



Executive Summary

Concordville Town Centre
 Town Centre Dr, Glen Mills, Pennsylvania, 19342
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 39.88232
 Longitude: -75.52760

	1 mile	3 miles	5 miles
Population			
2000 Population	1,347	21,843	77,189
2010 Population	2,111	30,373	90,324
2017 Population	2,219	31,311	93,682
2022 Population	2,289	32,039	95,740
2000-2010 Annual Rate	4.60%	3.35%	1.58%
2010-2017 Annual Rate	0.69%	0.42%	0.50%
2017-2022 Annual Rate	0.62%	0.46%	0.44%
2017 Male Population	47.4%	50.8%	49.1%
2017 Female Population	52.6%	49.2%	50.9%
2017 Median Age	51.6	43.9	44.5

In the identified area, the current year population is 93,682. In 2010, the Census count in the area was 90,324. The rate of change since 2010 was 0.50% annually. The five-year projection for the population in the area is 95,740 representing a change of 0.44% annually from 2017 to 2022. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 51.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	88.9%	80.8%	83.3%
2017 Black Alone	3.1%	9.2%	7.1%
2017 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2017 Asian Alone	6.1%	7.2%	7.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.5%	0.9%	0.7%
2017 Two or More Races	1.3%	1.8%	1.7%
2017 Hispanic Origin (Any Race)	3.1%	3.3%	2.8%

Persons of Hispanic origin represent 2.8% 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 33.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	554	7,097	26,288
2010 Households	1,141	10,824	32,072
2017 Total Households	1,185	11,173	33,292
2022 Total Households	1,216	11,436	34,012
2000-2010 Annual Rate	7.49%	4.31%	2.01%
2010-2017 Annual Rate	0.52%	0.44%	0.52%
2017-2022 Annual Rate	0.52%	0.47%	0.43%
2017 Average Household Size	1.86	2.56	2.65

The household count in this area has changed from 32,072 in 2010 to 33,292 in the current year, a change of 0.52% annually. The five-year projection of households is 34,012, a change of 0.43% annually from the current year total. Average household size is currently 2.65, compared to 2.64 in the year 2010. The number of families in the current year is 24,164 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.

October 27, 2017



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Median Household Income			
2017 Median Household Income	\$79,138	\$110,849	\$105,952
2022 Median Household Income	\$94,432	\$118,808	\$111,171
2017-2022 Annual Rate	3.60%	1.40%	0.97%
Average Household Income			
2017 Average Household Income	\$121,856	\$158,211	\$143,047
2022 Average Household Income	\$140,202	\$174,626	\$157,729
2017-2022 Annual Rate	2.84%	1.99%	1.97%
Per Capita Income			
2017 Per Capita Income	\$54,162	\$57,373	\$52,226
2022 Per Capita Income	\$61,859	\$63,072	\$57,418
2017-2022 Annual Rate	2.69%	1.91%	1.91%

Households by Income

Current median household income is \$105,952 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$111,171 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$143,047 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$157,729 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$52,226 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$57,418 in five years, compared to \$34,828 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	644	7,388	26,998
2000 Owner Occupied Housing Units	520	6,360	22,432
2000 Renter Occupied Housing Units	34	737	3,856
2000 Vacant Housing Units	90	291	710
2010 Total Housing Units	1,416	11,585	33,654
2010 Owner Occupied Housing Units	648	8,330	26,528
2010 Renter Occupied Housing Units	493	2,494	5,544
2010 Vacant Housing Units	275	761	1,582
2017 Total Housing Units	1,426	11,683	34,468
2017 Owner Occupied Housing Units	642	8,390	26,977
2017 Renter Occupied Housing Units	542	2,783	6,315
2017 Vacant Housing Units	241	510	1,176
2022 Total Housing Units	1,434	11,842	35,060
2022 Owner Occupied Housing Units	658	8,575	27,486
2022 Renter Occupied Housing Units	558	2,861	6,526
2022 Vacant Housing Units	218	406	1,048

Currently, 78.3% of the 34,468 housing units in the area are owner occupied; 18.3%, renter occupied; and 3.4% 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 33,654 housing units in the area - 78.8% owner occupied, 16.5% renter occupied, and 4.7% vacant. The annual rate of change in housing units since 2010 is 1.07%. Median home value in the area is \$385,754, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.10% annually to \$407,394.

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.