



Demographic and Income Profile

Valley Forge Road & South Whitehorse Road, Phoenixville, PA
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 40.12004
 Longitude: -75.50319

Summary	Census 2010	2017	2022
Population	7,181	7,551	7,805
Households	2,810	2,941	3,037
Families	1,820	1,882	1,934
Average Household Size	2.51	2.52	2.52
Owner Occupied Housing Units	2,074	2,101	2,156
Renter Occupied Housing Units	736	840	881
Median Age	39.7	40.4	40.6
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.66%	0.25%	0.83%
Households	0.64%	0.22%	0.79%
Families	0.55%	0.15%	0.71%
Owner HHs	0.52%	0.17%	0.72%
Median Household Income	1.98%	2.39%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	153	5.2%	142	4.7%
\$15,000 - \$24,999	187	6.4%	172	5.7%
\$25,000 - \$34,999	200	6.8%	170	5.6%
\$35,000 - \$49,999	290	9.9%	247	8.1%
\$50,000 - \$74,999	493	16.8%	463	15.2%
\$75,000 - \$99,999	426	14.5%	473	15.6%
\$100,000 - \$149,999	529	18.0%	607	20.0%
\$150,000 - \$199,999	314	10.7%	359	11.8%
\$200,000+	348	11.8%	403	13.3%
Median Household Income	\$82,036		\$90,470	
Average Household Income	\$110,697		\$124,504	
Per Capita Income	\$43,996		\$49,368	

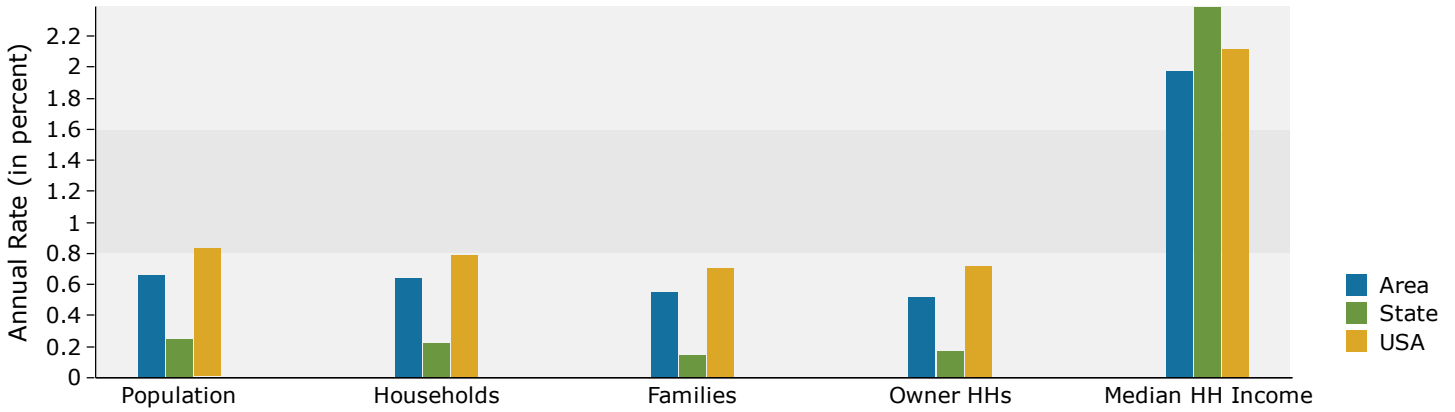
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	500	7.0%	468	6.2%	477	6.1%
5 - 9	533	7.4%	569	7.5%	545	7.0%
10 - 14	411	5.7%	478	6.3%	489	6.3%
15 - 19	360	5.0%	354	4.7%	383	4.9%
20 - 24	333	4.6%	357	4.7%	356	4.6%
25 - 34	942	13.1%	888	11.8%	952	12.2%
35 - 44	1,166	16.2%	1,192	15.8%	1,246	16.0%
45 - 54	1,158	16.1%	1,076	14.3%	1,013	13.0%
55 - 64	781	10.9%	993	13.2%	1,009	12.9%
65 - 74	490	6.8%	632	8.4%	761	9.8%
75 - 84	322	4.5%	346	4.6%	387	5.0%
85+	186	2.6%	196	2.6%	186	2.4%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,370	88.7%	6,510	86.2%	6,547	83.9%
Black Alone	306	4.3%	328	4.3%	344	4.4%
American Indian Alone	11	0.2%	14	0.2%	16	0.2%
Asian Alone	260	3.6%	399	5.3%	533	6.8%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	84	1.2%	106	1.4%	130	1.7%
Two or More Races	149	2.1%	193	2.6%	235	3.0%
Hispanic Origin (Any Race)	309	4.3%	390	5.2%	470	6.0%

