The Shoppes at Upper Gwynedd
467 N Sumneytown Pike, Upper Gwynedd (North Wales), PA 19454
Anchored by Royal Farms and Guidepost Montessori
1,170 SF - 7,023 SF of In-line Space Available for Lease

Location

- Located on the hard corner of a lighted intersection at N Sumneytown Pike & Church Road
- Located across the street from Merck's global vaccine headquarters and offices. Over 1 Million SF of combined office and manufacturing space and over 12,500 employees
- 22,000 ADT on Sumneytown Pike
  8,000 ADT on Church Road

Demographics	1 Mile	3 Mile	5 Mile
Average Income:	$118,760	$128,340	$134,676
Population:	7,165	67,316	149,195

Description

- 29,153 SF New Retail Shopping Center
- Anchored by Royal Farms and Guidepost Montessori Daycare. Featuring Kid's First Swim School, Capriottis Sandwich Shop, Rolly Rice, and Parkers Barbers.
- Fully leased

Link to Drone Video
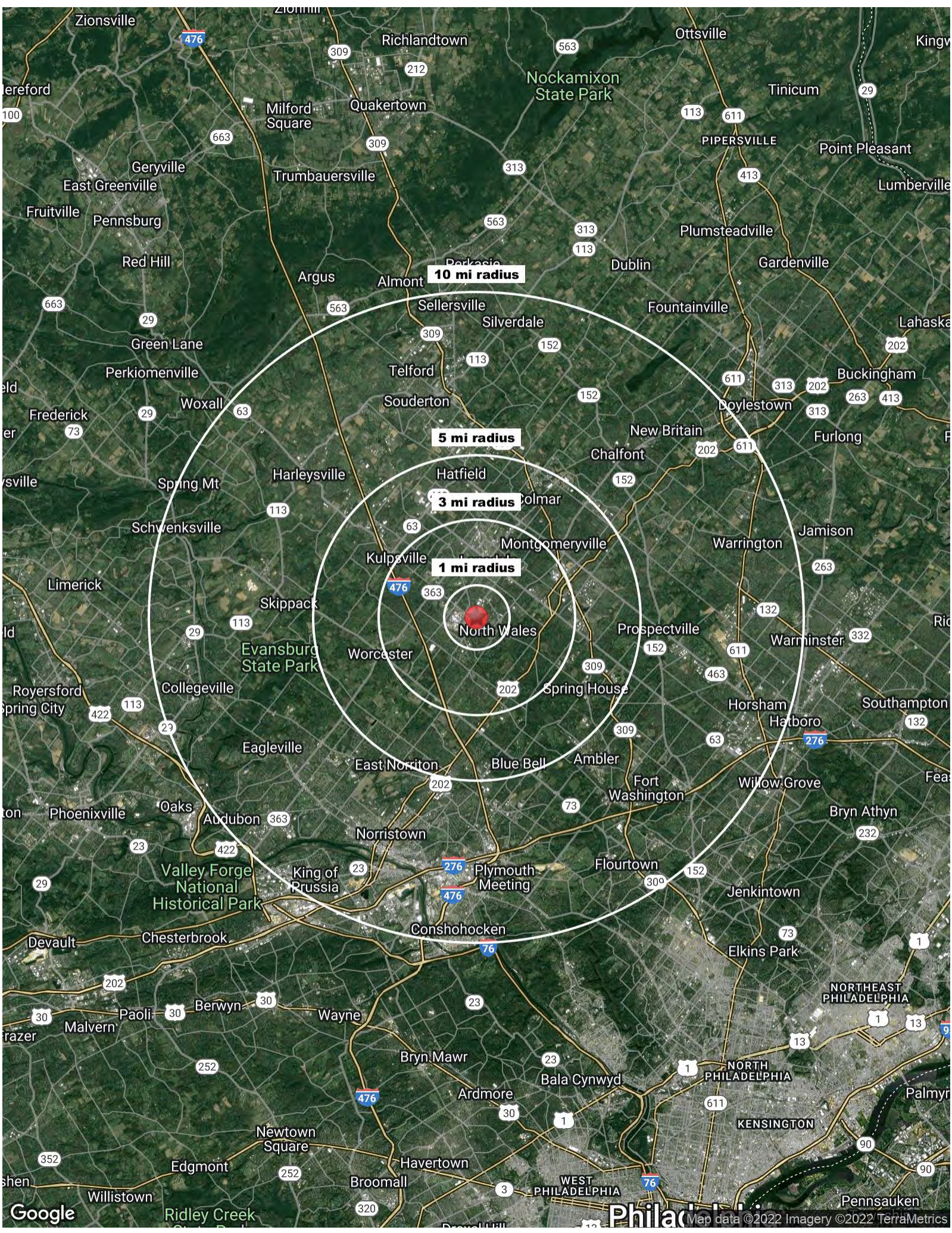https://vimeo.com/773837493/15806a966f

