



Demographic Summary Report

2000, 2010 Census, 2020 Estimates & 2025 Projections
 Calculated using TAS Retrieval

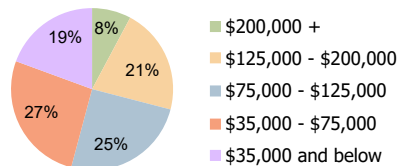
Shoppes at Valley Forge Phoenixville, PA	1 Mile Radius	3 Mile Radius	5 Mile Radius
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Current Year Demographics

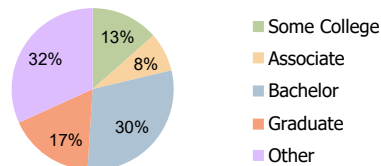
Current Population	8,652	43,398	86,921
Total Daytime Pop	6,405	33,162	71,156
Workplace Pop	2,799	12,608	28,215
Average Household Income	\$102,440	\$106,295	\$124,928
Average Disposable Income	\$78,042	\$81,152	\$88,828
Total Households	3,698	17,553	33,494
Median Home Value	\$300,266	\$314,422	\$357,011
College (4+)	49.3%	47.0%	51.5%
Total Consumer Spending/Capita (Weekly)	\$404	\$407	\$419
Population per Household	2.13	2.01	2.47
% of Households with Children	27.1%	27.9%	31.6%

2025 Demographic Projections

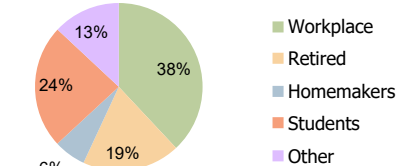
Projected Population	9,185	45,917	91,869
Projected 5 Year Annual Growth Rate (Pop)	1.2%	1.1%	1.1%



Household Income (3-Mile)



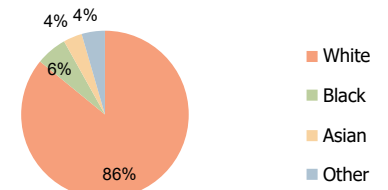
Education (3-Mile)



Daytime Population (3-Mile)

Hispanic Ethnicity

5% Hispanic | 95% Non Hispanic



Race (3-Mile)

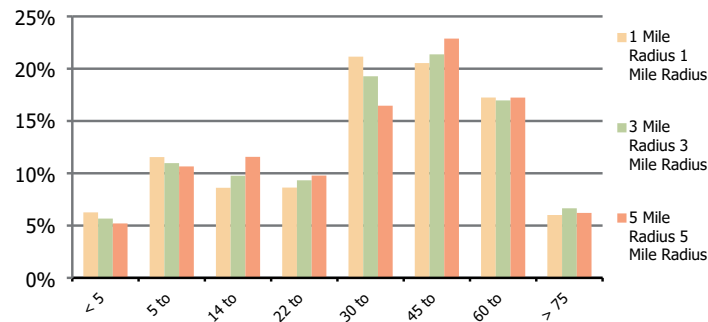
Shoppes at Valley Forge
Phoenixville, PA

1 Mile Radius

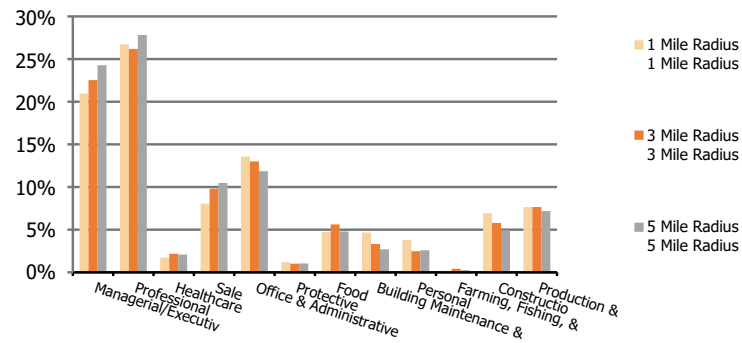
3 Mile Radius

5 Mile Radius

Population by Age Range



Occupation



Population	Current Estimated Population	8,652	43,398	86,921
	2010 Census Population	7,740	39,087	77,963
	2000 Census Population	6,907	33,934	64,754
	Historical Annual Growth 2000 to 2010	1.1%	1.4%	1.9%
	Estimated Annual Growth 2010 to 2020	1.1%	1.0%	1.1%
	Projected Annual Growth 2020 to 2025	1.2%	1.1%	1.1%
Ethnic	Hispanic or Latino Population	5%	5%	4%
	Non Hispanic or Latino Population	95%	95%	96%
Race	White	88.5%	85.9%	86.8%
	Black or African American	4.9%	6.0%	4.9%
	Asian & Pacific Islander	2.8%	3.6%	4.9%
	Other Races	3.8%	4.5%	3.4%