

Extended Demographic Report - PopStats

2010 Census, 2020 Estimates & 2025 Projections

Calculated using TAS Retrieval



Jan 13, 2021

Latitude: 40.135791 Longitude: -75.543935

Shoppes at Valley Forge Phoenixville, PA		5 Minute Drivetime	10 Minute Drivetime	20 Minute Drivetime
Population	Current Year Estimated Population	30,062	61,172	268,055
	Population Est 20Q1	29,817	60,823	267,460
	Population Est 19Q4	29,692	60,658	266,929
	Population Est 19Q3	29,726	60,658	266,441
	Population Est 19Q2	29,560	60,402	265,663
	Population Est 19Q1	29,405	60,141	264,671
	Population Est 18Q4	29,357	60,045	264,368
	Population Est 18Q3	29,102	59,734	263,404
	Population Est 18Q2	29,041	59,642	261,546
	Population Fcst	32,024	64,550	280,136
	2010 Census Population	26,685	55,324	247,877
	2000 Census Population	23,787	46,286	213,459
	1990 Census Population	23,167	41,872	181,119
	Current Year Daytime Population	25,332	47,470	390,176
	Average Seasonal Population	198	424	2,914
	Historical Annual Growth, 1990 – 2000	0.26%	1.01%	1.66%
	Historical Annual Growth, 2000 – 2010	1.16%	1.80%	1.51%
	Estimated Annual Growth, 2010 – CY	1.17%	0.99%	0.77%
	Projected Annual Growth, CY to Y5	1.27%	1.08%	0.89%
	Group Qtrs Est	603	1,553	7,854
Transient Est Average Last 4 Qtrs	0	3	17,510	
Households	Current Year Estimated Households	12,532	24,257	102,736
	Households Est 20Q1	12,433	24,118	102,509
	Households Est 19Q4	12,392	24,063	102,321
	Households Est 19Q3	12,398	24,048	102,110
	Households Est 19Q2	12,332	23,945	101,826
	Households Est 19Q1	12,264	23,835	101,372
	Households Est 18Q4	12,243	23,794	101,271
	Households Est 18Q3	12,148	23,677	100,912
	Households Est 18Q2	12,119	23,634	100,137
	Households Fcst	13,357	25,624	107,450
	2010 Census Households	11,130	21,911	94,908
	2000 Census Households	9,889	18,593	81,988
	1990 Census Households	9,080	16,075	67,968
	Historical Annual Growth, 1990 – 2000	0.86%	1.47%	1.89%
	Historical Annual Growth, 2000 – 2010	1.19%	1.66%	1.47%
	Estimated Annual Growth, 2010 – CY	1.16%	1.00%	0.78%
	Projected Annual Growth, CY to Y5	1.28%	1.10%	0.90%
Population per Household	2.35	2.46	2.53	

