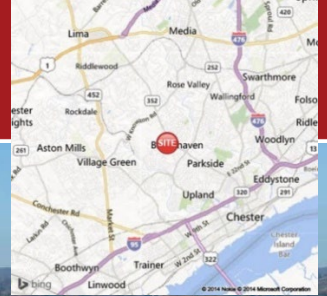


## The Shoppes at Brookhaven - New 1,257 sf Space Available

155,000 sf center featuring Giant Foods, LA Fitness, Fine Wine & Good Spirits, Chili's, Chick-fil-A, Starbucks, and more

4800 Edgmont Avenue, Brookhaven, PA 19015

For Lease | 1,257 sf inline



### Location

- 28,000 ADT on Edgmont Avenue.
- Nearby Retailers - Lowes, ShopRite, Aldi, Wawa, Citizens Bank, Verizon, Burger King, and more.

Demographics	1 Mile	3 Miles	5 Miles
Average Income:	\$108,532	\$100,437	\$105,853
Population:	11,637	107,736	213,756

### Description

- 1,257 sf Inline Space Available- Former Salon
- Tenants - Giant, LA Fitness, Starbucks, Fine Wine & Good Spirits, Chili's, Chick-fil-A, Smashburger, Hand & Stone Massage, Hair Cuttery, AT&T, SportClips, Mavis Tire, MedExpress, Franklin Mint, European Wax Center, GNC, Pizza Hut, ATI Physical Therapy, and newly signed Flagship Car Wash.

[Link To Drone Video](#)

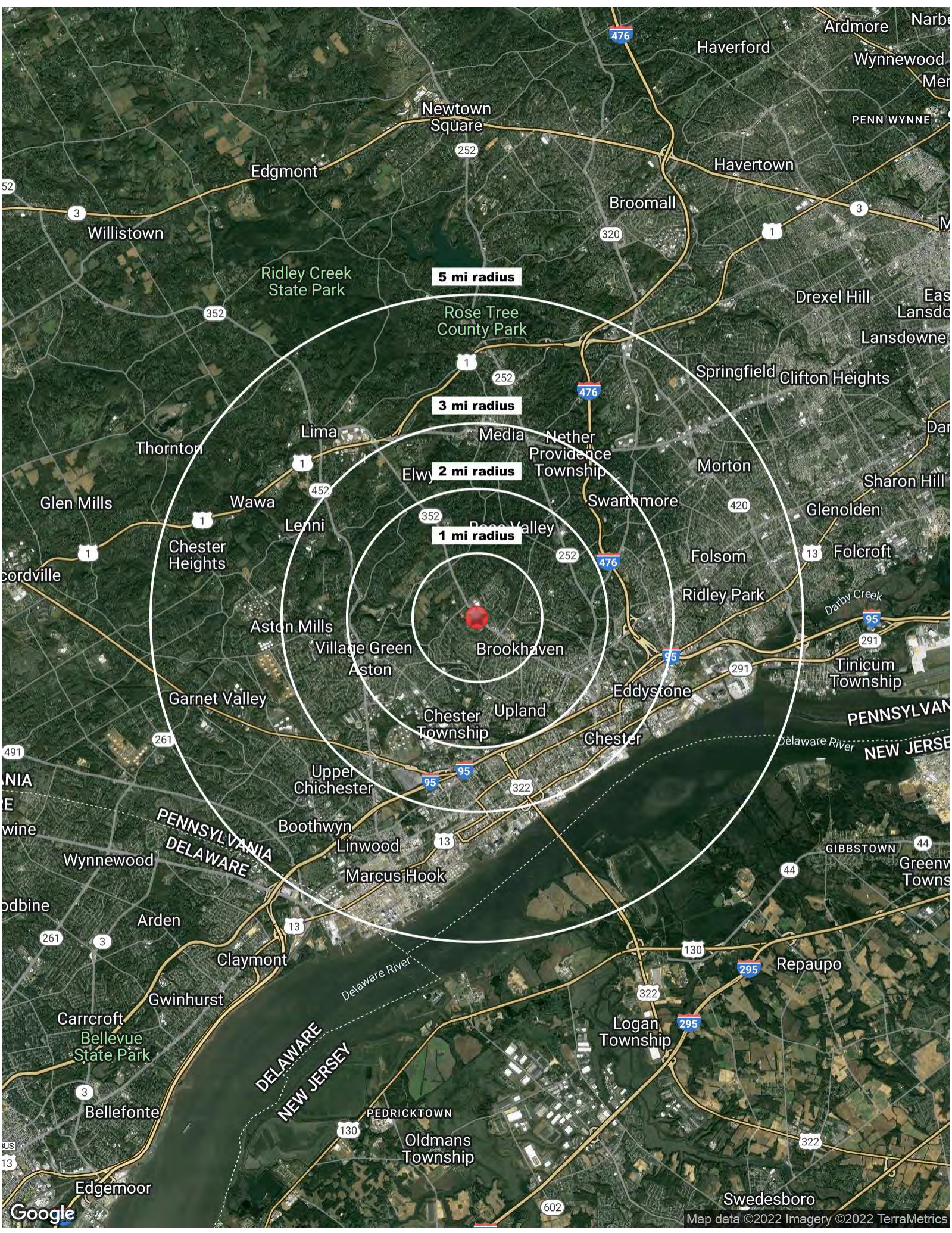


### CONTACT INFORMATION



Tyler Arsenault  
(856) 778-4900 | [tarsenault@retailsites.net](mailto:tarsenault@retailsites.net)

Cell: (609) 751- 2965  
[www.retailsites.net](http://www.retailsites.net)

