

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 39.953116 Longitude: -75.256475

69th Street Plaza Upper Darby, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	55,637	377,575	768,294
	Population Est 25Q1	55,663	377,248	770,983
	Population Est 24Q4	55,654	377,203	769,970
	Population Est 24Q3	55,543	376,663	768,863
	Population Est 24Q2	55,566	376,262	767,704
	Population Est 24Q1	55,570	376,235	765,572
	Population Est 23Q4	55,578	375,971	764,884
	Population Est 23Q3	55,506	375,487	763,212
	Population Est 23Q2	55,607	376,014	763,171
	Population Fcst	56,031	381,104	785,185
	2010 Census Population	53,408	370,156	725,776
	2000 Census Population	52,284	378,982	734,653
	1990 Census Population	52,978	401,241	772,220
	Current Year Daytime Population	36,323	311,337	1,008,650
	Average Seasonal Population	164	1,541	5,956
	Historical Annual Growth, 1990 – 2000	-0.13%	-0.57%	-0.50%
	Historical Annual Growth, 2000 – 2010	0.21%	-0.24%	-0.12%
	Estimated Annual Growth, 2010 – CY	0.28%	0.14%	0.39%
	Projected Annual Growth, CY to Y5	0.14%	0.19%	0.44%
	Group Qtrs Est	454	7,357	20,709
Transient Est Average Last 4 Qtrs	0	0	40,164	
<b>Households</b>	Current Year Estimated Households	20,205	147,753	320,160
	Households Est 25Q1	20,207	147,543	322,082
	Households Est 24Q4	20,205	147,532	321,479
	Households Est 24Q3	20,166	147,294	320,991
	Households Est 24Q2	20,175	147,127	320,482
	Households Est 24Q1	20,178	147,119	319,363
	Households Est 23Q4	20,181	146,992	318,989
	Households Est 23Q3	20,153	146,786	318,211
	Households Est 23Q2	20,192	146,999	318,184
	Households Fcst	20,342	149,330	328,523
	2010 Census Households	19,587	141,142	292,820
	2000 Census Households	19,976	143,572	292,579
	1990 Census Households	20,673	149,848	301,009
	Historical Annual Growth, 1990 – 2000	-0.34%	-0.43%	-0.28%
	Historical Annual Growth, 2000 – 2010	-0.20%	-0.17%	0.01%
	Estimated Annual Growth, 2010 – CY	0.21%	0.32%	0.62%
	Projected Annual Growth, CY to Y5	0.14%	0.21%	0.52%
	Population per Household	2.73	2.51	2.34

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69th Street Plaza Upper Darby, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.9%	1.4%	2.8%
	HH Income \$250,000 to \$499,999	1.0%	1.7%	3.3%
	HH Income \$200,000 to \$249,999	2.5%	3.9%	7.8%
	HH Income \$175,000 to \$199,999	2.3%	3.0%	4.4%
	HH Income \$150,000 to \$174,999	3.4%	4.3%	5.4%
	HH Income \$100,000 to 149,999	12.4%	14.7%	16.1%
	HH Income \$75,000 to 99,999	10.9%	12.1%	11.7%
	HH Income \$50,000 to 74,999	17.1%	17.0%	14.4%
	HH Income \$35,000 to 49,999	15.1%	11.9%	9.9%
	HH Income \$25,000 to 34,999	8.1%	7.2%	5.9%
	HH Income \$15,000 to 24,999	10.6%	8.6%	7.0%
	HH Income \$0 to 14,999	15.6%	14.2%	11.5%
	Average Household Income	\$70,061	\$86,203	\$116,762
	Median Household Income	\$50,545	\$60,871	\$77,815
	Per Capita Income	\$25,594	\$34,067	\$49,280
	Average Disposable Income	\$57,883	\$67,026	\$83,790
	Median Disposable Income	\$43,691	\$51,532	\$65,492
	Discretionary HH Income Over \$150,000	1.4%	3.4%	9.2%
	Discretionary HH Income \$125,000 to \$149,999	1.7%	3.0%	5.4%
	Discretionary HH Income \$100,000 to \$124,999	2.3%	4.3%	6.6%
	Discretionary HH Income \$75,000 to \$99,999	6.3%	7.9%	10.0%
	Discretionary HH Income \$50,000 to \$74,999	11.8%	14.7%	15.3%
	Discretionary HH Income \$25,000 to \$49,999	27.8%	26.3%	22.3%
	Discretionary HH Income Under \$25,000	48.7%	40.4%	31.1%
	Average Discretionary HH Income	\$35,753	\$44,864	\$60,395
	Median Discretionary HH Income	\$25,737	\$32,203	\$45,300
	Householder White – Count	2,962	36,472	138,160
	Median HH Income	\$49,944	\$91,611	\$114,812
	Average HH Income	\$72,959	\$99,951	\$115,583
	Householder Black or African-American – Count	12,841	90,133	130,348
	Median HH Income	\$47,847	\$51,708	\$51,581
	Average HH Income	\$59,732	\$63,686	\$64,831
	Householder Hispanic – Count	1,365	5,531	13,206
Median HH Income	\$68,063	\$67,781	\$74,427	
Average HH Income	\$85,258	\$77,504	\$87,673	
Householder Asian or Pacific Islander – Count	1,921	7,643	21,010	
Median HH Income	\$58,844	\$70,093	\$83,394	
Average HH Income	\$73,419	\$83,551	\$95,256	
Householder Other or Pacific Islander – Count	1,116	7,973	17,436	
Median HH Income	\$62,277	\$64,436	\$72,148	
Average HH Income	\$73,773	\$76,066	\$85,548	

