

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 40.315082 Longitude: -75.308719

County Line Plaza Souderton, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	22,859	79,723	304,660
	Population Est 25Q1	22,899	79,828	304,305
	Population Est 24Q4	22,901	79,702	304,056
	Population Est 24Q3	22,892	78,915	302,748
	Population Est 24Q2	22,754	78,674	302,371
	Population Est 24Q1	22,833	78,521	301,644
	Population Est 23Q4	22,630	78,035	300,847
	Population Est 23Q3	22,590	77,856	300,300
	Population Est 23Q2	22,612	77,731	299,806
	Population Fcst	23,084	81,868	310,272
	2010 Census Population	21,803	72,635	279,074
	2000 Census Population	20,421	66,804	249,770
	1990 Census Population	17,351	56,916	207,819
	Current Year Daytime Population	25,317	77,109	307,702
	Average Seasonal Population	137	335	1,661
	Historical Annual Growth, 1990 – 2000	1.64%	1.61%	1.86%
	Historical Annual Growth, 2000 – 2010	0.66%	0.84%	1.12%
	Estimated Annual Growth, 2010 – CY	0.33%	0.64%	0.61%
	Projected Annual Growth, CY to Y5	0.20%	0.53%	0.37%
	Group Qtrs Est	489	1,036	7,149
Transient Est Average Last 4 Qtrs	0	85	5,579	
<b>Households</b>	Current Year Estimated Households	9,136	30,506	115,665
	Households Est 25Q1	9,134	30,506	115,416
	Households Est 24Q4	9,135	30,462	115,325
	Households Est 24Q3	9,133	30,099	114,762
	Households Est 24Q2	9,078	30,009	114,629
	Households Est 24Q1	9,111	29,949	114,339
	Households Est 23Q4	9,027	29,762	114,034
	Households Est 23Q3	9,011	29,691	113,802
	Households Est 23Q2	9,022	29,648	113,630
	Households Fcst	9,225	31,361	117,862
	2010 Census Households	8,606	27,339	105,201
	2000 Census Households	8,011	24,879	93,270
	1990 Census Households	6,547	20,849	75,278
	Historical Annual Growth, 1990 – 2000	2.04%	1.78%	2.17%
	Historical Annual Growth, 2000 – 2010	0.72%	0.95%	1.21%
	Estimated Annual Growth, 2010 – CY	0.41%	0.76%	0.66%
	Projected Annual Growth, CY to Y5	0.20%	0.55%	0.38%
Population per Household	2.45	2.58	2.57	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 40.315082 Longitude: -75.308719

County Line Plaza Souderton, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	3.3%	4.2%	4.9%
	HH Income \$250,000 to \$499,999	4.0%	5.1%	5.9%
	HH Income \$200,000 to \$249,999	9.4%	11.8%	13.8%
	HH Income \$175,000 to \$199,999	7.5%	7.2%	7.3%
	HH Income \$150,000 to \$174,999	7.7%	7.9%	8.1%
	HH Income \$100,000 to 149,999	19.6%	20.0%	19.4%
	HH Income \$75,000 to 99,999	13.3%	11.9%	11.2%
	HH Income \$50,000 to 74,999	13.7%	14.0%	12.2%
	HH Income \$35,000 to 49,999	7.2%	7.1%	6.7%
	HH Income \$25,000 to 34,999	5.2%	3.6%	3.6%
	HH Income \$15,000 to 24,999	5.1%	3.5%	3.1%
	HH Income \$0 to 14,999	4.0%	3.7%	3.6%
	Average Household Income	\$127,434	\$142,237	\$158,019
	Median Household Income	\$103,363	\$113,824	\$122,224
	Per Capita Income	\$51,821	\$55,007	\$60,758
	Average Disposable Income	\$100,135	\$108,308	\$114,346
	Median Disposable Income	\$86,101	\$94,241	\$100,788
	Discretionary HH Income Over \$150,000	9.4%	15.3%	19.8%
	Discretionary HH Income \$125,000 to \$149,999	9.6%	9.6%	10.0%
	Discretionary HH Income \$100,000 to \$124,999	11.4%	11.9%	11.6%
	Discretionary HH Income \$75,000 to \$99,999	14.5%	14.2%	14.5%
	Discretionary HH Income \$50,000 to \$74,999	20.7%	18.4%	16.4%
	Discretionary HH Income \$25,000 to \$49,999	19.2%	19.1%	17.0%
	Discretionary HH Income Under \$25,000	15.2%	11.4%	10.5%
	Average Discretionary HH Income	\$77,054	\$85,377	\$91,767
	Median Discretionary HH Income	\$68,601	\$76,825	\$84,675
	Householder White – Count	7,706	25,056	95,225
	Median HH Income	\$105,779	\$116,994	\$122,301
	Average HH Income	\$110,253	\$117,567	\$121,129
	Householder Black or African-American – Count	158	747	3,705
	Median HH Income	\$93,900	\$116,298	\$111,017
	Average HH Income	\$92,598	\$113,233	\$113,827
	Householder Hispanic – Count	587	1,568	4,156
Median HH Income	\$92,899	\$84,995	\$102,087	
Average HH Income	\$99,151	\$100,799	\$108,584	
Householder Asian or Pacific Islander – Count	174	1,500	7,523	
Median HH Income	\$89,570	\$120,031	\$146,454	
Average HH Income	\$94,975	\$121,179	\$132,219	
Householder Other or Pacific Islander – Count	510	1,635	5,057	
Median HH Income	\$97,303	\$89,833	\$116,723	
Average HH Income	\$105,186	\$101,524	\$117,165	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 40.315082 Longitude: -75.308719

