

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 40.13559 Longitude: -75.543712

Shoppes at Valley Forge Phoenixville, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	9,596	46,162	92,014
	Population Est 25Q1	9,599	46,129	91,936
	Population Est 24Q4	9,535	45,740	91,530
	Population Est 24Q3	9,614	45,683	91,392
	Population Est 24Q2	9,618	45,501	91,040
	Population Est 24Q1	9,626	45,504	90,991
	Population Est 23Q4	9,674	45,507	90,965
	Population Est 23Q3	9,588	45,263	90,345
	Population Est 23Q2	9,520	45,081	90,067
	Population Fcst	9,983	47,741	95,312
	2010 Census Population	7,923	39,503	77,631
	2000 Census Population	7,092	34,290	64,908
	1990 Census Population	6,946	31,823	53,557
	Current Year Daytime Population	9,557	38,646	83,832
	Average Seasonal Population	9	173	554
	Historical Annual Growth, 1990 – 2000	0.21%	0.75%	1.94%
	Historical Annual Growth, 2000 – 2010	1.11%	1.43%	1.81%
	Estimated Annual Growth, 2010 – CY	1.33%	1.08%	1.18%
	Projected Annual Growth, CY to Y5	0.79%	0.67%	0.71%
	Group Qtrs Est	11	428	845
Transient Est Average Last 4 Qtrs	0	0	88	
Households	Current Year Estimated Households	4,247	19,400	36,405
	Households Est 25Q1	4,245	19,379	36,363
	Households Est 24Q4	4,217	19,210	36,188
	Households Est 24Q3	4,254	19,177	36,127
	Households Est 24Q2	4,255	19,096	35,981
	Households Est 24Q1	4,260	19,099	35,961
	Households Est 23Q4	4,278	19,095	35,952
	Households Est 23Q3	4,240	18,991	35,704
	Households Est 23Q2	4,209	18,910	35,582
	Households Fcst	4,419	20,078	37,729
	2010 Census Households	3,497	16,010	29,918
	2000 Census Households	3,022	13,790	25,044
	1990 Census Households	2,768	12,204	20,161
	Historical Annual Growth, 1990 – 2000	0.88%	1.23%	2.19%
	Historical Annual Growth, 2000 – 2010	1.47%	1.50%	1.79%
	Estimated Annual Growth, 2010 – CY	1.35%	1.33%	1.36%
	Projected Annual Growth, CY to Y5	0.80%	0.69%	0.72%
	Population per Household	2.26	2.36	2.50

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Shoppes at Valley Forge Phoenixville, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	5.0%	4.7%	5.9%
	HH Income \$250,000 to \$499,999	6.1%	5.7%	7.0%
	HH Income \$200,000 to \$249,999	14.1%	13.2%	16.4%
	HH Income \$175,000 to \$199,999	6.8%	6.3%	6.3%
	HH Income \$150,000 to \$174,999	8.9%	8.2%	8.1%
	HH Income \$100,000 to 149,999	18.5%	19.9%	18.9%
	HH Income \$75,000 to 99,999	12.0%	11.6%	10.7%
	HH Income \$50,000 to 74,999	11.6%	10.2%	10.2%
	HH Income \$35,000 to 49,999	5.7%	7.2%	6.2%
	HH Income \$25,000 to 34,999	4.1%	4.3%	3.7%
	HH Income \$15,000 to 24,999	3.7%	4.2%	3.2%
	HH Income \$0 to 14,999	3.5%	4.5%	3.4%
	Average Household Income	\$150,426	\$151,446	\$176,027
	Median Household Income	\$123,186	\$118,007	\$131,409
	Per Capita Income	\$66,621	\$64,128	\$70,100
	Average Disposable Income	\$114,825	\$110,977	\$120,713
	Median Disposable Income	\$101,264	\$97,068	\$107,990
	Discretionary HH Income Over \$150,000	20.5%	18.6%	24.3%
	Discretionary HH Income \$125,000 to \$149,999	9.7%	9.7%	9.7%
	Discretionary HH Income \$100,000 to \$124,999	11.2%	11.2%	11.3%
	Discretionary HH Income \$75,000 to \$99,999	13.4%	14.2%	13.5%
	Discretionary HH Income \$50,000 to \$74,999	16.1%	15.5%	14.3%
	Discretionary HH Income \$25,000 to \$49,999	17.6%	17.2%	16.0%
	Discretionary HH Income Under \$25,000	11.6%	13.6%	10.9%
	Average Discretionary HH Income	\$91,095	\$88,752	\$96,820
	Median Discretionary HH Income	\$83,423	\$80,728	\$90,303
	Householder White – Count	3,457	15,620	29,656
	Median HH Income	\$125,582	\$120,315	\$132,151
	Average HH Income	\$121,643	\$119,010	\$126,280
	Householder Black or African-American – Count	179	811	1,160
	Median HH Income	\$110,038	\$70,464	\$84,076
	Average HH Income	\$112,818	\$88,099	\$98,446
	Householder Hispanic – Count	162	872	1,393
	Median HH Income	\$151,079	\$106,001	\$107,443
Average HH Income	\$136,542	\$115,434	\$117,358	
Householder Asian or Pacific Islander – Count	149	819	2,252	
Median HH Income	\$110,157	\$145,183	\$179,305	
Average HH Income	\$110,945	\$132,290	\$150,567	
Householder Other or Pacific Islander – Count	298	1,278	1,945	
Median HH Income	\$110,852	\$104,357	\$106,252	
Average HH Income	\$122,293	\$113,212	\$115,297	