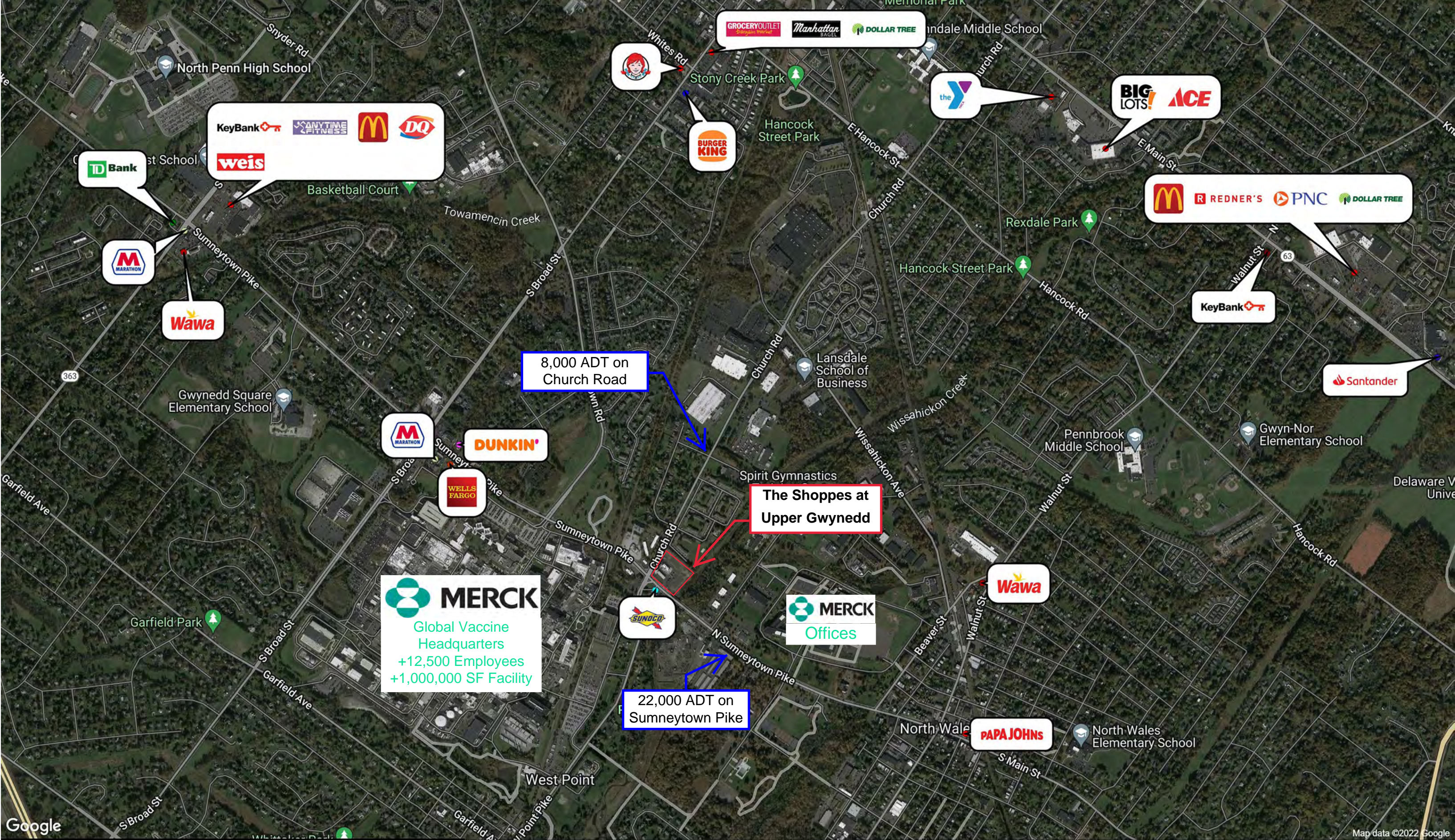**CONTACT INFORMATION:**

ICSC

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M MARATHON

Wawa

GROCERY OUTLET | Manhattan Bagel | DOLLAR TREE

Wendy's

BURGER KING

YMCA

BIG LOTS! | ACE

M | REDNER'S | PNC | DOLLAR TREE

KeyBank

Santander

8,000 ADT on Church Road

The Shoppes at Upper Gwynedd

M MARATHON

DUNKIN'

WELLS FARGO

MERCK
Global Vaccine Headquarters
+12,500 Employees
+1,000,000 SF Facility

SUNOCO

MERCK
Offices

Wawa

22,000 ADT on Sumneytown Pike

PAPA JOHNS

467 N Sumneytown Pike North Wales, PA 19454	1 mi Radius	3 mi Radius	5 mi Radius
Population	7,165	67,316	149,195
Average HH Income	$118,760	$128,340	$134,676
Median HH Income	$91,288	$98,421	$103,253

The Shoppes at Upper Gwynedd

467 North Sumneytown Pike, Upper Gwynedd, PA 19454
Owned, Developed, and Managed by Retail Sites, LLC

Retail Sites

guidepost montessori

SITE

Church Rd

8,000 ADT

ROYAL FARMS
Real Fresh. Real Fast.

Capriotti's SANDWICH SHOP

PARKER'S BARBER SHOP

KIDS FIRST Swim Schools

Rolly Rice

N Sumneytown Pike

22,000 ADT

SUNOCO

MERCK

467 N Sumneytown Pike North Wales, PA 19454	1 mi Radius	3 mi Radius	5 mi Radius
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The Shoppes at Upper Gwynedd

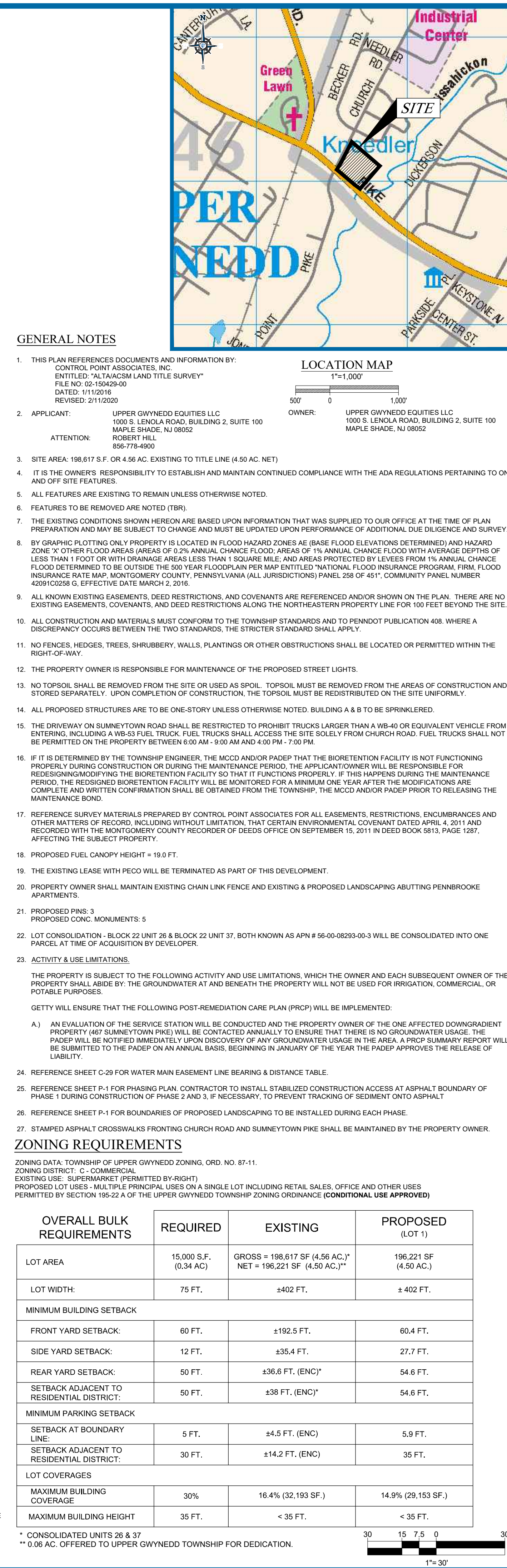467 North Sumneytown Pike, Upper Gwynedd, PA 19454

