

**The Shoppes at Concord**  
 Route 202 & Ridge Road, Concord, PA 1934  
 155,000 SF Proposed Giant Anchored Shopping Center  
 Seeking: In-line, End-cap, and Pad Site Users



**Location**

- Located in Regional Trade Area of Chadds Ford and Concord near Wegmans, Target, Costco, Home Depot, Acme, AMC, Trader Joes, Lowes, and more.
- Directly across from Whole Foods anchored shopping center featuring Harvest, Starbucks, GAP, Banana Republic, and more.
- Signalized intersection of Route 202 & Ridge Road.

**Description**

- 155,000 SF Proposed Shopping Center.
- 40,000 ADT on Route 202 and 5,635 ADT on Ridge Road
- Available for Lease: Inline, Endcap, and Pad Site Opportunities Available
- 3 pad sites with drive-thrus available

**Demographics**      **1 Mile**      **3 Miles**      **5 Miles**

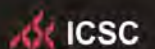
Average Income:	\$211,788	\$209,846	\$193,979
Population:	4,660	28,658	89,201
Daytime Population:	2,644	18,266	42,924

**Link to Drone Video**



**CONTACT INFORMATION**

Tyler Arsenault    Office: (856) 778-4900  
 Cell: (609) 751-2965 | [tarsenault@retailsites.net](mailto:tarsenault@retailsites.net)



**Site**  
**Route 202 &**  
**Ridge Road**

**15 min drive time**

**5 ml radius**

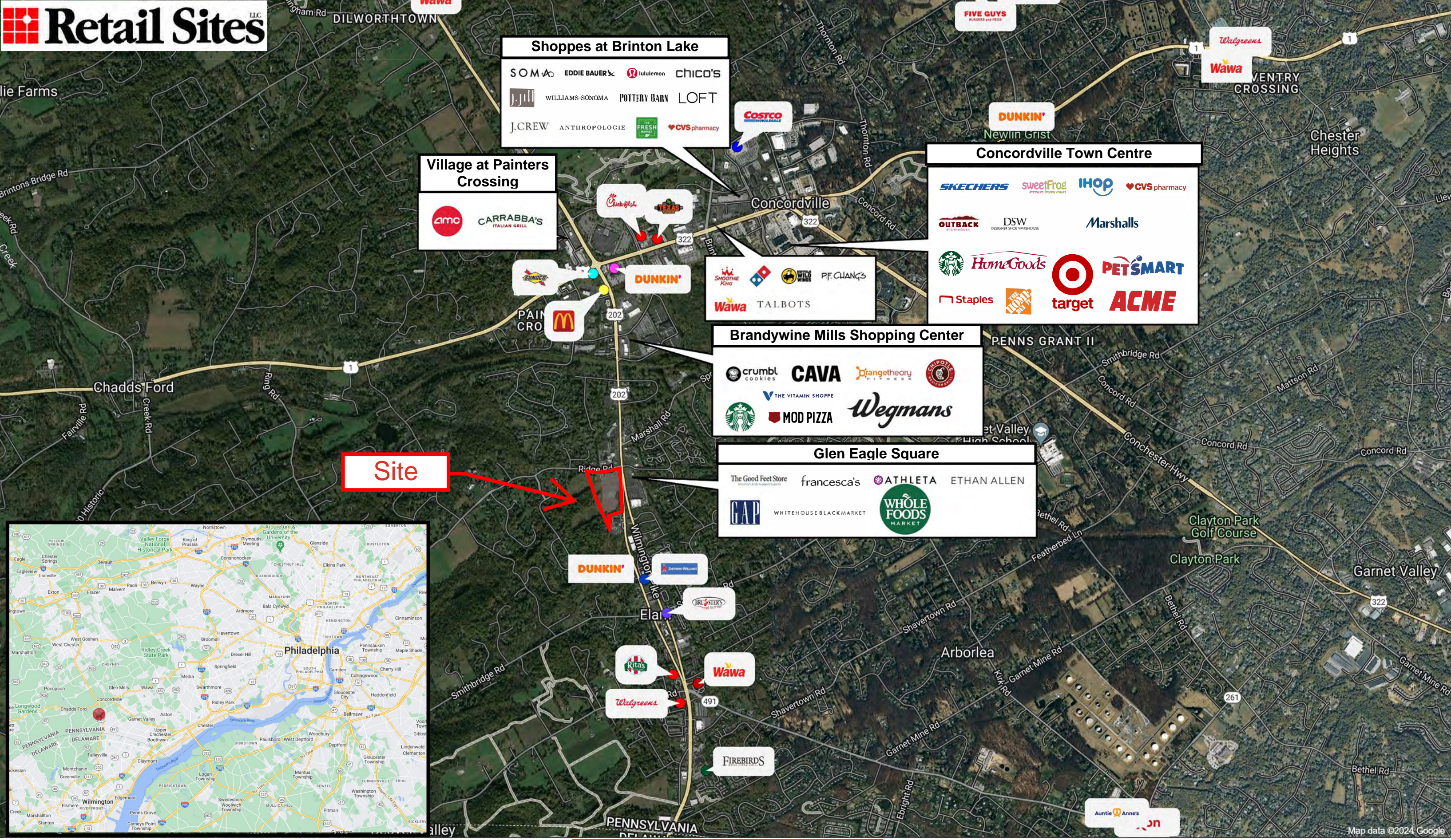
**3 ml radius**

**1 ml radius**

PENNSYLVANIA  
DELAWARE

PENNSYLVANIA  
DELAWARE

**Wilmington**



**Shoppes at Brinton Lake**

SOMA, EDDIE BAUER, lululemon, CHICO'S  
 J.JILL, WILLIAMS-SONOMA, POTTERY BARN, LOFT  
 J.CREW, ANTIPOLOGIE, FRESH, CVS pharmacy

**Village at Painters Crossing**

AMC, CARRABBA'S ITALIAN GRILL

**Concordville Town Centre**

SKECHERS, sweetfrog, IHOP, CVS pharmacy  
 OUTBACK, DSW, Marshalls  
 Starbucks, HomeGoods, Target, PETSMART  
 Staples, ACME