County Line Plaza Souderton, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Gender</b>	Male Population	10,943	38,974	148,718
	Female Population	11,916	40,750	155,942
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	1,138	3,991	14,385
	Count of Pop 0 to 7 years	1,680	5,733	20,584
	Count of Pop 5 - 13	2,294	7,772	28,165
	Count of Pop 14 - 18	1,102	3,959	15,182
	Count of Pop 19 - 22	1,091	4,019	15,839
	Count of Pop 22 - 25	796	2,980	11,986
	Count of Pop 25 - 29	1,132	4,235	16,499
	Count of Pop 30 - 34	1,304	4,560	15,828
	Count of Pop 35 - 39	1,443	4,970	17,574
	Count of Pop 40 - 44	1,374	4,941	18,449
	Count of Pop 45 - 59	4,097	14,993	59,337
	Count of Pop 60 - 74	4,295	15,817	62,192
	Count of Pop 75 - 84	1,871	5,419	21,474
	Count of Pop 85+	921	2,066	7,749
	% of Pop 0 to 4 years	5.0%	5.0%	4.7%
	% of Pop 0 to 7 years	7.4%	7.2%	6.8%
	% of Pop 5 - 13	10.0%	9.7%	9.2%
	% of Pop 14 - 18	4.8%	5.0%	5.0%
	% of Pop 19 - 22	4.8%	5.0%	5.2%
	% of Pop 22 - 25	3.5%	3.7%	3.9%
	% of Pop 25 - 29	5.0%	5.3%	5.4%
	% of Pop 30 - 34	5.7%	5.7%	5.2%
	% of Pop 35 - 39	6.3%	6.2%	5.8%
	% of Pop 40 - 44	6.0%	6.2%	6.1%
	% of Pop 45 - 59	17.9%	18.8%	19.5%
	% of Pop 60 - 74	18.8%	19.8%	20.4%
	% of Pop 75 - 84	8.2%	6.8%	7.0%
% of Pop 85+	4.0%	2.6%	2.5%	
Median Age	44.1	43.4	44.6	
Average Age	43.9	42.9	43.5	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	5.3%	5.2%	4.9%
	% of Pop 5 - 13	10.7%	10.1%	9.6%
	% of Pop 14 - 18	5.1%	5.2%	5.2%
	% of Pop 19 - 22	5.0%	5.3%	5.4%
	% of Pop 22 - 25	3.7%	3.9%	4.1%
	% of Pop 25 - 29	5.3%	5.6%	5.8%
	% of Pop 30 - 34	5.9%	5.9%	5.5%
	% of Pop 35 - 39	6.3%	6.3%	5.9%
	% of Pop 40 - 44	6.3%	6.3%	6.2%
	% of Pop 45 - 59	18.5%	19.0%	19.6%
	% of Pop 75 - 84	6.8%	5.9%	6.2%
	% of Pop 60 - 74	18.5%	19.6%	20.0%
	% of Pop 85+	2.5%	1.6%	1.6%
	Median Age	42.1	41.9	42.9
Average Age	42.0	41.7	42.1	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 40.315082 Longitude: -75.308719

