

Expanded Profile

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



Lat/Lon: 39.8651/-75.5451

Concordville, PA	3 mi radius		5 mi radius		10 min drive time		20 min drive time	
Population								
Estimated Population (2024)	28,659		89,595		45,242		270,598	
Projected Population (2029)	29,521		91,425		46,244		276,921	
Census Population (2020)	28,699		90,445		45,380		265,384	
Census Population (2010)	26,724		87,649		42,538		255,844	
Projected Annual Growth (2024 to 2029)	862	0.6%	1,829	0.4%	1,002	0.4%	6,323	0.5%
Historical Annual Growth (2020 to 2024)	-40	-	-850	-0.2%	-138	-	5,214	0.5%
Historical Annual Growth (2010 to 2020)	1,975	1.8%	2,796	0.8%	2,841	1.7%	9,540	0.9%
Estimated Population Density (2024)	1,014 psm		1,141 psm		1,100 psm		1,528 psm	
Trade Area Size	28.3 sq mi		78.5 sq mi		41.1 sq mi		177.1 sq mi	
Households								
Estimated Households (2024)	11,425		34,491		17,379		108,355	
Projected Households (2029)	11,823		35,426		17,894		111,839	
Census Households (2020)	10,941		33,948		16,781		104,115	
Census Households (2010)	10,154		32,405		15,712		98,791	
Estimated Households with Children (2024)	3,027	26.5%	8,997	26.1%	4,652	26.8%	26,538	24.5%
Estimated Average Household Size (2024)	2.47		2.51		2.49		2.36	
Average Household Income								
Estimated Average Household Income (2024)	\$209,846		\$193,728		\$204,216		\$155,843	
Projected Average Household Income (2029)	\$218,185		\$202,761		\$212,772		\$162,489	
Estimated Average Family Income (2024)	\$285,820		\$256,291		\$271,714		\$207,946	
Median Household Income								
Estimated Median Household Income (2024)	\$159,563		\$145,438		\$154,149		\$114,663	
Projected Median Household Income (2029)	\$162,900		\$149,427		\$157,670		\$117,510	
Estimated Median Family Income (2024)	\$207,580		\$187,127		\$200,282		\$157,036	
Per Capita Income								
Estimated Per Capita Income (2024)	\$83,762		\$74,708		\$78,532		\$62,747	
Projected Per Capita Income (2029)	\$87,481		\$78,694		\$82,416		\$65,959	
Estimated Per Capita Income 5 Year Growth	\$3,719	4.4%	\$3,987	5.3%	\$3,884	4.9%	\$3,212	5.1%
Estimated Average Household Net Worth (2024)	\$2,110,965		\$2,021,359		\$2,110,579		\$1,520,357	
Daytime Demos (2024)								
Total Businesses	1,461		3,854		2,175		12,316	