Owned, Developed, and Managed by Retail Sites, LLC

Information herein is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies.

Retail Sites

The Shoppes at Upper Gwynedd - Building B
467 North Sumneytown Pike, Upper Gwynedd, PA 19454
Fully Leased!

BOHLER
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

LOCATION MAP
1"=1,000'

REVISIONS

REV	DATE	COMMENT	DRAWN BY
3	7/24/19	PER TWP COMMENTS	TRA
4	8/7/19	PER NPDES COMMENTS	JAB
5	9/9/19	PER NPDES COMMENTS	JAB
6	11/27/19	PER TWP COMMENTS	TRA
7	1/13/20	PER NPDES COMMENTS	JAB
8	2/11/20	PER TWP COMMENTS	JAB
9	4/10/2020	PER NWWA COMMENTS	TRA
10	8/5/2020	PER FIELD UTILITY CHANGES	ABN
11	9/1/2020	PER FIELD UTILITY CHANGES	TRA

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PROJECT No.: PY192022
DRAWN BY: TRA
CHECKED BY: JAB
DATE: 04/11/2019
SCALE: AS SHOWN
CAD I.D. PY192022 LAND DEV-11 (EXHIBIT-3)

PRELIMINARY/FINAL
LAND DEVELOPMENT
PLANS

FOR

UPPER GWYNEDD
EQUITIES LLC

SHOPPES AT UPPER
GWYNEDD

CHURCH ROAD &
SUMNEYTOWN PIKE
UPPER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PA

BOHLER

74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
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PROFESSIONAL ENGINEER

PENNSYLVANIA LICENSE No. PE055733
NEW JERSEY LICENSE No. 24GE04493300
DELAWARE LICENSE No. 18313

SHEET TITLE:

PLAYGROUND
EXHIBIT
8/5/2021

SHEET NUMBER:

C-04
OF 40

GENERAL NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY: CONTROL POINT ASSOCIATES, INC. ENTITLED "ALTA/ACSM LAND TITLE SURVEY" FILE NO: 02-150429-00 DATED: 1/11/2016 REVISED: 2/11/2020

2. APPLICANT: UPPER GWYNEDD EQUITIES LLC, 1000 S. LENOLA ROAD, BUILDING 2, SUITE 100, MAPLE SHADE, NJ 08052; ATTENTION: ROBERT HILL 856-778-4900
   OWNER: UPPER GWYNEDD EQUITIES LLC, 1000 S. LENOLA ROAD, BUILDING 2, SUITE 100, MAPLE SHADE, NJ 08052

3. SITE AREA: 198,617 S.F. OR 4.56 AC. EXISTING TO TITLE LINE (4.50 AC. NET)

4. IT IS THE OWNER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN CONTINUED COMPLIANCE WITH THE ADA REGULATIONS PERTAINING TO ON AND OFF SITE FEATURES.

5. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

6. FEATURES TO BE REMOVED ARE NOTED (TBR).

7. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE AND SURVEY.

8. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONES AE (BASE FLOOD ELEVATIONS DETERMINED) AND HAZARD ZONE 'X' OTHER FLOOD AREAS...

9. ALL KNOWN EXISTING EASEMENTS, DEED RESTRICTIONS, AND COVENANTS ARE REFERENCED AND/OR SHOWN ON THE PLAN. THERE ARE NO EXISTING EASEMENTS, COVENANTS, AND DEED RESTRICTIONS ALONG THE NORTHEASTERN PROPERTY LINE FOR 100 FEET BEYOND THE SITE.

10. ALL CONSTRUCTION AND MATERIALS MUST CONFORM TO THE TOWNSHIP STANDARDS AND TO PENNDOT PUBLICATION 408. WHERE A DISCREPANCY OCCURS BETWEEN THE TWO STANDARDS, THE STRICTER STANDARD SHALL APPLY.

11. NO FENCES, HEDGES, TREES, SHRUBBERY, WALLS, PLANTINGS OR OTHER OBSTRUCTIONS SHALL BE LOCATED OR PERMITTED WITHIN THE RIGHT-OF-WAY.

12. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED STREET LIGHTS.

13. NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOPSOIL MUST BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL MUST BE REDISTRIBUTED ON THE SITE UNIFORMLY.

14. ALL PROPOSED STRUCTURES ARE TO BE ONE-STORY UNLESS OTHERWISE NOTED. BUILDING A & B TO BE SPRINKLED.

15. THE DRIVEWAY ON SUMNEYTOWN ROAD SHALL BE RESTRICTED TO PROHIBIT TRUCKS LARGER THAN A WB-40 OR EQUIVALENT VEHICLE FROM ENTERING, INCLUDING A WB-53 FUEL TRUCK. FUEL TRUCKS SHALL ACCESS THE SITE SOLELY FROM CHURCH ROAD. FUEL TRUCKS SHALL NOT BE PERMITTED ON THE PROPERTY BETWEEN 6:00 AM - 9:00 AM AND 4:00 PM - 7:00 PM.

