

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2004 Estimates & 2009 Projections

Calculated using Proportional Block Groups

# KORMAN



# COMMERCIAL PROPERTIES

Lat/Lon: 40.1372/-74.951191

RF5

Neshaminy Valley Shopping Center	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Population</b>						
Estimated Population (2004)	6,921		86,355		248,099	
Census Population (1990)	6,549		86,622		250,161	
Census Population (2000)	6,870		86,721		250,157	
Projected Population (2009)	7,000		86,198		246,469	
Forecasted Population (2014)	7,071		85,886		244,350	
Historical Annual Growth (1990 to 2000)	320	0.5%	99	0.0%	-4	0.0%
Historical Annual Growth (2000 to 2004)	52	0.2%	-366	-0.1%	-2,058	-0.2%
Projected Annual Growth (2004 to 2009)	78	0.2%	-157	0.0%	-1,630	-0.1%
Est. Population Density (2004)	2,205.69 <i>psm</i>		3,056.60 <i>psm</i>		3,202.93 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.25 <i>sq mi</i>		77.46 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2004)	2,927		32,680		94,551	
Census Households (1990)	2,424		30,418		88,008	
Census Households (2000)	2,856		32,073		92,655	
Projected Households (2009)	3,021		33,492		97,035	
Forecasted Households (2014)	3,110		34,254		99,402	
Households with Children (2004)	835	28.5%	11,527	35.3%	32,736	34.6%
Average Household Size (2004)	2.36		2.61		2.58	
<b>Average Household Income</b>						
Est. Average Household Income (2004)	\$56,839		\$60,853		\$63,768	
Proj. Average Household Income (2009)	\$58,624		\$61,643		\$64,190	
Average Family Income (2004)	\$61,412		\$67,893		\$72,284	
<b>Median Household Income</b>						
Est. Median Household Income (2004)	\$54,586		\$57,591		\$58,074	
Proj. Median Household Income (2009)	\$60,341		\$64,323		\$64,879	
Median Family Income (2004)	\$60,484		\$65,579		\$67,019	
<b>Per Capita Income</b>						
Est. Per Capita Income (2004)	\$24,053		\$23,160		\$24,487	
Proj. Per Capita Income (2009)	\$25,314		\$24,102		\$25,486	
Per Capita Income Est. 5 year change	\$1,261	5.2%	\$941	4.1%	\$998	4.1%
<b>Other Income</b>						
Est. Median Disposable Income (2004)	\$45,764		\$47,880		\$48,166	
Est. Median Disposable Income (2009)	\$49,688		\$52,541		\$53,003	
Disposable Income Est. 5 year change	\$3,924	8.6%	\$4,661	9.7%	\$4,837	10.0%
Est. Median Household Net Worth (2004)	\$39,515		\$44,499		\$45,551	
<b>Daytime Demos</b>						
Total Number of Businesses (2004)	359		3,145		9,319	
Total Number of Employees (2004)	4,620		37,086		121,569	
Company Headqtrs: Businesses (2004)	4	1.0%	25	0.8%	59	0.6%
Company Headqtrs: Employees (2004)	493	10.7%	2,837	7.6%	8,509	7.0%
Unemployment Rate (2004)	3.10%		3.00%		2.80%	
Employee Population per Business	12.9 to 1		11.8 to 1		13.0 to 1	
Residential Population per Business	19.3 to 1		27.5 to 1		26.6 to 1	