Total Employees	18,226		43,210		25,700		132,944	
Company Headquarter Businesses	70	4.8%	190	4.9%	96	4.4%	603	4.9%
Company Headquarter Employees	2,197	12.1%	6,881	15.9%	3,352	13.0%	26,250	19.7%
Employee Population per Business	12.5		11.2		11.8		10.8	
Residential Population per Business	19.6		23.2		20.8		22.0	

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Concordville, PA		3 mi radius		5 mi radius		10 min drive time		20 min drive time	
Race & Ethnicity									
White (2024)	22,383	78.1%	71,019	79.3%	35,294	78.0%	199,876	73.9%	
Black or African American (2024)	1,367	4.8%	6,376	7.1%	2,918	6.5%	36,831	13.6%	
American Indian or Alaska Native (2024)	31	0.1%	112	0.1%	47	0.1%	428	0.2%	
Asian (2024)	3,811	13.3%	8,289	9.3%	5,258	11.6%	17,305	6.4%	
Hawaiian or Pacific Islander (2024)	5	-	17	-	6	-	53	-	
Other Race (2024)	165	0.6%	755	0.8%	310	0.7%	5,008	1.9%	
Two or More Races (2024)	898	3.1%	3,028	3.4%	1,409	3.1%	11,098	4.1%	
Not Hispanic or Latino Population (2024)	27,756	96.8%	86,292	96.3%	43,770	96.7%	255,250	94.3%	
Hispanic or Latino Population (2024)	903	3.2%	3,303	3.7%	1,471	3.3%	15,348	5.7%	
Not Hispanic or Latino Population (2029)	28,217	95.6%	86,982	95.1%	44,194	95.6%	258,497	93.3%	
Hispanic or Latino Population (2029)	1,304	4.4%	4,443	4.9%	2,050	4.4%	18,424	6.7%	
Not Hispanic or Latino Population (2020)	27,745	96.7%	87,546	96.8%	43,943	96.8%	249,947	94.2%	
Hispanic or Latino Population (2020)	954	3.3%	2,899	3.2%	1,436	3.2%	15,437	5.8%	
Not Hispanic or Latino Population (2010)	26,138	97.8%	85,858	98.0%	41,674	98.0%	244,530	95.6%	
Hispanic or Latino Population (2010)	587	2.2%	1,791	2.0%	864	2.0%	11,314	4.4%	
Projected Hispanic Annual Growth (2024 to 2029)	401	8.9%	1,140	6.9%	578	7.9%	3,076	4.0%	
Historic Hispanic Annual Growth (2010 to 2024)	316	3.8%	1,512	6.0%	607	5.0%	4,034	2.5%	
Age Distribution (2024)									
Age Under 5	1,169	4.1%	3,956	4.4%	1,846	4.1%	12,790	4.7%	
Age 5 to 9 Years	1,570	5.5%	4,817	5.4%	2,438	5.4%	14,100	5.2%	
Age 10 to 14 Years	1,870	6.5%	5,524	6.2%	2,814	6.2%	15,211	5.6%	
Age 15 to 19 Years	1,865	6.5%	5,883	6.6%	2,884	6.4%	19,200	7.1%	
Age 20 to 24 Years	1,280	4.5%	4,128	4.6%	2,170	4.8%	17,552	6.5%	
Age 25 to 29 Years	1,093	3.8%	3,769	4.2%	1,983	4.4%	15,693	5.8%	
