Expanded Profile

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

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	
Population								
Estimated Population (2022)	7,218		67,625		150,179		580,644	
Projected Population (2027)	7,122		67,390		150,140		582,570	
Census Population (2020)	7,248		67,181		149,007		577,365	
Census Population (2010)	6,706		62,249		139,080		544,768	
Projected Annual Growth (2022 to 2027)	-96	-0.3%	-235	-	-39	-	1,926	-
Historical Annual Growth (2020 to 2022)	-30	-0.2%	444	0.3%	1,172	0.4%	3,279	0.3%
Historical Annual Growth (2010 to 2020)	542	4.0%	4,932	4.0%	9,927	3.6%	32,597	3.0%
Estimated Population Density (2022)	2,299	psm	2,393	psm	1,913	psm	1,849	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2022)	2,949		26,818		58,221		220,580	
Projected Households (2027)	2,899		26,569		57,851		220,728	
Census Households (2020)	2,949		26,477		57,377		217,869	
Census Households (2010)	2,822		25,120		54,465		205,829	
Estimated Households with Children (2022)	812	27.5%	7,650	28.5%	17,756	30.5%	69,000	31.3%
Estimated Average Household Size (2022)	2.32		2.46		2.53		2.55	
Average Household Income								
Estimated Average Household Income (2022)	$120,796		$130,140		$136,586		$130,728	
Projected Average Household Income (2027)	$159,696		$166,221		$173,574		$166,896	
Estimated Average Family Income (2022)	$131,919		$158,184		$164,655		$154,122	
Median Household Income								
Estimated Median Household Income (2022)	$93,035		$100,223		$105,267		$104,058	
Projected Median Household Income (2027)	$110,513		$117,886		$123,647		$122,782	
Estimated Median Family Income (2022)	$115,616		$128,689		$132,537		$129,181	
Per Capita Income								
Estimated Per Capita Income (2022)	$50,087		$51,894		$53,155		$50,040	
Projected Per Capita Income (2027)	$65,750		$65,818		$67,085		$63,612	
Estimated Per Capita Income 5 Year Growth	$15,663	31.3%	$13,924	26.8%	$13,930	26.2%	$13,571	27.1%
Estimated Average Household Net Worth (2022)	$1,346,686		$1,626,567		$1,763,488		$1,660,750	
Daytime Demos (2022)								
Total Businesses	384		2,338		5,660		24,081	
Total Employees	4,732		24,568		71,436		337,918	
Company Headquarter Businesses	21	5.6%	118	5.0%	314	5.5%	1,466	6.1%
Company Headquarter Employees	1,033	21.8%	3,694	15.0%	19,510	27.3%	95,168	28.2%
Employee Population per Business	12.3		10.5		12.6		14.0	