**Brandywine Mills Shopping Center**

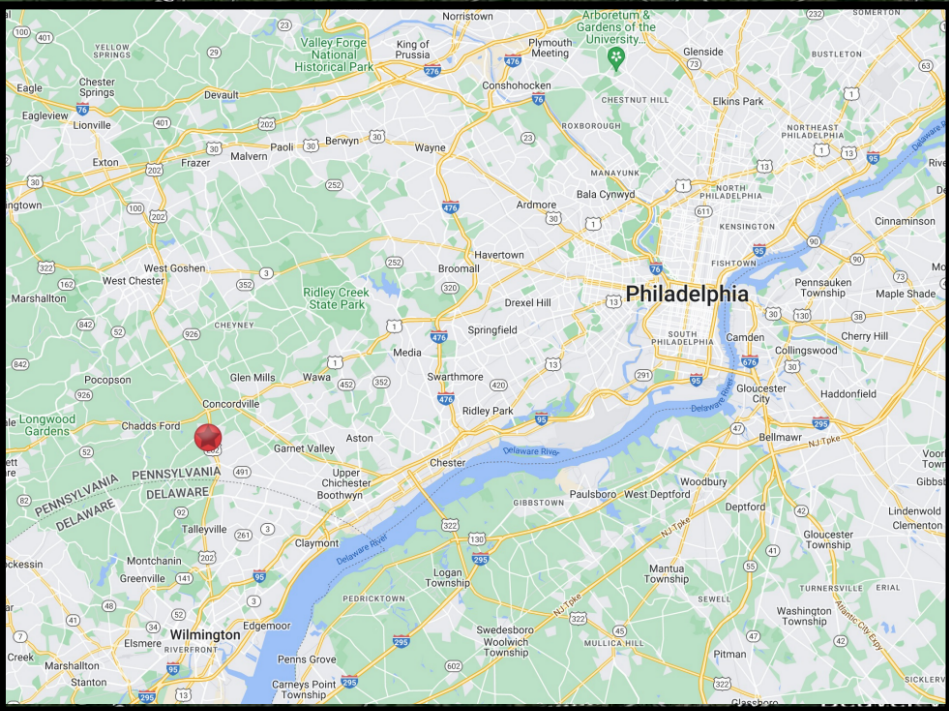
crumbl cookies, CAVA, Orangetheory, Chipotle  
 THE VITAMIN SHOPPE, MOD PIZZA, Wegmans

**Glen Eagle Square**

The Good Foot Store, francesca's, ATHLETA, ETHAN ALLEN  
 GAP, WHITEHOUSEBLACKMARKET, WHOLE FOODS MARKET