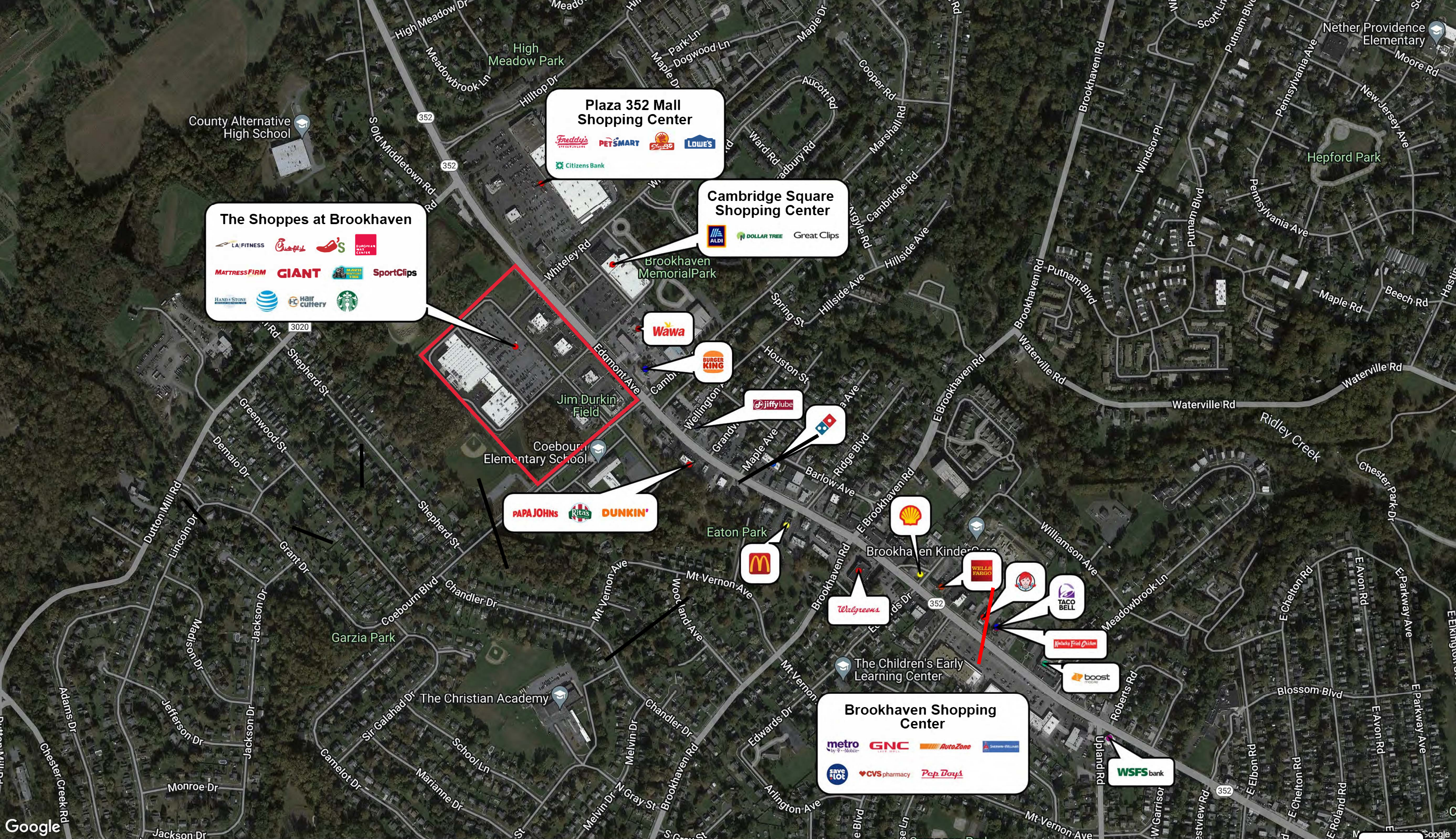


5 mi radius

3 mi radius

2 mi radius

1 mi radius



4800 Edgmont Ave Brookhaven, PA 19015	1 mi Radius	3 mi Radius	5 mi Radius
Population	11,637	107,736	213,756
Average HH Income	\$108,532	\$100,437	\$105,853
Median HH Income	\$87,292	\$75,494	\$81,873

**The Shoppes at Brookhaven**  
**4800 Edgmont Avenue, Brookhaven, PA 19015**  
**Owned, Developed, and Managed by Retail Sites, LLC**