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Shoppes at Valley Forge Phoenixville, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	4,649	22,790	45,381
	Female Population	4,947	23,372	46,632
Total Population by Age	Count of Pop 0 to 4 years	593	2,703	4,953
	Count of Pop 0 to 7 years	836	3,810	7,032
	Count of Pop 5 - 13	971	4,643	9,253
	Count of Pop 14 - 18	434	2,214	4,799
	Count of Pop 19 - 22	400	2,091	4,726
	Count of Pop 22 - 25	278	1,452	3,390
	Count of Pop 25 - 29	441	2,192	4,593
	Count of Pop 30 - 34	779	3,574	5,778
	Count of Pop 35 - 39	859	3,865	6,579
	Count of Pop 40 - 44	743	3,386	6,395
	Count of Pop 45 - 59	1,719	8,542	18,330
	Count of Pop 60 - 74	1,665	8,015	16,497
	Count of Pop 75 - 84	548	2,648	5,217
	Count of Pop 85+	166	838	1,504
	% of Pop 0 to 4 years	6.2%	5.9%	5.4%
	% of Pop 0 to 7 years	8.7%	8.3%	7.6%
	% of Pop 5 - 13	10.1%	10.1%	10.1%
	% of Pop 14 - 18	4.5%	4.8%	5.2%
	% of Pop 19 - 22	4.2%	4.5%	5.1%
	% of Pop 22 - 25	2.9%	3.1%	3.7%
	% of Pop 25 - 29	4.6%	4.7%	5.0%
	% of Pop 30 - 34	8.1%	7.7%	6.3%
	% of Pop 35 - 39	9.0%	8.4%	7.1%
	% of Pop 40 - 44	7.7%	7.3%	6.9%
	% of Pop 45 - 59	17.9%	18.5%	19.9%
	% of Pop 60 - 74	17.3%	17.4%	17.9%
	% of Pop 75 - 84	5.7%	5.7%	5.7%
	% of Pop 85+	1.7%	1.8%	1.6%
Median Age	40.3	40.5	41.5	
Average Age	41.0	41.1	41.3	
Male Population by Age	% of Pop 0 to 4 years	6.5%	6.1%	5.6%
	% of Pop 5 - 13	10.6%	10.5%	10.5%
	% of Pop 14 - 18	4.5%	4.9%	5.4%
	% of Pop 19 - 22	4.2%	4.7%	5.3%
	% of Pop 22 - 25	3.0%	3.3%	3.8%
	% of Pop 25 - 29	5.0%	5.1%	5.3%
	% of Pop 30 - 34	8.5%	8.0%	6.4%
	% of Pop 35 - 39	9.3%	8.6%	7.1%
	% of Pop 40 - 44	7.6%	7.4%	7.0%
	% of Pop 45 - 59	18.5%	18.5%	19.8%
	% of Pop 75 - 84	4.6%	4.9%	5.0%
	% of Pop 60 - 74	16.6%	16.9%	17.6%
	% of Pop 85+	1.0%	1.1%	1.1%
	Median Age	39.1	39.3	40.4
Average Age	39.6	39.9	40.3	