Age 30 to 34 Years	1,228	4.3%	4,456	5.0%	2,143	4.7%	16,819	6.2%	
Age 35 to 39 Years	1,538	5.4%	5,100	5.7%	2,592	5.7%	16,606	6.1%	
Age 40 to 44 Years	1,809	6.3%	5,511	6.2%	2,823	6.2%	15,972	5.9%	
Age 45 to 49 Years	1,683	5.9%	5,237	5.8%	2,658	5.9%	14,625	5.4%	
Age 50 to 54 Years	2,011	7.0%	6,134	6.8%	3,166	7.0%	16,529	6.1%	
Age 55 to 59 Years	1,899	6.6%	6,319	7.1%	3,107	6.9%	17,625	6.5%	
Age 60 to 64 Years	1,993	7.0%	6,622	7.4%	3,218	7.1%	18,820	7.0%	
Age 65 to 74 Years	3,566	12.4%	11,727	13.1%	5,694	12.6%	31,845	11.8%	
Age 75 to 84 Years	2,747	9.6%	7,411	8.3%	3,970	8.8%	19,015	7.0%	
Age 85 Years or Over	1,338	4.7%	3,002	3.4%	1,736	3.8%	8,196	3.0%	
Median Age	48.0		46.5		47.1		42.6		
Gender Age Distribution (2024)									
Female Population	14,773	51.5%	44,900	50.1%	22,633	50.0%	132,423	48.9%	
Age 0 to 19 Years	3,169	21.5%	9,585	21.3%	4,870	21.5%	27,855	21.0%	
Age 20 to 64 Years	7,419	50.2%	23,393	52.1%	11,550	51.0%	73,365	55.4%	
Age 65 Years or Over	4,185	28.3%	11,922	26.6%	6,213	27.5%	31,202	23.6%	
Female Median Age	48.9		48.0		48.7		44.5		
Male Population	13,886	48.5%	44,695	49.9%	22,609	50.0%	138,175	51.1%	
Age 0 to 19 Years	3,305	23.8%	10,595	23.7%	5,112	22.6%	33,446	24.2%	
Age 20 to 64 Years	7,116	51.2%	23,882	53.4%	12,310	54.4%	76,876	55.6%	
Age 65 Years or Over	3,466	25.0%	10,218	22.9%	5,187	22.9%	27,854	20.2%	
Male Median Age	47.0		45.0		45.5		40.8		

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Household Income Distribution (2024)								
HH Income \$200,000 or More	4,217	36.9%	10,902	31.6%	6,150	35.4%	24,676	22.8%
HH Income \$150,000 to \$199,999	1,285	11.2%	4,510	13.1%	2,205	12.7%	12,028	11.1%
HH Income \$100,000 to \$149,999	1,741	15.2%	5,889	17.1%	2,701	15.5%	18,495	17.1%
HH Income \$75,000 to \$99,999	992	8.7%	3,417	9.9%	1,457	8.4%	12,036	11.1%
HH Income \$50,000 to \$74,999	1,049	9.2%	3,552	10.3%	1,749	10.1%	14,298	13.2%
HH Income \$35,000 to \$49,999	388	3.4%	1,667	4.8%	701	4.0%	7,555	7.0%
HH Income \$25,000 to \$34,999	964	8.4%	2,118	6.1%	1,304	7.5%	7,128	6.6%
HH Income \$15,000 to \$24,999	467	4.1%	1,076	3.1%	575	3.3%	4,816	4.4%
HH Income Under \$15,000	323	2.8%	1,358	3.9%	536	3.1%	7,322	6.8%
HH Income \$35,000 or More	9,672	84.7%	29,938	86.8%	14,964	86.1%	89,088	82.2%
