

The Shoppes at Concord
 Route 202 and Ridge Road, Concord, PA
 158,091 sf Giant and Club Studio Anchored Shopping Center
 Available: Inline Space, Endcaps, and Pad Sites



Information

- A proposed 158,091 SF shopping center anchored by Giant Foods and Club Studio featuring retailers such as Turning Point, America's Tire, Flagship Car Wash, along with additional retail, restaurant, and service users.
- Currently 68% leased. Construction start projected for Fall 2026.
- New left-hand turn at a new traffic signal from northbound Route 202 into the site. Additional widening and improvements to Ridge Road.

Demographics

Demographics	1 Mile	3 Mile	5 Mile
Population	8,420	62,150	168,300
Households	3,180	23,940	64,720
Avg HH Income	\$148,200	\$162,500	\$155,800
Daytime Pop.	9,860	71,400	182,500

Description

- Available for Lease: Inline, Endcap, and Pad Sites with Drive Throughs available.
- Traffic Counts:
 - 40,000 ADT on Route 202
 - 5,635 ADT on Ridge Road
- New Outdoor dining and community gathering locations:
 - The Community Patio - A vibrant 60-ft shared open space separates GIANT and Club Studio connecting seamlessly.
 - The Lawn - an outdoor gathering area adjacent to outdoor dining

[Link to drone video](#)



CONTACT INFORMATION



Tyler Arsenault | Office: 856.778.4900 ext. 4
 Cell: 609.751.2965 | tarsenault@retailsites.net

Robert Hill | Office: 856.778.4900 ext. 1
 Cell: (856) 275-9366 | rmhill@retailsites.net

Site
Route 202 &
Ridge Road

15 min drive time

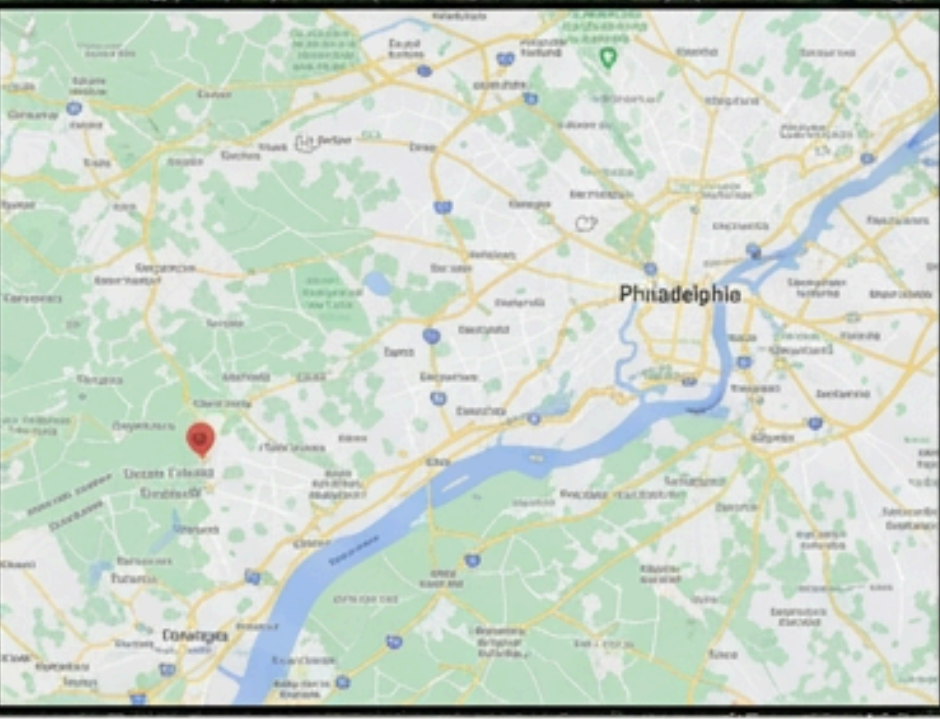
5 mi radius

3 mi radius

1 mi radius

PENNSYLVANIA
DELAWARE

Wilmington



Route 202 & Ridge Road, Concord, PA

July 2024

LOT AREA CALCULATIONS

* GROSS LOT AREA =	1,040,937 SF	23.807 AC
** AREA WITHIN +25% STEEP SLOPES =	-31,796 SF	-0.730 AC
*** AREA WITHIN WETLANDS =	-15,120 SF	-0.439 AC
NET LOT AREA =	990,021 SF	22.728 AC

* DOES NOT INCLUDE THE R.O.W.
** STEEP SLOPES EXCLUSIVE OF WETLANDS

ZONING TABLE

ZONE: C-2 PLANNED BUSINESS AND COMMERCIAL DISTRICT
 USE: A-2 PLANNED SHOPPING CENTER
 TMP# 13-00-01051-01 D.B. 2730, PG. 317