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Neshaminy Valley Shopping Center	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2004)	5,896	85.2%	75,745	87.7%	218,615	88.1%
Black or African American (2004)	486	7.0%	4,333	5.0%	12,677	5.1%
American Indian & Alaska Native (2004)	8	0.1%	119	0.1%	410	0.2%
Asian (2004)	374	5.4%	3,849	4.5%	10,151	4.1%
Hawaiian & Pacific Islander (2004)	4	0.1%	34	0.0%	71	0.0%
Other Race (2004)	55	0.8%	1,110	1.3%	2,899	1.2%
Two or More Races (2004)	99	1.4%	1,166	1.4%	3,276	1.3%
Not Hispanic or Latino Population (2004)	6,750	97.5%	83,244	96.4%	239,795	96.7%
Hispanic or Latino Population (2004)	171	2.5%	3,112	3.6%	8,304	3.3%
Not of Hispanic Origin Population (1990)	6,424	98.1%	85,187	98.3%	245,921	98.3%
Hispanic Origin Population (1990)	125	1.9%	1,435	1.7%	4,240	1.7%
Not Hispanic or Latino Population (2000)	6,709	97.7%	83,835	96.7%	242,611	97.0%
Hispanic or Latino Population (2000)	161	2.3%	2,886	3.3%	7,546	3.0%
Not Hispanic or Latino Population (2009)	6,813	97.3%	82,756	96.0%	236,948	96.1%
Hispanic or Latino Population (2009)	186	2.7%	3,443	4.0%	9,521	3.9%
Hist. Hispanic Ann Growth (1990 to 2004)	46	2.6%	1,676	8.3%	4,064	6.8%
Proj. Hispanic Ann Growth (2004 to 2009)	15	1.8%	331	2.1%	1,217	2.9%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2004)	334	4.8%	4,674	5.4%	13,682	5.5%
Age 5 to 9 yrs (2004)	344	5.0%	4,970	5.8%	14,228	5.7%
Age 10 to 14 yrs (2004)	388	5.6%	5,773	6.7%	16,683	6.7%
Age 15 to 19 yrs (2004)	433	6.3%	6,096	7.1%	17,184	6.9%
Age 20 to 24 yrs (2004)	534	7.7%	6,532	7.6%	16,946	6.8%
Age 25 to 29 yrs (2004)	647	9.3%	5,860	6.8%	15,581	6.3%
Age 30 to 34 yrs (2004)	470	6.8%	5,594	6.5%	15,584	6.3%
Age 35 to 39 yrs (2004)	514	7.4%	6,156	7.1%	17,471	7.0%
Age 40 to 44 yrs (2004)	535	7.7%	6,990	8.1%	19,624	7.9%
Age 45 to 49 yrs (2004)	572	8.3%	7,284	8.4%	20,378	8.2%
Age 50 to 54 yrs (2004)	579	8.4%	6,717	7.8%	18,764	7.6%
Age 55 to 59 yrs (2004)	454	6.6%	5,534	6.4%	15,803	6.4%
Age 60 to 64 yrs (2004)	362	5.2%	4,286	5.0%	12,554	5.1%
Age 65 to 74 yrs (2004)	420	6.1%	5,295	6.1%	17,600	7.1%
Age 75 to 84 yrs (2004)	253	3.7%	3,426	4.0%	11,732	4.7%
Age 85 yrs plus (2004)	84	1.2%	1,169	1.4%	4,287	1.7%
Median Age (2004)	37.3	<i>yrs</i>	37.2	<i>yrs</i>	38.3	<i>yrs</i>
<b>Gender Age Distribution</b>						
Female Population (2004)	3,503	50.6%	43,486	50.4%	126,543	51.0%
Age 0 to 19 yrs (2004)	734	21.0%	10,394	23.9%	29,842	23.6%
Age 20 to 64 yrs (2004)	2,362	67.4%	27,482	63.2%	77,291	61.1%
Age 65 yrs plus (2004)	407	11.6%	5,610	12.9%	19,410	15.3%
Female Median Age (2004)	38.2	<i>yrs</i>	38.4	<i>yrs</i>	39.7	<i>yrs</i>
Male Population (2004)	3,418	49.4%	42,869	49.6%	121,556	49.0%
Age 0 to 19 yrs (2004)	764	22.4%	11,118	25.9%	31,934	26.3%
Age 20 to 64 yrs (2004)	2,304	67.4%	27,471	64.1%	75,412	62.0%
Age 65 yrs plus (2004)	350	10.2%	4,280	10.0%	14,209	11.7%
Male Median Age (2004)	36.4	<i>yrs</i>	36.0	<i>yrs</i>	36.9	<i>yrs</i>