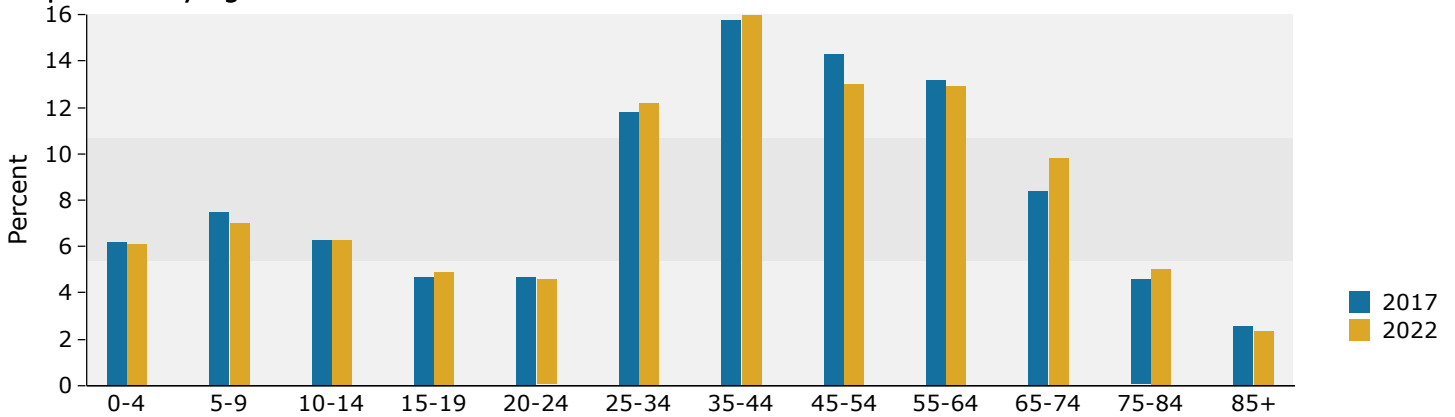
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