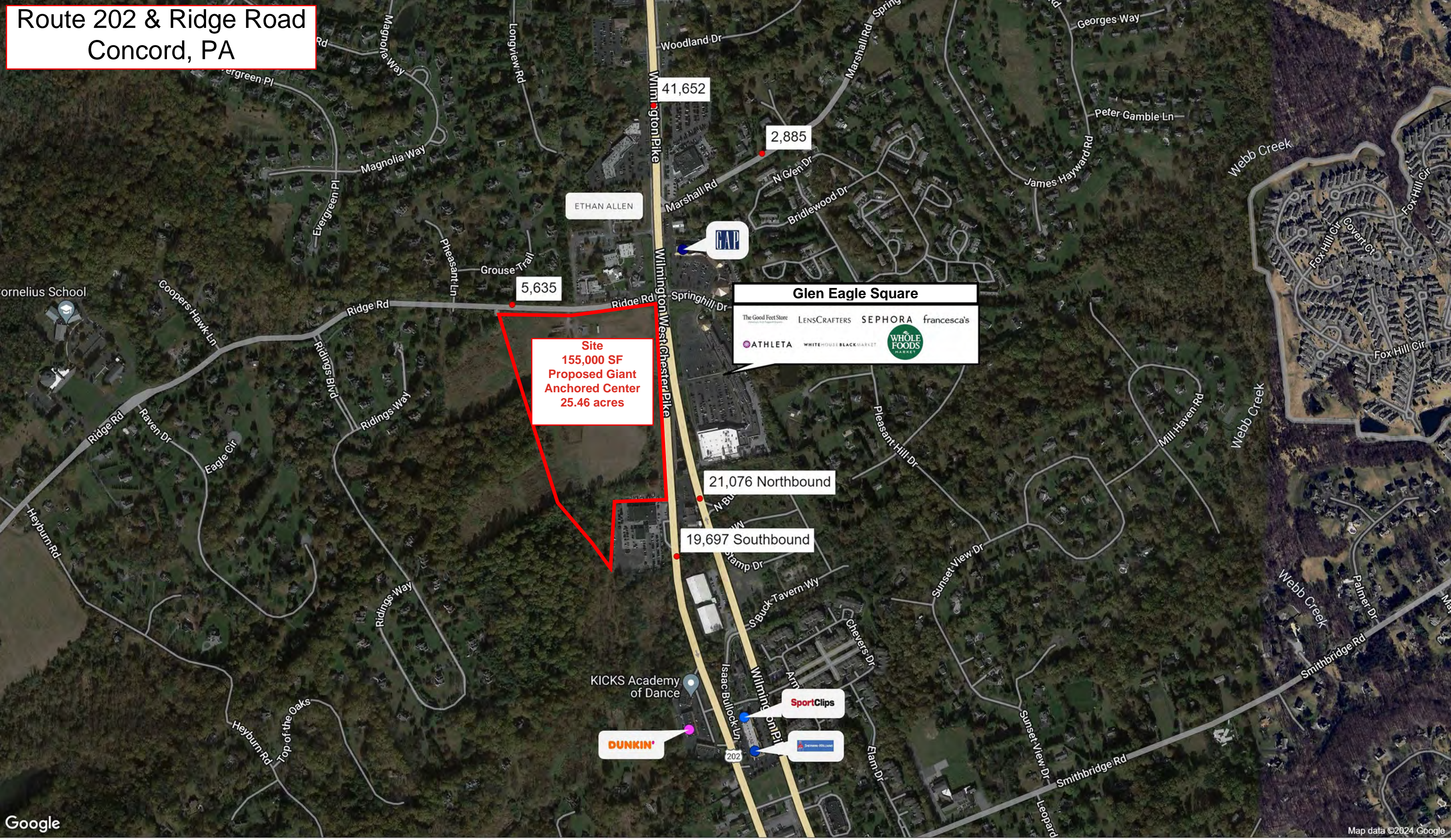
**Site**

**Route 202 & Ridge Road  
 Concord, PA**



July 2024

# Route 202 & Ridge Road Concord, PA



Google

Map data ©2024 Google

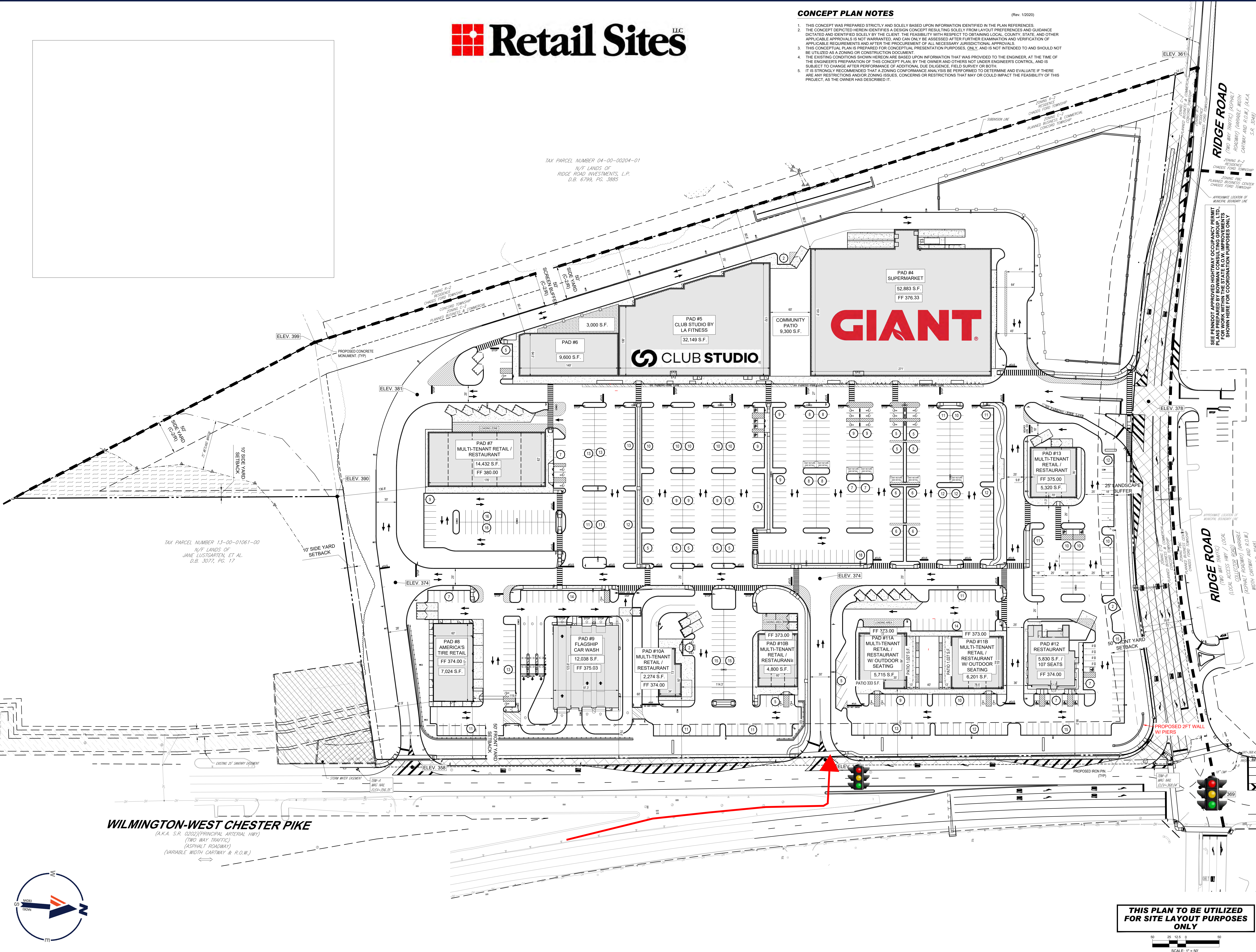
Retail Sites

July 2024

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

TAX PARCEL NUMBER 04-00-0204-01  
N/F LANDS OF  
RIDGE ROAD INVESTMENTS, L.P.  
D.B. 6799, PG. 3685

TAX PARCEL NUMBER 13-00-01061-00  
N/F LANDS OF  
JANE LUSTGARTEN, ET AL.  
D.B. 3077, PG. 17



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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	02/23/2020	GENERAL REVISIONS	PAB
2	02/26/20	PER CLIENT COMMENTS	JAV
3	03/13/20	PER SITE REVISIONS	JMT

**NOT APPROVED FOR CONSTRUCTION**

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON WERE FIELD DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INFRASTRUCTURE. ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 80 OF 1948 AS AMENDED BY ACT 80 OF 2011, CONTRACTORS SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO ANY WORK.

WWW.PA.CAL.CORP  
PHILADELPHIA, PA 19103

**PROJECT INFORMATION**

PROJECT NO.: PAA250128  
DRAWN BY: PAB  
CHECKED BY: SJB  
DATE: 02/20/2020  
CAD I.D.: X-CIVIL-TTLB

**PRELIMINARY / FINAL LAND DEVELOPMENT PLANS**

FOR  
**CONCORD ACQUISITION LLC**

PROPOSED DEVELOPMENT  
"THE SHOPS AT CONCORD"  
WILMINGTON-WEST CHESTER PIKE & RIDGE ROAD  
GLEN MILLS, PA 19342  
CONCORD TOWNSHIP  
DELAWARE COUNTY

**BOHLER**

1600 MANOR DRIVE, SUITE 200  
CHALFONT, PA 18914  
Phone: (215) 996-9100  
Fax: (215) 996-9102  
www.BohlerEngineering.com

**E.A. BRITZ**

PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. PE074943

SHEET TITLE:  
**OVERALL SITE PLAN EXHIBIT 'C'**

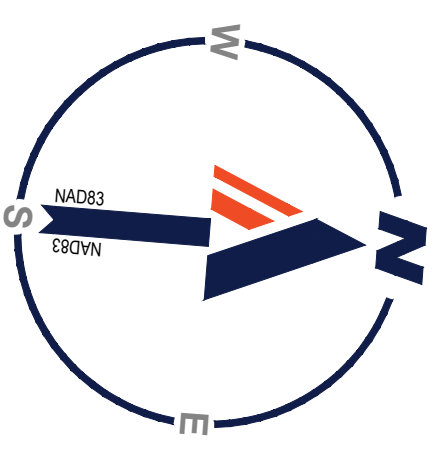
SHEET NUMBER:  
**1 OF 1**

REVISION 3 - 03/13/20

**WILMINGTON-WEST CHESTER PIKE**  
(A.K.A. S.R. 0202) (PRINCIPAL ARTERIAL HWY)  
(TWO WAY TRAFFIC)  
(ASPHALT ROADWAY)  
(VARIABLE WIDTH CARTWAY & R.O.W.)

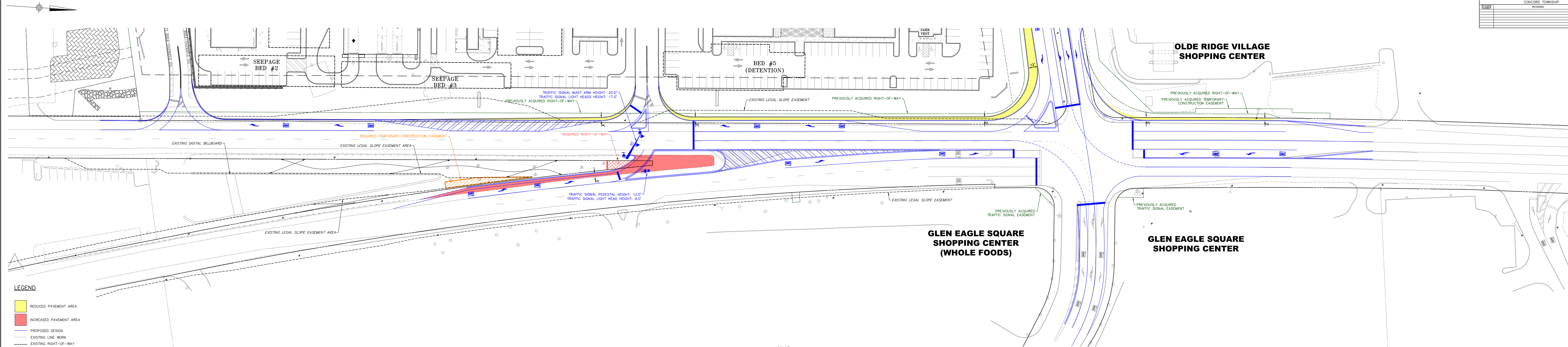
**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**