# The Shoppes at Brookhaven

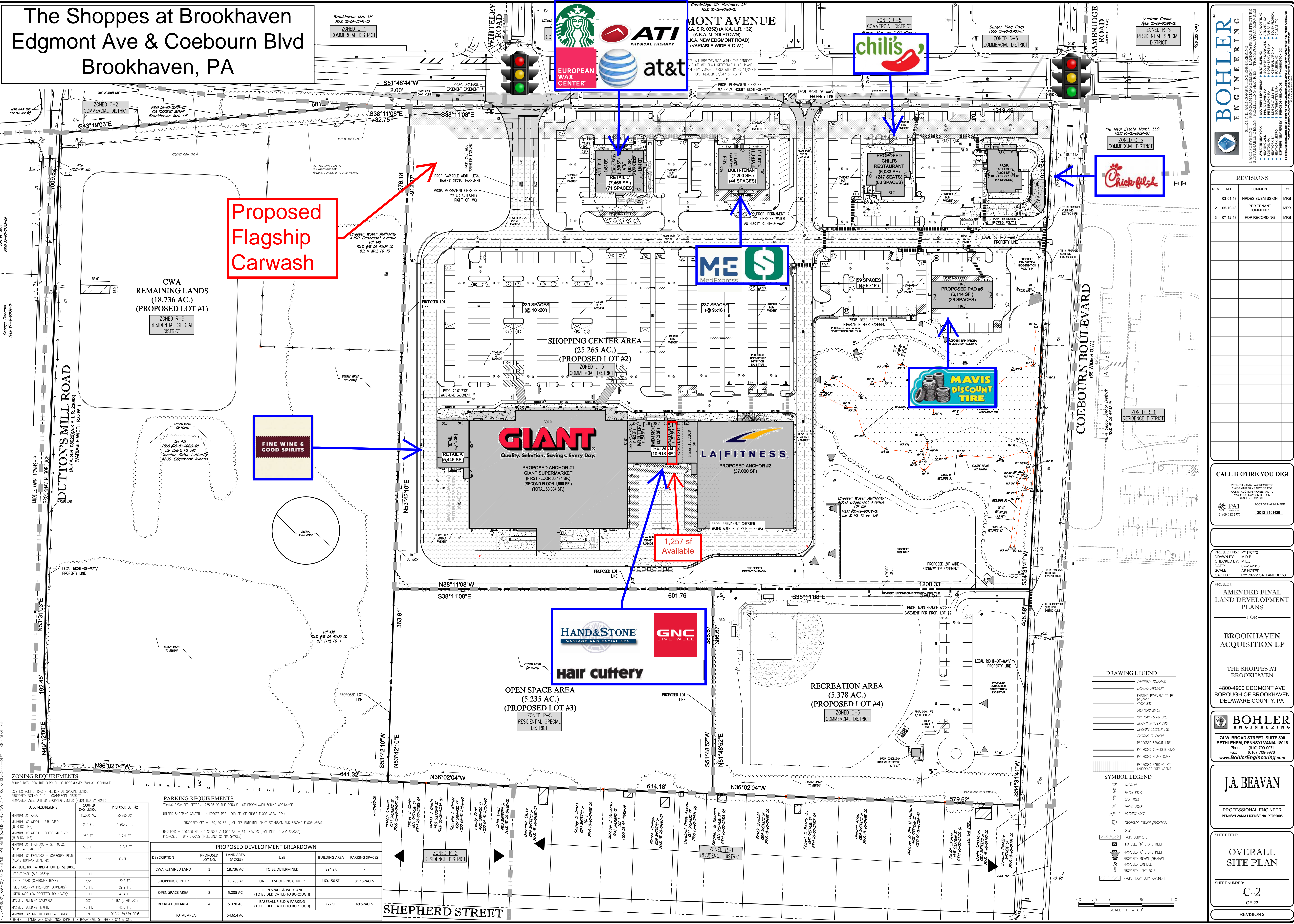
## Edgmt Ave & Coebourn Blvd

### Brookhaven, PA

**Proposed Flagship Carwash**

**FINE WINE & GOOD SPIRITS**

**1,257 sf Available**



**ZONING REQUIREMENTS**

EXISTING ZONING: R-5 - RESIDENTIAL SPECIAL DISTRICT  
 PROPOSED ZONING: C-5 - COMMERCIAL DISTRICT  
 PROPOSED USES: UNIFIED SHOPPING CENTER (PERMITTED BY RIGHT)

BLK REQUIREMENTS	PROPOSED LOT #2
MINIMUM LOT AREA - S.R. 0352	25,265 AC.
MINIMUM LOT WIDTH - S.R. 0352 (ON BLDG. LINE)	250 FT.
MINIMUM LOT WIDTH - COEBOURN BLVD. (ON BLDG. LINE)	1,203.8 FT.
MINIMUM LOT FRONTAGE - S.R. 0352 (ALONG ARTERIAL RD)	912.9 FT.
MINIMUM LOT FRONTAGE - COEBOURN BLVD. (ALONG NON-ARTERIAL RD)	1,213.5 FT.
MIN. BUILDING, PARKING & BUFFER SETBACKS	
FRONT YARD (S.R. 0352)	10 FT.
FRONT YARD (COEBOURN BLVD.)	N/A
SIDE YARD (ON PROPERTY BOUNDARY)	10 FT.
REAR YARD (ON PROPERTY BOUNDARY)	10 FT.
MAXIMUM BUILDING COVERAGE	20%
MAXIMUM BUILDING HEIGHT	45 FT.
MINIMUM PARKING LOT LANDSCAPE AREA	8% (20.3% (59,679 SF))

**PARKING REQUIREMENTS**

ZONING DATA PER THE BOROUGH OF BROOKHAVEN ZONING ORDINANCE

UNIFIED SHOPPING CENTER = 4 SPACES PER 1,000 SF OF GROSS FLOOR AREA (GFA)

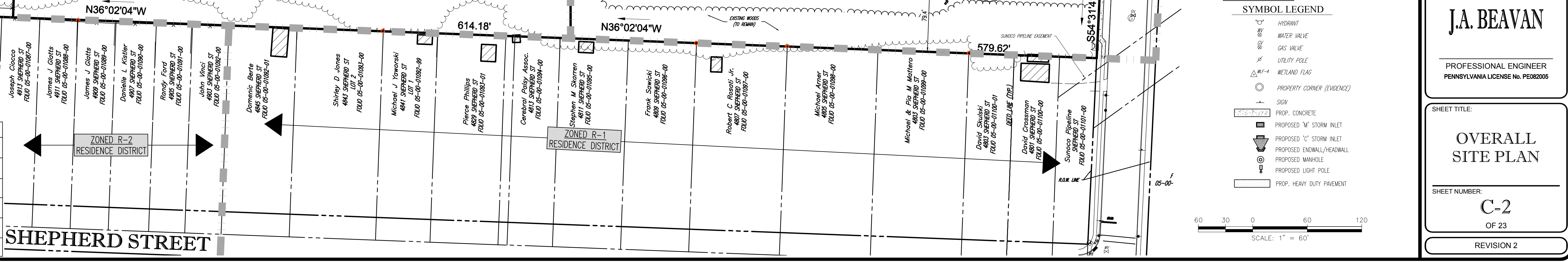
REQUIRED = 160,150 SF \* 4 SPACES / 1,000 SF = 641 SPACES (INCLUDING 13 ADA SPACES)

