

Extended Demographic Report - PopStats

2010 Census, 2020 Estimates & 2025 Projections

Calculated using TAS Retrieval



Nov 9, 2020

Latitude: 40.135791 Longitude: -75.543935

Shoppes at Valley Forge				
Phoenixville, PA				
		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	Current Year Estimated Population	8,652	43,398	86,921
	Population Est 20Q1	8,548	43,082	86,503
	Population Est 19Q4	8,514	42,934	86,282
	Population Est 19Q3	8,512	42,983	86,146
	Population Est 19Q2	8,434	42,787	85,743
	Population Est 19Q1	8,342	42,589	85,419
	Population Est 18Q4	8,351	42,516	85,247
	Population Est 18Q3	8,344	42,191	84,798
	Population Est 18Q2	8,328	42,067	84,616
	Population Fcst	9,185	45,917	91,869
	2010 Census Population	7,740	39,087	77,963
	2000 Census Population	6,907	33,934	64,754
	1990 Census Population	6,758	31,690	54,176
	Current Year Daytime Population	6,405	33,162	71,156
	Average Seasonal Population	52	285	690
	Historical Annual Growth, 1990 – 2000	0.22%	0.69%	1.80%
	Historical Annual Growth, 2000 – 2010	1.14%	1.42%	1.87%
	Estimated Annual Growth, 2010 – CY	1.09%	1.03%	1.07%
	Projected Annual Growth, CY to Y5	1.20%	1.13%	1.11%
	Group Qtrs Est	93	1,352	1,745
Transient Est Average Last 4 Qtrs	0	0	329	
Households	Current Year Estimated Households	3,698	17,553	33,494
	Households Est 20Q1	3,657	17,426	33,330
	Households Est 19Q4	3,646	17,377	33,255
	Households Est 19Q3	3,643	17,383	33,184
	Households Est 19Q2	3,613	17,304	33,027
	Households Est 19Q1	3,569	17,219	32,895
	Households Est 18Q4	3,575	17,188	32,826
	Households Est 18Q3	3,574	17,064	32,663
	Households Est 18Q2	3,566	17,008	32,589
	Households Fcst	3,921	18,600	35,410
	2010 Census Households	3,328	15,773	30,077
	2000 Census Households	2,922	13,745	25,215
	1990 Census Households	2,582	12,173	20,431
	Historical Annual Growth, 1990 – 2000	1.24%	1.22%	2.13%
	Historical Annual Growth, 2000 – 2010	1.31%	1.39%	1.78%
	Estimated Annual Growth, 2010 – CY	1.03%	1.05%	1.06%
Projected Annual Growth, CY to Y5	1.17%	1.17%	1.12%	
Population per Household	2.31	2.40	2.54	