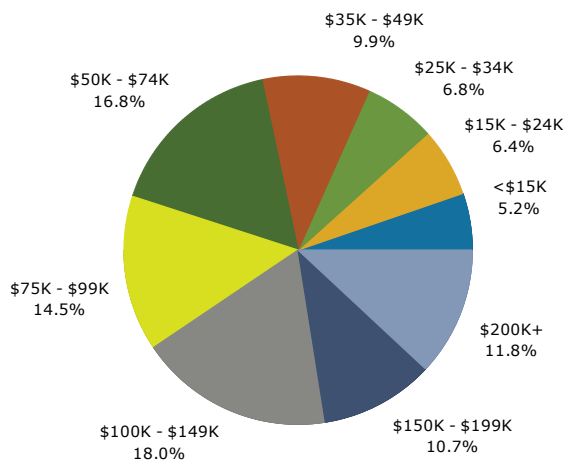
Trends 2017-2022



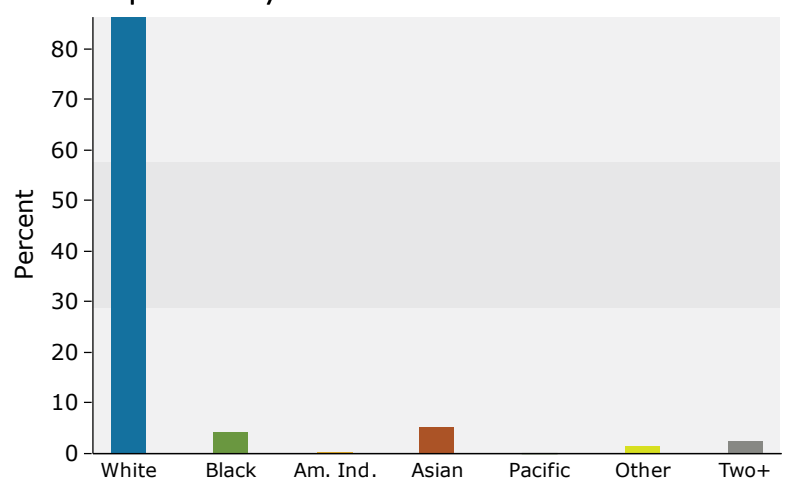
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 5.2%



Demographic and Income Profile

Valley Forge Road & South Whitehorse Road, Phoenixville, PA
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 40.12004
 Longitude: -75.50319

Summary	Census 2010	2017	2022
Population	37,865	40,198	41,744
Households	15,054	15,904	16,487
Families	9,697	10,160	10,496
Average Household Size	2.45	2.47	2.47
Owner Occupied Housing Units	11,027	11,392	11,823
Renter Occupied Housing Units	4,027	4,512	4,664
Median Age	37.9	39.1	39.8
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.76%	0.25%	0.83%
Households	0.72%	0.22%	0.79%
Families	0.65%	0.15%	0.71%
Owner HHs	0.75%	0.17%	0.72%
Median Household Income	2.21%	2.39%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	896	5.6%	871	5.3%
\$15,000 - \$24,999	938	5.9%	864	5.2%
\$25,000 - \$34,999	987	6.2%	849	5.1%
\$35,000 - \$49,999	1,473	9.3%	1,267	7.7%
\$50,000 - \$74,999	2,368	14.9%	2,196	13.3%
\$75,000 - \$99,999	2,028	12.8%	2,223	13.5%
\$100,000 - \$149,999	3,156	19.8%	3,539	21.5%
\$150,000 - \$199,999	1,776	11.2%	1,985	12.0%
\$200,000+	2,283	14.4%	2,693	16.3%
Median Household Income	\$89,312		\$99,614	
Average Household Income	\$120,969		\$135,916	
Per Capita Income	\$48,276		\$54,056	