PROPOSED = 817 SPACES (INCLUDING 32 ADA SPACES)

DESCRIPTION	PROPOSED LOT NO.	LAND AREA (ACRES)	USE	BUILDING AREA	PARKING SPACES
CWA RETAINED LAND	1	18.736 AC.	TO BE DETERMINED	894 SF.	
SHOPPING CENTER	2	25,265 AC.	UNIFIED SHOPPING CENTER	160,150 SF.	817 SPACES
OPEN SPACE AREA	3	5,235 AC.	OPEN SPACE & PARKLAND (TO BE DEDICATED TO BOROUGHS)		
RECREATION AREA	4	5,378 AC.	BASBALL FIELD & PARKING (TO BE DEDICATED TO BOROUGHS)	272 SF.	49 SPACES
<b>TOTAL AREA</b>		<b>54,614 AC.</b>			

**PROPOSED DEVELOPMENT BREAKDOWN**

DESCRIPTION	PROPOSED LOT NO.	LAND AREA (ACRES)	USE	BUILDING AREA	PARKING SPACES
CWA RETAINED LAND	1	18.736 AC.	TO BE DETERMINED	894 SF.	
SHOPPING CENTER	2	25,265 AC.	UNIFIED SHOPPING CENTER	160,150 SF.	817 SPACES
OPEN SPACE AREA	3	5,235 AC.	OPEN SPACE & PARKLAND (TO BE DEDICATED TO BOROUGHS)		
RECREATION AREA	4	5,378 AC.	BASBALL FIELD & PARKING (TO BE DEDICATED TO BOROUGHS)	272 SF.	49 SPACES
<b>TOTAL AREA</b>		<b>54,614 AC.</b>			



**DRAWING LEGEND**

- PROPERTY BOUNDARY
- EXISTING PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED
- GRADE PALE
- OVERHEAD WIRES
- 100 YEAR FLOOD LINE
- BUFFER SETBACK LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED SANITARY LINE
- PROPOSED CONCRETE CURB
- PROPOSED FLUSH CURB
- PROPOSED PARKING LOT LANDSCAPE AREA CREST

**SYMBOL LEGEND**

- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- WETLAND FLAG
- PROPERTY CORNER (EVIDENCE)
- SHOW
- PROP. CONCRETE
- PROPOSED "V" STORM INLET
- PROPOSED "T" STORM INLET
- PROPOSED EXHAUST/HANDWASH
- PROPOSED WASHPILE
- PROPOSED LIGHT POLE
- PROP. HEAVY DUTY PAVEMENT

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

1500 W. BROAD STREET, SUITE 500  
 BETHLEHEM, PENNSYLVANIA 19018  
 Phone: (610) 709-9971  
 Fax: (610) 709-9978  
 www.BohlerEngineering.com

**REVISIONS**

REV	DATE	COMMENT	BY
1	03-01-18	NPDES SUBMISSION	MRB
2	05-10-18	PER TENANT COMMENTS	MRB
3	07-12-18	FOR RECORDING	MRB

**CALL BEFORE YOU DIG!**

PROPERTY OWNER HAS REQUESTED 2 WORKING DAYS NOTICE PRIOR TO COMMENCING ANY EXCAVATION WORKING DAYS IN DESIGN 11:30 AM - 5:00 PM

PAI  
 1-800-242-1776  
 2012-3181429

PROJECT NO.: PY17072  
 DRAWN BY: M.E.S.  
 CHECKED BY: M.E.S.  
 DATE: 02-26-2018  
 SCALE: AS NOTED  
 CAD ID: PY17072-CA-LANDDEV-2

PROJECT: AMENDED FINAL LAND DEVELOPMENT PLANS FOR BROOKHAVEN ACQUISITION LP

THE SHOPPES AT BROOKHAVEN  
 4800-4900 EDMONT AVE  
 BOROUGH OF BROOKHAVEN  
 DELAWARE COUNTY, PA

**BOHLER ENGINEERING**

74 W. BROAD STREET, SUITE 500  
 BETHLEHEM, PENNSYLVANIA 19018  
 Phone: (610) 709-9971  
 Fax: (610) 709-9978  
 www.BohlerEngineering.com