SCALE: 1" = 50'



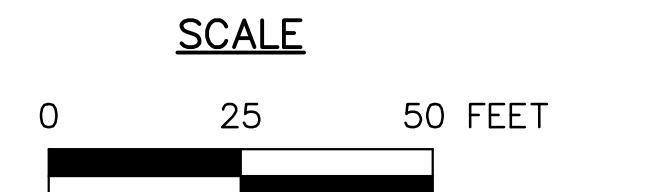
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DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	DELAWARE	0202	-	1 OF 2
CONCORD TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	



**LEGEND**

- REDUCED PAVEMENT AREA
- INCREASED PAVEMENT AREA
- PROPOSED DESIGN
- EXISTING LINE WORK
- EXISTING RIGHT-OF-WAY
- PREVIOUSLY ACQUIRED RIGHT-OF-WAY



**Bowman**

425 COMMERCE DRIVE  
SUITE 200  
FORT WASHINGTON, PA 19034  
PH: (215) 283-9444  
FAX: (215) 283-9447

DESIGN BY: JWJ  
DRAIN BY: JWJ  
CHECKED BY: JJK

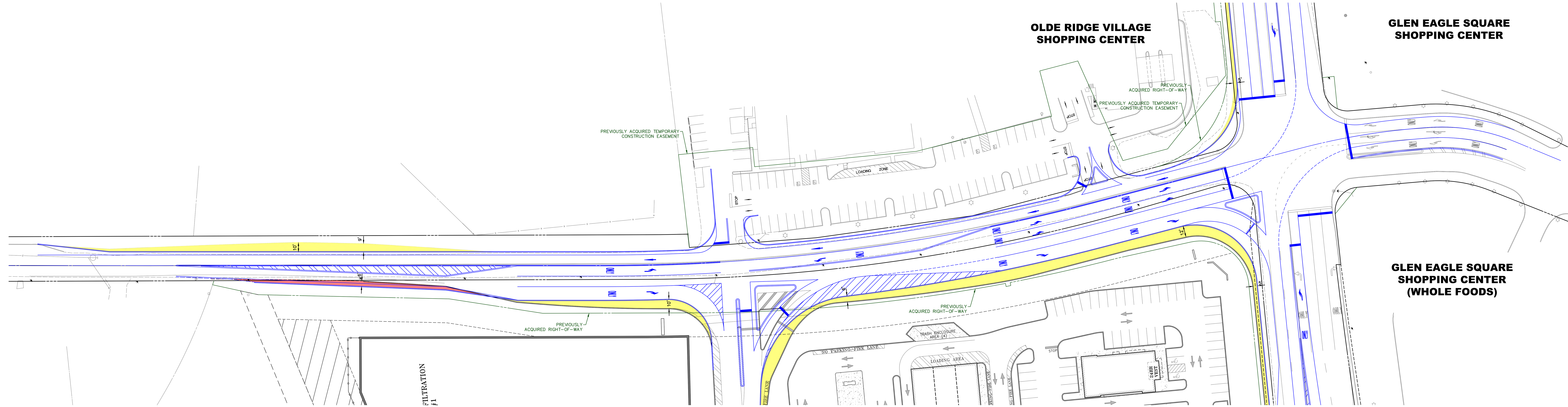
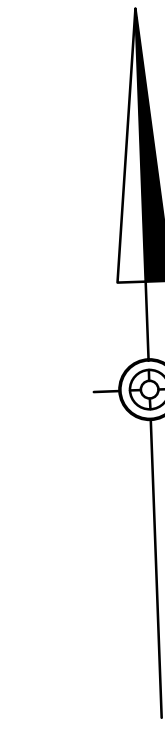
JOB NO: 314352-01-001  
DWG: 352SPM01  
DATE: 12/16/25

CONCORD ACQUISITION LLC  
101 W. MAIN STREET, SUITE 100  
MOORESTOWN, NJ 08057  
(856) 778-4900

THE SHOPS AT RIDGE ROAD  
ONTO WILMINGTON-WEST CHESTER PIKE (S.R. 0202)  
CONCORD TOWNSHIP DELAWARE COUNTY

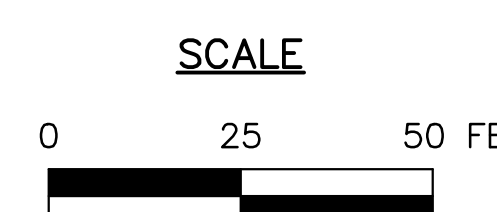
PRELIMINARY PAVEMENT  
MARKING EXHIBIT  
(NOT FOR CONSTRUCTION)

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	DELAWARE	0202	-	2 OF 2
CONCORD TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	



**LEGEND**

- REDUCED PAVEMENT AREA
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 425 COMMERCE DRIVE  
 SUITE 200  
 FORT WASHINGTON, PA 19034  
 PH: (215) 283-9444  
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DESIGN BY: JWJ  
 DRAINED BY: JWJ  
 CHECKED BY: JJK

JOB NO: 314352-01-001  
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 DATE: 12/16/25

CONCORD ACQUISITION LLC  
 101 W. MAIN STREET, SUITE 100  
 WOODRESTOWN, NJ 08057  
 (856) 778-4900

THE SHOPS AT RIDGE ROAD  
 ONTO WILMINGTON-WEST CHESTER PIKE (S.R. 0202)  
 CONCORD TOWNSHIP DELAWARE COUNTY

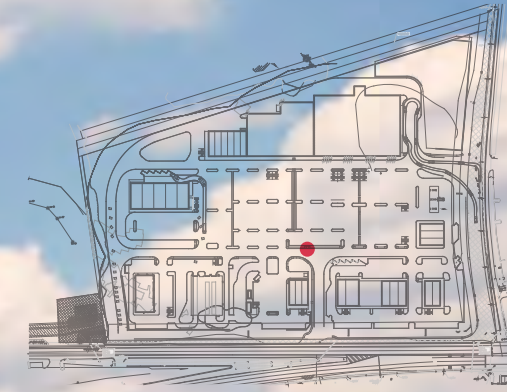
PRELIMINARY PAVEMENT  
 MARKING EXHIBIT  
 (NOT FOR CONSTRUCTION)