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Shoppes at Valley Forge				
Phoenixville, PA				
	1 Mile Radius	3 Mile Radius	5 Mile Radius	
HH Income \$500,000 or more	0.8%	1.6%	1.7%	
HH Income \$250,000 to \$499,999	0.9%	1.9%	2.0%	
HH Income \$200,000 to \$249,999	2.2%	4.4%	4.7%	
HH Income \$175,000 to \$199,999	7.2%	5.9%	10.7%	
HH Income \$150,000 to \$174,999	6.2%	6.5%	7.4%	
HH Income \$100,000 to 149,999	24.9%	21.2%	21.0%	
HH Income \$75,000 to 99,999	14.1%	12.7%	12.6%	
HH Income \$50,000 to 74,999	15.4%	17.1%	15.4%	
HH Income \$35,000 to 49,999	10.2%	9.3%	8.0%	
HH Income \$25,000 to 34,999	6.8%	6.7%	5.8%	
HH Income \$15,000 to 24,999	6.0%	6.6%	5.6%	
HH Income \$0 to 14,999	5.4%	6.1%	5.2%	
Average Household Income	\$102,440	\$106,295	\$124,928	
Median Household Income	\$85,331	\$82,352	\$94,559	
Per Capita Income	\$44,272	\$44,284	\$48,974	
2000 Average HH Income	\$68,525	\$66,498	\$77,110	
2000 Median HH Income	\$57,402	\$52,912	\$60,613	
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%	2%	
Disposable HH Income \$150,000 to \$174,999	5%	5%	10%	
Disposable HH Income \$100,000 to \$149,999	21%	20%	20%	
Disposable HH Income \$75,000 to \$99,999	18%	16%	16%	
Disposable HH Income \$50,000 to \$74,999	17%	18%	18%	
Disposable HH Income \$35,000 to \$49,999	15%	13%	11%	
Disposable HH Income \$25,000 to \$34,999	7%	8%	7%	
Disposable HH Income \$15,000 to \$24,999	6%	7%	6%	
Disposable HH Income \$0 to \$14,999	7%	7%	6%	
Average Disposable Income	78,042	81,152	88,828	
Median Disposable Income	71,996	69,456	79,675	
Householder White – Count	3,296	15,426	29,249	
Median HH Income	\$88,484	\$85,325	\$96,065	
Average HH Income	\$91,894	\$92,368	\$100,303	
Householder Black or African-American – Count	201	823	1,518	
Median HH Income	\$70,001	\$69,203	\$73,019	
Average HH Income	\$86,281	\$81,250	\$82,417	
Householder Hispanic – Count	45	480	785	
Median HH Income	\$35,904	\$62,088	\$72,922	
Average HH Income	\$70,191	\$81,993	\$97,004	
Householder Asian or Pacific Islander – Count	50	403	1,312	
Median HH Income	\$109,610	\$120,596	\$120,594	
Average HH Income	\$106,803	\$128,293	\$124,934	
Householder Other or Pacific Islander – Count	106	421	631	
Median HH Income	\$28,795	\$32,808	\$37,517	
Average HH Income	\$37,391	\$52,841	\$63,353	

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Shoppes at Valley Forge Phoenixville, PA		1 Mile Radius	3 Mile Radius	5 Mile Radius
Gender	Male Population	4,243	21,428	42,893
	Female Population	4,410	21,970	44,028
Total Population by Age	Count of Pop 0 to 4 years	542	2,460	4,523
	Count of Pop 0 to 7 years	818	3,777	6,930
	Count of Pop 5 - 13	999	4,761	9,261
	Count of Pop 14 - 18	392	2,136	4,841
	Count of Pop 19 - 22	354	2,103	5,217
	Count of Pop 22 - 25	271	1,527	3,312
	Count of Pop 25 - 29	476	2,522	5,191
	Count of Pop 30 - 34	467	2,392	4,081
	Count of Pop 35 - 39	700	3,061	5,079
	Count of Pop 40 - 44	663	2,912	5,148
	Count of Pop 45 - 59	1,777	9,275	19,886
	Count of Pop 60 - 74	1,492	7,363	14,983
	Count of Pop 75 - 84	380	2,069	4,009
	Count of Pop 85+	140	817	1,389
	% of Pop 0 to 4 years	6.3%	5.7%	5.2%
	% of Pop 0 to 7 years	9.5%	8.7%	8.0%
	% of Pop 5 - 13	11.5%	11.0%	10.7%
	% of Pop 14 - 18	4.5%	4.9%	5.6%
	% of Pop 19 - 22	4.1%	4.8%	6.0%
	% of Pop 22 - 25	3.1%	3.5%	3.8%
	% of Pop 25 - 29	5.5%	5.8%	6.0%
	% of Pop 30 - 34	5.4%	5.5%	4.7%
	% of Pop 35 - 39	8.1%	7.1%	5.8%
% of Pop 40 - 44	7.7%	6.7%	5.9%	
% of Pop 45 - 59	20.5%	21.4%	22.9%	
% of Pop 60 - 74	17.2%	17.0%	17.2%	
% of Pop 75 - 84	4.4%	4.8%	4.6%	
% of Pop 85+	1.6%	1.9%	1.6%	
Median Age	40.9	41.3	41.9	
Average Age	40.3	40.6	40.6	
Male Population by Age	% of Pop 0 to 4 years	6.5%	5.9%	5.4%
	% of Pop 5 - 13	11.9%	11.2%	11.0%
	% of Pop 14 - 18	4.7%	5.0%	5.8%
	% of Pop 19 - 22	4.5%	4.9%	6.2%
	% of Pop 22 - 25	3.4%	3.8%	4.0%
	% of Pop 25 - 29	5.9%	6.4%	6.5%
	% of Pop 30 - 34	5.5%	5.9%	4.9%
	% of Pop 35 - 39	8.3%	7.2%	5.9%
	% of Pop 40 - 44	7.9%	6.8%	5.8%
	% of Pop 45 - 59	20.7%	21.2%	22.6%
	% of Pop 75 - 84	3.8%	4.0%	4.0%
	% of Pop 60 - 74	16.1%	16.5%	16.8%
	% of Pop 85+	0.9%	1.1%	1.0%
	Median Age	39.6	39.8	40.2
Average Age	38.9	39.5	39.5	