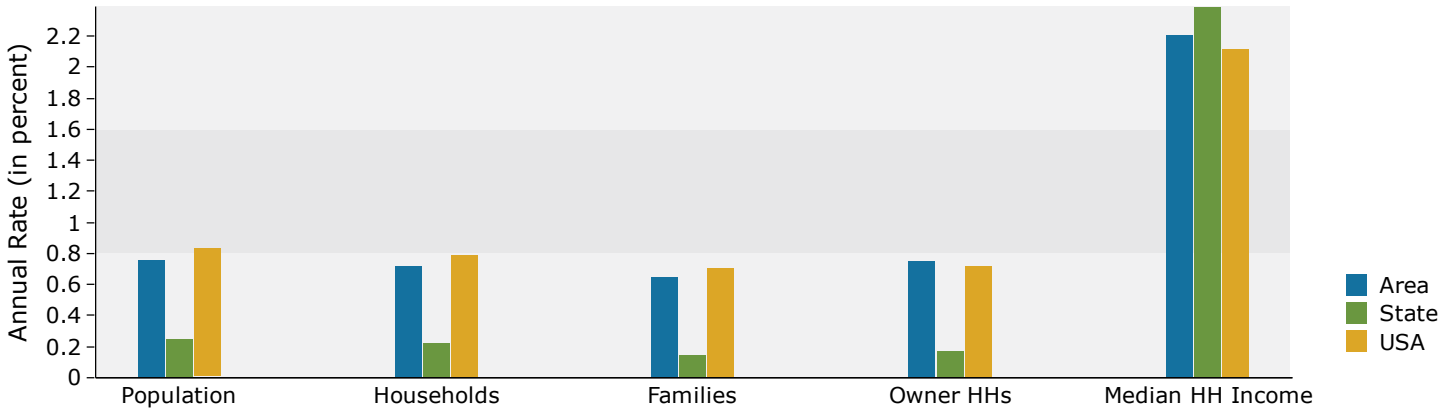
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,692	7.1%	2,522	6.3%	2,592	6.2%
5 - 9	2,539	6.7%	2,869	7.1%	2,802	6.7%
10 - 14	2,171	5.7%	2,583	6.4%	2,740	6.6%
15 - 19	2,182	5.8%	2,222	5.5%	2,424	5.8%
20 - 24	2,115	5.6%	2,333	5.8%	2,227	5.3%
25 - 34	5,502	14.5%	4,923	12.2%	5,074	12.2%
35 - 44	5,867	15.5%	6,202	15.4%	6,456	15.5%
45 - 54	6,069	16.0%	5,727	14.2%	5,631	13.5%
55 - 64	4,263	11.3%	5,180	12.9%	5,272	12.6%
65 - 74	2,445	6.5%	3,324	8.3%	3,874	9.3%
75 - 84	1,420	3.8%	1,576	3.9%	1,906	4.6%
85+	600	1.6%	738	1.8%	747	1.8%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,179	85.0%	32,927	81.9%	33,041	79.2%
Black Alone	2,058	5.4%	2,280	5.7%	2,433	5.8%
American Indian Alone	65	0.2%	84	0.2%	96	0.2%
Asian Alone	2,173	5.7%	3,139	7.8%	4,041	9.7%
Pacific Islander Alone	25	0.1%	31	0.1%	34	0.1%
Some Other Race Alone	604	1.6%	742	1.8%	889	2.1%
Two or More Races	760	2.0%	996	2.5%	1,208	2.9%
Hispanic Origin (Any Race)	1,765	4.7%	2,238	5.6%	2,707	6.5%

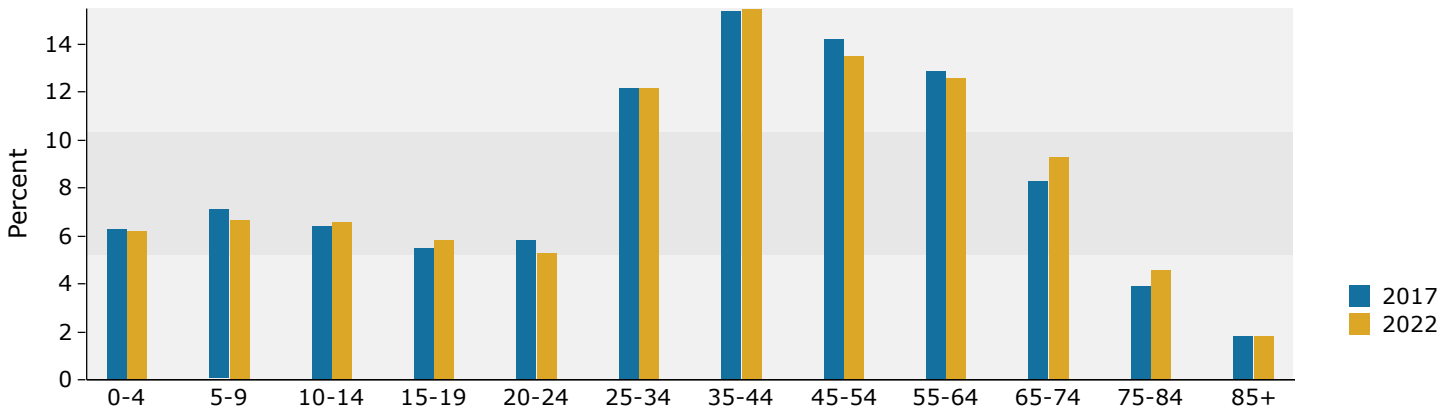
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