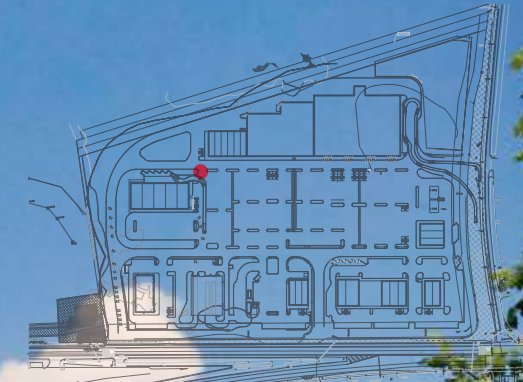
Site View 01



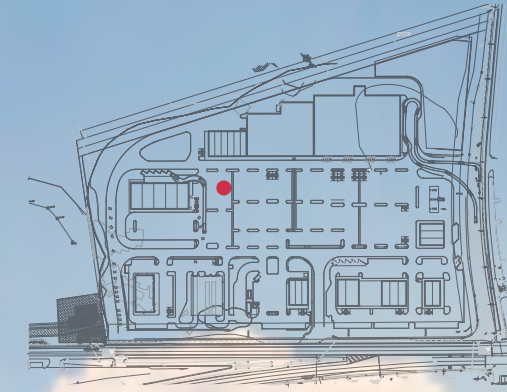
Site View 09



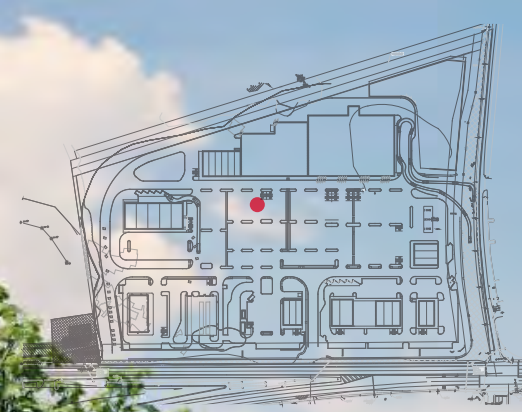
Anchor Tenants Perspective 02



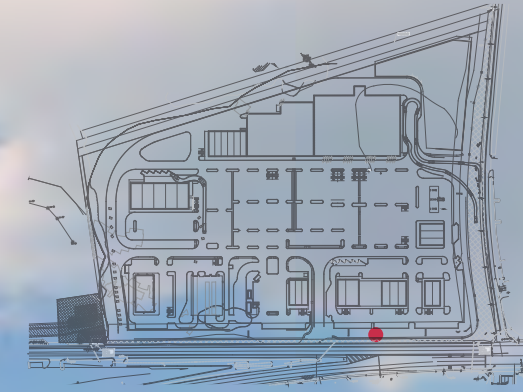
Building 06 - View 01

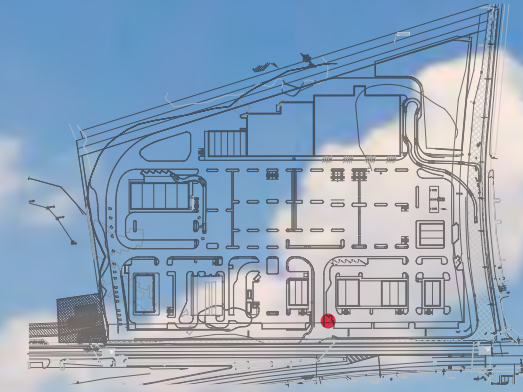


Building 06 - View 02

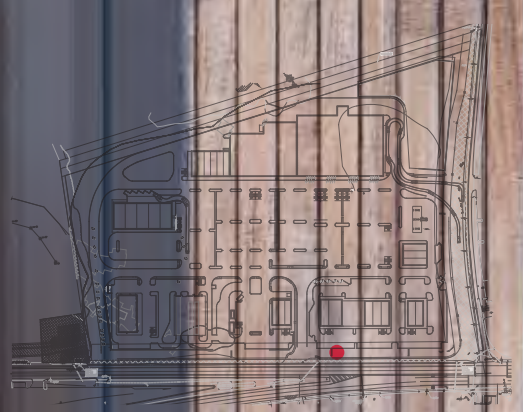


Building 06 - View 03





# *kitchen* TABLE





## Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.865/-75.5452

	1 mi radius	3 mi radius	5 mi radius	15 min drive time
<b>Population</b>				
Estimated Population (2024)	4,660	28,659	89,201	124,348
Projected Population (2029)	4,905	29,521	91,027	126,847
Census Population (2020)	4,337	28,699	90,002	123,839
Census Population (2010)	4,533	26,724	87,214	118,718
Projected Annual Growth (2024 to 2029)	246 1.1%	862 0.6%	1,825 0.4%	2,499 0.4%
Historical Annual Growth (2020 to 2024)	323 1.9%	-40 -	-801 -0.2%	509 0.1%
Historical Annual Growth (2010 to 2020)	-195 -1.1%	1,975 1.8%	2,788 0.8%	5,121 1.1%
Estimated Population Density (2024)	1,484 psm	1,014 psm	1,136 psm	1,234 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	100.8 sq mi
<b>Households</b>				
Estimated Households (2024)	1,981	11,425	34,333	46,584
Projected Households (2029)	2,083	11,823	35,267	47,881
Census Households (2020)	1,843	10,941	33,782	45,436
Census Households (2010)	1,920	10,154	32,249	43,126
Estimated Households with Children (2024)	537 27.1%	3,027 26.5%	8,962 26.1%	11,875 25.5%
Estimated Average Household Size (2024)	2.35	2.47	2.51	2.47
<b>Average Household Income</b>				
Estimated Average Household Income (2024)	\$211,788	\$209,846	\$193,979	\$185,439
Projected Average Household Income (2029)	\$220,383	\$218,185	\$203,022	\$193,834
Estimated Average Family Income (2024)	\$277,319	\$285,820	\$256,588	\$245,827
<b>Median Household Income</b>				
Estimated Median Household Income (2024)	\$162,864	\$159,563	\$145,592	\$137,499
Projected Median Household Income (2029)	\$167,126	\$162,900	\$149,584	\$141,184
Estimated Median Family Income (2024)	\$192,643	\$207,580	\$187,245	\$182,112
<b>Per Capita Income</b>				
Estimated Per Capita Income (2024)	\$90,042	\$83,762	\$74,791	\$69,897
Projected Per Capita Income (2029)	\$93,590	\$87,481	\$78,784	\$73,584
Estimated Per Capita Income 5 Year Growth	\$3,547 3.9%	\$3,719 4.4%	\$3,994 5.3%	\$3,687 5.3%
Estimated Average Household Net Worth (2024)	\$2,174,527	\$2,110,965	\$2,022,952	\$1,906,991
<b>Daytime Demos (2024)</b>				
Total Businesses	287	1,461	3,828	5,076
Total Employees	2,644	18,226	42,924	60,589
Company Headquarter Businesses	16 5.7%	70 4.8%	187 4.9%	250 4.9%
Company Headquarter Employees	345 13.0%	2,197 12.1%	6,818 15.9%	12,219 20.2%
Employee Population per Business	9.2	12.5	11.2	11.9
Residential Population per Business	16.2	19.6	23.3	24.5

