44	7.0%	6.7%	6.4%
	% of Pop 45 - 59	17.8%	17.4%	17.5%
	% of Pop 75 - 84	3.4%	3.6%	4.2%
	% of Pop 60 - 74	14.2%	14.6%	15.7%
	% of Pop 85+	0.9%	1.0%	1.1%
	Median Age	35.6	35.5	36.5
	Average Age	36.7	37.1	37.9

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	% of Pop 0 to 4 years	5.9%	5.9%	5.6%
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	% of Pop 60 - 74	15.1%	15.8%	17.0%
	% of Pop 75 - 84	4.4%	4.9%	5.6%
	% of Pop 85+	1.8%	2.1%	2.3%
	Median Age	37.7	38.6	39.8
	Average Age	38.7	39.6	40.7
Race	Count of White	20,739	135,466	262,788
	Count of Black or African-American	7,968	85,223	178,373
	Count of Asian or Pacific Islander	13,302	35,914	60,767
	Count of Other races	12,585	71,478	142,692
	White	38.0%	41.3%	40.8%
	Black or African American	14.6%	26.0%	27.7%
	Asian	24.4%	10.9%	9.4%
	Other Races	23.1%	21.8%	22.1%
Language Spoken	Speak English at Home	45.7%	63.5%	65.5%
	Speak Spanish at Home	15.3%	16.1%	17.2%
	Speak French or French Creole at Home	1.6%	2.0%	1.6%
	Speak German at Home	0.1%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	9.9%	4.8%	3.5%
	Speak Russian and Other Slavic Languages at Home	2.7%	2.3%	2.6%
	Speak Chinese at Home	16.4%	4.8%	3.0%
	Speak Korean at Home	0.1%	0.2%	0.3%
	Speak Vietnamese at Home	1.2%	1.2%	1.2%
	Speak Other Asian Languages at Home	0.7%	1.4%	2.1%
	Speak Tagalog and Other Pacific Languages at Home	0.7%	0.4%	0.3%
	Speak Other Language at Home	5.5%	3.0%	2.5%
Hispanic	Hispanic Population	11,157	72,848	149,157
	Hispanic Population Percent	20.4%	22.2%	23.1%
	Mexican	3.7%	4.3%	4.3%
	Puerto Rican	35.5%	53.8%	59.1%
	Cuban	1.7%	1.7%	1.5%
	Dominican	16.0%	17.2%	17.0%
	Central American	21.2%	8.9%	6.8%
	South American	14.2%	8.5%	6.2%
	Other Hispanic	7.8%	5.7%	5.1%
	2000 Hispanic Population Percent	6%	7%	11%
	1990 Hispanic Population Percent	2%	2%	5%

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Ancestry	American (percent of total population)	1.2%	1.8%	1.7%
	American	1.1%	1.6%	1.6%
	Native American (ie. Indian/Eskimo)	0.1%	0.2%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	24.3%	10.9%	9.3%
	Chinese	15.1%	4.7%	2.9%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.5%	0.4%	0.5%
	South Central Asian (ie. Indian)	5.4%	2.9%	2.8%
	South East Asian (ie. Vietnamese)	2.6%	2.2%	2.4%
	Other Asian	0.6%	0.6%	0.6%
	European (percent of total population)	20.1%	25.5%	25.1%
	British	0.9%	1.4%	1.5%
	Dutch	0.1%	0.1%	0.1%
	French	0.2%	0.3%	0.3%
	German	3.0%	4.6%	4.5%
	Italian	3.6%	4.4%	4.1%
	Polish	2.0%	2.3%	2.4%
	Scandinavian	0.1%	0.2%	0.2%
	Scotch/Irish	6.4%	8.7%	8.2%
	Other European (ie. Greek/Russian)	3.7%	3.5%	3.8%
	Middle Eastern	1.8%	1.1%	0.7%
	Other Ancestry	23.1%	26.2%	27.3%
	Unclassified Ancestry	9.0%	12.5%	12.6%
Education (Age 25+)	Adult Population (25 Years or Older)	36,091	220,118	438,396
	Elementary (0 to 8)	14.2%	6.9%	6.8%
	Some High School (9 to 11)	9.5%	8.9%	9.1%
	High School Graduate (12)	34.9%	37.7%	36.5%
	Some College (13 to 16)	15.9%	17.5%	17.0%
	Associates Degree Only	6.4%	7.3%	7.0%
	Bachelors Degree Only	12.5%	13.6%	14.6%
	Graduate Degree	6.5%	8.2%	9.1%
	% College (4+)	19.0%	21.8%	23.7%
Household Type	Total Households – count	18,168	119,264	238,649
	One Person HHs – count	4,016	33,580	67,904
	Family HHs – count	12,973	77,708	156,043
	Married Couple – count	7,993	43,022	86,642
	w/own children – count	3,957	19,055	35,098
	w/out own children – count	4,036	23,966	51,544
	Male Householder – count	1,659	8,420	16,644
	Female Householder – count	3,321	26,267	52,756
	Non-Family Households – count	1,180	7,976	14,702
	1 Person Household	22.1%	28.2%	28.5%
	2 Person Household	24.8%	26.3%	27.3%
	3 Person Household	18.5%	17.5%	17.4%
	4 Person Household	17.5%	14.5%	14.0%
	5 Person Household	9.8%	7.8%	7.4%
	6 Person Household	4.4%	3.5%	3.3%
	7+ Person Household	2.8%	2.2%	2.1%
	% Households With Children	35.3%	31.2%	28.9%