APPLICANT OWNER INFORMATION

APPLICANT / OWNER: CONCORD ACQUISITION LLC
 101 W. MAIN STREET, SUITE 100
 MOORESTOWN, NJ 08057

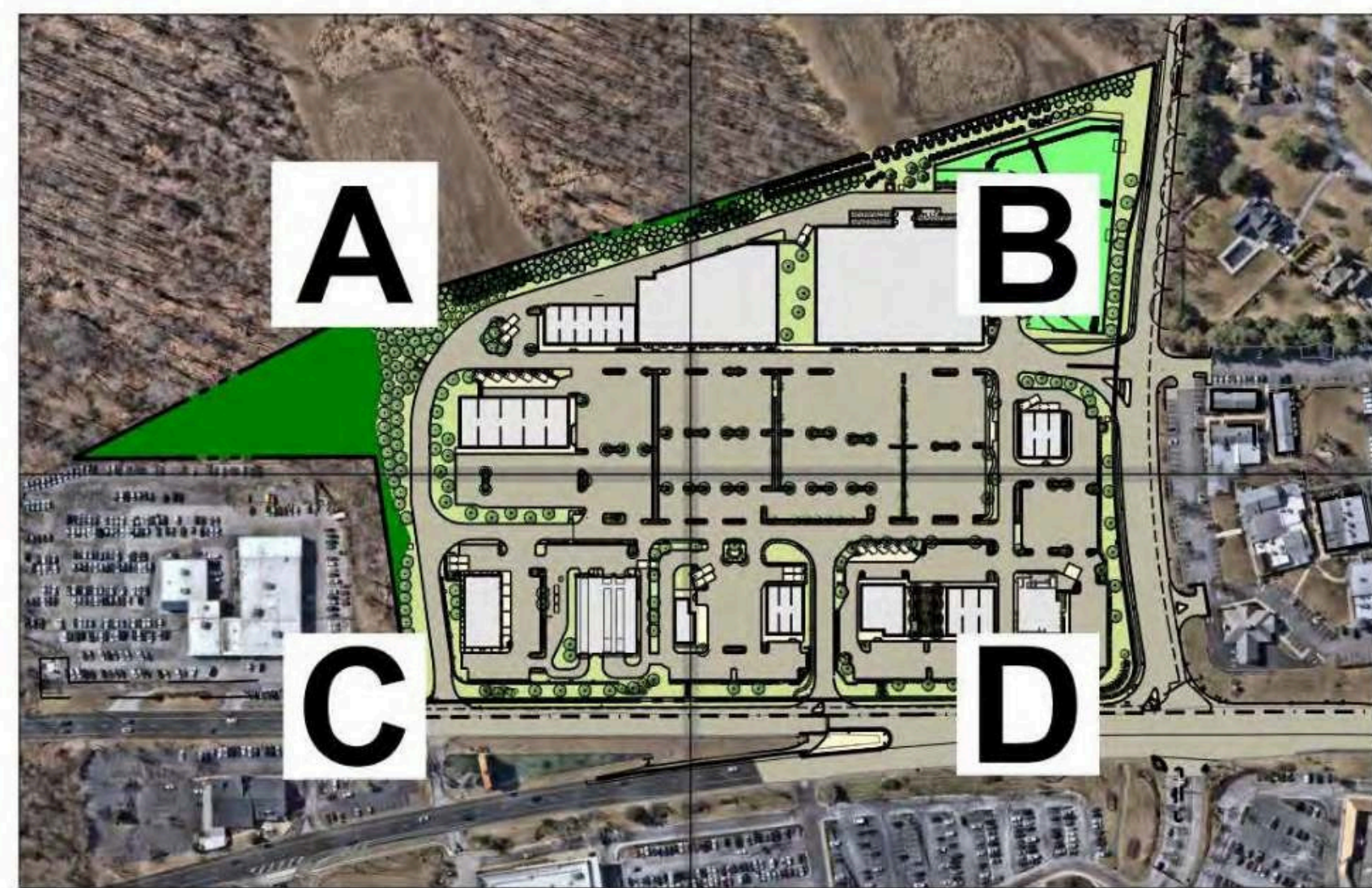
BULK REQUIREMENTS

ITEM	PERMITTED	PROPOSED
MIN SITE AREA	130,000 SF (3.0 AC)	990,021 SF (22.728 AC)
MIN DEVELOPMENT LOT AREA	2,500 SF	—
MIN DEVELOPMENT LOT WIDTH	150.0 FT	899 FT
MIN YARD SETBACKS		
FRONT YARD	50.0 FT	71 FT
SIDE YARD	10 FT	97.9 FT
SIDE YARD ABUTTING RESIDENTIAL	50 FT	80.4 FT
REAR YARD	20.0 FT	NA
MAX PERMITTED HEIGHT	35.0 FT	< 35 FT
TOTAL IMPERVIOUS COVERAGE	70.0%	* 69.47% (887,129 SF)
TOTAL BUILDING COVERAGE (GFA)	35.0%	15.97% (166,132 SF)
RECREATIONAL OPEN SPACE	3.0% (1.12 AC)	7.64% (1.74 AC)