**J.A. BEAVAN**

PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. PE060608

SHEET TITLE: **OVERALL SITE PLAN**

SHEET NUMBER: **C-2**  
 OF 23

REVISION 2

## Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.8762/-75.3949

4800 Edgmont Ave Brookhaven, PA 19015	1 mi radius	2 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
Estimated Population (2022)	11,637	45,213	107,736	213,756
Projected Population (2027)	11,610	44,906	108,434	214,879
Census Population (2020)	11,657	45,831	108,480	215,147
Census Population (2010)	11,337	45,741	107,528	210,585
Projected Annual Growth (2022 to 2027)	-27 -	-307 -0.1%	698 0.1%	1,123 0.1%
Historical Annual Growth (2020 to 2022)	-20 -	-618 -0.7%	-744 -0.3%	-1,391 -0.3%
Historical Annual Growth (2010 to 2020)	320 1.4%	90 -	952 0.4%	4,563 1.1%
Estimated Population Density (2022)	3,706 psm	3,600 psm	3,811 psm	2,722 psm
Trade Area Size	3.1 sq mi	12.6 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>				
Estimated Households (2022)	5,005	17,525	40,785	81,813
Projected Households (2027)	5,065	17,678	41,776	83,717
Census Households (2020)	5,012	17,759	41,019	82,262
Census Households (2010)	4,931	17,604	40,123	79,801
Estimated Households with Children (2022)	1,232 24.6%	5,470 31.2%	12,452 30.5%	24,774 30.3%
Estimated Average Household Size (2022)	2.32	2.55	2.50	2.52
<b>Average Household Income</b>				
Estimated Average Household Income (2022)	\$108,532	\$111,618	\$100,437	\$105,853
Projected Average Household Income (2027)	\$124,468	\$134,451	\$137,929	\$148,794
Estimated Average Family Income (2022)	\$135,438	\$135,833	\$124,547	\$130,125
<b>Median Household Income</b>				
Estimated Median Household Income (2022)	\$87,292	\$84,229	\$75,494	\$81,873
Projected Median Household Income (2027)	\$104,786	\$101,225	\$90,799	\$98,543
Estimated Median Family Income (2022)	\$102,268	\$102,428	\$96,123	\$104,180
<b>Per Capita Income</b>				
Estimated Per Capita Income (2022)	\$46,706	\$43,373	\$38,539	\$40,856
Projected Per Capita Income (2027)	\$54,333	\$53,037	\$53,653	\$58,311
Estimated Per Capita Income 5 Year Growth	\$7,627 16.3%	\$9,665 22.3%	\$15,114 39.2%	\$17,455 42.7%
Estimated Average Household Net Worth (2022)	\$1,090,388	\$1,180,594	\$1,064,521	\$1,181,756
<b>Daytime Demos (2022)</b>				
Total Businesses	313	1,151	3,529	7,637
Total Employees	2,302	10,151	35,136	87,261
Company Headquarter Businesses	13 4.1%	54 4.7%	188 5.3%	411 5.4%
Company Headquarter Employees	123 5.3%	1,077 10.6%	4,552 13.0%	10,105 11.6%
Employee Population per Business	7.4	8.8	10.0	11.4
Residential Population per Business	37.2	39.3	30.5	28.0

# Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.8762/-75.3949

4800 Edgmont Ave Brookhaven, PA 19015		1 mi radius		2 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>									
White (2022)	9,393	80.7%	28,600	63.3%	60,111	55.8%	143,000	66.9%	
Black or African American (2022)	938	8.1%	10,988	24.3%	30,935	28.7%	41,571	19.4%	
American Indian or Alaska Native (2022)	19	0.2%	104	0.2%	252	0.2%	388	0.2%	
Asian (2022)	554	4.8%	1,885	4.2%	7,241	6.7%	12,516	5.9%	
Hawaiian or Pacific Islander (2022)	1	-	13	-	34	-	56	-	
Other Race (2022)	240	2.1%	1,326	2.9%	3,090	2.9%	5,431	2.5%	
Two or More Races (2022)	492	4.2%	2,298	5.1%	6,073	5.6%	10,794	5.0%	
Not Hispanic or Latino Population (2022)	11,257	96.7%	42,732	94.5%	100,838	93.6%	202,540	94.8%	
Hispanic or Latino Population (2022)	380	3.3%	2,481	5.5%	6,898	6.4%	11,216	5.2%	
Not Hispanic or Latino Population (2027)	11,224	96.7%	42,408	94.4%	101,429	93.5%	203,518	94.7%	
Hispanic or Latino Population (2027)	385	3.3%	2,498	5.6%	7,005	6.5%	11,361	5.3%	
Not Hispanic or Latino Population (2020)	11,329	97.2%	43,401	94.7%	101,535	93.6%	204,366	95.0%	
Hispanic or Latino Population (2020)	328	2.8%	2,431	5.3%	6,945	6.4%	10,781	5.0%	
Not Hispanic or Latino Population (2010)	11,103	97.9%	44,003	96.2%	102,666	95.5%	203,625	96.7%	
Hispanic or Latino Population (2010)	234	2.1%	1,739	3.8%	4,861	4.5%	6,960	3.3%	
Projected Hispanic Annual Growth (2022 to 2027)	5	0.3%	17	0.1%	107	0.3%	145	0.3%	
Historic Hispanic Annual Growth (2010 to 2022)	146	5.2%	742	3.6%	2,036	3.5%	4,256	5.1%	
<b>Age Distribution (2022)</b>									
Age Under 5	580	5.0%	2,628	5.8%	5,983	5.6%	11,151	5.2%	
Age 5 to 9 Years	611	5.3%	2,786	6.2%	6,419	6.0%	12,266	5.7%	
Age 10 to 14 Years	676	5.8%	3,092	6.8%	6,916	6.4%	13,529	6.3%	
Age 15 to 19 Years	612	5.3%	2,839	6.3%	8,475	7.9%	15,097	7.1%	
Age 20 to 24 Years	563	4.8%	2,510	5.6%	7,936	7.4%	13,699	6.4%	
Age 25 to 29 Years	763	6.6%	2,727	6.0%	6,629	6.2%	12,823	6.0%	
Age 30 to 34 Years	735	6.3%	2,762	6.1%	6,586	6.1%	13,037	6.1%	
Age 35 to 39 Years	745	6.4%	2,724	6.0%	6,171	5.7%	12,388	5.8%	
Age 40 to 44 Years	729	6.3%	2,803	6.2%	6,340	5.9%	13,132	6.1%	
Age 45 to 49 Years	716	6.1%	2,713	6.0%	6,126	5.7%	12,796	6.0%	
Age 50 to 54 Years	845	7.3%	3,195	7.1%	7,088	6.6%	14,740	6.9%	
Age 55 to 59 Years	821	7.1%	3,117	6.9%	7,098	6.6%	14,824	6.9%	
Age 60 to 64 Years	815	7.0%	3,001	6.6%	6,838	6.3%	14,125	6.6%	
Age 65 to 74 Years	1,380	11.9%	4,621	10.2%	10,706	9.9%	21,798	10.2%	
Age 75 to 84 Years	818	7.0%	2,720	6.0%	6,138	5.7%	13,003	6.1%	
Age 85 Years or Over	229	2.0%	975	2.2%	2,289	2.1%	5,351	2.5%	
Median Age	42.7		39.9		38.3		40.3		
<b>Gender Age Distribution (2022)</b>									
Female Population	6,067	52.1%	23,720	52.5%	56,044	52.0%	110,777	51.8%	
Age 0 to 19 Years	1,219	20.1%	5,601	23.6%	13,836	24.7%	25,676	23.2%	
Age 20 to 64 Years	3,463	57.1%	13,310	56.1%	31,059	55.4%	61,790	55.8%	
Age 65 Years or Over	1,385	22.8%	4,809	20.3%	11,149	19.9%	23,310	21.0%	
Female Median Age	44.6		41.5		39.9		42.0		
Male Population	5,570	47.9%	21,493	47.5%	51,692	48.0%	102,979	48.2%	
Age 0 to 19 Years	1,259	22.6%	5,744	26.7%	13,957	27.0%	26,365	25.6%	
Age 20 to 64 Years	3,269	58.7%	12,243	57.0%	29,751	57.6%	59,772	58.0%	
Age 65 Years or Over	1,042	18.7%	3,506	16.3%	7,984	15.4%	16,842	16.4%	
Male Median Age	40.9		38.3		36.6		38.5		