16. IF IT IS DETERMINED BY THE TOWNSHIP ENGINEER, THE MCCD AND/OR PADEP THAT THE BIORETENTION FACILITY IS NOT FUNCTIONING PROPERLY DURING CONSTRUCTION OR DURING THE MAINTENANCE PERIOD, THE APPLICANT/OWNER WILL BE RESPONSIBLE FOR REDESIGNING/MODIFYING THE BIORETENTION FACILITY SO THAT IT FUNCTIONS PROPERLY. IF THIS HAPPENS DURING THE MAINTENANCE PERIOD, THE REDSIGNED BIORETENTION FACILITY WILL BE MONITORED FOR A MINIMUM ONE YEAR AFTER THE MODIFICATIONS ARE COMPLETE AND WRITTEN CONFIRMATION SHALL BE OBTAINED FROM THE TOWNSHIP, THE MCCD AND/OR PADEP PRIOR TO RELEASING THE MAINTENANCE BOND.

17. REFERENCE SURVEY MATERIALS PREPARED BY CONTROL POINT ASSOCIATES FOR ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND OTHER MATTERS OF RECORD, INCLUDING WITHOUT LIMITATION, THAT CERTAIN ENVIRONMENTAL COVENANT DATED APRIL 4, 2011 AND RECORDED WITH THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE ON SEPTEMBER 15, 2011 IN DEED BOOK 5813, PAGE 1287. AFFECTING THE SUBJECT PROPERTY.

18. PROPOSED FUEL CANOPY HEIGHT = 19.0 FT.

19. THE EXISTING LEASE WITH PECO WILL BE TERMINATED AS PART OF THIS DEVELOPMENT.

20. PROPERTY OWNER SHALL MAINTAIN EXISTING CHAIN LINK FENCE AND EXISTING & PROPOSED LANDSCAPING ABUTTING PENNBROOKE APARTMENTS.

21. PROPOSED PINS: 3 PROPOSED CONC. MONUMENTS: 5

22. LOT CONSOLIDATION - BLOCK 22 UNIT 26 & BLOCK 22 UNIT 37, BOTH KNOWN AS APN # 56-00-08293-00-3 WILL BE CONSOLIDATED INTO ONE PARCEL AT TIME OF ACQUISITION BY DEVELOPER.

23. ACTIVITY & USE LIMITATIONS
    THE PROPERTY IS SUBJECT TO THE FOLLOWING ACTIVITY AND USE LIMITATIONS, WHICH THE OWNER AND EACH SUBSEQUENT OWNER OF THE PROPERTY SHALL ABIDE BY: THE GROUNDWATER AT AND BENEATH THE PROPERTY WILL NOT BE USED FOR IRRIGATION, COMMERCIAL, OR POTABLE PURPOSES.
    GETTY WILL ENSURE THAT THE FOLLOWING POST-REMEDIATION CARE PLAN (PRCP) WILL BE IMPLEMENTED:
    A.) AN EVALUATION OF THE SERVICE STATION WILL BE CONDUCTED AND THE PROPERTY OWNER OF THE ONE AFFECTED DOWNGRADIENT PROPERTY (467 SUMNEYTOWN PIKE) WILL BE CONTACTED ANNUALLY TO ENSURE THAT THERE IS NO GROUNDWATER USAGE. THE PADEP WILL BE NOTIFIED IMMEDIATELY UPON DISCOVERY OF ANY GROUNDWATER USAGE IN THE AREA. A PRCP SUMMARY REPORT WILL BE SUBMITTED TO THE PADEP ON AN ANNUAL BASIS, BEGINNING IN JANUARY OF THE YEAR THE PADEP APPROVES THE RELEASE OF LIABILITY.

24. REFERENCE SHEET C-29 FOR WATER MAIN EASEMENT LINE BEARING & DISTANCE TABLE.

25. REFERENCE SHEET P-1 FOR PHASING PLAN. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ACCESS AT ASPHALT BOUNDARY OF PHASE 1 DURING CONSTRUCTION OF PHASE 2 AND 3, IF NECESSARY, TO PREVENT TRACKING OF SEDIMENT ONTO ASPHALT

26. REFERENCE SHEET P-1 FOR BOUNDARIES OF PROPOSED LANDSCAPING TO BE INSTALLED DURING EACH PHASE.

27. STAMPED ASPHALT CROSSWALKS FRONTING CHURCH ROAD AND SUMNEYTOWN PIKE SHALL BE MAINTAINED BY THE PROPERTY OWNER.

ZONING REQUIREMENTS

ZONING DATA: TOWNSHIP OF UPPER GWYNEDD ZONING, ORD. NO. 87-11.
ZONING DISTRICT: C - COMMERCIAL
EXISTING USE: SUPERMARKET (PERMITTED BY-RIGHT)
PROPOSED LOT USES - MULTIPLE PRINCIPAL USES ON A SINGLE LOT INCLUDING RETAIL, SALES, OFFICE AND OTHER USES PERMITTED BY SECTION 195-22 A OF THE UPPER GWYNEDD TOWNSHIP ZONING ORDINANCE (CONDITIONAL USE APPROVED)

OVERALL BULK REQUIREMENTS

OVERALL BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 S.F. (0.34 AC.)	GROSS = 198,617 SF (4.56 AC.)* NET = 196,221 SF (4.50 AC.)**	196,221 SF (4.50 AC.)
LOT WIDTH	75 FT.	±402 FT.	± 402 FT.
MINIMUM BUILDING SETBACK			
FRONT YARD SETBACK	60 FT.	±192.5 FT.	60.4 FT.
SIDE YARD SETBACK	12 FT.	±35.4 FT.	27.7 FT.
REAR YARD SETBACK	50 FT.	±36.6 FT. (ENC)*	54.6 FT.
SETBACK ADJACENT TO RESIDENTIAL DISTRICT:	50 FT.	±38 FT. (ENC)	54.6 FT.
MINIMUM PARKING SETBACK			
SETBACK AT BOUNDARY LINE:	5 FT.	±4.5 FT. (ENC)	5.9 FT.
SETBACK ADJACENT TO RESIDENTIAL DISTRICT:	30 FT.	±14.2 FT. (ENC)	35 FT.
LOT COVERAGES			
MAXIMUM BUILDING COVERAGE	30%	16.4% (32,193 SF.)	14.9% (29,153 SF.)
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.