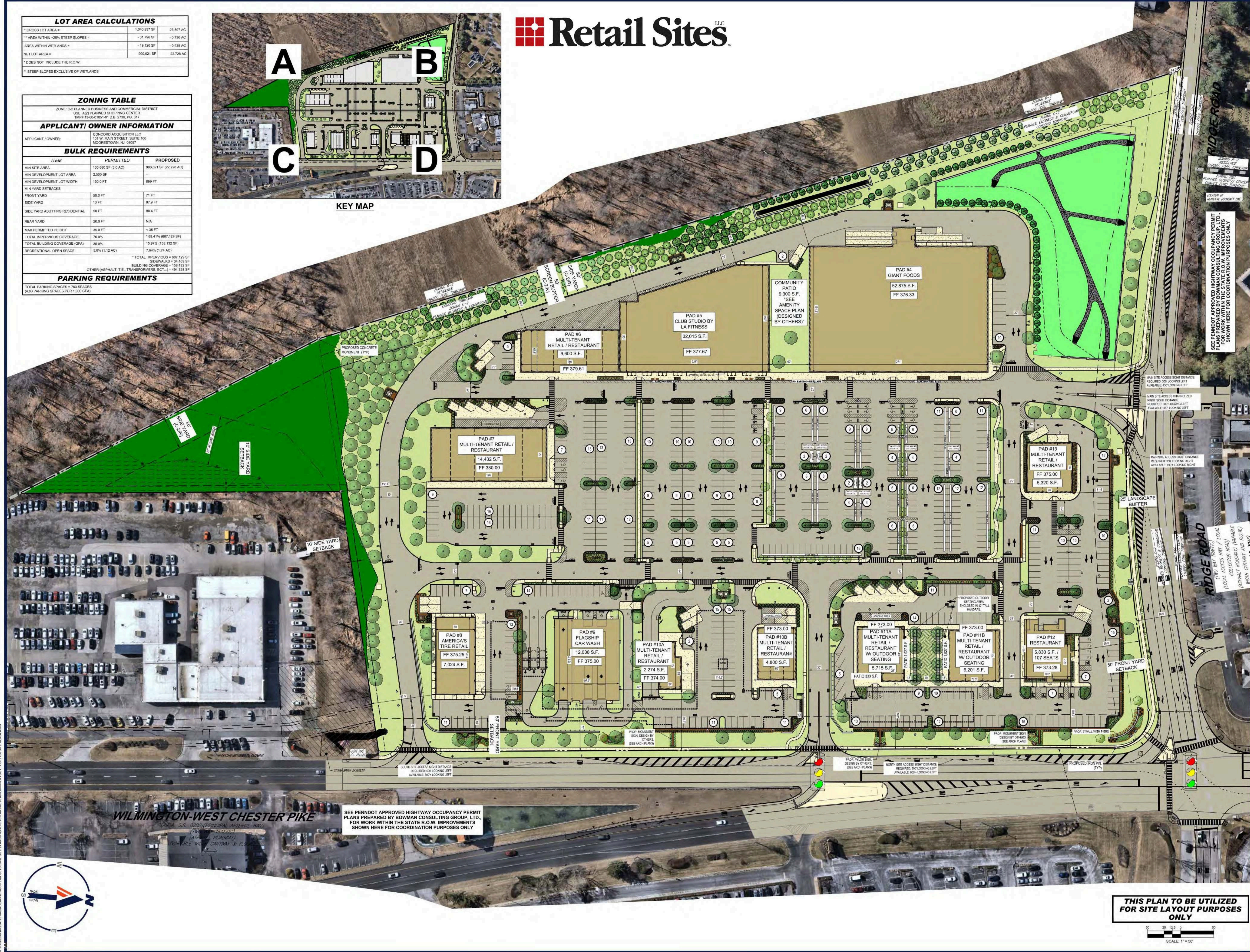
* TOTAL IMPERVIOUS = 687,129 SF
 SIDEWALKS = 34,189 SF
 BUILDING COVERAGE = 166,132 SF

PARKING REQUIREMENTS

TOTAL PARKING SPACES = 763 SPACES
 (4.83 PARKING SPACES PER 1,000 GFA)



KEY MAP



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	09/08/2025	GENERAL REVISIONS	JED
2	05/08/2026	GENERAL REVISIONS	LAB

SEE PENNDOT APPROVED HIGHWAY OCCUPANCY PERMIT PLANS PREPARED BY BOWMAN CONSULTING GROUP, LTD. FOR WORK WITHIN THE STATE R.O.W. IMPROVEMENTS SHOWN HERE FOR COORDINATION PURPOSES ONLY

NOT APPROVED FOR CONSTRUCTION

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN WERE OBTAINED FROM THE CITY COMPANY RECORDS AND/OR AN ENGINEER'S INSPECTION OF THE SITE. COMPLETELY OR PARTIAL DEPTH OF UTILITIES OR STRUCTURES CANNOT BE GUARANTEED PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 207 OF 194 AS AMENDED BY ALL SUBSEQUENT LEGISLATION. THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT No.: PAA250126 00-2A
 DRAWN BY: MCA
 CHECKED BY: EAB
 DATE: 08/22/2025
 CAD I.D.: P.CIVIL-SITE

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

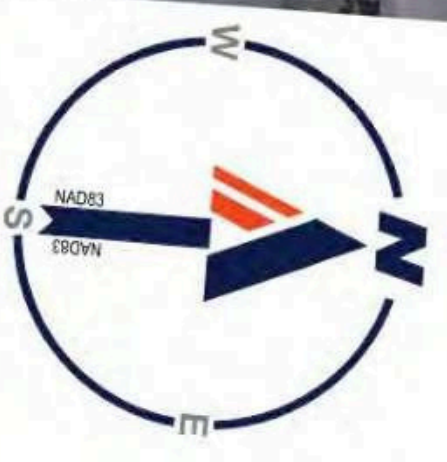
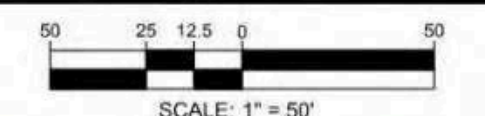
BOHLER
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9122
 www.BohlerEngineering.com