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<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2004)	26	0.9%	464	1.4%	2,112	2.2%
HH Income \$150,000 to \$199,999 (2004)	64	2.2%	732	2.2%	2,326	2.5%
HH Income \$100,000 to \$149,999 (2004)	311	10.6%	4,289	13.1%	12,296	13.0%
HH Income \$75,000 to \$99,999 (2004)	473	16.2%	5,341	16.3%	14,701	15.5%
HH Income \$50,000 to \$74,999 (2004)	759	25.9%	7,774	23.8%	21,881	23.1%
HH Income \$35,000 to \$49,999 (2004)	410	14.0%	5,044	15.4%	14,534	15.4%
HH Income \$25,000 to \$34,999 (2004)	288	9.8%	3,175	9.7%	9,203	9.7%
HH Income \$15,000 to \$24,999 (2004)	248	8.5%	2,751	8.4%	8,479	9.0%
HH Income \$0 to \$14,999 (2004)	349	11.9%	3,111	9.5%	9,020	9.5%
HH Income \$35,000+ (2004)	2,043	69.8%	23,642	72.3%	67,849	71.8%
HH Income \$75,000+ (2004)	874	29.9%	10,825	33.1%	31,434	33.2%
<b>Housing</b>						
Total Housing Units (2004)	3,070		33,722		97,490	
Housing Units, Occupied (2004)	2,927	95.3%	32,680	96.9%	94,551	97.0%
<i>Housing Units, Owner-Occupied (2004)</i>	1,489	50.9%	22,976	70.3%	68,032	72.0%
<i>Housing Units, Renter-Occupied (2004)</i>	1,438	49.1%	9,703	29.7%	26,518	28.0%
Housing Units, Vacant (2004)	143	4.7%	1,043	3.1%	2,940	3.0%
Median Years in Residence (2004)	3.9	<i>yrs</i>	5.5	<i>yrs</i>	5.8	<i>yrs</i>
<b>Marital Status</b>						
Never Married (2004)	1,671	28.5%	19,233	27.1%	54,521	26.8%
Now Married (2004)	2,983	50.9%	38,152	53.8%	108,986	53.6%
Separated (2004)	243	4.1%	3,304	4.7%	9,439	4.6%
Widowed (2004)	637	10.9%	5,960	8.4%	16,076	7.9%
Divorced (2004)	321	5.5%	4,288	6.0%	14,484	7.1%
<b>Household Type</b>						
Population Family (2004)	5,342	77.2%	70,922	82.1%	205,309	82.8%
Population Non-Family (2004)	1,567	22.6%	14,405	16.7%	38,997	15.7%
Population Group Qtrs (2004)	13	0.2%	1,029	1.2%	3,793	1.5%
Family Households (2004)	1,840	62.9%	23,007	70.4%	66,879	70.7%
Married Couple With Children (2004)	594	19.9%	8,758	23.0%	24,674	22.6%
Average Family Household Size (2004)	2.90		3.08		3.07	
Non-Family Households (2004)	1,087	37.1%	9,672	29.6%	27,672	29.3%
<b>Household Size</b>						
1 Person Household (2004)	782	26.7%	7,080	21.7%	19,150	20.3%
2 Person Households (2004)	1,051	35.9%	10,329	31.6%	30,985	32.8%
3 Person Households (2004)	501	17.1%	6,208	19.0%	17,972	19.0%
4 Person Households (2004)	377	12.9%	5,463	16.7%	15,817	16.7%
5 Person Households (2004)	152	5.2%	2,427	7.4%	7,098	7.5%
6+ Person Households (2004)	64	2.2%	1,173	3.6%	3,527	3.7%
<b>Household Vehicles</b>						
Total Vehicles Available (2004)	4,935		59,408		164,280	
Household: 0 Vehicles Available (2004)	248	8.5%	2,221	6.8%	7,716	8.2%
Household: 1 Vehicles Available (2004)	1,121	38.3%	11,139	34.1%	33,131	35.0%
Household: 2+ Vehicles Available (2004)	1,558	53.2%	19,319	59.1%	53,704	56.8%
Average Vehicles Per Household (2004)	1.7		1.8		1.7	