Residential Population per Business	18.8		28.9		26.5		24.1	

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Expanded Profile

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

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)	4,992	69.2%	48,661	72.0%	108,835	72.5%	432,801	74.5%
Black or African American (2022)	479	6.6%	4,509	6.7%	10,109	6.7%	51,872	8.9%
American Indian or Alaska Native (2022)	15	0.2%	90	0.1%	195	0.1%	1,059	0.2%
Asian (2022)	1,192	16.5%	10,460	15.5%	22,908	15.3%	55,333	9.5%
Hawaiian or Pacific Islander (2022)	4	-	30	-	42	-	126	-
Other Race (2022)	185	2.6%	1,263	1.9%	2,555	1.7%	14,357	2.5%
Two or More Races (2022)	352	4.9%	2,612	3.9%	5,535	3.7%	25,095	4.3%
Not Hispanic or Latino Population (2022)	6,685	92.6%	64,068	94.7%	143,087	95.3%	543,102	93.5%
Hispanic or Latino Population (2022)	533	7.4%	3,557	5.3%	7,092	4.7%	37,542	6.5%
Not Hispanic or Latino Population (2027)	6,594	92.6%	63,833	94.7%	143,048	95.3%	544,907	93.5%
Hispanic or Latino Population (2027)	528	7.4%	3,558	5.3%	7,092	4.7%	37,663	6.5%
Not Hispanic or Latino Population (2020)	6,953	95.9%	63,934	95.2%	141,914	95.2%	536,668	93.0%
Hispanic or Latino Population (2020)	295	4.1%	3,246	4.8%	7,093	4.8%	40,697	7.0%
Not Hispanic or Latino Population (2010)	6,481	96.6%	60,369	97.0%	135,001	97.1%	518,674	95.2%
Hispanic or Latino Population (2010)	225	3.4%	1,880	3.0%	4,079	2.9%	26,094	4.8%
Projected Hispanic Annual Growth (2022 to 2027)	-6	-0.2%	-	-	-	-	121	-
Historic Hispanic Annual Growth (2010 to 2022)	308	11.4%	1,677	7.4%	3,013	6.2%	11,448	3.7%
Age Distribution (2022)								
Age Under 5	370	5.1%	3,331	4.9%	7,292	4.9%	29,737	5.1%
Age 5 to 9 Years	336	4.7%	3,713	5.5%	8,430	5.6%	33,492	5.8%
Age 10 to 14 Years	327	4.5%	4,033	6.0%	9,530	6.3%	37,037	6.4%
Age 15 to 19 Years	323	4.5%	3,747	5.5%	8,935	5.9%	35,690	6.1%
Age 20 to 24 Years	370	5.1%	3,394	5.0%	7,436	5.0%	31,450	5.4%
Age 25 to 29 Years	594	8.2%	3,804	5.6%	8,033	5.3%	34,286	5.9%
Age 30 to 34 Years	602	8.3%	4,280	6.3%	9,081	6.0%	37,647	6.5%
Age 35 to 39 Years	569	7.9%	4,601	6.8%	9,953	6.6%	39,672	6.8%
Age 40 to 44 Years	454	6.3%	4,337	6.4%	9,678	6.4%	38,202	6.6%
Age 45 to 49 Years	500	6.9%	4,067	6.0%	9,466	6.3%	35,765	6.2%
Age 50 to 54 Years	485	6.7%	4,451	6.6%	10,425	6.9%	39,233	6.8%
Age 55 to 59 Years	548	7.6%	4,928	7.3%	11,105	7.4%	40,545	7.0%