* CONSOLIDATED UNITS 26 & 37
** 0.06 AC. OFFERED TO UPPER GWYNEDD TOWNSHIP FOR DEDICATION.

PARKING CALCULATIONS

LOT USE - GAS/CONVENIENCE (4,649 S.F.), MULTI-TENANT (24,504 S.F.)
ZONING REQUIREMENT: C - COMMERCIAL
REQUIRED PARKING: 5.5 SPACES PER 1,000 SF GROSS FLOOR AREA IS CONTINGENT UPON THE DEVELOPMENT OF 5 OR MORE ESTABLISHMENTS ON SITE.

TOTAL REQUIRED = 29,153 S.F. / 1,000 * 5.5 = 161 SPACES (5.5 PER 1,000)
TOTAL PROPOSED = 163 SPACES (5.59 PER 1,000)

Expanded Profile

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

Retail Sites

Lat/Lon: 40.2167/-75.2907

467 N Sumneytown Pike North Wales, PA 19454	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2022)	7,165		67,316		149,195		577,417	
Projected Population (2027)	7,215		67,804		150,476		581,145	
Census Population (2020)	7,248		67,181		148,779		576,968	
Census Population (2010)	6,706		62,249		138,890		543,943	
Projected Annual Growth (2022 to 2027)	50	0.1%	488	0.1%	1,281	0.2%	3,728	0.1%
Historical Annual Growth (2020 to 2022)	-83	-0.6%	135	0.1%	416	0.1%	449	-
Historical Annual Growth (2010 to 2020)	542	4.0%	4,932	4.0%	9,889	3.6%	33,025	3.0%
Estimated Population Density (2022)	2,282	psm	2,382	psm	1,900	psm	1,839	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2022)	2,922		26,559		57,525		217,962	
Projected Households (2027)	2,949		26,835		58,170		220,389	
Census Households (2020)	2,949		26,477		57,308		217,644	
Census Households (2010)	2,822		25,120		54,393		205,439	
Estimated Households with Children (2022)	783	26.8%	7,479	28.2%	17,374	30.2%	67,848	31.1%
Estimated Average Household Size (2022)	2.32		2.47		2.54		2.57	
Average Household Income								
Estimated Average Household Income (2022)	$118,760		$128,340		$134,676		$129,081	
Projected Average Household Income (2027)	$150,245		$160,539		$168,254		$163,216	
Estimated Average Family Income (2022)	$129,023		$157,119		$163,284		$152,848	
Median Household Income								
Estimated Median Household Income (2022)	$91,288		$98,421		$103,253		$102,279	
Projected Median Household Income (2027)	$107,483		$117,261		$122,613		$121,709	
Estimated Median Family Income (2022)	$113,479		$126,649		$130,693		$127,177	
Per Capita Income								
Estimated Per Capita Income (2022)	$49,163		$50,921		$52,133		$49,105	
Projected Per Capita Income (2027)	$62,147		$63,820		$65,246		$62,274	
Estimated Per Capita Income 5 Year Growth	$12,984	26.4%	$12,899	25.3%	$13,113	25.2%	$13,169	26.8%
Estimated Average Household Net Worth (2022)	$1,343,561		$1,630,028		$1,766,526		$1,665,228	
Daytime Demos (2022)								
Total Businesses	384		2,338		5,712		24,244	
Total Employees	4,732		24,568		72,213		349,396	
Company Headquarter Businesses	21	5.6%	118	5.0%	318	5.6%	1,490	6.1%
Company Headquarter Employees	1,033	21.8%	3,694	15.0%	19,942	27.6%	100,076	28.6%
Employee Population per Business	12.3		10.5		12.6		14.4	
Residential Population per Business	18.6		28.8		26.1		23.8	