E.A. BRITZ
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE074943

SHEET TITLE:
OVERALL SITE PLAN
 SHEET NUMBER:
X-301
 OF 73
 REVISION 2 - 05/08/2026

SEE PENNDOT APPROVED HIGHWAY OCCUPANCY PERMIT PLANS PREPARED BY BOWMAN CONSULTING GROUP, LTD. FOR WORK WITHIN THE STATE R.O.W. IMPROVEMENTS SHOWN HERE FOR COORDINATION PURPOSES ONLY

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



LOT AREA CALCULATIONS		
* GROSS LOT AREA =	1,040,937 SF	23.897 AC
** AREA WITHIN ±25% STEEP SLOPES =	-31,796 SF	-0.730 AC
NET LOT AREA =	1,009,141 SF	23.167 AC
NET LOT AREA =	990,021 SF	22.728 AC
* DOES NOT INCLUDE THE R.O.W.		
** STEEP SLOPES EXCLUSIVE OF WETLANDS		

ZONING TABLE		
ZONE: C-2 PLANNED BUSINESS AND COMMERCIAL DISTRICT		
USE: A-2 PLANNED SHOPPING CENTER		
TUPR 13.00-01081-01 D.B. 2730, PG. 317		

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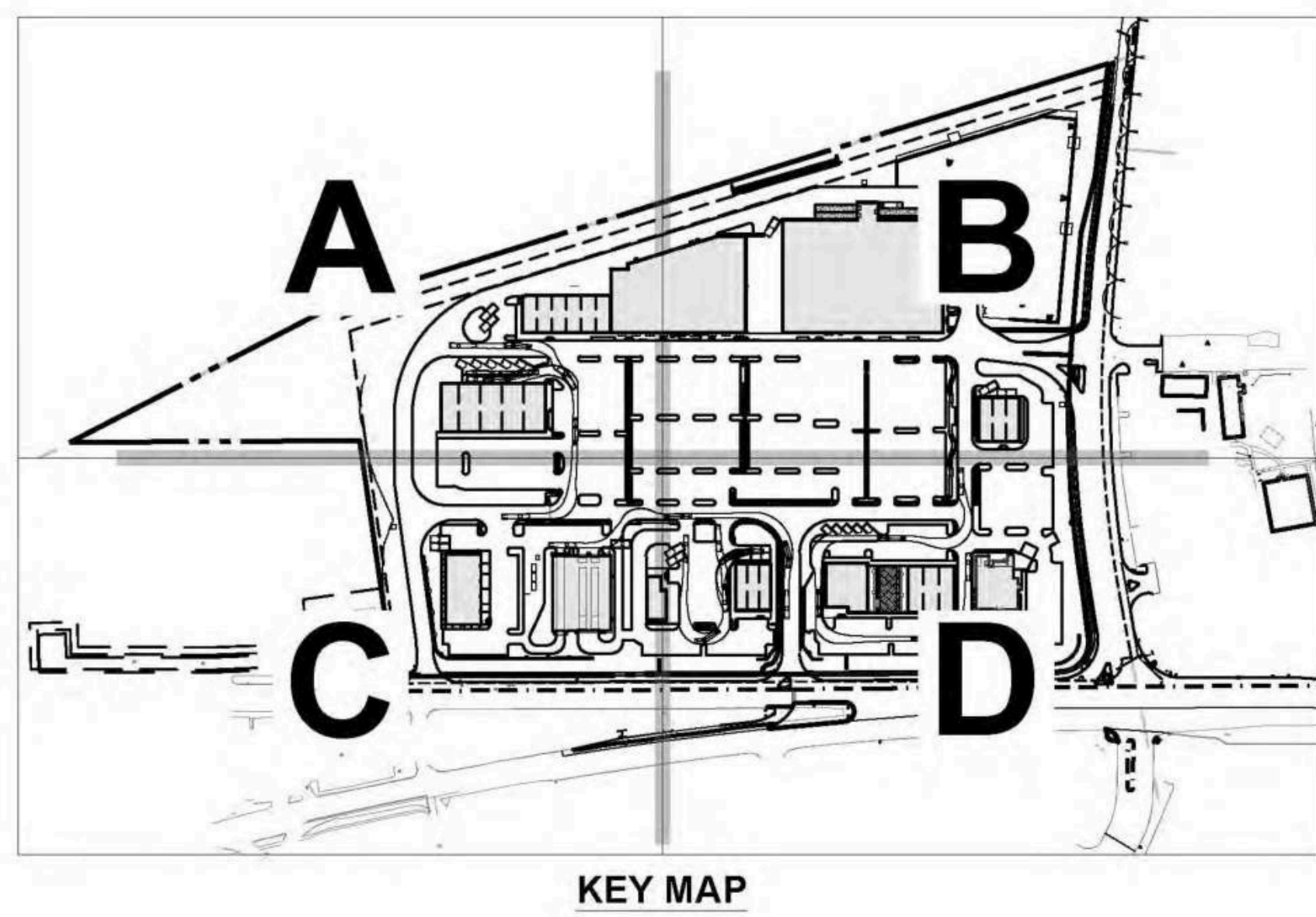
CONCORD ACQUISITION LLC
101 W. MAIN STREET, SUITE 100
MICHELETTOWN, NJ 08057