Age 60 to 64 Years	517	7.2%	5,208	7.7%	11,220	7.5%	40,361	7.0%
Age 65 to 74 Years	742	10.3%	7,600	11.2%	16,680	11.1%	62,713	10.8%
Age 75 to 84 Years	320	4.4%	3,953	5.8%	8,510	5.7%	30,943	5.3%
Age 85 Years or Over	161	2.2%	2,178	3.2%	4,402	2.9%	13,871	2.4%
Median Age	40.8		42.9		42.9		41.2	
Gender Age Distribution (2022)								
Female Population	3,686	51.1%	34,996	51.8%	77,211	51.4%	293,427	50.5%
Age 0 to 19 Years	664	18.0%	7,211	20.6%	16,547	21.4%	66,122	22.5%
Age 20 to 64 Years	2,324	63.0%	19,883	56.8%	43,856	56.8%	167,180	57.0%
Age 65 Years or Over	699	19.0%	7,902	22.6%	16,808	21.8%	60,124	20.5%
Female Median Age	42.3		44.5		44.4		42.6	
Male Population	3,532	48.9%	32,629	48.2%	72,968	48.6%	287,217	49.5%
Age 0 to 19 Years	693	19.6%	7,613	23.3%	17,642	24.2%	69,834	24.3%
Age 20 to 64 Years	2,315	65.5%	19,187	58.8%	42,541	58.3%	169,981	59.2%
Age 65 Years or Over	524	14.8%	5,829	17.9%	12,785	17.5%	47,402	16.5%
Male Median Age	39.1		41.2		41.4		39.8	

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Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
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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	
Household Income Distribution (2022)								
HH Income $200,000 or More	369	12.5%	4,694	17.5%	11,422	19.6%	39,139	17.7%
HH Income $150,000 to $199,999	308	10.5%	2,568	9.6%	5,764	9.9%	23,360	10.6%
HH Income $100,000 to $149,999	646	21.9%	5,044	18.8%	10,629	18.3%	43,092	19.5%
HH Income $75,000 to $99,999	453	15.3%	3,943	14.7%	8,307	14.3%	30,734	13.9%
HH Income $50,000 to $74,999	355	12.0%	3,938	14.7%	8,501	14.6%	32,669	14.8%
HH Income $35,000 to $49,999	264	9.0%	2,637	9.8%	5,167	8.9%	19,553	8.9%
HH Income $25,000 to $34,999	165	5.6%	1,630	6.1%	3,320	5.7%	12,011	5.4%
HH Income $15,000 to $24,999	134	4.5%	1,117	4.2%	2,384	4.1%	9,397	4.3%
HH Income Under $15,000	256	8.7%	1,247	4.7%	2,727	4.7%	10,624	4.8%
HH Income $35,000 or More	2,395	81.2%	22,824	85.1%	49,790	85.5%	188,548	85.5%
HH Income $75,000 or More	1,776	60.2%	16,250	60.6%	36,122	62.0%	136,325	61.8%
Housing (2022)								
Total Housing Units	3,137		28,281		61,446		232,914	
Housing Units Occupied	2,949	94.0%	26,818	94.8%	58,221	94.8%	220,580	94.7%
Housing Units Owner-Occupied	2,008	68.1%	20,248	75.5%	45,066	77.4%	166,994	75.7%
Housing Units, Renter-Occupied	941	31.9%	6,570	24.5%	13,154	22.6%	53,586	24.3%