Retail Sites LLC

Lat/Lon: 40.2167/-75.2907

467 N Sumneytown Pike North Wales, PA 19454	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race & Ethnicity								
White (2022)	4,877	68.1%	47,775	71.0%	106,732	71.5%	423,150	73.3%
Black or African American (2022)	457	6.4%	4,253	6.3%	9,482	6.4%	47,655	8.3%
American Indian or Alaska Native (2022)	19	0.3%	119	0.2%	269	0.2%	1,388	0.2%
Asian (2022)	1,099	15.3%	9,578	14.2%	20,938	14.0%	51,220	8.9%
Hawaiian or Pacific Islander (2022)	5	-	40	-	56	-	157	-
Other Race (2022)	251	3.5%	1,829	2.7%	3,712	2.5%	19,473	3.4%
Two or More Races (2022)	456	6.4%	3,722	5.5%	8,006	5.4%	34,373	6.0%
Not Hispanic or Latino Population (2022)	6,573	91.7%	63,173	93.8%	140,833	94.4%	534,741	92.6%
Hispanic or Latino Population (2022)	592	8.3%	4,143	6.2%	8,362	5.6%	42,676	7.4%
Not Hispanic or Latino Population (2027)	6,621	91.8%	63,640	93.9%	142,040	94.4%	538,195	92.6%
Hispanic or Latino Population (2027)	594	8.2%	4,164	6.1%	8,436	5.6%	42,950	7.4%
Not Hispanic or Latino Population (2020)	6,953	95.9%	63,934	95.2%	141,691	95.2%	536,294	93.0%
Hispanic or Latino Population (2020)	295	4.1%	3,246	4.8%	7,088	4.8%	40,674	7.0%
Not Hispanic or Latino Population (2010)	6,481	96.6%	60,369	97.0%	134,810	97.1%	517,904	95.2%
Hispanic or Latino Population (2010)	225	3.4%	1,880	3.0%	4,080	2.9%	26,040	4.8%
Projected Hispanic Annual Growth (2022 to 2027)	1	-	21	-	74	0.2%	274	0.1%
Historic Hispanic Annual Growth (2010 to 2022)	367	13.6%	2,263	10.0%	4,282	8.7%	16,636	5.3%
Age Distribution (2022)								
Age Under 5	374	5.2%	3,319	4.9%	7,134	4.8%	29,439	5.1%
Age 5 to 9 Years	346	4.8%	3,714	5.5%	8,422	5.6%	33,754	5.8%
Age 10 to 14 Years	329	4.6%	3,964	5.9%	9,359	6.3%	36,749	6.4%
Age 15 to 19 Years	300	4.2%	3,462	5.1%	8,207	5.5%	33,439	5.8%
Age 20 to 24 Years	345	4.8%	3,163	4.7%	6,988	4.7%	29,133	5.0%
Age 25 to 29 Years	565	7.9%	3,923	5.8%	8,368	5.6%	34,282	5.9%
Age 30 to 34 Years	567	7.9%	4,296	6.4%	9,246	6.2%	37,101	6.4%
Age 35 to 39 Years	530	7.4%	4,388	6.5%	9,514	6.4%	37,508	6.5%
Age 40 to 44 Years	472	6.6%	4,481	6.7%	9,916	6.6%	39,704	6.9%
Age 45 to 49 Years	515	7.2%	4,227	6.3%	9,793	6.6%	37,986	6.6%
Age 50 to 54 Years	496	6.9%	4,575	6.8%	10,583	7.1%	40,338	7.0%
Age 55 to 59 Years	536	7.5%	4,785	7.1%	10,687	7.2%	39,247	6.8%
Age 60 to 64 Years	489	6.8%	4,862	7.2%	10,478	7.0%	37,920	6.6%
Age 65 to 74 Years	751	10.5%	7,530	11.2%	16,445	11.0%	61,984	10.7%
Age 75 to 84 Years	376	5.2%	4,352	6.5%	9,401	6.3%	34,256	5.9%
Age 85 Years or Over	176	2.5%	2,273	3.4%	4,652	3.1%	14,577	2.5%
Median Age	41.7		43.2		43.1		41.6	
Gender Age Distribution (2022)								
Female Population	3,709	51.8%	34,992	52.0%	77,092	51.7%	292,773	50.7%
Age 0 to 19 Years	672	18.1%	7,067	20.2%	16,182	21.0%	65,023	22.2%
Age 20 to 64 Years	2,290	61.7%	19,761	56.5%	43,541	56.5%	165,689	56.6%
Age 65 Years or Over	747	20.1%	8,164	23.3%	17,369	22.5%	62,062	21.2%
Female Median Age	43.2		44.8		44.6		43.0	
Male Population	3,456	48.2%	32,324	48.0%	72,103	48.3%	284,644	49.3%
Age 0 to 19 Years	678	19.6%	7,393	22.9%	16,941	23.5%	68,358	24.0%
Age 20 to 64 Years	2,223	64.3%	18,940	58.6%	42,033	58.3%	167,530	58.9%
Age 65 Years or Over	555	16.1%	5,991	18.5%	13,129	18.2%	48,755	17.1%
Male Median Age	39.8		41.4		41.5		40.2	

Lat/Lon: 40.2167/-75.2907

467 N Sumneytown Pike North Wales, PA 19454	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Income Distribution (2022)								
HH Income $200,000 or More	351	12.0%	4,540	17.1%	11,034	19.2%	37,670	17.3%
HH Income $150,000 to $199,999	287	9.8%	2,474	9.3%	5,576	9.7%	22,657	10.4%
HH Income $100,000 to $149,999	628	21.5%	4,900	18.5%	10,250	17.8%	41,957	19.2%
HH Income $75,000 to $99,999	471	16.1%	3,885	14.6%	8,241	14.3%	30,409	14.0%
HH Income $50,000 to $74,999	361	12.4%	4,041	15.2%	8,663	15.1%	33,062	15.2%
HH Income $35,000 to $49,999	248	8.5%	2,642	9.9%	5,171	9.0%	19,645	9.0%
HH Income $25,000 to $34,999	175	6.0%	1,662	6.3%	3,360	5.8%	12,208	5.6%
HH Income $15,000 to $24,999	137	4.7%	1,153	4.3%	2,475	4.3%	9,634	4.4%
HH Income Under $15,000	264	9.0%	1,262	4.8%	2,756	4.8%	10,720	4.9%
HH Income $35,000 or More	2,347	80.3%	22,482	84.7%	48,934	85.1%	185,400	85.1%
HH Income $75,000 or More	1,738	59.5%	15,799	59.5%	35,100	61.0%	132,693	60.9%
Housing (2022)								
Total Housing Units	3,090		27,859		60,440		228,788	
Housing Units Occupied	2,922	94.6%	26,559	95.3%	57,525	95.2%	217,962	95.3%
Housing Units Owner-Occupied	1,935	66.2%	20,010	75.3%	44,504	77.4%	164,642	75.5%
Housing Units, Renter-Occupied	987	33.8%	6,549	24.7%	13,021	22.6%	53,319	24.5%
Housing Units, Vacant	168	5.8%	1,300	4.9%	2,915	5.1%	10,826	5.0%
Marital Status (2022)								
Never Married	2,027	33.1%	15,990	28.4%	35,190	28.3%	145,866	30.5%
Currently Married	2,681	43.8%	29,625	52.6%	66,009	53.1%	245,472	51.4%
Separated	319	5.2%	1,958	3.5%	4,086	3.3%	16,102	3.4%
Widowed	380	6.2%	3,991	7.1%	8,563	6.9%	29,484	6.2%
Divorced	708	11.6%	4,754	8.4%	10,431	8.4%	40,551	8.5%
Household Type (2022)								
Population Family	5,427	75.7%	54,661	81.2%	124,599	83.5%	477,794	82.7%
Population Non-Family	1,357	18.9%	10,930	16.2%	21,515	14.4%	82,327	14.3%
Population Group Quarters	382	5.3%	1,725	2.6%	3,081	2.1%	17,296	3.0%
Family Households	1,888	64.6%	17,790	67.0%	39,907	69.4%	151,991	69.7%
Non-Family Households	1,034	35.4%	8,769	33.0%	17,618	30.6%	65,971	30.3%
Married Couple with Children	589	22.0%	5,854	19.8%	14,092	21.3%	52,926	21.6%
Average Family Household Size	2.9		3.1		3.1		3.1	
Household Size (2022)								
1 Person Households	790	27.1%	7,254	27.3%	14,757	25.7%	54,099	24.8%
2 Person Households	1,183	40.5%	9,724	36.6%	20,133	35.0%	76,222	35.0%
3 Person Households	476	16.3%	4,047	15.2%	9,363	16.3%	35,756	16.4%
4 Person Households	318	10.9%	3,480	13.1%	8,333	14.5%	32,163	14.8%
5 Person Households	105	3.6%	1,419	5.3%	3,471	6.0%	13,667	6.3%
6 or More Person Households	50	1.7%	636	2.4%	1,469	2.6%	6,054	2.8%
Household Vehicles (2022)								
Households with 0 Vehicles Available	140	4.8%	1,342	5.1%	2,560	4.5%	11,410	5.2%
Households with 1 Vehicles Available	1,132	38.8%	8,044	30.3%	16,677	29.0%	64,220	29.5%
Households with 2 or More Vehicles Available	1,649	56.4%	17,172	64.7%	38,288	66.6%	142,332	65.3%
Total Vehicles Available	5,017		49,164		110,434		414,257	
Average Vehicles Per Household	1.7		1.9		1.9		1.9	

