

Shoppes at Valley Forge

Phoenixville, PA

Demographic Summary Report

2020 Census, 2025 Estimates & 2030 Projections

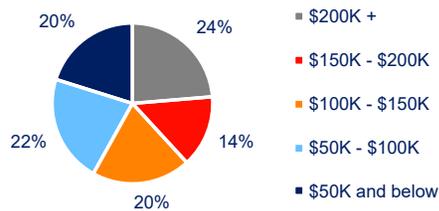
Source: Synergos Technologies, Inc

Current Year Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Min Drive
Current Population	9,596	46,162	92,014	68,645
Total Daytime Population	9,557	38,646	83,832	57,340
Workplace Population	2,848	11,283	28,421	17,956
Average Household Income	\$150,426	\$151,446	\$176,027	\$162,321
Median Household Income	\$123,186	\$118,007	\$131,409	\$121,737
Total Households	4,247	19,400	36,405	27,984
Median Home Value	\$475,310	\$488,447	\$576,312	\$522,496
College (4+)	58.7%	54.4%	56.8%	54.3%
Total Consumer Spending/Capita (Weekly)	\$505	\$501	\$521	\$510
% of Households with Children	28.5%	27.1%	29.8%	27.9%

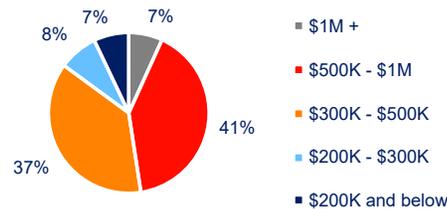
2030 Demographic Projections

Projected Population	9,983	47,741	95,312	70,990
Projected Annual Growth Rate	0.8%	0.7%	0.7%	0.7%
Projected Total Growth Rate (5-Yr)	4.0%	3.4%	3.6%	3.4%

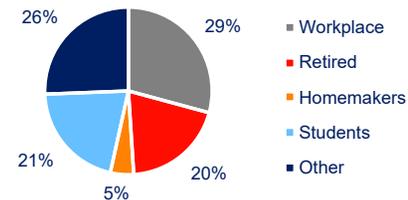
3-Mile Radius Section Detail



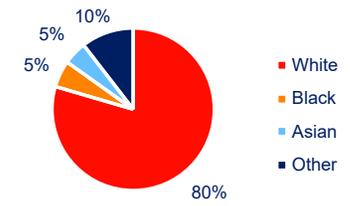
Household Income



Home Value



Daytime Population



Hispanic Origin: 7%
Race