Housing Units, Vacant	188	6.4%	1,463	5.5%	3,225	5.5%	12,334	5.6%
Marital Status (2022)								
Never Married	2,055	33.2%	16,175	28.6%	35,691	28.6%	149,268	31.1%
Currently Married	2,759	44.6%	30,067	53.2%	67,113	53.7%	249,024	51.8%
Separated	316	5.1%	1,923	3.4%	3,976	3.2%	15,236	3.2%
Widowed	357	5.8%	3,697	6.5%	7,919	6.3%	27,567	5.7%
Divorced	697	11.3%	4,685	8.3%	10,227	8.2%	39,283	8.2%
Household Type (2022)								
Population Family	5,513	76.4%	55,145	81.5%	125,821	83.8%	481,034	82.8%
Population Non-Family	1,324	18.3%	10,756	15.9%	21,276	14.2%	82,312	14.2%
Population Group Quarters	382	5.3%	1,724	2.6%	3,081	2.1%	17,299	3.0%
Family Households	1,934	65.6%	18,123	67.6%	40,659	69.8%	154,211	69.9%
Non-Family Households	1,015	34.4%	8,695	32.4%	17,562	30.2%	66,369	30.1%
Married Couple with Children	611	22.1%	5,967	19.8%	14,353	21.4%	53,656	21.5%
Average Family Household Size	2.8		3.0		3.1		3.1	
Household Size (2022)								
1 Person Households	773	26.2%	7,138	26.6%	14,634	25.1%	54,224	24.6%
2 Person Households	1,190	40.3%	9,932	37.0%	20,571	35.3%	78,033	35.4%
3 Person Households	494	16.8%	4,131	15.4%	9,552	16.4%	35,975	16.3%
4 Person Households	329	11.2%	3,524	13.1%	8,435	14.5%	32,388	14.7%
5 Person Households	112	3.8%	1,440	5.4%	3,514	6.0%	13,837	6.3%
6 or More Person Households	51	1.7%	653	2.4%	1,515	2.6%	6,124	2.8%
Household Vehicles (2022)								
Households with 0 Vehicles Available	133	4.5%	1,291	4.8%	2,490	4.3%	10,963	5.0%
Households with 1 Vehicles Available	1,152	39.1%	8,260	30.8%	17,165	29.5%	66,411	30.1%
Households with 2 or More Vehicles Available	1,664	56.4%	17,266	64.4%	38,565	66.2%	143,206	64.9%
Total Vehicles Available	5,073		49,536		111,365		417,480	
Average Vehicles Per Household	1.7		1.8		1.9		1.9	

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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	6,116		55,752		122,968		472,756	
Estimated Civilian Employed	4,209	68.8%	35,484	63.6%	77,970	63.4%	307,436	65.0%
Estimated Civilian Unemployed	175	2.9%	1,260	2.3%	2,742	2.2%	11,351	2.4%
Estimated in Armed Forces	12	0.2%	49	-	304	0.2%	801	0.2%
Estimated Not in Labor Force	1,719	28.1%	18,959	34.0%	41,953	34.1%	153,168	32.4%
Unemployment Rate	2.9%		2.3%		2.2%		2.4%	
Occupation (2022)								
Occupation: Population Age 16 Years or Over	4,209		35,484		77,970		307,436	