BULK REQUIREMENTS

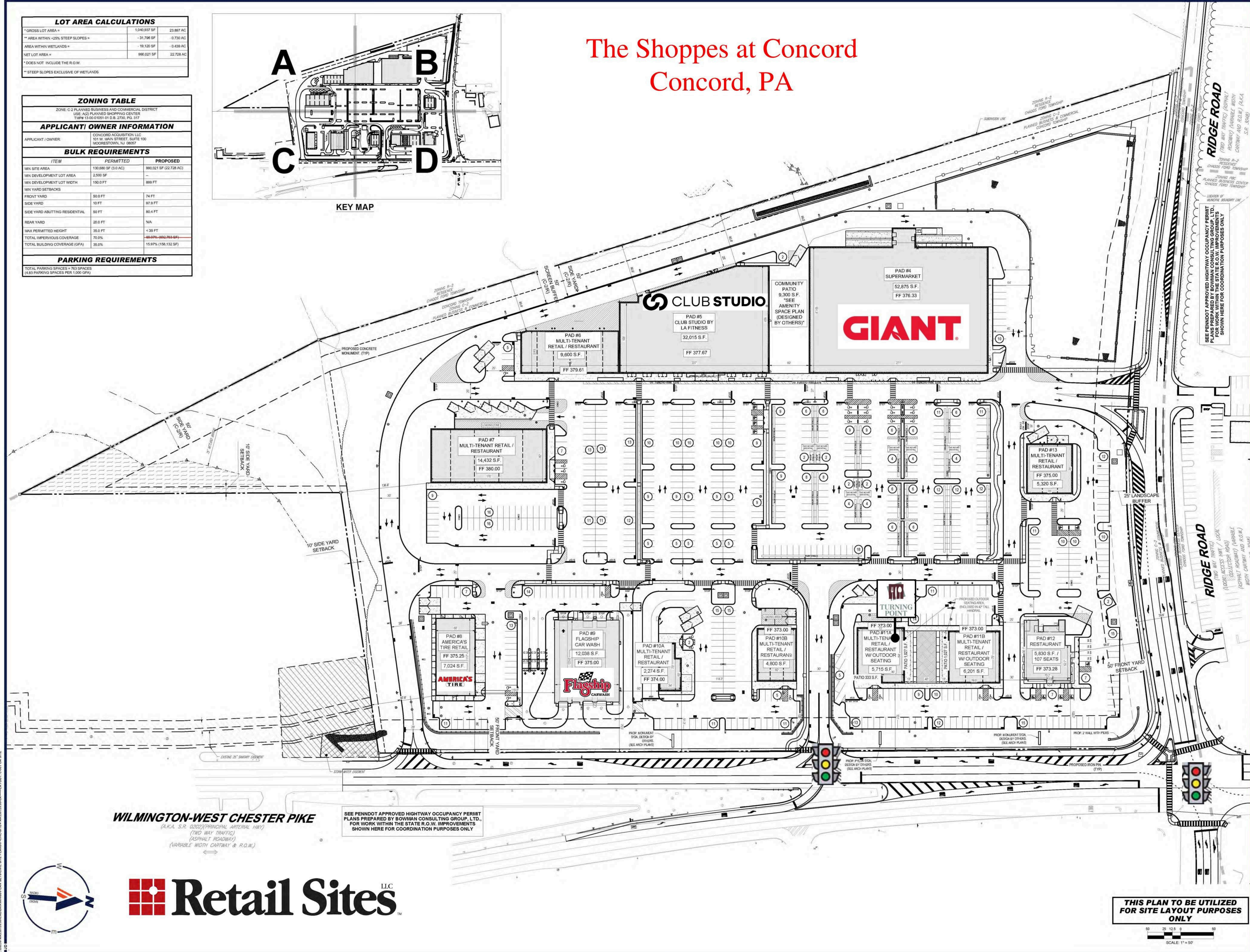
ITEM	PERMITTED	PROPOSED
MIN SITE AREA	130,680 SF (3.0 AC)	990,021 SF (22.728 AC)
MIN DEVELOPMENT LOT AREA	2,500 SF	-
MIN DEVELOPMENT LOT WIDTH	150.0 FT	869 FT
MIN YARD SETBACKS		
FRONT YARD	50.0 FT	74 FT
SIDE YARD	10 FT	97.9 FT
SIDE YARD ABUTTING RESIDENTIAL	50 FT	80.4 FT
REAR YARD	20.0 FT	NA
MAX PERMITTED HEIGHT	35.0 FT	< 35 FT
TOTAL IMPERVIOUS COVERAGE	70.0%	69.07% (1692,763 SF)
TOTAL BUILDING COVERAGE (GFA)	35.0%	15.97% (1198,132 SF)

PARKING REQUIREMENTS

TOTAL PARKING SPACES = 763 SPACES
(4.83 PARKING SPACES PER 1,000 GFA)



The Shoppes at Concord Concord, PA



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	09/08/2025	GENERAL REVISIONS	EAB	MCM
2	05/08/2025	GENERAL REVISIONS	EAB	MCM

NOT APPROVED FOR CONSTRUCTION
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: PA250125-00-2A
DRAWN BY: MCM
CHECKED BY: EAB
DATE: 08/22/2025
CAD I.D.: P-CIVIL-SITE

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR
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PROPOSED DEVELOPMENT
"THE SHOPPES AT CONCORD"
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BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18814
Phone: (215) 998-9100
Fax: (215) 998-9102
www.BohlerEngineering.com