HH Income \$75,000 or More	8,234	72.1%	24,719	71.7%	12,514	72.0%	67,234	62.1%
Housing (2024)								
Total Housing Units	11,946		35,956		18,149		113,055	
Housing Units Occupied	11,425	95.6%	34,491	95.9%	17,379	95.8%	108,355	95.8%
Housing Units Owner-Occupied	8,481	74.2%	28,023	81.2%	13,564	78.0%	73,101	67.5%
Housing Units, Renter-Occupied	2,944	25.8%	6,468	18.8%	3,815	22.0%	35,254	32.5%
Housing Units, Vacant	521	4.6%	1,465	4.2%	770	4.4%	4,700	4.3%
Marital Status (2024)								
Never Married	5,977	24.9%	20,710	27.5%	10,307	27.0%	79,490	34.8%
Currently Married	13,878	57.7%	41,274	54.8%	21,063	55.2%	106,734	46.7%
Separated	707	2.9%	2,500	3.3%	1,344	3.5%	7,938	3.5%
Widowed	2,047	8.5%	5,768	7.7%	3,027	7.9%	15,843	6.9%
Divorced	1,442	6.0%	5,047	6.7%	2,402	6.3%	18,492	8.1%
Household Type (2024)								
Population Family	22,451	78.3%	68,006	75.9%	34,629	76.5%	193,548	71.5%
Population Non-Family	5,780	20.2%	18,539	20.7%	8,663	19.1%	62,481	23.1%
Population Group Quarters	428	1.5%	3,050	3.4%	1,950	4.3%	14,569	5.4%
Family Households	6,772	59.3%	20,442	59.3%	10,485	60.3%	59,683	55.1%
Non-Family Households	4,653	40.7%	14,048	40.7%	6,894	39.7%	48,672	44.9%
Married Couple with Children	2,630	19.0%	7,717	18.7%	4,029	19.1%	19,976	18.7%
Average Family Household Size	3.3		3.3		3.3		3.2	
Household Size (2024)								
1 Person Households	4,323	37.8%	12,844	37.2%	6,373	36.7%	42,196	38.9%
2 Person Households	4,366	38.2%	13,819	40.1%	6,971	40.1%	39,008	36.0%
3 Person Households	1,147	10.0%	3,400	9.9%	1,700	9.8%	12,114	11.2%
4 Person Households	999	8.7%	2,771	8.0%	1,455	8.4%	9,369	8.6%
5 Person Households	389	3.4%	1,151	3.3%	595	3.4%	3,802	3.5%
6 or More Person Households	201	1.8%	506	1.5%	286	1.6%	1,866	1.7%
Household Vehicles (2024)								
Households with 0 Vehicles Available	1,090	9.5%	2,142	6.2%	1,341	7.7%	9,128	8.4%
Households with 1 Vehicles Available	3,237	28.3%	9,730	28.2%	4,887	28.1%	37,978	35.0%
Households with 2 or More Vehicles Available	7,098	62.1%	22,619	65.6%	11,151	64.2%	61,249	56.5%
Total Vehicles Available	20,540		64,992		32,092		186,981	
Average Vehicles Per Household	1.8		1.9		1.8		1.7	

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Labor Force (2024)								