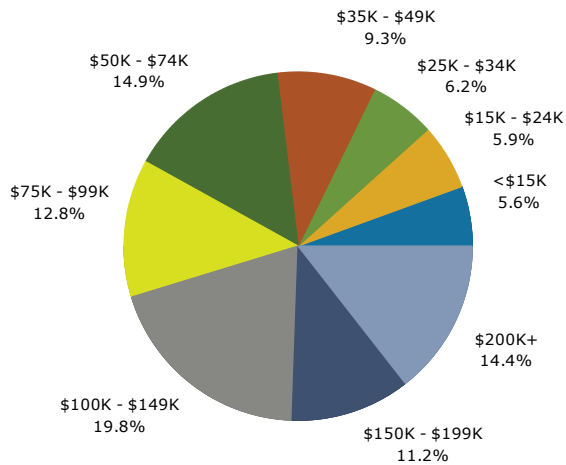
Trends 2017-2022



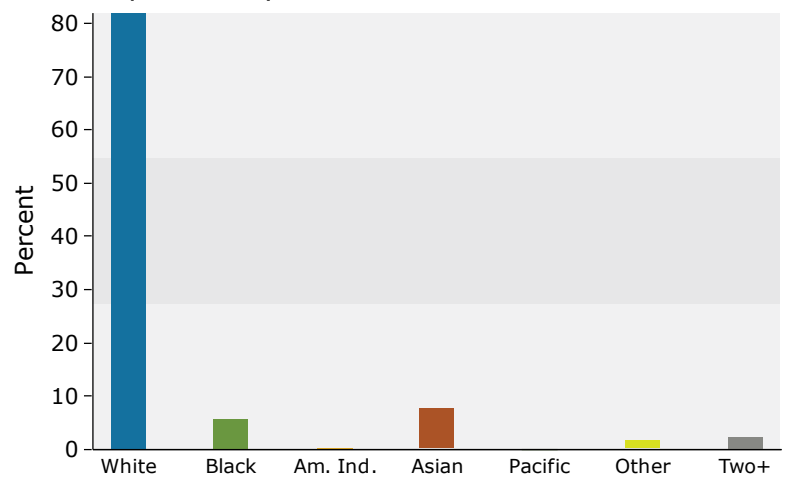
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 5.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

Valley Forge Road & South Whitehorse Road, Phoenixville, PA
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 40.12004
 Longitude: -75.50319

Summary	Census 2010	2017	2022
Population	94,258	99,147	102,741
Households	37,058	38,703	39,982
Families	24,448	25,356	26,125
Average Household Size	2.48	2.50	2.51
Owner Occupied Housing Units	27,796	28,404	29,306
Renter Occupied Housing Units	9,262	10,299	10,676
Median Age	39.7	40.9	41.8
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.71%	0.25%	0.83%
Households	0.65%	0.22%	0.79%
Families	0.60%	0.15%	0.71%
Owner HHs	0.63%	0.17%	0.72%
Median Household Income	1.65%	2.39%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,771	4.6%	1,710	4.3%
\$15,000 - \$24,999	2,031	5.2%	1,848	4.6%
\$25,000 - \$34,999	2,197	5.7%	1,872	4.7%
\$35,000 - \$49,999	3,298	8.5%	2,801	7.0%
\$50,000 - \$74,999	5,576	14.4%	5,129	12.8%
\$75,000 - \$99,999	5,407	14.0%	5,892	14.7%
\$100,000 - \$149,999	7,873	20.3%	8,733	21.8%
\$150,000 - \$199,999	4,577	11.8%	5,088	12.7%
\$200,000+	5,973	15.4%	6,910	17.3%
Median Household Income	\$94,652		\$102,730	
Average Household Income	\$127,212		\$142,073	
Per Capita Income	\$50,185		\$55,800	