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Phoenixville, PA				
		1 Mile Radius	3 Mile Radius	5 Mile Radius
Female Population by Age	% of Pop 0 to 4 years	6.0%	5.5%	5.0%
	% of Pop 5 - 13	11.2%	10.7%	10.3%
	% of Pop 14 - 18	4.4%	4.8%	5.4%
	% of Pop 19 - 22	3.7%	4.7%	5.8%
	% of Pop 22 - 25	2.9%	3.3%	3.6%
	% of Pop 25 - 29	5.1%	5.3%	5.5%
	% of Pop 30 - 34	5.3%	5.1%	4.5%
	% of Pop 35 - 39	7.9%	6.9%	5.8%
	% of Pop 40 - 44	7.4%	6.6%	6.0%
	% of Pop 45 - 59	20.4%	21.5%	23.2%
	% of Pop 60 - 74	18.4%	17.4%	17.6%
	% of Pop 75 - 84	5.0%	5.5%	5.2%
	% of Pop 85+	2.3%	2.7%	2.2%
	Median Age	42.3	42.8	43.5
Average Age	41.5	41.8	41.7	
Race	Count of White	7,654	37,277	75,486
	Count of Black or African-American	425	2,599	4,236
	Count of Asian or Pacific Islander	244	1,575	4,276
	Count of Other races	329	1,947	2,922
	White	88.5%	85.9%	86.8%
	Black or African American	4.9%	6.0%	4.9%
	Asian	2.8%	3.6%	4.9%
	Other Races	3.8%	4.5%	3.4%
Language Spoken	Speak English at Home	91.1%	89.8%	89.8%
	Speak Spanish at Home	3.3%	4.6%	3.3%
	Speak Other Language at Home	0.5%	0.5%	0.6%
Hispanic	Hispanic Population	403	2,367	3,530
	Hispanic Population Percent	4.7%	5.5%	4.1%
	Mexican	15.6%	16.6%	17.5%
	Puerto Rican	30.8%	25.5%	25.5%
	Cuban	2.8%	3.5%	6.3%
	Dominican	0.4%	0.3%	0.3%
	Central American	43.5%	42.2%	30.9%
	South American	1.8%	2.2%	4.5%
	Other Hispanic	5.1%	9.7%	15.0%
2000 Hispanic Population Percent	3%	3%	2%	
1990 Hispanic Population Percent	1%	1%	1%	