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	% of Pop 0 to 4 years	5.8%	5.6%	5.2%
	% of Pop 5 - 13	9.6%	9.6%	9.6%
	% of Pop 14 - 18	4.6%	4.7%	5.0%
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	% of Pop 35 - 39	8.6%	8.1%	7.2%
	% of Pop 40 - 44	7.9%	7.3%	6.9%
	% of Pop 45 - 59	17.4%	18.6%	20.1%
	% of Pop 60 - 74	18.0%	17.8%	18.3%
	% of Pop 75 - 84	6.8%	6.5%	6.3%
	% of Pop 85+	2.4%	2.5%	2.1%
	Median Age	41.6	41.8	42.6
Average Age	42.3	42.2	42.2	
Race	Count of White	7,743	36,709	73,424
	Count of Black or African-American	493	2,465	3,766
	Count of Asian or Pacific Islander	350	2,155	6,861
	Count of Other races	1,010	4,833	7,963
	White	80.7%	79.5%	79.8%
	Black or African American	5.1%	5.3%	4.1%
	Asian	3.6%	4.7%	7.5%
	Other Races	10.5%	10.5%	8.7%
Language Spoken	Speak English at Home	90.2%	88.7%	87.8%
	Speak Spanish at Home	3.0%	3.3%	2.8%
	Speak French or French Creole at Home	0.0%	0.2%	0.3%
	Speak German at Home	1.1%	0.7%	0.7%
	Speak Other Indo-European Languages at Home	2.0%	2.2%	2.9%
	Speak Russian and Other Slavic Languages at Home	0.8%	1.0%	0.7%
	Speak Chinese at Home	0.1%	1.0%	1.4%
	Speak Korean at Home	0.8%	0.4%	0.3%
	Speak Vietnamese at Home	1.5%	0.7%	0.5%
	Speak Other Asian Languages at Home	0.4%	1.3%	1.9%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.1%
	Speak Other Language at Home	0.0%	0.3%	0.5%
Hispanic	Hispanic Population	499	3,219	4,961
	Hispanic Population Percent	5.2%	7.0%	5.4%
	Mexican	22.1%	24.5%	23.6%
	Puerto Rican	41.2%	38.8%	37.7%
	Cuban	9.0%	4.2%	4.3%
	Dominican	2.1%	3.7%	4.2%
	Central American	11.6%	11.4%	12.2%
	South American	10.3%	14.1%	14.8%
	Other Hispanic	3.8%	3.4%	3.2%
	2000 Hispanic Population Percent	2%	2%	2%
	1990 Hispanic Population Percent	1%	1%	1%

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Shoppes at Valley Forge Phoenixville, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	1.9%	2.6%	2.7%
	American	1.7%	2.4%	2.5%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	2.3%	3.7%	6.6%
	Chinese	0.1%	0.7%	1.3%
	Japanese	0.0%	0.2%	0.2%
	Korean	0.5%	0.4%	0.3%
	South Central Asian (ie. Indian)	1.4%	2.2%	4.4%
	South East Asian (ie. Vietnamese)	0.1%	0.1%	0.3%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	54.5%	52.8%	53.1%
	British	5.3%	6.1%	6.3%
	Dutch	0.4%	0.6%	0.6%
	French	0.7%	0.7%	0.8%
	German	13.0%	12.5%	12.9%
	Italian	11.4%	9.3%	9.5%
	Polish	3.5%	3.6%	3.7%
	Scandinavian	0.9%	1.0%	1.1%
	Scotch/Irish	13.7%	13.1%	13.0%
Other European (ie. Greek/Russian)	5.6%	5.9%	5.2%	
Middle Eastern	0.5%	0.5%	0.6%	
Other Ancestry	14.7%	12.7%	12.2%	
Unclassified Ancestry	14.0%	14.7%	14.6%	
Education (Age 25+)	Adult Population (25 Years or Older)	6,921	33,059	64,893
	Elementary (0 to 8)	0.4%	1.6%	1.4%
	Some High School (9 to 11)	3.1%	3.4%	3.4%
	High School Graduate (12)	19.8%	20.6%	18.9%
	Some College (13 to 16)	11.6%	13.7%	13.0%
	Associates Degree Only	6.4%	6.4%	6.5%
	Bachelors Degree Only	37.2%	33.7%	34.4%
	Graduate Degree	21.5%	20.6%	22.5%
	% College (4+)	58.7%	54.4%	56.8%
Household Type	Total Households – count	4,247	19,400	36,405
	One Person HHs – count	1,434	6,125	9,903
	Family HHs – count	2,347	11,332	23,687
	Married Couple – count	1,720	8,818	18,986
	w/own children – count	765	3,738	8,240
	w/out own children – count	955	5,080	10,746
	Male Householder – count	184	747	1,308
	Female Householder – count	442	1,767	3,393
	Non-Family Households – count	466	1,943	2,815
	1 Person Household	33.8%	31.6%	27.2%
	2 Person Household	34.0%	33.3%	32.4%
	3 Person Household	14.3%	14.8%	16.1%
	4 Person Household	11.9%	13.0%	15.6%
	5 Person Household	4.1%	5.0%	6.1%
6 Person Household	1.3%	1.7%	1.9%	
7+ Person Household	0.7%	0.8%	0.8%	
% Households With Children	28.5%	27.1%	29.8%	