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<b>Labor Force</b>			
Est. Labor: Population Age 16+ (2004)	5,761	69,703	200,005
Est. Civilian Employed (2004)	3,845 66.7%	46,385 66.5%	128,362 64.2%
Est. Civilian Unemployed (2004)	180 3.1%	2,090 3.0%	5,691 2.8%
Est. in Armed Forces (2004)	0	48 0.1%	111 0.1%
Est. not in Labor Force (2004)	1,737 30.1%	21,180 30.4%	65,840 32.9%
<b>Occupation</b>			
Occupation: Population Age 16+ (2000)	3,801	45,647	127,314
Mgmt, Business, & Financial Operations (2000)	575 15.1%	6,066 13.3%	16,493 13.0%
Professional and Related (2000)	923 24.3%	9,171 20.1%	25,756 20.2%
Service (2000)	312 8.2%	5,460 12.0%	16,073 12.6%
Sales and Office (2000)	1,144 30.1%	14,334 31.4%	39,878 31.3%
Farming, Fishing, and Forestry (2000)	0	50 0.1%	82 0.1%
Construct, Extraction, & Maintenance (2000)	383 10.1%	4,847 10.6%	12,340 9.7%
Production, Transp. & Material Moving (2000)	463 12.2%	5,720 12.5%	16,692 13.1%
<i>Percent White Collar Workers (2000)</i>	69.5%	64.8%	64.5%
<i>Percent Blue Collar Workers (2000)</i>	30.5%	35.2%	35.5%
<b>Consumer Expenditure (in \$,000,000s)</b>			
Total Household Expenditure (2004)	\$132	\$1,569	\$4,716
<i>Total Non-Retail Expenditures (2004)</i>	\$76 58.0%	\$909 58.0%	\$2,733 57.9%
<i>Total Retail Expenditures (2004)</i>	\$55 42.0%	\$660 42.0%	\$1,984 42.1%
Apparel (2004)	\$7 5.5%	\$85 5.4%	\$256 5.4%
Contributions (2004)	\$4 2.8%	\$45 2.9%	\$135 2.9%
Education (2004)	\$2 1.8%	\$28 1.8%	\$85 1.8%
Entertainment (2004)	\$7 5.2%	\$81 5.2%	\$244 5.2%
Food And Beverages (2004)	\$22 16.5%	\$258 16.4%	\$775 16.4%
Furnishings And Equipment (2004)	\$5 4.0%	\$63 4.0%	\$188 4.0%
Gifts (2004)	\$4 3.0%	\$48 3.0%	\$143 3.0%
Health Care (2004)	\$9 6.5%	\$101 6.4%	\$304 6.4%
Household Operations (2004)	\$4 3.2%	\$51 3.2%	\$153 3.3%
Miscellaneous Expenses (2004)	\$2 1.2%	\$18 1.1%	\$54 1.1%
Personal Care (2004)	\$2 1.7%	\$26 1.6%	\$78 1.6%
Personal Insurance (2004)	\$2 1.1%	\$18 1.2%	\$54 1.2%
Reading (2004)	\$1 0.5%	\$8 0.5%	\$25 0.5%
Shelter (2004)	\$23 17.3%	\$275 17.5%	\$827 17.5%
Tobacco (2004)	\$1 0.9%	\$15 0.9%	\$44 0.9%
Transportation (2004)	\$27 20.8%	\$326 20.8%	\$980 20.8%
Utilities (2004)	\$10 7.9%	\$123 7.9%	\$371 7.9%
<b>Educational Attainment</b>			
Adult Population (25 Years or Older) (2004)	4,888	58,310	169,377
Elementary (0 to 8) (2004)	132 2.7%	1,803 3.1%	5,442 3.2%
Some High School (9 to 11) (2004)	607 12.4%	6,819 11.7%	20,234 11.9%
High School Graduate (12) (2004)	1,574 32.2%	21,187 36.3%	62,527 36.9%
Some College (13 to 16) (2004)	867 17.7%	11,290 19.4%	31,100 18.4%
Associate Degree Only (2004)	260 5.3%	3,784 6.5%	11,125 6.6%
Bachelor Degree Only (2004)	926 18.9%	9,100 15.6%	25,398 15.0%
Graduate Degree (2004)	522 10.7%	4,327 7.4%	13,551 8.0%