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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, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.865/-75.5452

	1 mi radius		3 mi radius		5 mi radius		15 min drive time	
<b>Race &amp; Ethnicity</b>								
White (2024)	3,396	72.9%	22,383	78.1%	70,694	79.3%	98,967	79.6%
Black or African American (2024)	199	4.3%	1,367	4.8%	6,335	7.1%	9,658	7.8%
American Indian or Alaska Native (2024)	7	0.2%	31	0.1%	112	0.1%	149	0.1%
Asian (2024)	890	19.1%	3,811	13.3%	8,278	9.3%	9,874	7.9%
Hawaiian or Pacific Islander (2024)	-	-	5	-	16	-	23	-
Other Race (2024)	29	0.6%	165	0.6%	752	0.8%	1,212	1.0%
Two or More Races (2024)	138	3.0%	898	3.1%	3,014	3.4%	4,466	3.6%
Not Hispanic or Latino Population (2024)	4,534	97.3%	27,756	96.8%	85,914	96.3%	119,379	96.0%
Hispanic or Latino Population (2024)	125	2.7%	903	3.2%	3,288	3.7%	4,969	4.0%
Not Hispanic or Latino Population (2029)	4,714	96.1%	28,217	95.6%	86,603	95.1%	120,422	94.9%
Hispanic or Latino Population (2029)	191	3.9%	1,304	4.4%	4,423	4.9%	6,425	5.1%
Not Hispanic or Latino Population (2020)	4,120	95.0%	27,745	96.7%	87,118	96.8%	119,439	96.4%
Hispanic or Latino Population (2020)	217	5.0%	954	3.3%	2,883	3.2%	4,400	3.6%
Not Hispanic or Latino Population (2010)	4,425	97.6%	26,138	97.8%	85,431	98.0%	115,967	97.7%
Hispanic or Latino Population (2010)	108	2.4%	587	2.2%	1,783	2.0%	2,752	2.3%
Projected Hispanic Annual Growth (2024 to 2029)	66	10.5%	401	8.9%	1,136	6.9%	1,456	5.9%
Historic Hispanic Annual Growth (2010 to 2024)	18	1.2%	316	3.8%	1,505	6.0%	2,218	5.8%
<b>Age Distribution (2024)</b>								
Age Under 5	189	4.1%	1,169	4.1%	3,940	4.4%	5,420	4.4%
Age 5 to 9 Years	267	5.7%	1,570	5.5%	4,801	5.4%	6,340	5.1%
Age 10 to 14 Years	302	6.5%	1,870	6.5%	5,500	6.2%	7,137	5.7%
Age 15 to 19 Years	288	6.2%	1,865	6.5%	5,862	6.6%	10,714	8.6%
Age 20 to 24 Years	223	4.8%	1,280	4.5%	4,109	4.6%	7,912	6.4%
Age 25 to 29 Years	216	4.6%	1,093	3.8%	3,747	4.2%	5,485	4.4%
Age 30 to 34 Years	251	5.4%	1,228	4.3%	4,429	5.0%	6,245	5.0%
Age 35 to 39 Years	305	6.5%	1,538	5.4%	5,077	5.7%	6,916	5.6%
Age 40 to 44 Years	366	7.9%	1,809	6.3%	5,486	6.1%	7,237	5.8%
Age 45 to 49 Years	274	5.9%	1,683	5.9%	5,216	5.8%	6,812	5.5%
Age 50 to 54 Years	322	6.9%	2,011	7.0%	6,108	6.8%	7,900	6.4%
Age 55 to 59 Years	329	7.1%	1,899	6.6%	6,290	7.1%	8,221	6.6%
Age 60 to 64 Years	309	6.6%	1,993	7.0%	6,589	7.4%	8,733	7.0%
Age 65 to 74 Years	508	10.9%	3,566	12.4%	11,671	13.1%	15,393	12.4%
Age 75 to 84 Years	372	8.0%	2,747	9.6%	7,381	8.3%	9,688	7.8%
Age 85 Years or Over	141	3.0%	1,338	4.7%	2,994	3.4%	4,196	3.4%
Median Age	43.8		48.0		46.5		44.6	
<b>Gender Age Distribution (2024)</b>								
Female Population	2,432	52.2%	14,773	51.5%	44,700	50.1%	59,793	48.1%
Age 0 to 19 Years	492	20.2%	3,169	21.5%	9,550	21.4%	12,641	21.1%
Age 20 to 64 Years	1,344	55.3%	7,419	50.2%	23,282	52.1%	31,597	52.8%
Age 65 Years or Over	596	24.5%	4,185	28.3%	11,868	26.6%	15,554	26.0%
Female Median Age	45.0		48.9		48.0		47.0	
Male Population	2,228	47.8%	13,886	48.5%	44,501	49.9%	64,555	51.9%
Age 0 to 19 Years	554	24.9%	3,305	23.8%	10,554	23.7%	16,970	26.3%
Age 20 to 64 Years	1,249	56.1%	7,116	51.2%	23,768	53.4%	33,863	52.5%
Age 65 Years or Over	425	19.1%	3,466	25.0%	10,178	22.9%	13,722	21.3%
Male Median Age	42.5		47.0		45.0		42.4	