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		1 Mile Radius	3 Mile Radius	5 Mile Radius
	American (percent of total population)	2.1%	2.8%	3.0%
	American	1.9%	2.7%	2.8%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.1%	0.0%
	Asian (percent of total population)	2.8%	3.6%	4.9%
	Chinese	0.4%	0.8%	1.0%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.1%	0.2%	0.3%
	South Central Asian (ie. Indian)	1.1%	1.6%	2.6%
	South East Asian (ie. Vietnamese)	1.1%	0.8%	0.7%
	Other Asian	0.1%	0.1%	0.2%
	European (percent of total population)	64.0%	61.3%	61.7%
	British	5.4%	6.7%	7.0%
	Dutch	0.6%	0.8%	0.9%
	French	1.0%	1.1%	1.0%
	German	15.4%	15.2%	15.2%
	Italian	11.8%	10.5%	11.0%
	Polish	4.8%	4.5%	4.5%
	Scandinavian	0.9%	1.0%	1.1%
	Scotch/Irish	16.2%	14.9%	14.9%
Other European (ie. Greek/Russian)	7.9%	6.7%	6.2%	
Middle Eastern	0.4%	0.5%	0.6%	
Other Ancestry	15.0%	15.1%	14.3%	
Unclassified Ancestry	11.1%	11.2%	11.5%	
Education (Age 25+)	Adult Population (25 Years or Older)	6,095	30,412	59,767
	Elementary (0 to 8)	0.7%	2.1%	1.6%
	Some High School (9 to 11)	3.3%	3.2%	3.1%
	High School Graduate (12)	28.5%	26.5%	23.0%
	Some College (13 to 16)	11.5%	13.5%	13.3%
	Associates Degree Only	6.7%	7.8%	7.4%
	Bachelors Degree Only	32.3%	29.8%	30.9%
	Graduate Degree	17.0%	17.2%	20.6%
% College (4+)	49.3%	47.0%	51.5%	
Household Type	Total Households – count	3,698	17,553	33,494
	One Person HHs – count	1,148	5,341	8,777
	Family HHs – count	2,213	10,969	22,807
	Married Couple – count	1,675	8,328	18,069
	w/own children – count	676	3,421	7,975
	w/out own children – count	999	4,907	10,093
	Male Householder – count	198	963	1,499
	Female Householder – count	340	1,677	3,239
	Non-Family Households – count	337	1,243	1,911
	1 Person Household	31.0%	30.4%	26.2%
	2 Person Household	34.2%	33.0%	32.4%
	3 Person Household	16.5%	15.3%	16.2%
	4 Person Household	11.8%	13.3%	15.5%
	5 Person Household	4.5%	5.4%	6.6%
	6 Person Household	1.3%	1.7%	2.0%
7+ Person Household	0.6%	0.8%	0.9%	
% Households With Children	27.1%	27.9%	31.6%	

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Shoppes at Valley Forge				
Phoenixville, PA				
	1 Mile Radius	3 Mile Radius	5 Mile Radius	
	Total Housing Units	3,878	18,540	35,118
	Owner Occupied Percent	62.1%	66.8%	71.7%
	Renter Occupied Percent	33.3%	27.9%	23.6%
	Vacant Housing Percent	4.6%	5.3%	4.6%
	Total Housing Units (Census 2000)	2,980	14,378	26,341
	For Rent (Census 2000)	42%	30%	30%
	For Sale (Census 2000)	13%	33%	29%
	Rented or Sold, (Census 2000)	0%	11%	15%
	Seasonal (Census 2014)	5%	4%	5%
	Other (Census 2000)	31%	22%	21%
Homes Built By Year	Homes Built 1990 to 2000	15%	15%	22%
	Homes Built 1980 to 1989	29%	14%	14%
	Homes Built 1970 to 1979	17%	13%	15%
	Homes Built 1960 to 1969	14%	13%	11%
	Homes Built 1950 to 1959	12%	12%	10%
	Homes Built 1940 to 1949	3%	5%	5%
	Homes Built Before 1939	11%	28%	23%
Units in Structure	1 Unit	73%	74%	77%
	2 - 9 Units	8%	13%	11%
	Greater than 10 Units	17%	11%	10%
	Mobilie Trailer	2%	2%	2%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.0%	1.0%	1.7%
	Property Value \$750,000 to \$999,999	2.0%	4.5%	7.6%
	Property Value \$500,000 to \$749,999	9.0%	10.6%	16.2%
	Property Value \$400,000 to \$499,999	14.5%	13.3%	14.9%
	Property Value \$300,000, to \$399,999	24.4%	23.8%	21.1%
	Property Value \$200,000 to \$299,999	36.5%	30.4%	23.7%
	Property Value \$150,000 to \$199,999	7.5%	7.7%	6.6%
	Property Value \$100,000 to \$149,999	3.0%	4.5%	3.7%
	Property Value \$60,000 to \$99,999	0.5%	1.0%	1.0%
	Property Value \$40,000 to \$59,999	0.7%	0.5%	0.3%
	Property Value \$0 to \$39,999	1.6%	2.3%	2.1%
	Median Home Value	\$300,266	\$314,422	\$357,011
	Median Rent	\$763	\$665	\$674
Wealth per Household	\$0 and under - percent	16.9%	16.7%	16.1%
	\$1 to \$4999 - percent	8.0%	7.9%	7.3%
	\$5k to \$9999 - percent	4.4%	4.4%	4.1%
	\$10k to \$24999 - percent	6.3%	6.2%	6.1%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.3%	10.3%	10.3%
	\$100k to \$249999 - percent	18.3%	18.5%	18.7%
	\$250k to \$499999 - percent	13.5%	13.7%	14.1%
	\$500k+ - percent	15.3%	15.5%	16.4%
	Median HH Wealth	\$86,143	\$88,689	\$96,247
	Avg HH Wealth	\$247,843	\$250,695	\$261,518