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69th Street Plaza Upper Darby, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Gender</b>	Male Population	26,144	175,539	362,270
	Female Population	29,493	202,036	406,024
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	3,546	24,878	53,070
	Count of Pop 0 to 7 years	5,073	33,611	68,631
	Count of Pop 5 - 13	6,584	40,137	74,207
	Count of Pop 14 - 18	3,120	20,735	39,217
	Count of Pop 19 - 22	3,077	22,207	42,338
	Count of Pop 22 - 25	2,244	17,339	32,892
	Count of Pop 25 - 29	3,631	23,928	48,143
	Count of Pop 30 - 34	4,063	30,136	69,945
	Count of Pop 35 - 39	4,106	29,053	65,271
	Count of Pop 40 - 44	3,508	24,160	51,190
	Count of Pop 45 - 59	9,541	61,548	121,055
	Count of Pop 60 - 74	9,086	60,486	119,768
	Count of Pop 75 - 84	2,363	17,659	39,235
	Count of Pop 85+	766	5,309	11,962
	% of Pop 0 to 4 years	6.4%	6.6%	6.9%
	% of Pop 0 to 7 years	9.1%	8.9%	8.9%
	% of Pop 5 - 13	11.8%	10.6%	9.7%
	% of Pop 14 - 18	5.6%	5.5%	5.1%
	% of Pop 19 - 22	5.5%	5.9%	5.5%
	% of Pop 22 - 25	4.0%	4.6%	4.3%
	% of Pop 25 - 29	6.5%	6.3%	6.3%
	% of Pop 30 - 34	7.3%	8.0%	9.1%
	% of Pop 35 - 39	7.4%	7.7%	8.5%
	% of Pop 40 - 44	6.3%	6.4%	6.7%
	% of Pop 45 - 59	17.1%	16.3%	15.8%
	% of Pop 60 - 74	16.3%	16.0%	15.6%
	% of Pop 75 - 84	4.2%	4.7%	5.1%
% of Pop 85+	1.4%	1.4%	1.6%	
Median Age	36.9	36.6	36.9	
Average Age	38.4	38.5	38.9	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	6.9%	7.3%	7.5%
	% of Pop 5 - 13	12.6%	11.6%	10.4%
	% of Pop 14 - 18	6.1%	6.0%	5.5%
	% of Pop 19 - 22	6.0%	6.4%	5.9%
	% of Pop 22 - 25	4.4%	4.9%	4.5%
	% of Pop 25 - 29	6.7%	6.5%	6.3%
	% of Pop 30 - 34	7.2%	7.8%	8.9%
	% of Pop 35 - 39	7.1%	7.5%	8.5%
	% of Pop 40 - 44	6.3%	6.2%	6.6%
	% of Pop 45 - 59	16.4%	15.8%	15.6%
	% of Pop 75 - 84	3.5%	3.9%	4.3%
	% of Pop 60 - 74	15.9%	15.3%	14.9%
	% of Pop 85+	0.8%	0.9%	1.0%
	Median Age	35.0	34.7	35.6
Average Age	36.9	36.8	37.4	