E.A. BRITZ
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE074863

SHEET TITLE:
OVERALL SITE PLAN

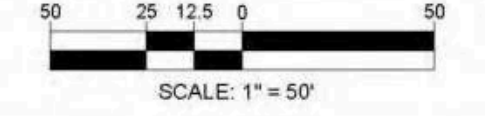
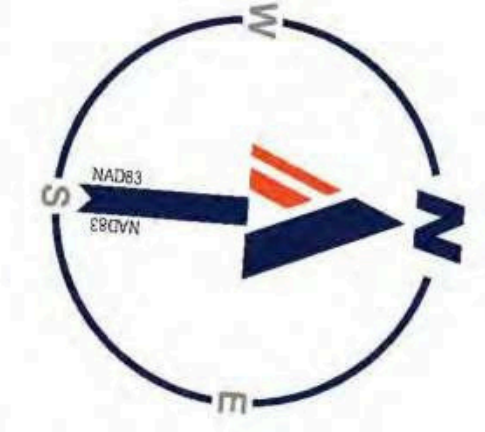
SHEET NUMBER:
C-301
OF 69

REVISION 2 - 05/08/2025

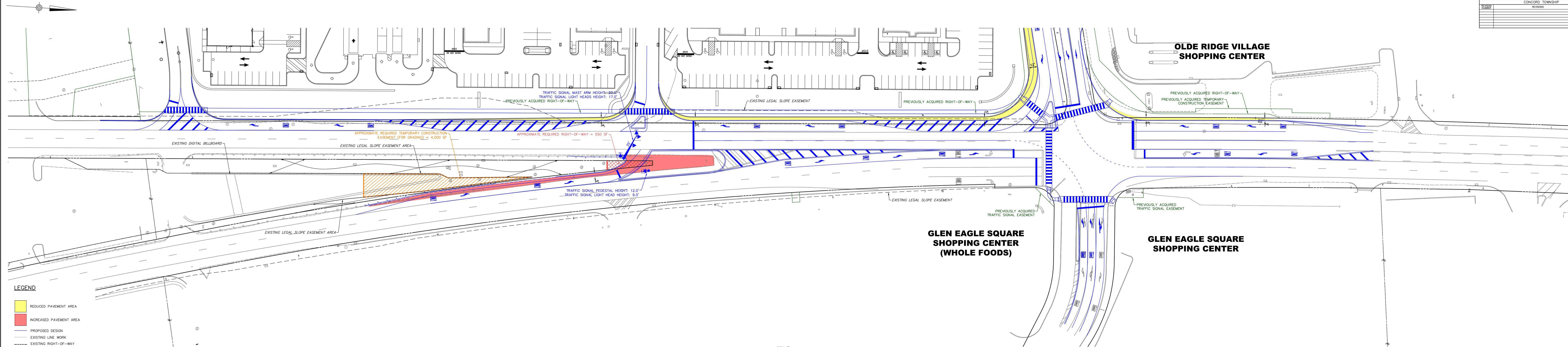
WILMINGTON-WEST CHESTER PIKE
(A.K.A. S.R. 0202) (PRINCIPAL ARTERIAL HWY.)
(TWO WAY TRAFFIC)
(ASPHALT ROADWAY)
(VARIABLE WIDTH CARTWAY & R.O.W.)

SEE PENNDOT APPROVED HIGHWAY OCCUPANCY PERMIT PLANS PREPARED BY BOWMAN CONSULTING GROUP, LTD., FOR WORK WITHIN THE STATE R.O.W. IMPROVEMENTS SHOWN HERE FOR COORDINATION PURPOSES ONLY

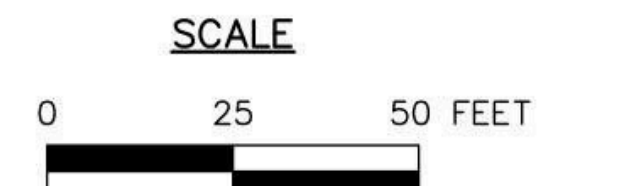
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

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
 DRAWN BY: JWJ
 CHECKED BY: JJK

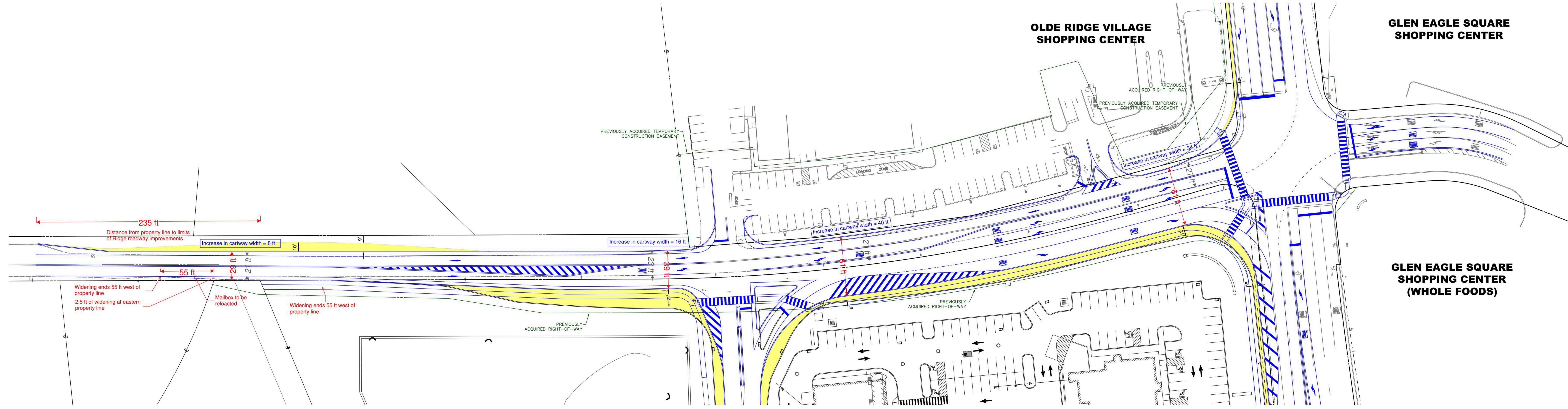
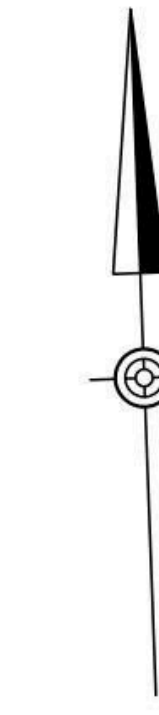
JOB NO: 314352-01-001
 DWG: 352SPM01
 DATE: 5/4/26