Estimated Labor Population Age 16 Years or Over	23,649		74,115		37,516		225,209	
Estimated Civilian Employed	13,430	56.8%	43,718	59.0%	21,367	57.0%	136,606	60.7%
Estimated Civilian Unemployed	209	0.9%	1,049	1.4%	317	0.8%	4,106	1.8%
Estimated in Armed Forces	-	-	65	-	-	-	207	-
Estimated Not in Labor Force	10,010		29,282		15,831		84,290	
Unemployment Rate	0.9%		1.4%		0.8%		1.8%	
Occupation (2024)								
Occupation: Population Age 16 Years or Over	13,415		43,417		21,339		134,139	
Management, Business, Financial Operations	3,302	24.6%	10,750	24.8%	5,217	24.4%	31,253	23.3%
Professional, Related Service	4,265	31.8%	13,988	32.2%	6,849	32.1%	40,278	30.0%
Sales, Office	1,437	10.7%	4,777	11.0%	2,340	11.0%	17,857	13.3%
Farming, Fishing, Forestry	2,375	17.7%	8,208	18.9%	3,970	18.6%	24,592	18.3%
Construct, Extraction, Maintenance	52	0.4%	114	0.3%	58	0.3%	581	0.4%
Production, Transport Material Moving	791	5.9%	2,125	4.9%	1,130	5.3%	6,996	5.2%
White Collar Workers	1,194	8.9%	3,455	8.0%	1,776	8.3%	12,582	9.4%
Blue Collar Workers	9,942	74.1%	32,946	75.9%	16,035	75.1%	96,123	71.7%
	3,473	25.9%	10,471	24.1%	5,304	24.9%	38,016	28.3%
Consumer Expenditure (2024)								
Total Household Expenditure	\$1.39 B		\$4.03 B		\$2.06 B		\$10.51 B	
Total Non-Retail Expenditure	\$743.96 M	53.7%	\$2.16 B	53.5%	\$1.1 B	53.6%	\$5.61 B	53.4%
Total Retail Expenditure	\$642.17 M	46.3%	\$1.87 B	46.5%	\$954.66 M	46.4%	\$4.9 B	46.6%
Apparel	\$50.35 M	3.6%	\$145.89 M	3.6%	\$74.66 M	3.6%	\$377.73 M	3.6%
Contributions	\$53.32 M	3.8%	\$152.79 M	3.8%	\$78.76 M	3.8%	\$382.23 M	3.6%
Education	\$53.06 M	3.8%	\$150.8 M	3.7%	\$78.2 M	3.8%	\$372.2 M	3.5%
Entertainment	\$82.16 M	5.9%	\$238.78 M	5.9%	\$122.05 M	5.9%	\$613.59 M	5.8%
Food and Beverages	\$195.74 M	14.1%	\$571.64 M	14.2%	\$290.92 M	14.1%	\$1.51 B	14.3%
Furnishings and Equipment	\$50.49 M	3.6%	\$147.01 M	3.6%	\$75.05 M	3.6%	\$378.9 M	3.6%
Gifts	\$41.93 M	3.0%	\$118.75 M	2.9%	\$61.51 M	3.0%	\$295.8 M	2.8%
Health Care	\$110.28 M	8.0%	\$323.45 M	8.0%	\$164.2 M	8.0%	\$854.02 M	8.1%
Household Operations	\$57.44 M	4.1%	\$166.36 M	4.1%	\$85.19 M	4.1%	\$427.49 M	4.1%
Miscellaneous Expenses	\$26.73 M	1.9%	\$77.84 M	1.9%	\$39.72 M	1.9%	\$202.01 M	1.9%
Personal Care	\$18.5 M	1.3%	\$53.92 M	1.3%	\$27.48 M	1.3%	\$140.83 M	1.3%