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Shoppes at Valley Forge Phoenixville, PA		5 Minute Drivetime	10 Minute Drivetime	20 Minute Drivetime
HH Income \$500,000 or more		1.2%	1.5%	2.4%
HH Income \$250,000 to \$499,999		1.5%	1.8%	2.9%
HH Income \$200,000 to \$249,999		3.5%	4.3%	6.7%
HH Income \$175,000 to \$199,999		5.5%	8.0%	8.5%
HH Income \$150,000 to \$174,999		5.9%	6.7%	8.0%
HH Income \$100,000 to 149,999		21.6%	20.8%	20.4%
HH Income \$75,000 to 99,999		13.3%	13.0%	12.8%
HH Income \$50,000 to 74,999		17.9%	16.0%	14.5%
HH Income \$35,000 to 49,999		9.3%	9.0%	8.3%
HH Income \$25,000 to 34,999		6.9%	6.5%	5.4%
HH Income \$15,000 to 24,999		7.0%	6.4%	5.3%
HH Income \$0 to 14,999		6.3%	5.9%	4.7%
Average Household Income	\$100,747	\$113,061	\$128,066	
Median Household Income	\$79,209	\$85,906	\$97,606	
Per Capita Income	\$42,808	\$45,877	\$49,912	
2000 Average HH Income	\$61,754	\$69,643	\$80,695	
2000 Median HH Income	\$48,920	\$54,713	\$64,690	
Disposable HH Income \$500,000 or more	0%	0%	0%	
Disposable HH Income \$250,000 to \$499,999	0%	0%	0%	
Disposable HH Income \$200,000 to \$249,999	0%	0%	0%	
Disposable HH Income \$175,000 to \$199,999	1%	2%	3%	
Disposable HH Income \$150,000 to \$174,999	4%	7%	8%	
Disposable HH Income \$100,000 to \$149,999	19%	20%	21%	
Disposable HH Income \$75,000 to \$99,999	16%	16%	15%	
Disposable HH Income \$50,000 to \$74,999	19%	18%	17%	
Disposable HH Income \$35,000 to \$49,999	14%	12%	11%	
Disposable HH Income \$25,000 to \$34,999	7%	7%	6%	
Disposable HH Income \$15,000 to \$24,999	7%	7%	6%	
Disposable HH Income \$0 to \$14,999	8%	7%	6%	
Average Disposable Income	77,779	83,406	93,109	
Median Disposable Income	66,893	72,446	81,802	
Householder White – Count	10,953	21,235	86,298	
Median HH Income	\$82,940	\$88,747	\$99,067	
Average HH Income	\$89,622	\$94,845	\$103,896	
Householder Black or African-American – Count	593	1,181	4,492	
Median HH Income	\$60,330	\$65,759	\$65,904	
Average HH Income	\$81,478	\$77,425	\$78,287	
Householder Hispanic – Count	402	650	2,694	
Median HH Income	\$61,303	\$67,739	\$72,777	
Average HH Income	\$80,265	\$90,986	\$91,067	
Householder Asian or Pacific Islander – Count	229	678	7,458	
Median HH Income	\$110,824	\$117,003	\$118,817	
Average HH Income	\$117,652	\$123,339	\$120,773	
Householder Other or Pacific Islander – Count	355	514	1,794	
Median HH Income	\$32,170	\$34,331	\$58,084	
Average HH Income	\$48,484	\$56,363	\$74,513	

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Shoppes at Valley Forge Phoenixville, PA		5 Minute Drivetime	10 Minute Drivetime	20 Minute Drivetime
Gender	Male Population	14,940	30,247	132,435
	Female Population	15,121	30,925	135,620
Total Population by Age	Count of Pop 0 to 4 years	1,832	3,372	13,666
	Count of Pop 0 to 7 years	2,831	5,208	20,477
	Count of Pop 5 - 13	3,453	6,725	27,554
	Count of Pop 14 - 18	1,404	3,276	14,355
	Count of Pop 19 - 22	1,267	3,236	17,294
	Count of Pop 22 - 25	959	2,159	10,925
	Count of Pop 25 - 29	1,656	3,531	16,386
	Count of Pop 30 - 34	1,729	3,171	12,399
	Count of Pop 35 - 39	2,407	4,010	15,443
	Count of Pop 40 - 44	2,222	3,934	16,017
	Count of Pop 45 - 59	6,246	13,419	60,460
	Count of Pop 60 - 74	5,056	10,386	46,049
	Count of Pop 75 - 84	1,349	2,887	12,898
	Count of Pop 85+	481	1,065	4,608
	% of Pop 0 to 4 years	6.1%	5.5%	5.1%
	% of Pop 0 to 7 years	9.4%	8.5%	7.6%
	% of Pop 5 - 13	11.5%	11.0%	10.3%
	% of Pop 14 - 18	4.7%	5.4%	5.4%
	% of Pop 19 - 22	4.2%	5.3%	6.5%
	% of Pop 22 - 25	3.2%	3.5%	4.1%
	% of Pop 25 - 29	5.5%	5.8%	6.1%
	% of Pop 30 - 34	5.8%	5.2%	4.6%
	% of Pop 35 - 39	8.0%	6.6%	5.8%
% of Pop 40 - 44	7.4%	6.4%	6.0%	
% of Pop 45 - 59	20.8%	21.9%	22.6%	
% of Pop 60 - 74	16.8%	17.0%	17.2%	
% of Pop 75 - 84	4.5%	4.7%	4.8%	
% of Pop 85+	1.6%	1.7%	1.7%	
Median Age	40.7	41.4	41.9	
Average Age	40.2	40.5	40.8	
Male Population by Age	% of Pop 0 to 4 years	6.3%	5.7%	5.3%
	% of Pop 5 - 13	11.7%	11.3%	10.7%
	% of Pop 14 - 18	4.7%	5.5%	5.5%
	% of Pop 19 - 22	4.4%	5.4%	6.5%
	% of Pop 22 - 25	3.5%	3.7%	4.4%
	% of Pop 25 - 29	6.1%	6.3%	6.6%
	% of Pop 30 - 34	6.2%	5.5%	5.0%
	% of Pop 35 - 39	8.2%	6.7%	5.9%
	% of Pop 40 - 44	7.5%	6.4%	6.0%
	% of Pop 45 - 59	20.6%	21.7%	22.5%
	% of Pop 75 - 84	3.8%	4.1%	4.1%
	% of Pop 60 - 74	16.1%	16.6%	16.4%
	% of Pop 85+	0.9%	1.1%	1.0%
	Median Age	39.4	39.9	40.1
Average Age	39.1	39.4	39.5	