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Housing	Total Housing Units	18,964	125,571	253,814
	Owner Occupied Percent	55.2%	54.9%	56.8%
	Renter Occupied Percent	40.6%	40.0%	37.3%
	Vacant Housing Percent	4.2%	5.0%	6.0%
	Total Housing Units (Census 2000)	18,653	122,150	245,185
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.0%	0.2%	0.7%
	Property Value \$750,000 to \$999,999	0.2%	0.5%	1.6%
	Property Value \$500,000 to \$749,999	1.3%	2.7%	5.9%
	Property Value \$400,000 to \$499,999	8.8%	6.8%	8.1%
	Property Value \$300,000, to \$399,999	20.4%	16.9%	16.8%
	Property Value \$200,000 to \$299,999	43.9%	35.4%	27.7%
	Property Value \$150,000 to \$199,999	14.5%	19.0%	15.6%
	Property Value \$100,000 to \$149,999	5.4%	11.6%	13.7%
	Property Value \$60,000 to \$99,999	1.9%	3.1%	5.3%
	Property Value \$40,000 to \$59,999	0.3%	0.8%	1.4%
	Property Value \$0 to \$39,999	3.1%	3.0%	2.9%
	Median Home Value	\$262,425	\$234,379	\$238,278
Wealth per Household	\$0 and under - percent	19.1%	18.8%	18.6%
	\$1 to \$4999 - percent	10.1%	9.9%	9.7%
	\$5k to \$9999 - percent	5.1%	5.1%	5.0%
	\$10k to \$24999 - percent	6.8%	6.7%	6.6%
	\$25k to \$49999 - percent	7.0%	6.9%	6.9%
	\$50k to \$99999 - percent	10.3%	10.3%	10.3%
	\$100k to \$249999 - percent	17.4%	17.5%	17.6%
	\$250k to \$499999 - percent	11.9%	12.1%	12.3%
	\$500k+ - percent	12.4%	12.8%	13.1%
	Median HH Wealth	\$59,615	\$62,823	\$65,705
	Avg HH Wealth	\$211,355	\$215,954	\$219,810
Economic Viability	Economic Viability Local	267	257	257
	Economic Viability Indexed	99	95	95
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	26,086	154,282	299,866
	Managerial/Executive	8.3%	11.1%	11.3%
	Professional Specialty	15.0%	18.1%	20.2%
	Healthcare Support	5.9%	7.6%	7.7%
	Sales	9.5%	8.0%	8.2%
	Office & Administrative Support	11.8%	13.2%	12.8%
	Protective Service	3.2%	3.7%	4.0%
	Food Preparation	8.5%	5.5%	5.2%
	Building Maintenance & Cleaning	5.1%	4.6%	4.3%
	Personal Care	4.2%	3.8%	3.3%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.2%
	Construction	13.4%	8.4%	7.8%
	Production & Transportation	15.0%	16.0%	15.0%
	Percent White Collar Workers	50.5%	58.0%	60.0%
	Percent Blue Collar Workers	49.5%	42.0%	40.0%

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	Agriculture/Mining/Construction	11.3%	6.7%	6.2%
	Manufacturing	8.1%	7.8%	7.5%
	Transportation	6.9%	7.8%	7.8%
	Information	1.1%	1.4%	1.4%
	Wholesale/Retail	14.2%	13.5%	13.1%
	Finance, Insurance, Real Estate	4.8%	5.6%	5.4%
	Professional Services	3.4%	4.7%	4.9%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	3.8%	4.3%	4.6%
	Educational Services	22.0%	28.1%	29.5%
	Entertainment Services	12.9%	8.5%	8.0%
	Other Professional Services	7.4%	5.5%	5.4%
	Public Administration	4.0%	6.0%	6.1%
Vehicles per HH	No Vehicles	17.3%	17.9%	19.0%
	1 Vehicle	42.6%	45.1%	42.6%
	2 Vehicles	29.3%	27.5%	28.3%
	3 or more vehicles	10.8%	9.4%	10.0%
	Average Number of Vehicles	1.36	1.31	1.33
Change	Births (last 12 months)	608	3,642	7,067
	Deaths (last 12 months)	375	2,412	5,133
	Migration (last 12 months)	-572	-2,839	-2,825
Work place	Workplace Establishments	679	4,626	11,058
	Workplace Employees (FTE)	7,081	49,957	137,926