Management, Business, Financial Operations	888	21.1%	8,463	23.9%	18,997	24.4%	72,476	23.6%
Professional, Related	1,446	34.3%	11,104	31.3%	24,254	31.1%	93,526	30.4%
Service	445	10.6%	4,003	11.3%	8,550	11.0%	37,485	12.2%
Sales, Office	806	19.2%	6,814	19.2%	14,867	19.1%	58,034	18.9%
Farming, Fishing, Forestry	-	-	25	-	56	-	210	-
Construct, Extraction, Maintenance	236	5.6%	1,601	4.5%	3,381	4.3%	16,621	5.4%
Production, Transport Material Moving	388	9.2%	3,474	9.8%	7,865	10.1%	29,083	9.5%
White Collar Workers	3,140	74.6%	26,381	74.3%	58,118	74.5%	224,036	72.9%
Blue Collar Workers	1,070	25.4%	9,103	25.7%	19,852	25.5%	83,400	27.1%
Consumer Expenditure (2022)								
Total Household Expenditure	$232.15 M		$2.27 B		$5.13 B		$18.82 B	
Total Non-Retail Expenditure	$122.83 M	52.9%	$1.21 B	53.0%	$2.72 B	53.1%	$9.98 B	53.0%
Total Retail Expenditure	$109.32 M	47.1%	$1.07 B	47.0%	$2.4 B	46.9%	$8.84 B	47.0%
Apparel	$8.28 M	3.6%	$81.24 M	3.6%	$183.92 M	3.6%	$674.81 M	3.6%
Contributions	$7.87 M	3.4%	$79.77 M	3.5%	$181.6 M	3.5%	$660.1 M	3.5%
Education	$7.49 M	3.2%	$75.8 M	3.3%	$174.44 M	3.4%	$633.4 M	3.4%
Entertainment	$13.36 M	5.8%	$131.8 M	5.8%	$298.28 M	5.8%	$1.09 B	5.8%
Food and Beverages	$33.88 M	14.6%	$328.87 M	14.5%	$740.43 M	14.4%	$2.72 B	14.5%
Furnishings and Equipment	$8.3 M	3.6%	$81.54 M	3.6%	$184.27 M	3.6%	$676.08 M	3.6%
Gifts	$6 M	2.6%	$60.92 M	2.7%	$139.15 M	2.7%	$504.22 M	2.7%
Health Care	$19.28 M	8.3%	$187.54 M	8.3%	$420.79 M	8.2%	$1.55 B	8.2%
Household Operations	$9.24 M	4.0%	$91.35 M	4.0%	$206.82 M	4.0%	$756.97 M	4.0%
Miscellaneous Expenses	$4.42 M	1.9%	$43.4 M	1.9%	$97.95 M	1.9%	$359.28 M	1.9%
Personal Care	$3.13 M	1.3%	$30.47 M	1.3%	$68.68 M	1.3%	$252.35 M	1.3%
Personal Insurance	$1.71 M	0.7%	$17.13 M	0.8%	$38.98 M	0.8%	$142.32 M	0.8%
Reading	$510.82 K	0.2%	$5.04 M	0.2%	$11.38 M	0.2%	$41.66 M	0.2%
Shelter	$48.74 M	21.0%	$475.56 M	20.9%	$1.07 B	20.9%	$3.94 B	20.9%
Tobacco	$1.29 M	0.6%	$12.02 M	0.5%	$26.62 M	0.5%	$98.54 M	0.5%
Transportation	$42.15 M	18.2%	$410.32 M	18.1%	$924.06 M	18.0%	$3.4 B	18.1%
Utilities	$16.52 M	7.1%	$159.22 M	7.0%	$356.82 M	7.0%	$1.31 B	7.0%
Educational Attainment (2022)								
Adult Population Age 25 Years or Over	5,492		49,406		108,555		413,238	
Elementary (Grade Level 0 to 8)	70	1.3%	1,256	2.5%	2,212	2.0%	9,361	2.3%
Some High School (Grade Level 9 to 11)	119	2.2%	1,402	2.8%	2,958	2.7%	13,482	3.3%