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		1 Mile Radius	3 Mile Radius	5 Mile Radius
Economic Viability	Economic Viability Local	160	158	158
	Economic Viability Indexed	103	102	102
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	5,138	25,263	50,141
	Managerial/Executive	21.0%	22.5%	24.3%
	Professional Specialty	26.7%	26.2%	27.8%
	Healthcare Support	1.7%	2.2%	2.1%
	Sales	8.1%	9.8%	10.5%
	Office & Administrative Support	13.6%	13.0%	11.9%
	Protective Service	1.2%	1.0%	1.0%
	Food Preparation	4.7%	5.6%	4.8%
	Building Maintenance & Cleaning	4.7%	3.3%	2.7%
	Personal Care	3.8%	2.5%	2.6%
	Farming, Fishing, & Forestry	0.0%	0.4%	0.3%
	Construction	6.9%	5.8%	4.9%
	Production & Transportation	7.6%	7.7%	7.2%
	Percent White Collar Workers	71.0%	73.7%	76.5%
Percent Blue Collar Workers	29.0%	26.3%	23.5%	
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	6.7%	5.9%	5.3%
	Manufacturing	13.8%	13.4%	13.2%
	Transportation	3.2%	2.9%	3.3%
	Information	1.7%	2.0%	1.9%
	Wholesale/Retail	11.7%	12.3%	13.1%
	Finance, Insurance, Real Estate	11.1%	11.2%	12.1%
	Professional Services	12.6%	12.8%	12.8%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	6.7%	4.9%	4.2%
	Educational Services	19.7%	20.7%	20.8%
	Entertainment Services	7.1%	8.4%	7.5%
	Other Professional Services	3.2%	3.4%	3.5%
	Public Administration	2.5%	2.2%	2.2%
Transportation To Work	Drive to Work Alone	87.4%	83.1%	84.2%
	Drive to Work Carpool	6.3%	9.0%	7.8%
	Travel to Work by Public Transportation	1.7%	2.1%	2.0%
	Drive to Work on Motorcycle	0.3%	0.2%	0.1%
	Drive to Work on Bicycle	0.0%	0.1%	0.1%
	Walked to Work	2.0%	2.7%	2.0%
	Other Means	0.1%	0.4%	0.6%
	Work at Home	2.1%	2.4%	3.3%

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		1 Mile Radius	3 Mile Radius	5 Mile Radius
	Travel to Work in Less than 5 Minutes	2.3%	2.8%	2.7%
	Travel to Work in 5 to 9 Minutes	9.0%	9.7%	9.4%
	Travel to Work in 10 to 14 Minutes	9.5%	11.4%	11.9%
	Travel to Work in 15 to 19 Minutes	10.8%	12.6%	12.8%
	Travel to Work in 20 to 29 Minutes	25.8%	23.1%	21.3%
	Travel to Work in 30 to 44 Minutes	26.5%	23.6%	23.3%
	Travel to Work in 45 to 59 Minutes	8.7%	9.0%	10.0%
	Travel to Work in 60 Minutes or more	7.3%	7.2%	8.5%
	Average Travel Time to Work	27	26	27
Vehicles per HH	No Vehicles	5.2%	5.6%	4.2%
	1 Vehicle	35.3%	33.8%	30.3%
	2 Vehicles	41.8%	42.3%	43.8%
	3 or more vehicles	17.8%	18.2%	21.7%
	Average Number of Vehicles	1.79	1.80	1.90
Change	Births (last 12 months)	81	406	817
	Deaths (last 12 months)	79	383	755
	Migration (last 12 months)	216	588	1,116
Work place	Workplace Establishments	219	930	1,669
	Workplace Employees (FTE)	2,799	12,608	28,215