Personal Insurance	\$11.14 M	0.8%	\$32.2 M	0.8%	\$16.53 M	0.8%	\$80.75 M	0.8%
Reading	\$3.15 M	0.2%	\$9.15 M	0.2%	\$4.68 M	0.2%	\$23.6 M	0.2%
Shelter	\$290.9 M	21.0%	\$844.37 M	20.9%	\$431.34 M	21.0%	\$2.21 B	21.0%
Tobacco	\$6.21 M	0.4%	\$18.47 M	0.5%	\$9.26 M	0.5%	\$52.7 M	0.5%
Transportation	\$243.74 M	17.6%	\$713.79 M	17.7%	\$362.85 M	17.6%	\$1.87 B	17.8%
Utilities	\$91.01 M	6.6%	\$267.51 M	6.6%	\$135.51 M	6.6%	\$718.64 M	6.8%
Educational Attainment (2024)								
Adult Population Age 25 Years or Over	20,905		65,287		33,090		191,745	
Elementary (Grade Level 0 to 8)	147	0.7%	744	1.1%	290	0.9%	2,811	1.5%
Some High School (Grade Level 9 to 11)	551	2.6%	1,802	2.8%	1,122	3.4%	5,689	3.0%
High School Graduate	4,200	20.1%	12,147	18.6%	6,507	19.7%	40,468	21.1%
Some College	2,270	10.9%	7,678	11.8%	3,691	11.2%	27,246	14.2%
Associate Degree Only	1,140	5.5%	4,736	7.3%	2,065	6.2%	12,774	6.7%
Bachelor Degree Only	5,643	27.0%	19,426	29.8%	9,159	27.7%	55,855	29.1%
Graduate Degree	6,954	33.3%	18,755	28.7%	10,256	31.0%	46,902	24.5%

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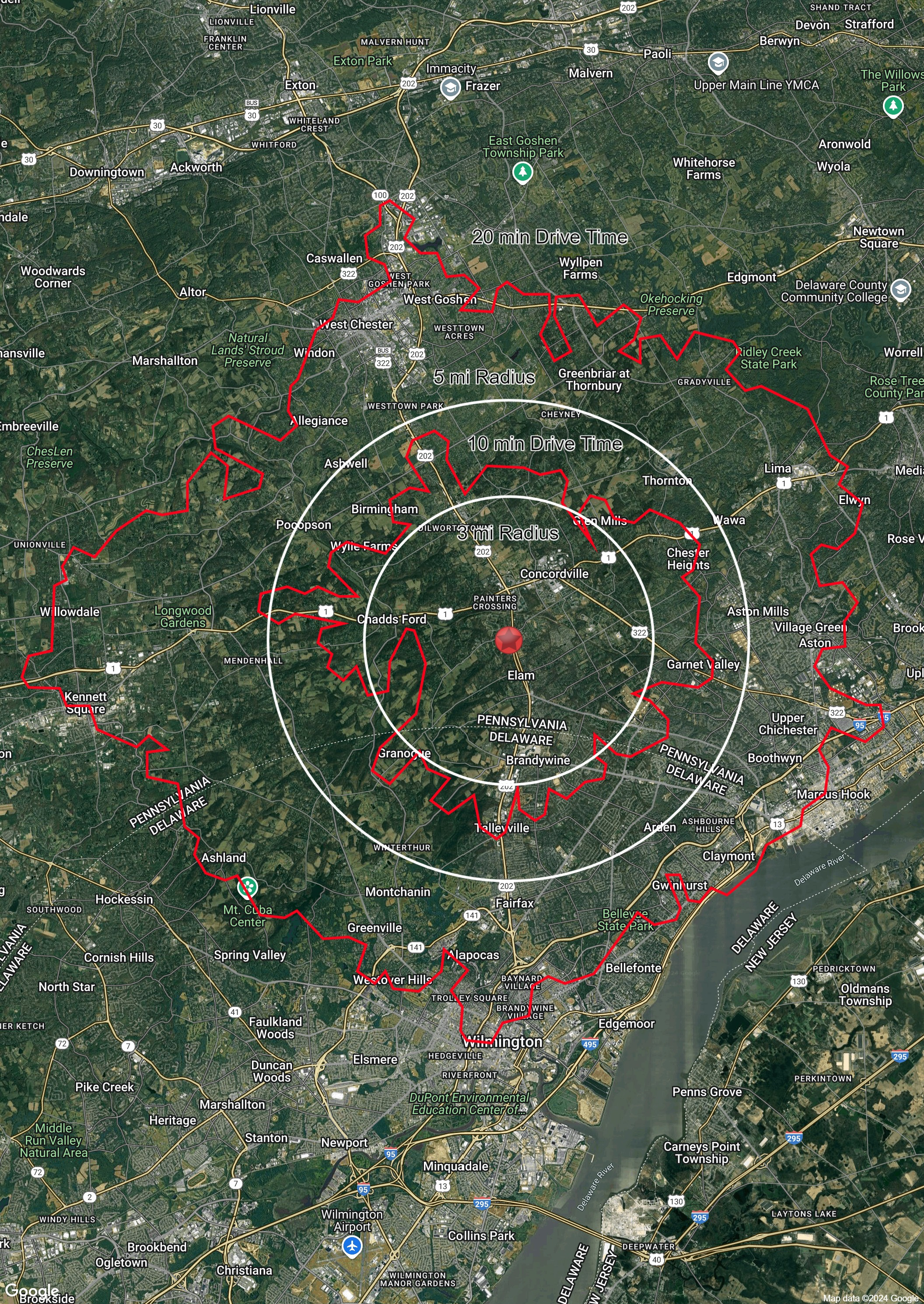


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Concordville, PA									
	3 mi radius		5 mi radius		10 min drive time		20 min drive time		
Units In Structure (2024)									
1 Detached Unit	6,294	62.0%	22,321	68.9%	9,981	63.5%	56,034	56.7%	
1 Attached Unit	2,015	19.8%	5,774	17.8%	3,369	21.4%	22,289	22.6%	
2 to 4 Units	396	3.9%	966	3.0%	616	3.9%	5,542	5.6%	
5 to 9 Units	336	3.3%	1,035	3.2%	510	3.2%	5,674	5.7%	
10 to 19 Units	515	5.1%	1,135	3.5%	624	4.0%	5,653	5.7%	
20 to 49 Units	566	5.6%	985	3.0%	715	4.5%	3,805	3.9%	
50 or More Units	1,040	10.2%	1,837	5.7%	1,270	8.1%	8,373	8.5%	
Mobile Home or Trailer	261	2.6%	428	1.3%	291	1.9%	947	1.0%	
Other Structure	2	-	10	-	4	-	39	-	
Homes Built By Year (2024)									
Homes Built 2010 or later	1,093	10.8%	2,105	6.5%	1,422	9.1%	7,652	7.7%	
Homes Built 2000 to 2009	2,366	23.3%	4,559	14.1%	3,196	20.3%	9,563	9.7%	
Homes Built 1990 to 1999	1,932	19.0%	5,056	15.6%	3,127	19.9%	11,228	11.4%	
Homes Built 1980 to 1989	1,246	12.3%	4,187	12.9%	2,053	13.1%	12,933	13.1%	
Homes Built 1970 to 1979	1,508	14.9%	4,973	15.3%	2,327	14.8%	16,354	16.6%	