Retail Sites LLC

Lat/Lon: 40.2167/-75.2907

467 N Sumneytown Pike North Wales, PA 19454	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Labor Force (2022)								
Estimated Labor Population Age 16 Years or Over	6,045		55,524		122,349		469,864	
Estimated Civilian Employed	4,055	67.1%	34,268	61.7%	75,298	61.5%	295,412	62.9%
Estimated Civilian Unemployed	192	3.2%	1,418	2.6%	3,088	2.5%	12,665	2.7%
Estimated in Armed Forces	11	0.2%	46	-	276	0.2%	758	0.2%
Estimated Not in Labor Force	1,787	29.6%	19,792	35.6%	43,688	35.7%	161,029	34.3%
Unemployment Rate	3.2%		2.6%		2.5%		2.7%	
Occupation (2022)								
Occupation: Population Age 16 Years or Over	4,055		34,268		75,298		295,412	
Management, Business, Financial Operations	791	19.5%	7,549	22.0%	17,030	22.6%	64,509	21.8%
Professional, Related	1,384	34.1%	10,629	31.0%	23,220	30.8%	88,225	29.9%
Service	460	11.3%	4,224	12.3%	8,973	11.9%	39,395	13.3%
Sales, Office	810	20.0%	6,873	20.1%	15,094	20.0%	58,304	19.7%
Farming, Fishing, Forestry	-	-	28	-	57	-	232	-
Construct, Extraction, Maintenance	276	6.8%	1,921	5.6%	4,062	5.4%	19,351	6.6%
Production, Transport Material Moving	334	8.2%	3,044	8.9%	6,861	9.1%	25,396	8.6%
White Collar Workers	2,985	73.6%	25,051	73.1%	55,344	73.5%	211,038	71.4%
Blue Collar Workers	1,070	26.4%	9,217	26.9%	19,953	26.5%	84,374	28.6%
Consumer Expenditure (2022)								
Total Household Expenditure	$228.7 M		$2.23 B		$5.01 B		$18.42 B	
Total Non-Retail Expenditure	$120.99 M	52.9%	$1.18 B	53.0%	$2.66 B	53.1%	$9.77 B	53.0%
Total Retail Expenditure	$107.71 M	47.1%	$1.05 B	47.0%	$2.35 B	46.9%	$8.65 B	47.0%
Apparel	$8.14 M	3.6%	$79.55 M	3.6%	$179.55 M	3.6%	$660.27 M	3.6%
Contributions	$7.72 M	3.4%	$77.96 M	3.5%	$176.95 M	3.5%	$644.28 M	3.5%
Education	$7.32 M	3.2%	$73.91 M	3.3%	$169.58 M	3.4%	$617.33 M	3.4%
Entertainment	$13.13 M	5.7%	$129.01 M	5.8%	$291.08 M	5.8%	$1.07 B	5.8%
Food and Beverages	$33.41 M	14.6%	$322.51 M	14.5%	$723.89 M	14.5%	$2.67 B	14.5%
Furnishings and Equipment	$8.16 M	3.6%	$79.83 M	3.6%	$179.87 M	3.6%	$661.29 M	3.6%
Gifts	$5.9 M	2.6%	$59.56 M	2.7%	$135.61 M	2.7%	$492.12 M	2.7%
Health Care	$19.02 M	8.3%	$184.04 M	8.3%	$411.69 M	8.2%	$1.52 B	8.2%
Household Operations	$9.08 M	4.0%	$89.43 M	4.0%	$201.88 M	4.0%	$740.27 M	4.0%
Miscellaneous Expenses	$4.34 M	1.9%	$42.51 M	1.9%	$95.64 M	1.9%	$351.49 M	1.9%
Personal Care	$3.08 M	1.3%	$29.86 M	1.3%	$67.09 M	1.3%	$247.03 M	1.3%
Personal Insurance	$1.67 M	0.7%	$16.73 M	0.8%	$37.96 M	0.8%	$138.9 M	0.8%
Reading	$502.85 K	0.2%	$4.94 M	0.2%	$11.11 M	0.2%	$40.76 M	0.2%
Shelter	$48.07 M	21.0%	$466.31 M	20.9%	$1.05 B	20.9%	$3.86 B	20.9%
Tobacco	$1.28 M	0.6%	$11.85 M	0.5%	$26.16 M	0.5%	$97.02 M	0.5%
Transportation	$41.53 M	18.2%	$402.23 M	18.1%	$903.06 M	18.0%	$3.33 B	18.1%
Utilities	$16.33 M	7.1%	$156.4 M	7.0%	$349.41 M	7.0%	$1.29 B	7.0%
Educational Attainment (2022)								
Adult Population Age 25 Years or Over	5,471		49,693		109,085		414,903	
Elementary (Grade Level 0 to 8)	71	1.3%	1,202	2.4%	2,205	2.0%	9,923	2.4%
Some High School (Grade Level 9 to 11)	132	2.4%	1,578	3.2%	3,349	3.1%	15,342	3.7%
High School Graduate	1,199	21.9%	11,068	22.3%	24,264	22.2%	101,932	24.6%
Some College	909	16.6%	7,103	14.3%	15,491	14.2%	59,277	14.3%
Associate Degree Only	264	4.8%	3,295	6.6%	7,571	6.9%	30,468	7.3%
Bachelor Degree Only	1,518	27.8%	15,196	30.6%	33,402	30.6%	118,669	28.6%
Graduate Degree	1,378	25.2%	10,251	20.6%	22,803	20.9%	79,291	19.1%