High School Graduate	1,153	21.0%	10,493	21.2%	23,087	21.3%	97,598	23.6%
Some College	861	15.7%	6,654	13.5%	14,612	13.5%	56,284	13.6%
Associate Degree Only	261	4.7%	3,267	6.6%	7,497	6.9%	30,339	7.3%
Bachelor Degree Only	1,568	28.6%	15,537	31.4%	34,119	31.4%	121,995	29.5%
Graduate Degree	1,460	26.6%	10,797	21.9%	24,070	22.2%	84,178	20.4%

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Units In Structure (2022)								
1 Detached Unit	1,084	38.4%	13,383	53.3%	30,307	55.6%	120,490	58.5%
1 Attached Unit	987	35.0%	7,014	27.9%	15,007	27.6%	51,644	25.1%
2 to 4 Units	217	7.7%	1,584	6.3%	2,921	5.4%	11,655	5.7%
5 to 9 Units	158	5.6%	1,007	4.0%	1,983	3.6%	7,235	3.5%
10 to 19 Units	167	5.9%	1,001	4.0%	2,116	3.9%	7,640	3.7%
20 to 49 Units	132	4.7%	909	3.6%	1,709	3.1%	6,976	3.4%
50 or More Units	199	7.1%	1,683	6.7%	3,213	5.9%	13,090	6.4%
Mobile Home or Trailer	5	0.2%	223	0.9%	925	1.7%	1,707	0.8%
Other Structure	-	-	15	-	40	-	143	-
Homes Built By Year (2022)								
Homes Built 2010 or later	283	10.0%	1,972	7.8%	4,790	8.8%	16,895	8.2%
Homes Built 2000 to 2009	307	10.9%	2,418	9.6%	5,049	9.3%	20,259	9.8%
Homes Built 1990 to 1999	411	14.6%	3,266	13.0%	7,268	13.3%	25,293	12.3%
Homes Built 1980 to 1989	388	13.8%	3,243	12.9%	8,016	14.7%	28,157	13.7%
Homes Built 1970 to 1979	295	10.4%	3,142	12.5%	7,130	13.1%	27,124	13.2%
Homes Built 1960 to 1969	289	10.2%	3,364	13.4%	7,040	12.9%	29,151	14.2%
Homes Built 1950 to 1959	282	10.0%	3,847	15.3%	8,204	15.1%	32,269	15.7%
Homes Built Before 1949	695	24.6%	5,566	22.2%	10,724	19.7%	41,433	20.1%
Home Values (2022)								
Home Values $1,000,000 or More	22	1.1%	450	2.2%	1,152	2.6%	3,385	2.0%
Home Values $500,000 to $999,999	413	20.6%	4,853	24.0%	10,712	23.8%	36,805	22.0%
Home Values $400,000 to $499,999	335	16.7%	4,425	21.9%	10,063	22.3%	34,301	20.5%
Home Values $300,000 to $399,999	534	26.6%	4,424	21.8%	10,257	22.8%	41,620	24.9%
Home Values $200,000 to $299,999	405	20.2%	3,585	17.7%	7,503	16.6%	32,100	19.2%
Home Values $150,000 to $199,999	106	5.3%	1,170	5.8%	2,272	5.0%	7,893	4.7%
Home Values $100,000 to $149,999	115	5.7%	618	3.1%	1,125	2.5%	4,054	2.4%
Home Values $70,000 to $99,999	10	0.5%	180	0.9%	534	1.2%	1,699	1.0%
Home Values $50,000 to $69,999	5	0.2%	29	0.1%	129	0.3%	578	0.3%
Home Values $25,000 to $49,999	14	0.7%	262	1.3%	776	1.7%	2,362	1.4%