County Line Plaza Souderton, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	4.7%	4.8%	4.5%
	% of Pop 5 - 13	9.4%	9.4%	8.9%
	% of Pop 14 - 18	4.6%	4.8%	4.7%
	% of Pop 19 - 22	4.5%	4.8%	5.0%
	% of Pop 22 - 25	3.3%	3.6%	3.8%
	% of Pop 25 - 29	4.6%	5.0%	5.1%
	% of Pop 30 - 34	5.6%	5.6%	4.9%
	% of Pop 35 - 39	6.3%	6.2%	5.7%
	% of Pop 40 - 44	5.7%	6.1%	5.9%
	% of Pop 45 - 59	17.4%	18.6%	19.4%
	% of Pop 60 - 74	19.1%	20.1%	20.8%
	% of Pop 75 - 84	9.5%	7.6%	7.9%
	% of Pop 85+	5.4%	3.5%	3.4%
	Median Age	46.2	44.9	46.3
Average Age	45.5	44.1	44.7	
Race	Count of White	18,835	63,921	242,917
	Count of Black or African-American	646	2,716	12,903
	Count of Asian or Pacific Islander	874	5,985	26,427
	Count of Other races	2,504	7,101	22,412
	White	82.4%	80.2%	79.7%
	Black or African American	2.8%	3.4%	4.2%
	Asian	3.8%	7.5%	8.7%
	Other Races	11.0%	8.9%	7.4%
Language Spoken	Speak English at Home	86.6%	86.5%	86.6%
	Speak Spanish at Home	8.7%	5.0%	3.4%
	Speak French or French Creole at Home	0.5%	0.3%	0.5%
	Speak German at Home	0.4%	0.3%	0.4%
	Speak Other Indo-European Languages at Home	1.1%	3.7%	3.5%
	Speak Russian and Other Slavic Languages at Home	0.4%	0.4%	0.5%
	Speak Chinese at Home	0.2%	0.3%	0.9%
	Speak Korean at Home	0.0%	0.4%	1.4%
	Speak Vietnamese at Home	1.9%	1.2%	0.8%
	Speak Other Asian Languages at Home	0.1%	0.7%	0.9%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.1%	0.1%
	Speak Other Language at Home	0.1%	1.1%	0.9%
Hispanic	Hispanic Population	2,429	5,814	15,906
	Hispanic Population Percent	10.6%	7.3%	5.2%
	Mexican	2.9%	10.4%	23.1%
	Puerto Rican	22.4%	40.2%	34.2%
	Cuban	4.2%	4.6%	5.1%
	Dominican	7.4%	3.4%	3.6%
	Central American	39.0%	23.9%	14.1%
	South American	22.7%	14.0%	14.9%
	Other Hispanic	1.4%	3.5%	5.0%
	2000 Hispanic Population Percent	3%	2%	2%
	1990 Hispanic Population Percent	2%	1%	1%

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 40.315082 Longitude: -75.308719

County Line Plaza Souderton, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Ancestry</b>	American (percent of total population)	2.7%	3.5%	3.7%
	American	2.6%	3.3%	3.6%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	1.5%	6.0%	7.5%
	Chinese	0.1%	0.7%	1.3%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.1%	0.5%	1.7%
	South Central Asian (ie. Indian)	0.5%	4.1%	3.9%
	South East Asian (ie. Vietnamese)	0.7%	0.4%	0.4%
	Other Asian	0.0%	0.1%	0.2%
	European (percent of total population)	54.4%	52.6%	51.6%
	British	7.7%	6.7%	6.6%
	Dutch	1.3%	0.9%	0.6%
	French	0.9%	0.9%	0.9%
	German	20.2%	19.0%	15.8%
	Italian	7.3%	6.3%	7.4%
	Polish	2.5%	2.9%	2.9%
	Scandinavian	0.7%	0.8%	0.8%
	Scotch/Irish	10.8%	11.6%	12.3%
Other European (ie. Greek/Russian)	3.1%	3.6%	4.3%	
Middle Eastern	0.8%	0.7%	0.6%	
Other Ancestry	10.8%	10.6%	11.1%	
Unclassified Ancestry	14.0%	14.1%	14.6%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	16,438	57,002	219,103
	Elementary (0 to 8)	3.8%	1.9%	2.1%
	Some High School (9 to 11)	4.0%	4.1%	3.3%
	High School Graduate (12)	30.4%	28.9%	24.9%
	Some College (13 to 16)	16.1%	14.8%	14.2%
	Associates Degree Only	9.2%	9.2%	8.2%
	Bachelors Degree Only	24.2%	27.1%	28.9%
	Graduate Degree	12.3%	14.0%	18.4%
	% College (4+)	36.5%	41.1%	47.3%
<b>Household Type</b>	Total Households – count	9,136	30,506	115,665
	One Person HHs – count	2,639	7,546	28,273
	Family HHs – count	6,046	21,202	81,081
	Married Couple – count	5,011	17,680	67,152
	w/own children – count	1,945	6,950	26,112
	w/out own children – count	3,066	10,730	41,040
	Male Householder – count	271	1,076	4,753
	Female Householder – count	763	2,446	9,176
	Non-Family Households – count	451	1,757	6,311
	1 Person Household	28.9%	24.7%	24.4%
	2 Person Household	33.6%	33.5%	33.6%
	3 Person Household	14.4%	16.0%	16.3%
	4 Person Household	13.6%	15.2%	15.7%
	5 Person Household	6.1%	6.9%	6.7%
6 Person Household	2.3%	2.4%	2.3%	
7+ Person Household	1.3%	1.3%	1.0%	
% Households With Children	26.8%	28.0%	28.2%	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 40.315082 Longitude: -75.308719