CONCORD ACQUISITION LLC
 101 W. MAIN STREET, SUITE 100
 WOODSTOWN, 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 FROM APPROVED PLANS
- INCREASED PAVEMENT AREA FROM APPROVED PLANS
- PROPOSED DESIGN
- EXISTING LINE WORK
- EXISTING RIGHT-OF-WAY
- PREVIOUSLY ACQUIRED RIGHT-OF-WAY

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

PRELIMINARY PAVEMENT
 MARKING EXHIBIT
 (NOT FOR CONSTRUCTION)



Anchor Tenants Perspective



100 N. Charles Street,
Baltimore, MD 21201
410.837.2727

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The Shoppes at Concord

Building and Site Concept
May 08, 2026





E/W Pedestrian Connectors - View 01



Patio - View 01



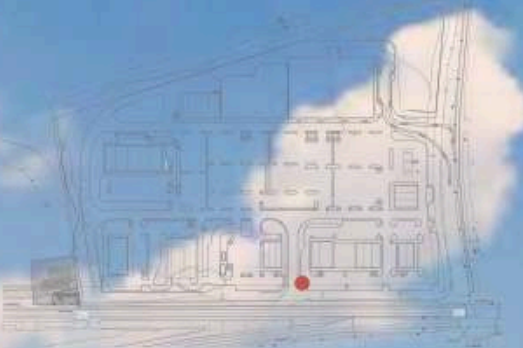
Patio - View 03



Building 11A - View 1

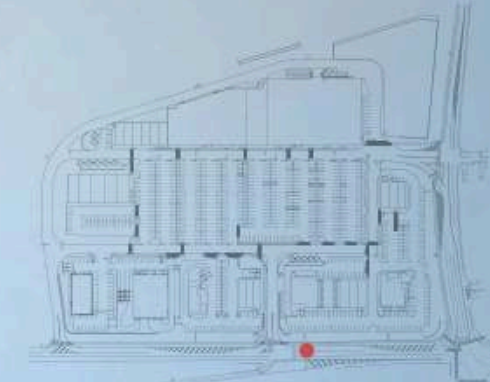


Lawn - View 01





Building 06 - View 01



New 202 Light - View 02



Ridge Rd Improvements - Westchester Pike View



Ridge Rd Improvements - East View

Expanded Profile

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



Lat/Lon: 39.965/-75.5452

	1 mi radius		3 mi radius		5 mi radius		15 min drive time	
Population								
Estimated Population (2024)	4,660		28,659		89,201		124,348	
Projected Population (2029)	4,905		29,521		91,027		128,647	
Census Population (2020)	4,537		28,699		90,002		123,839	
Census Population (2020)	4,533		26,724		87,214		118,718	
Projected Annual Growth (2024 to 2024)	246	1.1%	866	0.4%	1,825	0.4%	2,499	0.4%
Historical Annual Growth (2020 to 2024)	322	1.9%	-45	-	-801	-0.2%	509	0.1%
Historical Annual Growth (2010 to 2024)	-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	
Households								
Estimated Households (2024)	1,981		11,425		34,333		46,584	
Projected Households (2029)	2,083		11,823		35,377		47,881	
Census Households (2020)	1,843		10,941		33,782		45,446	
Census Households (2024)	1,920		10,154		32,249		43,126	
Estimated Households with Children (2024)	537	27.1%	3,027	25.5%	8,962	25.5%	11,875	25.5%
Estimated Average Household Size (2024)	2.35		2.57		2.51		2.47	
Average Household Income								
Estimated Average Household Income (2024)	\$211,788		\$209,846		\$193,479		\$185,439	
Projected Average Household Income (2029)	\$220,303		\$218,185		\$203,022		\$193,834	
Estimated Average Family Income (2024)	\$277,319		\$285,820		\$256,588		\$245,837	
Median Household Income								
Estimated Median Household Income (2024)	\$162,664		\$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	
Per Capita Income								
Estimated Per Capita Income (2024)	\$90,042		\$83,762		\$74,791		\$69,997	
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		\$2,110,986		\$2,022,522		\$1,906,991	
Daytime Demos (2024)								
Total Businesses	287		1,461		3,828		5,076	
Total Employees	2,644		18,226		42,974		60,589	
Company Headquarter Businesses	16	5.7%	70	4.8%	197	4.0%	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		11.9		11.9	
Residential Population per Business	16.2		19.6		23.3		24.5	

©2010 Zous, USA, Chandler, Chartes, 300-491-1112 Demographic Source: Anyasat Geographic Solutions 5/2024, TIGER Geography - RFS

This report was produced using data from prowtis and government sources deemed to be reliable. The information formn in provided without representation or resararary.