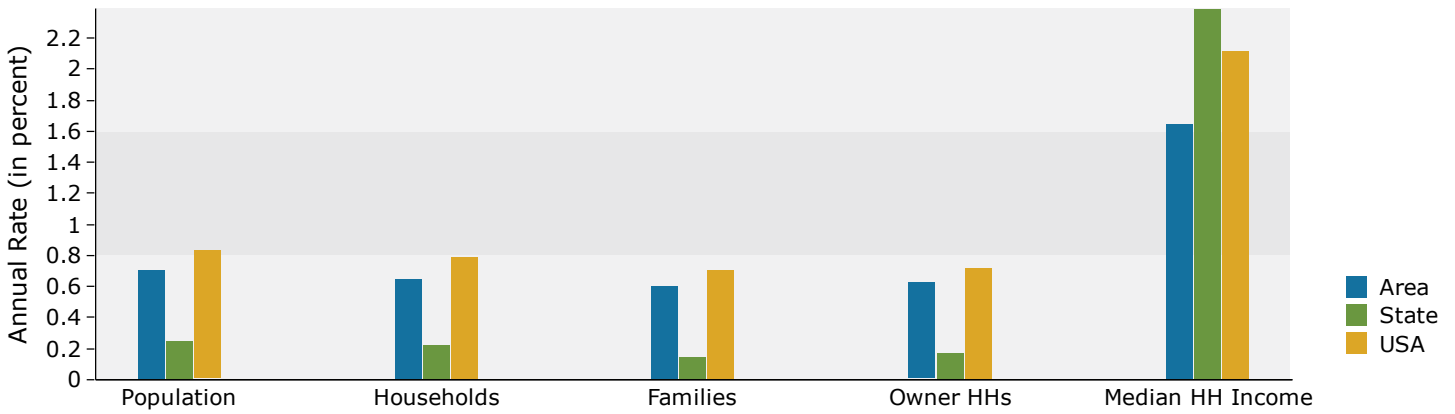
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,987	6.4%	5,560	5.6%	5,640	5.5%
5 - 9	6,391	6.8%	6,586	6.6%	6,308	6.1%
10 - 14	6,320	6.7%	6,797	6.9%	6,882	6.7%
15 - 19	5,853	6.2%	6,066	6.1%	6,371	6.2%
20 - 24	4,549	4.8%	5,297	5.3%	4,968	4.8%
25 - 34	11,656	12.4%	11,149	11.2%	11,534	11.2%
35 - 44	14,415	15.3%	13,876	14.0%	14,456	14.1%
45 - 54	15,639	16.6%	14,892	15.0%	14,314	13.9%
55 - 64	10,810	11.5%	13,200	13.3%	13,877	13.5%
65 - 74	6,394	6.8%	8,574	8.6%	10,158	9.9%
75 - 84	4,338	4.6%	4,773	4.8%	5,734	5.6%
85+	1,906	2.0%	2,378	2.4%	2,500	2.4%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	80,665	85.6%	81,716	82.4%	81,791	79.6%
Black Alone	4,296	4.6%	4,856	4.9%	5,287	5.1%
American Indian Alone	131	0.1%	159	0.2%	182	0.2%
Asian Alone	6,672	7.1%	9,196	9.3%	11,561	11.3%
Pacific Islander Alone	34	0.0%	43	0.0%	49	0.0%
Some Other Race Alone	901	1.0%	1,120	1.1%	1,362	1.3%
Two or More Races	1,559	1.7%	2,057	2.1%	2,510	2.4%
Hispanic Origin (Any Race)	3,129	3.3%	4,000	4.0%	4,890	4.8%