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Female Population by Age	% of Pop 0 to 4 years	5.9%	5.3%	4.9%
	% of Pop 5 - 13	11.3%	10.7%	9.9%
	% of Pop 14 - 18	4.6%	5.2%	5.2%
	% of Pop 19 - 22	4.1%	5.2%	6.4%
	% of Pop 22 - 25	2.9%	3.3%	3.8%
	% of Pop 25 - 29	4.9%	5.3%	5.6%
	% of Pop 30 - 34	5.3%	4.9%	4.3%
	% of Pop 35 - 39	7.8%	6.4%	5.7%
	% of Pop 40 - 44	7.2%	6.4%	5.9%
	% of Pop 45 - 59	21.0%	22.2%	22.6%
	% of Pop 60 - 74	17.5%	17.4%	17.9%
	% of Pop 75 - 84	5.1%	5.3%	5.5%
	% of Pop 85+	2.3%	2.4%	2.4%
	Median Age	42.1	42.8	43.6
Average Age	41.3	41.6	42.0	
Race	Count of White	25,445	52,975	224,955
	Count of Black or African-American	1,998	3,336	14,871
	Count of Asian or Pacific Islander	1,007	2,500	19,852
	Count of Other races	1,611	2,361	8,377
	White	84.6%	86.6%	83.9%
	Black or African American	6.6%	5.5%	5.5%
	Asian	3.4%	4.1%	7.4%
	Other Races	5.4%	3.9%	3.1%
Language Spoken	Speak English at Home	89.0%	90.2%	87.1%
	Speak Spanish at Home	5.7%	4.1%	2.8%
	Speak Other Language at Home	0.4%	0.5%	0.7%
Hispanic	Hispanic Population	2,004	2,953	9,705
	Hispanic Population Percent	6.7%	4.8%	3.6%
	Mexican	15.3%	16.0%	25.2%
	Puerto Rican	23.4%	26.0%	29.1%
	Cuban	2.3%	5.3%	6.7%
	Dominican	0.2%	0.3%	1.2%
	Central American	48.0%	35.1%	16.7%
	South American	1.5%	3.6%	10.0%
	Other Hispanic	9.4%	13.7%	11.2%
2000 Hispanic Population Percent	3%	2%	2%	
1990 Hispanic Population Percent	1%	1%	1%	