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	% of Pop 35 - 39	7.6%	7.9%	8.5%
	% of Pop 40 - 44	6.4%	6.5%	6.7%
	% of Pop 45 - 59	17.8%	16.7%	15.9%
	% of Pop 60 - 74	16.7%	16.7%	16.2%
	% of Pop 75 - 84	4.9%	5.3%	5.8%
	% of Pop 85+	1.9%	1.9%	2.1%
	Median Age	38.4	38.2	38.0
Average Age	39.7	39.9	40.1	
<b>Race</b>	Count of White	5,975	85,364	312,031
	Count of Black or African-American	36,257	236,280	336,245
	Count of Asian or Pacific Islander	7,177	25,107	57,888
	Count of Other races	6,228	30,824	62,131
	White	10.7%	22.6%	40.6%
	Black or African American	65.2%	62.6%	43.8%
	Asian	12.9%	6.6%	7.5%
	Other Races	11.2%	8.2%	8.1%
<b>Language Spoken</b>	Speak English at Home	72.7%	83.3%	84.5%
	Speak Spanish at Home	6.1%	3.7%	3.4%
	Speak French or French Creole at Home	4.0%	2.1%	1.6%
	Speak German at Home	0.0%	0.2%	0.3%
	Speak Other Indo-European Languages at Home	6.0%	3.0%	2.7%
	Speak Russian and Other Slavic Languages at Home	0.1%	0.3%	0.5%
	Speak Chinese at Home	0.7%	1.1%	1.5%
	Speak Korean at Home	0.7%	0.4%	0.5%
	Speak Vietnamese at Home	1.2%	0.7%	0.7%
	Speak Other Asian Languages at Home	2.8%	1.1%	1.2%
	Speak Tagalog and Other Pacific Languages at Home	0.4%	0.1%	0.3%
	Speak Other Language at Home	5.2%	4.0%	2.8%
<b>Hispanic</b>	Hispanic Population	4,861	18,905	39,024
	Hispanic Population Percent	8.7%	5.0%	5.1%
	Mexican	21.2%	21.9%	22.6%
	Puerto Rican	24.1%	26.3%	30.2%
	Cuban	3.4%	4.2%	3.8%
	Dominican	5.0%	6.8%	7.6%
	Central American	18.7%	14.7%	10.5%
	South American	20.9%	18.4%	17.6%
	Other Hispanic	6.8%	7.8%	7.8%
	2000 Hispanic Population Percent	2%	2%	2%
	1990 Hispanic Population Percent	1%	1%	1%

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<b>Ancestry</b>	American (percent of total population)	0.5%	0.9%	1.2%
	American	0.3%	0.7%	1.0%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	11.3%	5.6%	6.2%
	Chinese	0.9%	1.3%	2.0%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.7%	0.5%	0.6%
	South Central Asian (ie. Indian)	7.8%	2.7%	2.3%
	South East Asian (ie. Vietnamese)	1.4%	0.7%	0.8%
	Other Asian	0.5%	0.4%	0.4%
	European (percent of total population)	3.0%	10.0%	21.6%
	British	0.3%	0.9%	2.1%
	Dutch	0.0%	0.1%	0.1%
	French	0.1%	0.2%	0.4%
	German	0.4%	1.5%	3.2%
	Italian	0.5%	2.0%	4.7%
	Polish	0.1%	0.5%	1.1%
	Scandinavian	0.0%	0.2%	0.4%
	Scotch/Irish	1.1%	3.4%	6.6%
Other European (ie. Greek/Russian)	0.4%	1.2%	3.0%	
Middle Eastern	0.1%	0.3%	0.5%	
Other Ancestry	6.8%	9.5%	11.9%	
Unclassified Ancestry	3.8%	5.6%	8.6%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	37,065	252,279	526,570
	Elementary (0 to 8)	6.8%	3.4%	2.7%
	Some High School (9 to 11)	8.5%	6.9%	5.4%
	High School Graduate (12)	34.8%	30.8%	25.4%
	Some College (13 to 16)	22.0%	21.4%	17.5%
	Associates Degree Only	8.1%	7.6%	6.5%
	Bachelors Degree Only	13.2%	17.1%	22.6%
	Graduate Degree	6.6%	12.8%	20.1%
	% College (4+)	19.8%	29.9%	42.6%
<b>Household Type</b>	Total Households – count	20,205	147,753	320,160
	One Person HHs – count	5,976	48,852	115,390
	Family HHs – count	13,309	87,104	172,769
	Married Couple – count	5,753	41,588	100,310
	w/own children – count	2,924	18,013	40,080
	w/out own children – count	2,829	23,575	60,230
	Male Householder – count	1,738	8,788	15,398
	Female Householder – count	5,817	36,728	57,061
	Non-Family Households – count	920	11,797	32,001
	1 Person Household	29.6%	33.1%	36.0%
	2 Person Household	25.9%	27.6%	29.6%
	3 Person Household	17.3%	16.7%	14.8%
	4 Person Household	13.9%	11.9%	10.9%
	5 Person Household	7.3%	6.0%	5.0%
6 Person Household	3.4%	2.8%	2.2%	
7+ Person Household	2.5%	1.9%	1.4%	
% Households With Children	33.2%	27.3%	23.3%	