County Line Plaza Souderton, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Housing</b>	Total Housing Units	9,467	31,470	119,817
	Owner Occupied Percent	70.6%	70.9%	72.8%
	Renter Occupied Percent	25.9%	26.0%	23.7%
	Vacant Housing Percent	3.5%	3.1%	3.5%
	Total Housing Units (Census 2000)	8,256	25,614	96,176
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	2.9%	2.5%	5.4%
	Property Value \$750,000 to \$999,999	6.5%	11.5%	16.9%
	Property Value \$500,000 to \$749,999	23.9%	30.2%	30.5%
	Property Value \$400,000 to \$499,999	23.0%	21.4%	16.9%
	Property Value \$300,000, to \$399,999	25.4%	19.5%	14.4%
	Property Value \$200,000 to \$299,999	13.4%	8.9%	8.1%
	Property Value \$150,000 to \$199,999	2.3%	1.7%	1.5%
	Property Value \$100,000 to \$149,999	1.3%	0.9%	1.2%
	Property Value \$60,000 to \$99,999	0.2%	0.5%	0.7%
	Property Value \$40,000 to \$59,999	0.2%	0.5%	0.5%
	Property Value \$0 to \$39,999	0.8%	1.0%	1.2%
	Median Home Value	\$428,136	\$479,285	\$545,842
<b>Wealth per Household</b>	\$0 and under - percent	16.2%	16.0%	15.6%
	\$1 to \$4999 - percent	7.7%	7.5%	7.1%
	\$5k to \$9999 - percent	4.2%	4.1%	4.0%
	\$10k to \$24999 - percent	6.1%	6.1%	5.9%
	\$25k to \$49999 - percent	6.8%	6.8%	6.7%
	\$50k to \$99999 - percent	10.4%	10.3%	10.3%
	\$100k to \$249999 - percent	18.8%	18.8%	18.9%
	\$250k to \$499999 - percent	14.0%	14.1%	14.4%
	\$500k+ - percent	16.0%	16.3%	17.1%
	Median HH Wealth	\$93,791	\$96,226	\$103,886
	Avg HH Wealth	\$256,833	\$260,995	\$270,142
<b>Economic Viability</b>	Economic Viability Local	297	289	287
	Economic Viability Indexed	107	104	103
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	12,549	45,081	165,169
	Managerial/Executive	20.2%	20.4%	22.9%
	Professional Specialty	23.5%	25.0%	27.5%
	Healthcare Support	3.7%	2.4%	2.1%
	Sales	8.0%	10.1%	9.9%
	Office & Administrative Support	14.9%	12.2%	10.1%
	Protective Service	0.4%	1.0%	1.4%
	Food Preparation	5.0%	4.9%	4.1%
	Building Maintenance & Cleaning	4.4%	2.3%	1.9%
	Personal Care	2.1%	2.1%	2.4%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
	Construction	7.2%	7.4%	6.6%
	Production & Transportation	10.6%	12.2%	10.9%
	Percent White Collar Workers	70.4%	70.0%	72.5%
	Percent Blue Collar Workers	29.6%	30.0%	27.5%

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 40.315082 Longitude: -75.308719

County Line Plaza Souderton, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	4.9%	6.3%	6.5%
	Manufacturing	15.3%	16.5%	16.0%
	Transportation	3.5%	3.4%	3.2%
	Information	2.7%	1.9%	1.8%
	Wholesale/Retail	13.9%	14.1%	13.0%
	Finance, Insurance, Real Estate	6.4%	7.2%	8.1%
	Professional Services	11.2%	9.7%	10.5%
	Management Services	0.0%	0.2%	0.2%
	Administrative/Waste Services	3.6%	3.3%	3.2%
	Educational Services	24.6%	22.2%	22.8%
	Entertainment Services	6.1%	7.1%	6.7%
	Other Professional Services	5.4%	5.1%	5.2%
	Public Administration	2.3%	2.9%	2.8%
<b>Vehicles per HH</b>	No Vehicles	5.5%	4.4%	4.3%
	1 Vehicle	31.2%	28.2%	28.2%
	2 Vehicles	42.7%	43.7%	43.7%
	3 or more vehicles	20.6%	23.7%	23.7%
	Average Number of Vehicles	1.89	2.00	1.98
<b>Change</b>	Births (last 12 months)	204	733	2,708
	Deaths (last 12 months)	276	827	3,196
	Migration (last 12 months)	215	1,230	2,999
<b>Work place</b>	Workplace Establishments	678	2,142	8,538
	Workplace Employees (FTE)	11,532	33,208	118,421