Homes Built 1960 to 1969	1,236	12.2%	5,559	17.2%	2,120	13.5%	14,052	14.2%	
Homes Built 1950 to 1959	1,077	10.6%	4,948	15.3%	1,569	10.0%	16,817	17.0%	
Homes Built Before 1949	967	9.5%	3,105	9.6%	1,566	10.0%	19,756	20.0%	
Home Values (2024)									
Home Values \$1,000,000 or More	557	6.6%	996	3.6%	678	5.0%	2,470	3.4%	
Home Values \$500,000 to \$999,999	3,876	45.7%	10,488	37.4%	5,962	44.0%	22,599	30.9%	
Home Values \$400,000 to \$499,999	1,242	14.6%	5,462	19.5%	2,382	17.6%	12,604	17.2%	
Home Values \$300,000 to \$399,999	1,334	15.7%	6,045	21.6%	2,181	16.1%	15,380	21.0%	
Home Values \$200,000 to \$299,999	725	8.5%	3,053	10.9%	1,333	9.8%	12,156	16.6%	
Home Values \$150,000 to \$199,999	240	2.8%	727	2.6%	327	2.4%	3,226	4.4%	
Home Values \$100,000 to \$149,999	64	0.8%	313	1.1%	115	0.8%	1,562	2.1%	
Home Values \$70,000 to \$99,999	128	1.5%	228	0.8%	162	1.2%	911	1.2%	
Home Values \$50,000 to \$69,999	69	0.8%	144	0.5%	94	0.7%	452	0.6%	
Home Values \$25,000 to \$49,999	169	2.0%	333	1.2%	207	1.5%	806	1.1%	
Home Values Under \$25,000	77	0.9%	234	0.8%	123	0.9%	936	1.3%	
Owner-Occupied Median Home Value	\$519,253		\$477,534		\$503,466		\$433,847		
Renter-Occupied Median Rent	\$1,361		\$1,364		\$1,398		\$1,279		
Transportation To Work (2024)									
Drive to Work Alone	8,838	65.9%	29,469	67.9%	14,207	66.6%	91,166	68.0%	
Drive to Work in Carpool	730	5.4%	2,052	4.7%	1,140	5.3%	6,516	4.9%	
Travel to Work by Public Transportation	207	1.5%	680	1.6%	290	1.4%	2,661	2.0%	
Drive to Work on Motorcycle	41	0.3%	80	0.2%	59	0.3%	160	0.1%	
Walk or Bicycle to Work	211	1.6%	636	1.5%	284	1.3%	5,111	3.8%	
Other Means	224	1.7%	537	1.2%	306	1.4%	1,601	1.2%	
Work at Home	3,165	23.6%	9,963	22.9%	5,054	23.7%	26,924	20.1%	
Travel Time (2024)									
Travel to Work in 14 Minutes or Less	1,833	13.7%	6,478	14.9%	2,862	13.4%	26,202	19.5%	
Travel to Work in 15 to 29 Minutes	3,870	28.8%	13,698	31.6%	6,254	29.3%	43,660	32.5%	
Travel to Work in 30 to 59 Minutes	3,597	26.8%	10,769	24.8%	5,778	27.1%	30,290	22.6%	
Travel to Work in 60 Minutes or More	951	7.1%	2,509	5.8%	1,391	6.5%	7,063	5.3%	
Average Minutes Travel to Work	25.3		24.1		25.4		22.1		

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The Shoppes at Concord Route 202 and Ridge Road



October 2024