Home Values Under $25,000	48	2.4%	252	1.2%	544	1.2%	2,197	1.3%
Owner-Occupied Median Home Value	$336,712		$391,441		$398,420		$384,172	
Renter-Occupied Median Rent	$1,335		$1,292		$1,309		$1,294	
Transportation To Work (2022)								
Drive to Work Alone	2,694	64.0%	20,504	57.8%	45,112	57.9%	181,496	59.0%
Drive to Work in Carpool	181	4.3%	2,000	5.6%	4,303	5.5%	15,812	5.1%
Travel to Work by Public Transportation	71	1.7%	495	1.4%	930	1.2%	4,415	1.4%
Drive to Work on Motorcycle	-	-	-	-	-	-	1	-
Walk or Bicycle to Work	159	3.8%	775	2.2%	1,398	1.8%	5,203	1.7%
Other Means	51	1.2%	373	1.1%	950	1.2%	3,589	1.2%
Work at Home	1,053	25.0%	11,338	32.0%	25,277	32.4%	96,920	31.5%
Travel Time (2022)								
Travel to Work in 14 Minutes or Less	1,034	24.6%	6,486	18.3%	13,117	16.8%	51,423	16.7%
Travel to Work in 15 to 29 Minutes	941	22.4%	7,862	22.2%	17,688	22.7%	73,394	23.9%
Travel to Work in 30 to 59 Minutes	982	23.3%	7,735	21.8%	17,121	22.0%	68,905	22.4%
Travel to Work in 60 Minutes or More	199	4.7%	2,062	5.8%	4,767	6.1%	16,794	5.5%
Average Minutes Travel to Work	21.8		23.7		24.0		23.9	

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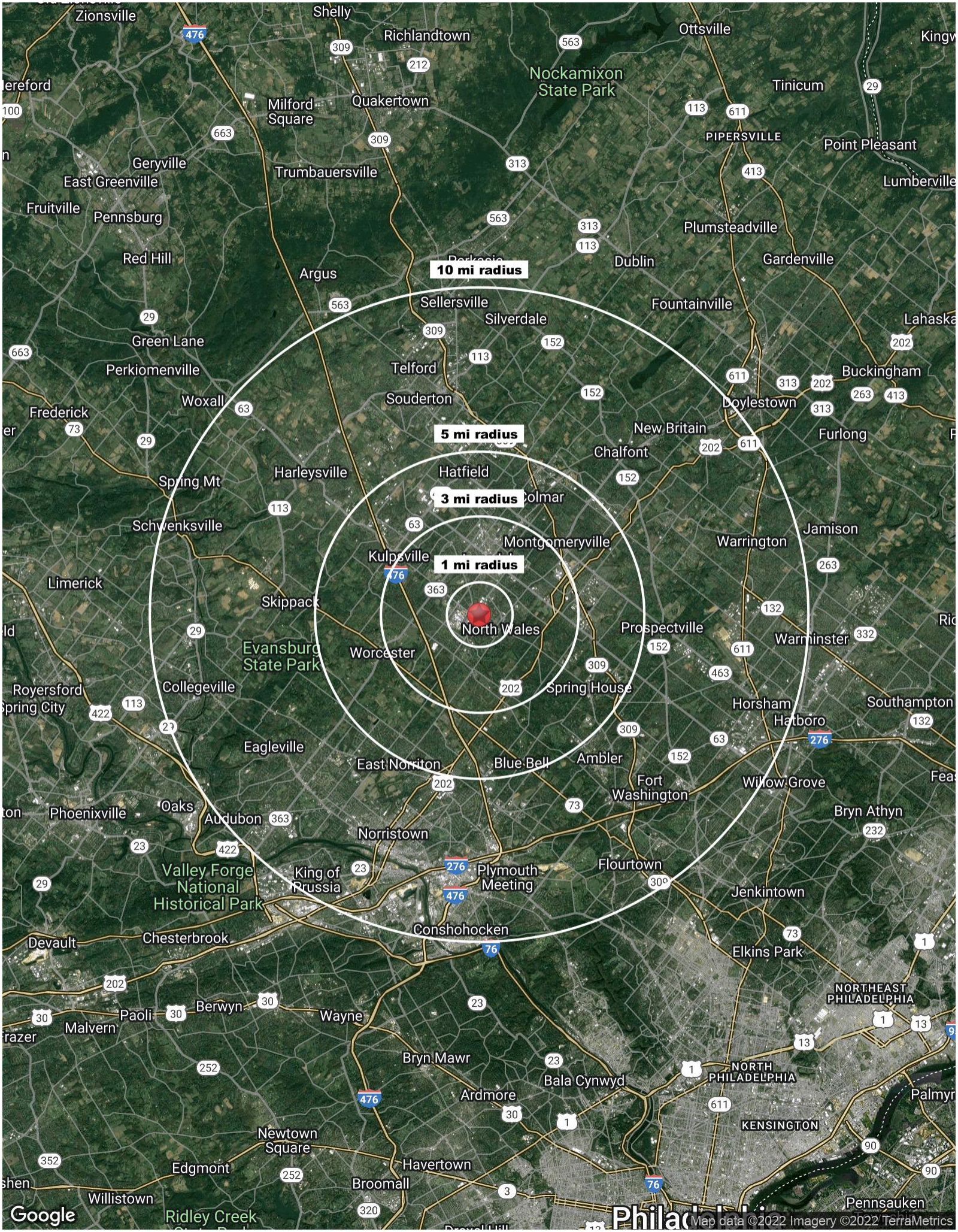
10 mi radius
5 mi radius
3 mi radius
1 mi radius
North Wales
Zionsville
Shelly
Richlandtown
Ottsville
Nockamixon State Park
Tinicum
Milford Square
Quakertown
PIPERSVILLE
Point Pleasant
Geryville
East Greenville
Trumbauersville
Lumberville
Fruitville
Pennsburg
Plumsteadville
Red Hill
Argus
Dublin
Gardenville
Sellersville
Fountainville
Silverdale
Lahaska
Green Lane
Telford
Buckingham
Perkiomenville
Souderton
Doylestown
Woxall
Frederick
New Britain
Furlong
Chalfont
Harleysville
Hatfield
Spring Mt
Colmar
Schwenksville
Jamison
Montgomeryville
Warrington
Kulpsville
Limerick
Skippack
Prospectville
Warminster
Evansburg State Park
Worcester
Royersford
Spring City
Collegeville
Spring House
Horsham
Hatboro
Southampton
Eagleville
East Norriton
Blue Bell
Ambler
Fort Washington
Willow Grove
Phoenixville
Oaks
Audubon
Bryn Athyn
Norristown
Valley Forge National Historical Park
King of Prussia
Plymouth Meeting
Flourtown
Jenkintown
Conshohocken
Devault
Chesterbrook
Elkins Park
NORTHEAST PHILADELPHIA
Paoli
Berwyn
Wayne
Malvern
Bryn Mawr
Bala Cynwyd
NORTH PHILADELPHIA
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KENSINGTON
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