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69th Street Plaza Upper Darby, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Housing</b>	Total Housing Units	22,321	164,528	354,037
	Owner Occupied Percent	45.5%	48.2%	48.9%
	Renter Occupied Percent	45.1%	41.6%	41.5%
	Vacant Housing Percent	9.5%	10.2%	9.6%
	Total Housing Units (Census 2000)	21,982	160,765	326,676
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	1.1%	1.8%	5.5%
	Property Value \$750,000 to \$999,999	0.4%	2.6%	6.5%
	Property Value \$500,000 to \$749,999	0.9%	5.6%	12.5%
	Property Value \$400,000 to \$499,999	2.1%	5.8%	10.0%
	Property Value \$300,000, to \$399,999	7.5%	11.8%	13.5%
	Property Value \$200,000 to \$299,999	29.5%	25.4%	20.2%
	Property Value \$150,000 to \$199,999	19.9%	13.9%	9.7%
	Property Value \$100,000 to \$149,999	21.4%	18.6%	11.6%
	Property Value \$60,000 to \$99,999	12.2%	9.3%	5.3%
	Property Value \$40,000 to \$59,999	1.7%	2.2%	1.6%
	Property Value \$0 to \$39,999	3.4%	2.8%	2.3%
	Median Home Value	\$178,579	\$211,742	\$296,617
<b>Wealth per Household</b>	\$0 and under - percent	19.7%	19.1%	18.4%
	\$1 to \$4999 - percent	10.5%	9.8%	9.2%
	\$5k to \$9999 - percent	5.3%	5.1%	4.8%
	\$10k to \$24999 - percent	6.9%	6.7%	6.5%
	\$25k to \$49999 - percent	7.0%	6.9%	6.8%
	\$50k to \$99999 - percent	10.2%	10.1%	10.0%
	\$100k to \$249999 - percent	17.0%	17.2%	17.4%
	\$250k to \$499999 - percent	11.6%	12.1%	12.6%
	\$500k+ - percent	11.8%	13.0%	14.3%
	Median HH Wealth	\$52,829	\$61,635	\$71,475
	Avg HH Wealth	\$203,581	\$216,913	\$232,861
<b>Economic Viability</b>	Economic Viability Local	259	260	269
	Economic Viability Indexed	93	94	97
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	27,673	186,834	395,708
	Managerial/Executive	9.0%	12.7%	17.4%
	Professional Specialty	18.5%	24.9%	31.3%
	Healthcare Support	11.6%	9.4%	6.2%
	Sales	9.3%	8.3%	7.9%
	Office & Administrative Support	11.9%	11.7%	10.2%
	Protective Service	1.7%	3.4%	2.5%
	Food Preparation	5.7%	5.1%	4.7%
	Building Maintenance & Cleaning	7.4%	4.3%	3.1%
	Personal Care	2.7%	3.3%	2.8%
	Farming, Fishing, & Forestry	1.0%	0.2%	0.2%
	Construction	5.3%	4.6%	4.0%
	Production & Transportation	15.8%	12.0%	9.6%
	Percent White Collar Workers	60.4%	67.0%	73.0%
	Percent Blue Collar Workers	39.6%	33.0%	27.0%

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	Agriculture/Mining/Construction	4.8%	3.9%	3.7%
	Manufacturing	5.0%	4.9%	5.5%
	Transportation	9.1%	7.4%	5.9%
	Information	1.2%	1.7%	2.1%
	Wholesale/Retail	13.5%	11.3%	10.4%
	Finance, Insurance, Real Estate	4.6%	5.8%	7.6%
	Professional Services	4.3%	6.0%	9.4%
	Management Services	0.0%	0.1%	0.2%
	Administrative/Waste Services	4.4%	5.3%	4.2%
	Educational Services	33.5%	35.1%	34.0%
	Entertainment Services	10.5%	8.3%	8.0%
	Other Professional Services	5.8%	5.3%	4.8%
	Public Administration	3.2%	4.9%	4.3%
<b>Vehicles per HH</b>	No Vehicles	30.4%	28.5%	27.9%
	1 Vehicle	47.0%	44.3%	42.9%
	2 Vehicles	16.3%	20.6%	22.2%
	3 or more vehicles	6.3%	6.6%	7.0%
	Average Number of Vehicles	1.00	1.08	1.11
<b>Change</b>	Births (last 12 months)	630	4,459	9,197
	Deaths (last 12 months)	404	2,850	6,109
	Migration (last 12 months)	-142	-144	-2,173
<b>Work place</b>	Workplace Establishments	822	5,856	20,608
	Workplace Employees (FTE)	7,980	90,629	443,858