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<b>Units In Structure</b>						
1 Detached Unit (2000)	1,319	44.0%	15,870	47.9%	45,391	47.5%
1 Attached Unit (2000)	274	9.1%	7,161	21.6%	22,818	23.9%
2 to 4 Units (2000)	270	9.0%	1,642	5.0%	7,485	7.8%
5 to 9 Units (2000)	187	6.2%	1,847	5.6%	4,449	4.7%
10 to 19 Units (2000)	468	15.6%	1,834	5.5%	5,357	5.6%
20 to 49 Units (2000)	169	5.6%	1,720	5.2%	3,870	4.0%
50 or more Units (2000)	204	6.8%	1,764	5.3%	4,718	4.9%
Mobile Home or Trailer (2000)	108	3.6%	1,251	3.8%	1,445	1.5%
Other Structure (2000)	1	0.0%	26	0.1%	35	0.0%
<b>Homes Built By Year</b>						
Homes Built 1999 to 2000	1	0.0%	91	0.3%	505	0.5%
Homes Built 1995 to 1998	55	1.9%	588	1.8%	1,635	1.7%
Homes Built 1990 to 1994	192	6.4%	1,407	4.2%	3,489	3.7%
Homes Built 1980 to 1989	482	16.1%	5,034	15.2%	13,509	14.1%
Homes Built 1970 to 1979	1,319	44.0%	9,111	27.5%	21,747	22.8%
Homes Built 1960 to 1969	422	14.1%	7,680	23.2%	23,813	24.9%
Homes Built 1950 to 1959	314	10.5%	5,328	16.1%	21,257	22.2%
Homes Built Before 1949	213	7.1%	3,875	11.7%	9,612	10.1%
<b>Home Values</b>						
Home Values \$1,000,000 or More (2000)	0		7	0.0%	52	0.1%
Home Values \$500,000 to \$999,999 (2000)	0		26	0.1%	218	0.4%
Home Values \$400,000 to \$499,999 (2000)	0		37	0.2%	328	0.5%
Home Values \$300,000 to \$399,999 (2000)	6	0.5%	67	0.3%	997	1.6%
Home Values \$200,000 to \$299,999 (2000)	173	13.4%	1,740	8.4%	6,179	10.1%
Home Values \$150,000 to \$199,999 (2000)	483	37.2%	5,670	27.5%	12,470	20.4%
Home Values \$100,000 to \$149,999 (2000)	417	32.1%	8,746	42.5%	24,401	39.9%
Home Values \$70,000 to \$99,999 (2000)	194	14.9%	3,997	19.4%	14,838	24.3%
Home Values \$50,000 to \$69,999 (2000)	17	1.3%	202	1.0%	1,128	1.8%
Home Values \$25,000 to \$49,999 (2000)	0		56	0.3%	329	0.5%
Home Values \$0 to \$24,999 (2000)	7	0.5%	50	0.2%	174	0.3%
Owner Occupied Median Home Value (2000)	\$153,754		\$137,708		\$137,050	
Renter Occupied Median Rent (2000)	\$679		\$635		\$615	
<b>Transportation To Work</b>						
Drive to Work Alone (2000)	3,070	81.0%	36,649	79.9%	100,164	78.5%
Drive to Work in Carpool (2000)	403	10.6%	5,200	11.3%	14,406	11.3%
Travel to Work - Public Transportation (2000)	169	4.5%	1,745	3.8%	6,607	5.2%
Drive to Work on Motorcycle (2000)	1	0.0%	27	0.1%	70	0.1%
Walk or Bicycle to Work (2000)	53	1.4%	991	2.2%	2,717	2.1%
Other Means (2000)	18	0.5%	176	0.4%	618	0.5%
Work at Home (2000)	75	2.0%	1,102	2.4%	2,950	2.3%
<b>Travel Time</b>						
Travel to Work in 14 Minutes or Less (2000)	805	21.7%	11,065	24.7%	30,301	24.3%
Travel to Work in 14 to 29 Minutes (2000)	1,283	34.5%	15,142	33.8%	41,057	33.0%
Travel to Work in 30 to 59 Minutes (2000)	1,192	32.1%	14,333	32.0%	40,716	32.7%
Travel to Work in 60 Minutes or More (2000)	434	11.7%	4,249	9.5%	12,507	10.0%
Average Travel Time to Work (2000)	28.8	mins	26.8	mins	27.2	mins

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