Lat/Lon: 40.2167/-75.2907

467 N Sumneytown Pike North Wales, PA 19454	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2022)								
1 Detached Unit	1,077	38.1%	13,595	54.1%	30,973	56.9%	123,087	59.9%
1 Attached Unit	899	31.9%	6,316	25.1%	13,634	25.1%	46,988	22.9%
2 to 4 Units	245	8.7%	1,742	6.9%	2,682	4.9%	11,813	5.7%
5 to 9 Units	190	6.7%	824	3.3%	1,617	3.0%	6,132	3.0%
10 to 19 Units	242	8.6%	1,196	4.8%	2,602	4.8%	8,228	4.0%
20 to 49 Units	120	4.2%	921	3.7%	1,730	3.2%	6,977	3.4%
50 or More Units	137	4.9%	1,653	6.6%	3,011	5.5%	12,142	5.9%
Mobile Home or Trailer	12	0.4%	300	1.2%	1,250	2.3%	2,516	1.2%
Other Structure	-	-	14	-	26	-	79	-
Homes Built By Year (2022)								
Homes Built 2010 or later	67	2.4%	887	3.5%	2,803	5.2%	9,214	4.5%
Homes Built 2000 to 2009	354	12.6%	2,416	9.6%	4,934	9.1%	19,624	9.6%
Homes Built 1990 to 1999	621	22.0%	4,354	17.3%	10,157	18.7%	30,105	14.7%
Homes Built 1980 to 1989	296	10.5%	3,180	12.7%	8,932	16.4%	27,712	13.5%
Homes Built 1970 to 1979	343	12.2%	3,528	14.0%	8,569	15.8%	30,583	14.9%
Homes Built 1960 to 1969	277	9.8%	3,451	13.7%	6,686	12.3%	29,924	14.6%
Homes Built 1950 to 1959	283	10.0%	3,551	14.1%	6,918	12.7%	31,842	15.5%
Homes Built Before 1949	681	24.1%	5,191	20.7%	8,527	15.7%	38,958	19.0%
Home Values (2022)								
Home Values $1,000,000 or More	9	0.5%	401	2.0%	1,047	2.4%	2,672	1.6%
Home Values $500,000 to $999,999	269	13.9%	3,657	18.3%	7,983	17.9%	26,789	16.3%
Home Values $400,000 to $499,999	248	12.8%	3,550	17.7%	8,061	18.1%	27,152	16.5%
Home Values $300,000 to $399,999	563	29.1%	4,752	23.7%	11,225	25.2%	44,366	26.9%
Home Values $200,000 to $299,999	501	25.9%	4,528	22.6%	9,507	21.4%	40,917	24.9%
Home Values $150,000 to $199,999	132	6.8%	1,680	8.4%	3,290	7.4%	11,210	6.8%
Home Values $100,000 to $149,999	158	8.2%	826	4.1%	1,448	3.3%	5,247	3.2%
Home Values $70,000 to $99,999	7	0.4%	246	1.2%	833	1.9%	2,538	1.5%
Home Values $50,000 to $69,999	11	0.6%	50	0.3%	269	0.6%	973	0.6%
Home Values $25,000 to $49,999	4	0.2%	146	0.7%	522	1.2%	1,568	1.0%
Home Values Under $25,000	32	1.7%	175	0.9%	318	0.7%	1,209	0.7%
Owner-Occupied Median Home Value	$309,133		$364,302		$368,269		$353,279	
Renter-Occupied Median Rent	$1,268		$1,178		$1,225		$1,199	
Transportation To Work (2022)								
Drive to Work Alone	3,259	80.4%	26,675	77.8%	58,852	78.2%	232,667	78.8%
Drive to Work in Carpool	223	5.5%	2,663	7.8%	5,647	7.5%	20,520	6.9%
Travel to Work by Public Transportation	197	4.9%	1,564	4.6%	3,321	4.4%	13,339	4.5%
Drive to Work on Motorcycle	2	-	17	-	35	-	192	-
Walk or Bicycle to Work	160	3.9%	872	2.5%	1,750	2.3%	6,441	2.2%
Other Means	12	0.3%	109	0.3%	314	0.4%	1,196	0.4%
Work at Home	202	5.0%	2,367	6.9%	5,378	7.1%	21,057	7.1%
Travel Time (2022)								
Travel to Work in 14 Minutes or Less	1,188	29.3%	7,991	23.3%	16,092	21.4%	60,993	20.6%
Travel to Work in 15 to 29 Minutes	1,074	26.5%	9,644	28.1%	21,861	29.0%	88,571	30.0%
Travel to Work in 30 to 59 Minutes	1,246	30.7%	10,594	30.9%	23,521	31.2%	94,227	31.9%
Travel to Work in 60 Minutes or More	345	8.5%	3,672	10.7%	8,446	11.2%	30,565	10.3%
Average Minutes Travel to Work	23.5		25.5		26.1		26.1	