Expanded Profile

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



Lat/Lon: 39.845/-75.5452

	1 mi radius		3 mi radius		5 mi radius		15 min drive time	
Race & Ethnicity								
White (2024)	3,396	73.9%	22,383	78.1%	70,694	79.4%	98,967	79.6%
Black or African American (2024)	199	4.3%	1,367	4.5%	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	16.1%	3,811	13.3%	8,278	9.3%	9,874	7.8%
Hawaiian or Pacific Islander (2024)	-	-	6	-	16	-	23	-
Other Race (2024)	29	0.6%	165	0.6%	752	0.6%	1,212	1.0%
Two of More Races (2024)	138	3.0%	956	3.3%	3,014	3.4%	4,466	5.0%
Not Hispanic or Latine Population (2024)	4,534	97.3%	27,756	86.9%	85,914	96.4%	119,379	96.0%
Hispanic or Latine Population (2024)	125	2.7%	909	3.2%	3,268	3.7%	4,969	4.6%
Not Hispanic or Latine Population (2020)	4,714	96.1%	28,217	95.6%	88,003	95.1%	120,472	94.9%
Hispanic or Latine Population (2020)	121	3.0%	1,304	4.4%	4,423	4.9%	6,425	5.1%
Not Hispanic or Latino Population (2020)	4,120	95.0%	27,745	86.7%	87,118	96.8%	119,439	96.4%
Hispanic or Latine Population (2020)	217	3.0%	954	3.3%	2,883	3.3%	4,400	3.6%
Not Hispanic or Latine Population (2020)	4,425	97.6%	26,138	87.9%	85,421	96.0%	115,967	97.7%
Hispanic or Latine Population (2010)	108	2.4%	587	2.2%	1,783	2.0%	2,752	2.3%
Projected Hispanic Annual Growth (2024 to 2024)	66	10.5%	401	8.9%	1,156	6.6%	1,456	5.5%
Historic Hispanic Annual Growth (2010 to 2024)	18	1.1%	316	3.8%	1,556	8.0%	2,218	3.8%
Age Distribution (2024)								
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	8.8%	1,870	6.5%	5,500	6.2%	7,137	5.7%
Age 15 to 19 Years	216	8.2%	1,865	6.5%	3,742	6.8%	10,714	6.5%
Age 20 to 24 Years	251	0.5%	1,289	4.3%	4,199	4.4%	7,242	6.4%
Age 25 to 39 Years	216	4.6%	1,093	3.8%	3,447	4.2%	5,445	4.4%
Age 30 to 34 Years	251	5.4%	1,229	4.3%	4,428	5.6%	6,245	5.0%
Age 35 to 39 Years	329	6.5%	1,638	5.4%	5,077	3.4%	6,816	5.6%
Age 40 to 44 Years	326	7.8%	1,900	6.2%	5,486	6.1%	7,237	5.6%
Age 45 to 49 Years	274	5.9%	1,683	6.3%	5,216	5.8%	6,812	5.5%
Age 50 to 54 Years	322	8.8%	2,011	7.0%	6,300	6.0%	7,900	8.4%
Age 60 to 59 Years	329	7.1%	1,899	6.6%	6,290	7.1%	8,221	6.6%
Age 60 to 64 Years	309	8.6%	1,966	7.9%	1,696	7.4%	8,733	7.8%
Age 75 to 74 Years	680	10.9%	3,566	12.4%	11,671	13.1%	15,393	12.4%
Age 75 to 85 Years	372	8.0%	2,747	8.6%	7,381	3.4%	9,688	7.8%
Age 85 Years or Over	141	3.0%	1,339	4.7%	2,994	3.4%	4,196	3.4%
Median Age	43.8		48.0		46.5		44.6	
Gender Age Distribution (2024)								
Female Population	2,432	62.2%	14,779	51.9%	44,700	50.1%	59,793	49.1%
Age 0 to 19 Years	492	22.2%	3,169	21.1%	9,520	21.4%	12,641	21.1%
Age 20 to 64 Years	1,444	55.3%	7,419	90.2%	23,292	52.1%	31,597	52.8%
Age 65 Years or Over	596	24.5%	4,185	28.3%	11,960	28.6%	15,554	20.0%
Female Median Age	45.0		48.0		48.0		47.0	
Male Population	2,228	47.8%	13,896	48.8%	44,501	45.0%	64,559	51.9%
Age 0 to 19 Years	534	24.9%	3,305	23.6%	19,564	23.1%	16,970	22.1%
Age 20 to 64 Years	1,249	56.1%	7,116	51.2%	23,768	53.4%	33,963	52.2%
Age 65 Years or Over	425	16.1%	3,466	15.0%	10,178	22.9%	17,722	22.3%
Male Median Age	42.5		47.0		45.0		42.4	

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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	
Household Income Distribution (2024)								
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%
Housing (2024)								
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%
Marital Status (2024)								
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%
Household Type (2024)								
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	
Household Size (2024)								
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%
Household Vehicles (2024)								
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	



Proposed development the Shoppes at Concord

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