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Housing	Total Housing Units	4,401	20,321	38,068
	Owner Occupied Percent	61.0%	65.2%	69.7%
	Renter Occupied Percent	35.5%	30.2%	25.9%
	Vacant Housing Percent	3.5%	4.5%	4.4%
	Total Housing Units (Census 2000)	3,124	14,460	26,181
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	3.8%	5.8%	9.8%
	Property Value \$750,000 to \$999,999	10.8%	13.0%	18.3%
	Property Value \$500,000 to \$749,999	27.7%	27.7%	25.7%
	Property Value \$400,000 to \$499,999	27.1%	21.0%	15.3%
	Property Value \$300,000, to \$399,999	17.9%	16.5%	13.6%
	Property Value \$200,000 to \$299,999	5.9%	7.9%	7.4%
	Property Value \$150,000 to \$199,999	1.8%	2.3%	1.7%
	Property Value \$100,000 to \$149,999	2.0%	1.6%	1.3%
	Property Value \$60,000 to \$99,999	0.6%	0.9%	0.9%
	Property Value \$40,000 to \$59,999	0.6%	0.5%	0.4%
	Property Value \$0 to \$39,999	0.9%	1.8%	1.6%
	Median Home Value	\$475,310	\$488,447	\$576,312
Wealth per Household	\$0 and under - percent	16.5%	16.4%	15.8%
	\$1 to \$4999 - percent	7.5%	7.5%	7.0%
	\$5k to \$9999 - percent	4.2%	4.2%	4.0%
	\$10k to \$24999 - percent	6.1%	6.1%	5.9%
	\$25k to \$49999 - percent	6.7%	6.7%	6.7%
	\$50k to \$99999 - percent	10.0%	10.1%	10.1%
	\$100k to \$249999 - percent	18.2%	18.4%	18.7%
	\$250k to \$499999 - percent	14.0%	14.0%	14.4%
	\$500k+ - percent	16.8%	16.7%	17.4%
	Median HH Wealth	\$94,774	\$95,729	\$103,219
	Avg HH Wealth	\$263,528	\$263,419	\$271,806
Economic Viability	Economic Viability Local	314	310	311
	Economic Viability Indexed	113	112	112
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	5,590	26,909	53,411
	Managerial/Executive	25.0%	23.5%	25.7%
	Professional Specialty	35.5%	32.6%	31.9%
	Healthcare Support	1.3%	1.8%	1.5%
	Sales	7.6%	9.4%	10.1%
	Office & Administrative Support	10.5%	9.8%	9.6%
	Protective Service	0.7%	1.4%	1.2%
	Food Preparation	2.3%	3.8%	3.4%
	Building Maintenance & Cleaning	2.4%	2.7%	2.1%
	Personal Care	2.3%	2.7%	2.4%
	Farming, Fishing, & Forestry	0.0%	0.4%	0.3%
	Construction	4.6%	5.2%	5.2%
	Production & Transportation	7.9%	6.8%	6.5%
	Percent White Collar Workers	79.9%	77.2%	78.9%
	Percent Blue Collar Workers	20.1%	22.8%	21.1%

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	Agriculture/Mining/Construction	4.5%	5.7%	5.5%
	Manufacturing	13.9%	12.1%	12.9%
	Transportation	6.3%	3.7%	3.9%
	Information	1.6%	1.8%	2.5%
	Wholesale/Retail	12.9%	14.0%	13.3%
	Finance, Insurance, Real Estate	11.2%	10.9%	11.3%
	Professional Services	13.0%	13.6%	14.4%
	Management Services	1.6%	0.8%	0.6%
	Administrative/Waste Services	4.4%	3.6%	3.2%
	Educational Services	19.5%	20.0%	19.9%
	Entertainment Services	4.9%	6.6%	6.2%
	Other Professional Services	4.9%	4.9%	4.5%
	Public Administration	1.1%	2.2%	1.9%
Vehicles per HH	No Vehicles	4.4%	4.9%	3.9%
	1 Vehicle	34.4%	33.8%	30.8%
	2 Vehicles	47.0%	46.4%	46.0%
	3 or more vehicles	14.1%	14.9%	19.3%
	Average Number of Vehicles	1.75	1.76	1.89
Change	Births (last 12 months)	93	447	870
	Deaths (last 12 months)	87	413	805
	Migration (last 12 months)	-21	647	943
Work place	Workplace Establishments	306	1,169	2,274
	Workplace Employees (FTE)	2,848	11,283	28,421