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	American (percent of total population)	2.6%	2.9%	3.0%
	American	2.4%	2.8%	2.9%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
	Asian (percent of total population)	3.3%	4.1%	7.4%
	Chinese	0.7%	0.8%	1.5%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.2%	0.3%	0.4%
	South Central Asian (ie. Indian)	1.4%	1.9%	4.3%
	South East Asian (ie. Vietnamese)	0.9%	0.8%	1.0%
	Other Asian	0.1%	0.1%	0.1%
	European (percent of total population)	60.1%	62.1%	57.7%
	British	6.3%	6.9%	6.6%
	Dutch	0.6%	0.9%	0.8%
	French	1.0%	1.0%	1.0%
	German	14.6%	15.4%	13.9%
	Italian	10.5%	10.7%	10.4%
	Polish	4.5%	4.6%	3.8%
	Scandinavian	1.0%	1.1%	1.1%
	Scotch/Irish	14.8%	15.0%	14.6%
Other European (ie. Greek/Russian)	6.9%	6.5%	5.5%	
Middle Eastern	0.6%	0.5%	0.7%	
Other Ancestry	15.9%	14.3%	15.4%	
Unclassified Ancestry	10.7%	11.3%	12.2%	
Education (Age 25+)	Adult Population (25 Years or Older)	21,147	42,403	184,261
	Elementary (0 to 8)	2.1%	1.9%	1.5%
	Some High School (9 to 11)	3.4%	3.3%	3.3%
	High School Graduate (12)	27.3%	25.4%	20.7%
	Some College (13 to 16)	13.4%	13.4%	13.4%
	Associates Degree Only	7.4%	7.8%	6.8%
	Bachelors Degree Only	30.1%	29.9%	31.9%
	Graduate Degree	16.4%	18.3%	22.4%
% College (4+)	46.5%	48.2%	54.4%	
Household Type	Total Households – count	12,532	24,257	102,736
	One Person HHs – count	3,967	6,963	26,991
	Family HHs – count	7,546	15,753	70,017
	Married Couple – count	5,587	12,118	57,509
	w/own children – count	2,283	5,187	26,021
	w/out own children – count	3,304	6,931	31,489
	Male Householder – count	817	1,152	3,673
	Female Householder – count	1,143	2,483	8,834
	Non-Family Households – count	1,019	1,541	5,729
	1 Person Household	31.7%	28.7%	26.3%
	2 Person Household	33.2%	32.8%	32.5%
	3 Person Household	15.2%	15.7%	16.3%
	4 Person Household	12.5%	14.0%	15.6%
	5 Person Household	5.0%	6.0%	6.5%
	6 Person Household	1.6%	1.9%	1.9%
7+ Person Household	0.8%	0.9%	0.8%	
% Households With Children	26.5%	29.8%	31.7%	

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Shoppes at Valley Forge Phoenixville, PA		5 Minute Drivetime	10 Minute Drivetime	20 Minute Drivetime
	Total Housing Units	13,279	25,570	108,324
	Owner Occupied Percent	64.0%	68.0%	70.6%
	Renter Occupied Percent	30.4%	26.9%	24.3%
	Vacant Housing Percent	5.6%	5.1%	5.2%
	Total Housing Units (Census 2000)	10,221	19,451	85,735
	For Rent (Census 2000)	35%	31%	42%
	For Sale (Census 2000)	29%	30%	24%
	Rented or Sold, (Census 2000)	8%	15%	9%
	Seasonal (Census 2014)	3%	5%	5%
	Other (Census 2000)	24%	20%	13%
Homes Built By Year	Homes Built 1990 to 2000	11%	17%	20%
	Homes Built 1980 to 1989	16%	14%	15%
	Homes Built 1970 to 1979	13%	13%	16%
	Homes Built 1960 to 1969	13%	12%	15%
	Homes Built 1950 to 1959	13%	11%	13%
	Homes Built 1940 to 1949	5%	5%	5%
	Homes Built Before 1939	29%	28%	16%
Units in Structure	1 Unit	72%	74%	76%
	2 - 9 Units	14%	12%	10%
	Greater than 10 Units	12%	11%	13%
	Mobilie Trailer	2%	2%	1%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.6%	1.4%	2.3%
	Property Value \$750,000 to \$999,999	3.0%	6.0%	8.2%
	Property Value \$500,000 to \$749,999	8.5%	13.0%	17.8%
	Property Value \$400,000 to \$499,999	12.7%	13.8%	16.9%
	Property Value \$300,000, to \$399,999	24.6%	22.5%	21.3%
	Property Value \$200,000 to \$299,999	34.6%	26.6%	20.3%
	Property Value \$150,000 to \$199,999	7.8%	7.7%	5.7%
	Property Value \$100,000 to \$149,999	4.5%	4.5%	3.3%
	Property Value \$60,000 to \$99,999	1.0%	1.1%	1.2%
	Property Value \$40,000 to \$59,999	0.6%	0.4%	0.4%
	Property Value \$0 to \$39,999	2.0%	2.3%	1.6%
	Median Home Value	\$298,509	\$330,976	\$379,701
	Median Rent	\$679	\$655	\$771
Wealth per Household	\$0 and under - percent	16.9%	16.5%	15.9%
	\$1 to \$4999 - percent	8.1%	7.7%	7.2%
	\$5k to \$9999 - percent	4.5%	4.3%	4.1%
	\$10k to \$24999 - percent	6.3%	6.2%	6.0%
	\$25k to \$49999 - percent	6.9%	6.8%	6.8%
	\$50k to \$99999 - percent	10.3%	10.3%	10.3%
	\$100k to \$249999 - percent	18.3%	18.5%	18.8%
	\$250k to \$499999 - percent	13.5%	13.8%	14.2%
	\$500k+ - percent	15.2%	15.8%	16.8%
	Median HH Wealth	\$85,456	\$90,653	\$98,889
	Avg HH Wealth	\$246,372	\$253,651	\$265,782