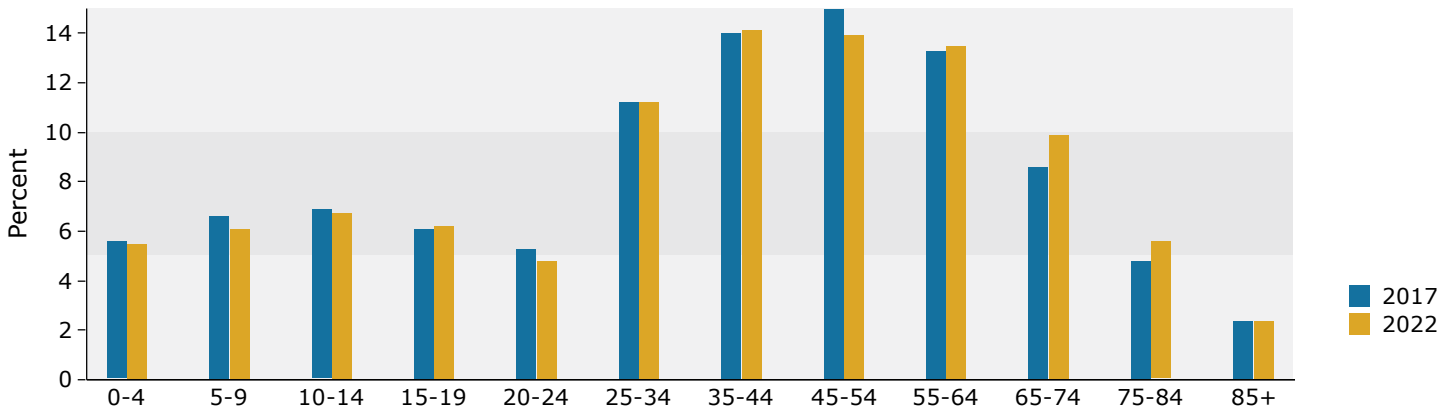
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

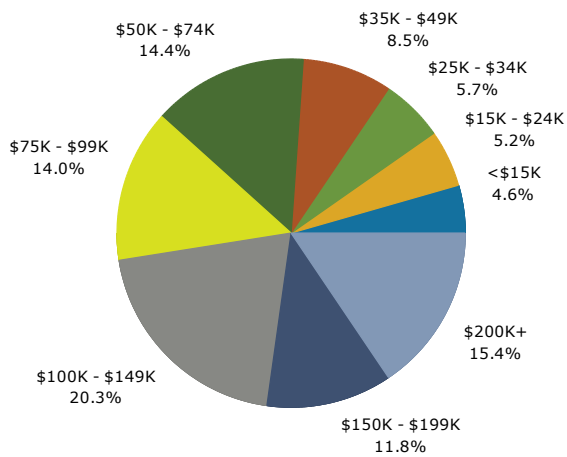
Trends 2017-2022



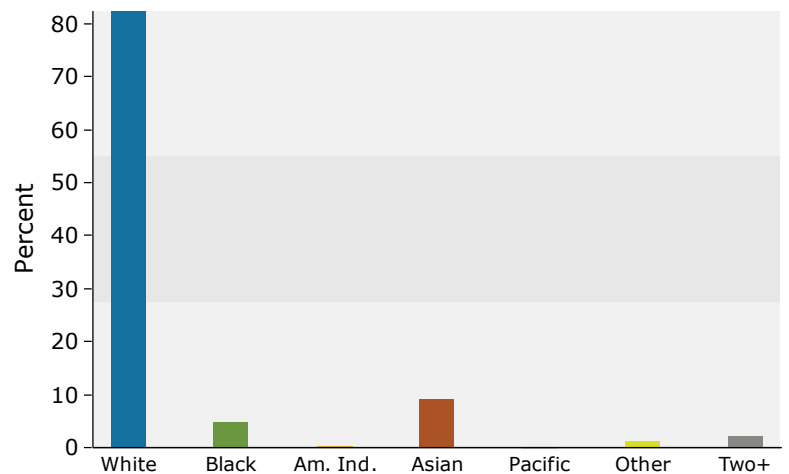
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 4.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.