



## Executive Summary

Paoli Shopping Center  
 13 Leopard Rd, Paoli, Pennsylvania, 19301  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 40.04113  
 Longitude: -75.47648

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,519	34,631	76,833
2010 Population	6,671	34,860	79,318
2017 Population	6,858	36,224	82,481
2022 Population	7,017	37,237	84,993
2000-2010 Annual Rate	0.23%	0.07%	0.32%
2010-2017 Annual Rate	0.38%	0.53%	0.54%
2017-2022 Annual Rate	0.46%	0.55%	0.60%
2017 Male Population	47.6%	47.5%	47.8%
2017 Female Population	52.4%	52.5%	52.2%
2017 Median Age	46.0	46.3	45.0

In the identified area, the current year population is 82,481. In 2010, the Census count in the area was 79,318. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 84,993 representing a change of 0.60% annually from 2017 to 2022. Currently, the population is 47.8% male and 52.2% female.

### Median Age

The median age in this area is 46.0, compared to U.S. median age of 38.2.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2017 White Alone	82.0%	84.9%	85.1%
2017 Black Alone	5.2%	3.0%	2.8%
2017 American Indian/Alaska Native Alone	0.0%	0.1%	0.1%
2017 Asian Alone	10.4%	10.0%	9.7%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.5%	0.4%	0.7%
2017 Two or More Races	1.9%	1.6%	1.6%
2017 Hispanic Origin (Any Race)	2.3%	2.7%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 31.2 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2000 Households	2,727	14,052	30,163
2010 Households	2,757	14,147	30,824
2017 Total Households	2,827	14,657	31,897
2022 Total Households	2,888	15,050	32,793
2000-2010 Annual Rate	0.11%	0.07%	0.22%
2010-2017 Annual Rate	0.35%	0.49%	0.47%
2017-2022 Annual Rate	0.43%	0.53%	0.56%
2017 Average Household Size	2.39	2.45	2.54

The household count in this area has changed from 30,824 in 2010 to 31,897 in the current year, a change of 0.47% annually. The five-year projection of households is 32,793, a change of 0.56% annually from the current year total. Average household size is currently 2.54, compared to 2.52 in the year 2010. The number of families in the current year is 21,599 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2017 Median Household Income	\$104,406	\$112,544	\$115,495
2022 Median Household Income	\$110,365	\$118,639	\$122,955
2017-2022 Annual Rate	1.12%	1.06%	1.26%
<b>Average Household Income</b>			
2017 Average Household Income	\$139,703	\$162,588	\$169,224
2022 Average Household Income	\$154,311	\$177,415	\$185,576
2017-2022 Annual Rate	2.01%	1.76%	1.86%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$56,999	\$65,684	\$66,240
2022 Per Capita Income	\$62,908	\$71,581	\$72,420
2017-2022 Annual Rate	1.99%	1.73%	1.80%

### Households by Income

Current median household income is \$115,495 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$122,955 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$169,224 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$185,576 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$66,240 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$72,420 in five years, compared to \$34,828 for all U.S. households

### Housing

2000 Total Housing Units	2,794	14,579	31,253
2000 Owner Occupied Housing Units	2,116	11,343	23,719
2000 Renter Occupied Housing Units	611	2,709	6,444
2000 Vacant Housing Units	67	527	1,090
2010 Total Housing Units	2,904	15,022	32,646
2010 Owner Occupied Housing Units	2,095	11,326	24,281
2010 Renter Occupied Housing Units	662	2,821	6,543
2010 Vacant Housing Units	147	875	1,822
2017 Total Housing Units	2,989	15,576	33,647
2017 Owner Occupied Housing Units	2,090	11,446	24,631
2017 Renter Occupied Housing Units	737	3,211	7,266
2017 Vacant Housing Units	162	919	1,750
2022 Total Housing Units	3,060	16,010	34,572
2022 Owner Occupied Housing Units	2,129	11,721	25,346
2022 Renter Occupied Housing Units	760	3,329	7,447
2022 Vacant Housing Units	172	960	1,779

Currently, 73.2% of the 33,647 housing units in the area are owner occupied; 21.6%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 32,646 housing units in the area - 74.4% owner occupied, 20.0% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 1.35%. Median home value in the area is \$487,256, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.07% annually to \$513,996.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

October 27, 2017