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RF5

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.865/-75.5452

	1 mi radius		3 mi radius		5 mi radius		15 min drive time	
<b>Household Income Distribution (2024)</b>								
HH Income \$200,000 or More	787	39.7%	4,217	36.9%	10,868	31.7%	13,915	29.9%
HH Income \$150,000 to \$199,999	143	7.2%	1,285	11.2%	4,483	13.1%	5,840	12.5%
HH Income \$100,000 to \$149,999	318	16.1%	1,741	15.2%	5,863	17.1%	7,936	17.0%
HH Income \$75,000 to \$99,999	184	9.3%	992	8.7%	3,393	9.9%	4,599	9.9%
HH Income \$50,000 to \$74,999	215	10.8%	1,049	9.2%	3,541	10.3%	5,435	11.7%
HH Income \$35,000 to \$49,999	59	3.0%	388	3.4%	1,659	4.8%	2,444	5.2%
HH Income \$25,000 to \$34,999	150	7.6%	964	8.4%	2,102	6.1%	2,624	5.6%
HH Income \$15,000 to \$24,999	67	3.4%	467	4.1%	1,072	3.1%	1,708	3.7%
HH Income Under \$15,000	58	2.9%	323	2.8%	1,351	3.9%	2,083	4.5%
HH Income \$35,000 or More	1,706	86.1%	9,672	84.7%	29,807	86.8%	40,168	86.2%
HH Income \$75,000 or More	1,433	72.3%	8,234	72.1%	24,607	71.7%	32,290	69.3%
<b>Housing (2024)</b>								
Total Housing Units	2,071		11,946		35,792		48,645	
Housing Units Occupied	1,981	95.7%	11,425	95.6%	34,333	95.9%	46,584	95.8%
Housing Units Owner-Occupied	1,322	66.7%	8,481	74.2%	27,903	81.3%	36,284	77.9%
Housing Units, Renter-Occupied	659	33.3%	2,944	25.8%	6,430	18.7%	10,300	22.1%
Housing Units, Vacant	90	4.5%	521	4.6%	1,459	4.2%	2,061	4.4%
<b>Marital Status (2024)</b>								
Never Married	1,165	29.8%	5,977	24.9%	20,618	27.5%	33,854	32.1%
Currently Married	2,095	53.7%	13,878	57.7%	41,090	54.8%	53,776	51.0%
Separated	76	1.9%	707	2.9%	2,493	3.3%	3,277	3.1%
Widowed	213	5.5%	2,047	8.5%	5,745	7.7%	7,823	7.4%
Divorced	354	9.1%	1,442	6.0%	5,012	6.7%	6,721	6.4%
<b>Household Type (2024)</b>								
Population Family	3,523	75.6%	22,451	78.3%	67,695	75.9%	89,823	72.2%
Population Non-Family	1,136	24.4%	5,780	20.2%	18,459	20.7%	25,378	20.4%
Population Group Quarters	1	-	428	1.5%	3,047	3.4%	9,147	7.4%
Family Households	1,067	53.9%	6,772	59.3%	20,349	59.3%	27,203	58.4%
Non-Family Households	914	46.1%	4,653	40.7%	13,984	40.7%	19,381	41.6%
Married Couple with Children	451	21.5%	2,630	19.0%	7,690	18.7%	9,988	18.6%
Average Family Household Size	3.3		3.3		3.3		3.3	
<b>Household Size (2024)</b>								
1 Person Households	809	40.8%	4,323	37.8%	12,787	37.2%	17,427	37.4%
2 Person Households	624	31.5%	4,366	38.2%	13,762	40.1%	18,233	39.1%
3 Person Households	232	11.7%	1,147	10.0%	3,379	9.8%	4,732	10.2%
4 Person Households	218	11.0%	999	8.7%	2,757	8.0%	3,916	8.4%
5 Person Households	56	2.8%	389	3.4%	1,145	3.3%	1,577	3.4%
6 or More Person Households	42	2.1%	201	1.8%	503	1.5%	699	1.5%
<b>Household Vehicles (2024)</b>								
Households with 0 Vehicles Available	78	4.0%	1,090	9.5%	2,120	6.2%	2,740	5.9%
Households with 1 Vehicles Available	802	40.5%	3,237	28.3%	9,681	28.2%	13,989	30.0%
Households with 2 or More Vehicles Available	1,101	55.6%	7,098	62.1%	22,531	65.6%	29,855	64.1%
Total Vehicles Available	3,476		20,540		64,719		87,068	
Average Vehicles Per Household	1.8		1.8		1.9		1.9	

# Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.865/-75.5452

	1 mi radius		3 mi radius		5 mi radius		15 min drive time	
<b>Labor Force (2024)</b>								
Estimated Labor Population Age 16 Years or Over	3,837		23,649		73,781		103,906	
Estimated Civilian Employed	2,552	66.5%	13,430	56.8%	43,491	58.9%	61,106	58.8%
Estimated Civilian Unemployed	34	0.9%	209	0.9%	1,045	1.4%	1,551	1.5%
Estimated in Armed Forces	-	-	-	-	65	-	81	-
Estimated Not in Labor Force	1,251	32.6%	10,010	42.3%	29,180	39.5%	41,168	39.6%
Unemployment Rate	0.9%		0.9%		1.4%		1.5%	
<b>Occupation (2024)</b>								
Occupation: Population Age 16 Years or Over	2,470		13,415		43,201		60,610	
Management, Business, Financial Operations	507	20.5%	3,302	24.6%	10,710	24.8%	14,495	23.9%
Professional, Related Service	779	31.5%	4,265	31.8%	13,933	32.3%	18,652	30.8%
Sales, Office	295	12.0%	1,437	10.7%	4,747	11.0%	7,761	12.8%
Farming, Fishing, Forestry	465	18.8%	2,375	17.7%	8,166	18.9%	11,181	18.4%
Construct, Extraction, Maintenance	29	1.2%	52	0.4%	114	0.3%	210	0.3%
Production, Transport Material Moving	163	6.6%	791	5.9%	2,114	4.9%	3,044	5.0%
White Collar Workers	232	9.4%	1,194	8.9%	3,416	7.9%	5,268	8.7%
Blue Collar Workers	1,751	70.9%	9,942	74.1%	32,810	75.9%	44,328	73.1%
	719	29.1%	3,473	25.9%	10,391	24.1%	16,282	26.9%
<b>Consumer Expenditure (2024)</b>								
Total Household Expenditure	\$248.81 M		\$1.39 B		\$4.02 B		\$5.2 B	
Total Non-Retail Expenditure	\$133.61 M	53.7%	\$743.96 M	53.7%	\$2.15 B	53.5%	\$2.78 B	53.5%
Total Retail Expenditure	\$115.2 M	46.3%	\$642.17 M	46.3%	\$1.87 B	46.5%	\$2.42 B	46.5%
Apparel	\$9.05 M	3.6%	\$50.35 M	3.6%	\$145.38 M	3.6%	\$187.86 M	3.6%
Contributions	\$9.55 M	3.8%	\$53.32 M	3.8%	\$152.28 M	3.8%	\$195.42 M	3.8%
Education	\$9.54 M	3.8%	\$53.06 M	3.8%	\$150.3 M	3.7%	\$192.37 M	3.7%
Entertainment	\$14.67 M	5.9%	\$82.16 M	5.9%	\$237.95 M	5.9%	\$307.03 M	5.9%
Food and Beverages	\$35.2 M	14.1%	\$195.74 M	14.1%	\$569.6 M	14.2%	\$738.94 M	14.2%
Furnishings and Equipment	\$9.02 M	3.6%	\$50.49 M	3.6%	\$146.5 M	3.6%	\$189.15 M	3.6%
Gifts	\$7.63 M	3.1%	\$41.93 M	3.0%	\$118.37 M	2.9%	\$151.87 M	2.9%
Health Care	\$19.68 M	7.9%	\$110.28 M	8.0%	\$322.29 M	8.0%	\$418.13 M	8.0%
Household Operations	\$10.3 M	4.1%	\$57.44 M	4.1%	\$165.78 M	4.1%	\$213.92 M	4.1%
Miscellaneous Expenses	\$4.79 M	1.9%	\$26.73 M	1.9%	\$77.57 M	1.9%	\$100.29 M	1.9%
Personal Care	\$3.32 M	1.3%	\$18.5 M	1.3%	\$53.73 M	1.3%	\$69.56 M	1.3%
Personal Insurance	\$1.98 M	0.8%	\$11.14 M	0.8%	\$32.09 M	0.8%	\$41.19 M	0.8%
Reading	\$563.33 K	0.2%	\$3.15 M	0.2%	\$9.12 M	0.2%	\$11.77 M	0.2%
Shelter	\$52.29 M	21.0%	\$290.9 M	21.0%	\$841.39 M	20.9%	\$1.09 B	21.0%
Tobacco	\$1.13 M	0.5%	\$6.21 M	0.4%	\$18.4 M	0.5%	\$24.28 M	0.5%
Transportation	\$43.74 M	17.6%	\$243.74 M	17.6%	\$711.26 M	17.7%	\$921.97 M	17.7%
Utilities	\$16.37 M	6.6%	\$91.01 M	6.6%	\$266.53 M	6.6%	\$347.13 M	6.7%
<b>Educational Attainment (2024)</b>								
Adult Population Age 25 Years or Over	3,392		20,905		64,988		86,825	
Elementary (Grade Level 0 to 8)	22	0.6%	147	0.7%	719	1.1%	976	1.1%
Some High School (Grade Level 9 to 11)	79	2.3%	551	2.6%	1,787	2.7%	2,206	2.5%
High School Graduate	689	20.3%	4,200	20.1%	12,076	18.6%	16,258	18.7%
Some College	411	12.1%	2,270	10.9%	7,628	11.7%	10,751	12.4%
Associate Degree Only	113	3.3%	1,140	5.5%	4,702	7.2%	6,104	7.0%
Bachelor Degree Only	836	24.6%	5,643	27.0%	19,352	29.8%	26,195	30.2%
Graduate Degree	1,241	36.6%	6,954	33.3%	18,724	28.8%	24,334	28.0%