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Economic Viability	Economic Viability Local	158	158	160
	Economic Viability Indexed	102	102	103
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	17,598	35,363	148,586
	Managerial/Executive	22.5%	23.1%	24.0%
	Professional Specialty	25.4%	26.6%	30.0%
	Healthcare Support	2.2%	2.3%	1.7%
	Sales	9.3%	10.4%	11.0%
	Office & Administrative Support	12.8%	12.1%	11.0%
	Protective Service	1.2%	1.0%	1.0%
	Food Preperation	6.4%	5.4%	4.3%
	Building Maintenance & Cleaning	3.7%	3.1%	2.3%
	Personal Care	2.6%	2.5%	2.5%
	Farming, Fishing, & Forestry	0.4%	0.3%	0.2%
	Construction	5.7%	5.5%	4.9%
	Production & Transportation	7.9%	7.6%	7.1%
	Percent White Collar Workers	72.2%	74.5%	77.7%
Percent Blue Collar Workers	27.8%	25.5%	22.3%	
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	6.0%	5.6%	5.1%
	Manufacturing	12.8%	13.4%	11.8%
	Transportation	2.6%	3.3%	3.2%
	Information	2.0%	1.8%	2.6%
	Wholesale/Retail	12.6%	13.0%	13.0%
	Finance, Insurance, Real Estate	10.9%	11.6%	12.0%
	Professional Services	12.2%	12.1%	13.7%
	Management Services	0.0%	0.1%	0.2%
	Administrative/Waste Services	5.8%	4.5%	3.7%
	Educational Services	20.4%	20.8%	21.9%
	Entertainment Services	9.2%	8.1%	6.9%
	Other Professional Services	3.2%	3.4%	3.8%
	Public Administration	2.2%	2.2%	2.0%
	Transportation To Work	Drive to Work Alone	83.1%	83.5%
Drive to Work Carpool		8.9%	8.7%	7.3%
Travel to Work by Public Transportation		2.4%	2.0%	2.8%
Drive to Work on Motorcycle		0.3%	0.2%	0.0%
Drive to Work on Bicycle		0.1%	0.1%	0.1%
Walked to Work		3.1%	2.3%	1.7%
Other Means		0.3%	0.5%	0.5%
Work at Home		1.8%	2.7%	3.9%

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	Travel to Work in Less than 5 Minutes	2.6%	2.9%	2.6%
	Travel to Work in 5 to 9 Minutes	9.9%	9.8%	9.9%
	Travel to Work in 10 to 14 Minutes	11.1%	11.7%	13.8%
	Travel to Work in 15 to 19 Minutes	13.2%	12.7%	13.4%
	Travel to Work in 20 to 29 Minutes	23.9%	22.2%	20.0%
	Travel to Work in 30 to 44 Minutes	23.8%	23.1%	21.2%
	Travel to Work in 45 to 59 Minutes	8.5%	9.2%	10.3%
	Travel to Work in 60 Minutes or more	6.9%	7.8%	8.8%
	Average Travel Time to Work	26	26	26
Vehicles per HH	No Vehicles	6.2%	5.2%	4.5%
	1 Vehicle	35.0%	32.6%	31.2%
	2 Vehicles	41.6%	42.9%	43.6%
	3 or more vehicles	17.2%	19.3%	20.7%
	Average Number of Vehicles	1.75	1.83	1.88
Change	Births (last 12 months)	277	572	2,558
	Deaths (last 12 months)	264	535	2,452
	Migration (last 12 months)	489	732	2,285
Work place	Workplace Establishments	727	1,276	9,985
	Workplace Employees (FTE)	9,985	18,497	225,886