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RF5

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

# Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.8762/-75.3949

4800 Edgmont Ave Brookhaven, PA 19015	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2022)</b>								
HH Income \$200,000 or More	442	8.8%	1,852	10.6%	3,717	9.1%	8,438	10.3%
HH Income \$150,000 to \$199,999	352	7.0%	1,238	7.1%	2,931	7.2%	7,339	9.0%
HH Income \$100,000 to \$149,999	971	19.4%	3,321	18.9%	6,770	16.6%	14,374	17.6%
HH Income \$75,000 to \$99,999	1,147	22.9%	2,890	16.5%	5,565	13.6%	11,370	13.9%
HH Income \$50,000 to \$74,999	988	19.7%	2,986	17.0%	6,279	15.4%	12,637	15.4%
HH Income \$35,000 to \$49,999	323	6.5%	1,512	8.6%	4,349	10.7%	8,316	10.2%
HH Income \$25,000 to \$34,999	325	6.5%	1,282	7.3%	3,362	8.2%	6,331	7.7%
HH Income \$15,000 to \$24,999	170	3.4%	1,105	6.3%	3,114	7.6%	5,087	6.2%
HH Income Under \$15,000	288	5.7%	1,339	7.6%	4,698	11.5%	7,923	9.7%
HH Income \$35,000 or More	4,222	84.4%	13,799	78.7%	29,611	72.6%	62,472	76.4%
HH Income \$75,000 or More	2,912	58.2%	9,301	53.1%	18,983	46.5%	41,520	50.7%
<b>Housing (2022)</b>								
Total Housing Units	5,163		18,461		44,092		87,545	
Housing Units Occupied	5,005	96.9%	17,525	94.9%	40,785	92.5%	81,813	93.5%
Housing Units Owner-Occupied	4,262	85.1%	12,647	72.2%	26,263	64.4%	55,447	67.8%
Housing Units, Renter-Occupied	743	14.9%	4,878	27.8%	14,522	35.6%	26,365	32.2%
Housing Units, Vacant	158	3.2%	936	5.3%	3,307	8.1%	5,732	7.0%
<b>Marital Status (2022)</b>								
Never Married	3,068	31.4%	14,351	39.1%	38,759	43.8%	66,232	37.5%
Currently Married	4,799	49.1%	15,700	42.8%	32,994	37.3%	77,448	43.8%
Separated	253	2.6%	1,243	3.4%	3,552	4.0%	6,521	3.7%
Widowed	561	5.7%	2,031	5.5%	5,177	5.9%	10,916	6.2%
Divorced	1,090	11.2%	3,382	9.2%	7,935	9.0%	15,695	8.9%
<b>Household Type (2022)</b>								
Population Family	9,131	78.5%	37,193	82.3%	82,915	77.0%	170,744	79.9%
Population Non-Family	2,486	21.4%	7,465	16.5%	18,882	17.5%	35,163	16.5%
Population Group Quarters	20	0.2%	555	1.2%	5,939	5.5%	7,848	3.7%
Family Households	2,990	59.7%	11,559	66.0%	25,753	63.1%	53,506	65.4%
Non-Family Households	2,015	40.3%	5,966	34.0%	15,032	36.9%	28,307	34.6%
Married Couple with Children	884	18.4%	3,171	20.2%	6,683	20.3%	15,164	19.6%
Average Family Household Size	3.1		3.2		3.2		3.2	
<b>Household Size (2022)</b>								
1 Person Households	1,728	34.5%	5,072	28.9%	12,712	31.2%	23,702	29.0%
2 Person Households	1,602	32.0%	5,664	32.3%	12,875	31.6%	26,651	32.6%
3 Person Households	796	15.9%	2,876	16.4%	6,542	16.0%	13,474	16.5%
4 Person Households	580	11.6%	2,298	13.1%	5,015	12.3%	10,678	13.1%
5 Person Households	199	4.0%	973	5.6%	2,299	5.6%	4,769	5.8%
6 or More Person Households	100	2.0%	642	3.7%	1,343	3.3%	2,538	3.1%
<b>Household Vehicles (2022)</b>								
Households with 0 Vehicles Available	194	3.9%	1,533	8.7%	5,399	13.2%	8,971	11.0%
Households with 1 Vehicles Available	2,101	42.0%	6,699	38.2%	15,852	38.9%	30,059	36.7%
Households with 2 or More Vehicles Available	2,711	54.2%	9,293	53.0%	19,534	47.9%	42,782	52.3%
Total Vehicles Available	8,527		28,623		62,297		132,851	
Average Vehicles Per Household	1.7		1.6		1.5		1.6	

# Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.8762/-75.3949

4800 Edgmont Ave Brookhaven, PA 19015	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2022)</b>								
Estimated Labor Population Age 16 Years or Over	9,610		36,040		86,959		173,878	
Estimated Civilian Employed	6,526	67.9%	22,547	62.6%	50,095	57.6%	102,952	59.2%
Estimated Civilian Unemployed	241	2.5%	1,290	3.6%	3,337	3.8%	5,602	3.2%
Estimated in Armed Forces	-	-	3	-	73	-	124	-
Estimated Not in Labor Force	2,843	29.6%	12,199	33.8%	33,454	38.5%	65,200	37.5%
Unemployment Rate	2.5%		3.6%		3.8%		3.2%	
<b>Occupation (2022)</b>								
Occupation: Population Age 16 Years or Over	6,526		22,547		50,095		102,952	
Management, Business, Financial Operations	970	14.9%	3,879	17.2%	8,627	17.2%	18,712	18.2%
Professional, Related	1,871	28.7%	5,847	25.9%	12,581	25.1%	27,439	26.7%
Service	1,185	18.2%	4,539	20.1%	10,349	20.7%	18,197	17.7%
Sales, Office	1,244	19.1%	4,225	18.7%	9,417	18.8%	19,865	19.3%
Farming, Fishing, Forestry	5	-	7	-	16	-	42	-
Construct, Extraction, Maintenance	458	7.0%	1,403	6.2%	3,317	6.6%	7,594	7.4%
Production, Transport Material Moving	794	12.2%	2,647	11.7%	5,788	11.6%	11,102	10.8%
White Collar Workers	4,084	62.6%	13,951	61.9%	30,625	61.1%	66,017	64.1%
Blue Collar Workers	2,442	37.4%	8,596	38.1%	19,470	38.9%	36,935	35.9%
<b>Consumer Expenditure (2022)</b>								
Total Household Expenditure	\$375.47 M		\$1.33 B		\$2.85 B		\$5.96 B	
Total Non-Retail Expenditure	\$197.8 M	52.7%	\$703.37 M	52.9%	\$1.51 B	52.9%	\$3.16 B	52.9%
Total Retail Expenditure	\$177.68 M	47.3%	\$627.46 M	47.1%	\$1.34 B	47.1%	\$2.81 B	47.1%
Apparel	\$13.23 M	3.5%	\$47.25 M	3.6%	\$101.18 M	3.5%	\$211.94 M	3.6%
Contributions	\$12.58 M	3.4%	\$44.86 M	3.4%	\$95.12 M	3.3%	\$200.44 M	3.4%
Education	\$11.37 M	3.0%	\$41.93 M	3.2%	\$89.43 M	3.1%	\$189.2 M	3.2%
Entertainment	\$21.54 M	5.7%	\$76.28 M	5.7%	\$162.44 M	5.7%	\$341.12 M	5.7%
Food and Beverages	\$55.04 M	14.7%	\$194.79 M	14.6%	\$418.74 M	14.7%	\$872.74 M	14.6%
Furnishings and Equipment	\$13.38 M	3.6%	\$47.32 M	3.6%	\$100.8 M	3.5%	\$211.63 M	3.5%
Gifts	\$9.39 M	2.5%	\$33.98 M	2.6%	\$71.94 M	2.5%	\$151.35 M	2.5%
Health Care	\$31.95 M	8.5%	\$111.64 M	8.4%	\$239.73 M	8.4%	\$499.14 M	8.4%
Household Operations	\$14.89 M	4.0%	\$52.86 M	4.0%	\$112.98 M	4.0%	\$236.79 M	4.0%
Miscellaneous Expenses	\$7.15 M	1.9%	\$25.31 M	1.9%	\$54.24 M	1.9%	\$113.45 M	1.9%
Personal Care	\$5.06 M	1.3%	\$17.9 M	1.3%	\$38.37 M	1.3%	\$80.18 M	1.3%
Personal Insurance	\$2.73 M	0.7%	\$9.7 M	0.7%	\$20.48 M	0.7%	\$43.33 M	0.7%
Reading	\$829.23 K	0.2%	\$2.93 M	0.2%	\$6.26 M	0.2%	\$13.11 M	0.2%
Shelter	\$78.09 M	20.8%	\$278.6 M	20.9%	\$601.04 M	21.1%	\$1.25 B	21.0%
Tobacco	\$2.16 M	0.6%	\$7.56 M	0.6%	\$16.71 M	0.6%	\$34.08 M	0.6%
Transportation	\$68.74 M	18.3%	\$241.85 M	18.2%	\$516 M	18.1%	\$1.08 B	18.1%
Utilities	\$27.36 M	7.3%	\$96.06 M	7.2%	\$207.81 M	7.3%	\$430.56 M	7.2%
<b>Educational Attainment (2022)</b>								
Adult Population Age 25 Years or Over	8,595		31,358		72,007		148,016	
Elementary (Grade Level 0 to 8)	204	2.4%	600	1.9%	1,843	2.6%	3,018	2.0%
Some High School (Grade Level 9 to 11)	265	3.1%	1,336	4.3%	4,010	5.6%	7,227	4.9%
High School Graduate	2,580	30.0%	10,806	34.5%	24,972	34.7%	49,171	33.2%
Some College	1,827	21.3%	5,795	18.5%	12,225	17.0%	25,221	17.0%
Associate Degree Only	637	7.4%	2,369	7.6%	5,443	7.6%	11,289	7.6%
Bachelor Degree Only	1,726	20.1%	5,996	19.1%	13,495	18.7%	30,183	20.4%
Graduate Degree	1,354	15.8%	4,455	14.2%	10,019	13.9%	21,905	14.8%

# Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.8762/-75.3949

4800 Edgmont Ave Brookhaven, PA 19015		1 mi radius		2 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2022)</b>									
1 Detached Unit	2,664	54.0%	8,804	50.0%	16,769	41.8%	37,955	47.6%	
1 Attached Unit	1,315	26.7%	5,284	30.0%	13,963	34.8%	23,335	29.2%	
2 to 4 Units	191	3.9%	891	5.1%	3,048	7.6%	6,572	8.2%	
5 to 9 Units	193	3.9%	471	2.7%	1,425	3.6%	2,977	3.7%	
10 to 19 Units	459	9.3%	1,096	6.2%	1,766	4.4%	3,283	4.1%	
20 to 49 Units	90	1.8%	417	2.4%	1,395	3.5%	2,805	3.5%	
50 or More Units	70	1.4%	498	2.8%	2,087	5.2%	4,343	5.4%	
Mobile Home or Trailer	6	0.1%	41	0.2%	300	0.7%	509	0.6%	
Other Structure	17	0.3%	22	0.1%	32	-	34	-	
<b>Homes Built By Year (2022)</b>									
Homes Built 2010 or later	80	1.6%	251	1.4%	822	2.0%	1,492	1.9%	
Homes Built 2000 to 2009	228	4.6%	640	3.6%	1,849	4.6%	3,763	4.7%	
Homes Built 1990 to 1999	232	4.7%	904	5.1%	2,411	6.0%	5,854	7.3%	
Homes Built 1980 to 1989	745	15.1%	1,575	8.9%	3,430	8.5%	7,345	9.2%	
Homes Built 1970 to 1979	951	19.3%	2,376	13.5%	4,927	12.3%	9,204	11.5%	
Homes Built 1960 to 1969	832	16.9%	2,812	16.0%	5,295	13.2%	9,484	11.9%	
Homes Built 1950 to 1959	1,313	26.6%	4,766	27.1%	9,914	24.7%	20,579	25.8%	
Homes Built Before 1949	624	12.7%	4,201	23.9%	12,137	30.3%	24,092	30.2%	
<b>Home Values (2022)</b>									
Home Values \$1,000,000 or More	41	1.0%	176	1.4%	262	1.0%	424	0.8%	
Home Values \$500,000 to \$999,999	190	4.5%	998	7.9%	1,998	7.6%	4,647	8.4%	
Home Values \$400,000 to \$499,999	242	5.7%	937	7.4%	2,208	8.4%	4,437	8.0%	
Home Values \$300,000 to \$399,999	383	9.0%	1,564	12.4%	3,701	14.1%	8,706	15.7%	
Home Values \$200,000 to \$299,999	1,703	40.0%	3,729	29.5%	6,331	24.1%	16,215	29.2%	
Home Values \$150,000 to \$199,999	907	21.3%	2,037	16.1%	3,830	14.6%	8,437	15.2%	
Home Values \$100,000 to \$149,999	408	9.6%	1,464	11.6%	2,745	10.5%	4,979	9.0%	
Home Values \$70,000 to \$99,999	211	4.9%	1,022	8.1%	2,312	8.8%	3,597	6.5%	
Home Values \$50,000 to \$69,999	26	0.6%	382	3.0%	1,257	4.8%	1,667	3.0%	
Home Values \$25,000 to \$49,999	34	0.8%	145	1.1%	924	3.5%	1,214	2.2%	
Home Values Under \$25,000	118	2.8%	191	1.5%	696	2.7%	1,125	2.0%	
Owner-Occupied Median Home Value	\$229,658		\$243,810		\$236,220		\$254,335		
Renter-Occupied Median Rent	\$1,037		\$918		\$903		\$936		
<b>Transportation To Work (2022)</b>									
Drive to Work Alone	5,539	84.9%	17,723	78.6%	37,576	75.0%	79,309	77.0%	
Drive to Work in Carpool	445	6.8%	1,568	7.0%	3,900	7.8%	7,827	7.6%	
Travel to Work by Public Transportation	193	3.0%	1,350	6.0%	3,592	7.2%	7,129	6.9%	
Drive to Work on Motorcycle	21	0.3%	22	-	32	-	53	-	
Walk or Bicycle to Work	118	1.8%	847	3.8%	2,433	4.9%	3,663	3.6%	
Other Means	9	0.1%	86	0.4%	416	0.8%	698	0.7%	
Work at Home	201	3.1%	951	4.2%	2,145	4.3%	4,274	4.2%	
<b>Travel Time (2022)</b>									
Travel to Work in 14 Minutes or Less	1,513	23.2%	4,893	21.7%	11,707	23.4%	22,592	21.9%	
Travel to Work in 15 to 29 Minutes	1,969	30.2%	7,764	34.4%	16,610	33.2%	33,364	32.4%	
Travel to Work in 30 to 59 Minutes	2,521	38.6%	7,317	32.5%	15,930	31.8%	34,764	33.8%	
Travel to Work in 60 Minutes or More	322	4.9%	1,622	7.2%	3,703	7.4%	7,958	7.7%	
Average Minutes Travel to Work	24.9		24.3		23.9		24.8		

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