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	1 mi radius		3 mi radius		5 mi radius		15 min drive time	
<b>Units In Structure (2024)</b>								
1 Detached Unit	901	46.9%	6,294	62.0%	22,237	69.0%	28,927	67.1%
1 Attached Unit	488	25.4%	2,015	19.8%	5,740	17.8%	7,925	18.4%
2 to 4 Units	173	9.0%	396	3.9%	960	3.0%	1,552	3.6%
5 to 9 Units	66	3.4%	336	3.3%	1,020	3.2%	1,611	3.7%
10 to 19 Units	145	7.6%	515	5.1%	1,131	3.5%	1,720	4.0%
20 to 49 Units	108	5.6%	566	5.6%	984	3.1%	1,578	3.7%
50 or More Units	101	5.3%	1,040	10.2%	1,829	5.7%	2,757	6.4%
Mobile Home or Trailer	-	-	261	2.6%	422	1.3%	498	1.2%
Other Structure	-	-	2	-	10	-	14	-
<b>Homes Built By Year (2024)</b>								
Homes Built 2010 or later	159	8.3%	1,093	10.8%	2,102	6.5%	3,072	7.1%
Homes Built 2000 to 2009	313	16.3%	2,366	23.3%	4,538	14.1%	5,668	13.1%
Homes Built 1990 to 1999	386	20.1%	1,932	19.0%	5,035	15.6%	6,514	15.1%
Homes Built 1980 to 1989	311	16.2%	1,246	12.3%	4,142	12.8%	6,041	14.0%
Homes Built 1970 to 1979	313	16.3%	1,508	14.9%	4,936	15.3%	7,052	16.4%
Homes Built 1960 to 1969	221	11.5%	1,236	12.2%	5,553	17.2%	6,702	15.5%
Homes Built 1950 to 1959	166	8.7%	1,077	10.6%	4,937	15.3%	6,939	16.1%
Homes Built Before 1949	111	5.8%	967	9.5%	3,090	9.6%	4,594	10.7%
<b>Home Values (2024)</b>								
Home Values \$1,000,000 or More	167	12.6%	557	6.6%	996	3.6%	1,341	3.7%
Home Values \$500,000 to \$999,999	525	39.7%	3,876	45.7%	10,479	37.6%	13,063	36.0%
Home Values \$400,000 to \$499,999	100	7.6%	1,242	14.6%	5,453	19.5%	6,814	18.8%
Home Values \$300,000 to \$399,999	194	14.7%	1,334	15.7%	5,988	21.5%	7,923	21.8%
Home Values \$200,000 to \$299,999	150	11.4%	725	8.5%	3,024	10.8%	4,653	12.8%
Home Values \$150,000 to \$199,999	119	9.0%	240	2.8%	717	2.6%	988	2.7%
Home Values \$100,000 to \$149,999	17	1.3%	64	0.8%	310	1.1%	420	1.2%
Home Values \$70,000 to \$99,999	30	2.2%	128	1.5%	227	0.8%	268	0.7%
Home Values \$50,000 to \$69,999	2	0.1%	69	0.8%	144	0.5%	164	0.5%
Home Values \$25,000 to \$49,999	2	0.1%	169	2.0%	333	1.2%	370	1.0%
Home Values Under \$25,000	17	1.3%	77	0.9%	231	0.8%	281	0.8%
Owner-Occupied Median Home Value	\$491,072		\$519,253		\$478,191		\$469,964	
Renter-Occupied Median Rent	\$1,419		\$1,361		\$1,364		\$1,365	
<b>Transportation To Work (2024)</b>								
Drive to Work Alone	1,396	56.5%	8,838	65.9%	29,283	67.8%	40,769	67.3%
Drive to Work in Carpool	188	7.6%	730	5.4%	2,044	4.7%	2,954	4.9%
Travel to Work by Public Transportation	31	1.3%	207	1.5%	678	1.6%	958	1.6%
Drive to Work on Motorcycle	28	1.1%	41	0.3%	79	0.2%	115	0.2%
Walk or Bicycle to Work	25	1.0%	211	1.6%	633	1.5%	1,889	3.1%
Other Means	40	1.6%	224	1.7%	533	1.2%	697	1.1%
Work at Home	761	30.8%	3,165	23.6%	9,951	23.0%	13,228	21.8%
<b>Travel Time (2024)</b>								
Travel to Work in 14 Minutes or Less	448	18.1%	1,833	13.7%	6,441	14.9%	10,429	17.2%
Travel to Work in 15 to 29 Minutes	581	23.5%	3,870	28.8%	13,615	31.5%	19,025	31.4%
Travel to Work in 30 to 59 Minutes	524	21.2%	3,597	26.8%	10,693	24.8%	14,622	24.1%
Travel to Work in 60 Minutes or More	156	6.3%	951	7.1%	2,501	5.8%	3,305	5.5%
Average Minutes Travel to Work	23.9		25.3		24.1		23.2	

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