



**BEILER-CAMPBELL
COMMERCIAL REALTY**

610.444.7770

www.beilercampbellcommercial.com

Date: 12/21/09

Current Geography Selection: (3 Selected) 1,3,5 mile radii: 1 COMMERCE BLVD,
WEST GROVE, PA 19390

Your title for this geography: 1 Commerce Blvd_

Lat: 39.823897 **Long:** -75.878003

County: Chester County **Pop:** 494,348

Zip: 19390 **Pop:** 13,599

Demographic Detail Comparison Report

1 Miles: 3 Miles: 5 Miles:

2009 Demographics

Total Population	2,371	15,891	32,290
Total Households	1,019	5,016	9,965
Female Population	1,211	8,143	16,247
% Female	51.1%	51.2%	50.3%
Male Population	1,160	7,748	16,043
% Male	48.9%	48.8%	49.7%
Population Density (per Sq. Mi.)	754.7	562.0	411.1

Age:

Age 0 - 4	6.0%	6.0%	6.9%
Age 5 - 14	12.1%	13.1%	15.0%
Age 15 - 19	6.6%	9.4%	8.5%
Age 20 - 24	4.9%	11.4%	8.4%
Age 25 - 34	8.9%	9.6%	10.3%
Age 35 - 44	13.5%	13.4%	14.7%
Age 45 - 54	14.9%	13.5%	14.4%
Age 55 - 64	12.1%	10.5%	10.9%
Age 65 - 74	9.7%	6.6%	6.0%
Age 75 - 84	7.4%	4.3%	3.4%
Age 85 +	3.9%	2.1%	1.5%
Median Age	43.7	35.4	35.7

Housing Units

Total Housing Units	1,092	5,276	10,416
Owner Occupied Housing Units	79.5%	79.3%	81.2%
Renter Occupied Housing Units	13.9%	15.8%	14.5%
Vacant Housing Units	6.7%	4.9%	4.3%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.2%	0.3%	0.2%
Asian	1.0%	0.9%	1.0%
Black	3.7%	10.9%	7.3%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%

White	87.7%	78.4%	83.1%
Other	4.8%	6.7%	5.6%
Multi-Race	2.6%	2.9%	2.8%

Hispanic Ethnicity	8.1%	11.1%	10.3%
Not of Hispanic Ethnicity	91.9%	89.0%	89.7%

Marital Status:

Age 15 + Population	1,942	12,854	25,228
Divorced	8.1%	7.4%	6.6%
Never Married	19.4%	29.2%	24.9%
Now Married	60.1%	53.2%	59.9%
Separated	4.0%	4.9%	4.1%
Widowed	8.4%	5.4%	4.5%

Educational Attainment:

Total Population Age 25+	1,670	9,544	19,765
Grade K - 8	5.6%	5.3%	4.7%
Grade 9 - 12	6.2%	5.8%	5.5%
High School Graduate	26.6%	28.2%	27.7%
Associates Degree	7.5%	7.6%	7.3%
Bachelor's Degree	26.8%	24.7%	24.2%
Graduate Degree	13.0%	13.2%	14.5%
Some College, No Degree	14.3%	15.3%	16.0%

Household Income:

Income \$ 0 - \$9,999	2.7%	3.0%	2.9%
Income \$ 10,000 - \$14,999	4.0%	3.2%	2.5%
Income \$ 15,000 - \$24,999	8.9%	6.7%	5.4%
Income \$ 25,000 - \$34,999	4.8%	5.8%	5.7%
Income \$ 35,000 - \$49,999	11.9%	11.2%	10.1%
Income \$ 50,000 - \$74,999	20.7%	20.1%	19.5%
Income \$ 75,000 - \$99,999	16.3%	18.1%	18.9%
Income \$100,000 - \$124,999	13.6%	14.0%	14.8%
Income \$125,000 - \$149,999	4.6%	6.4%	8.3%
Income \$150,000 +	12.5%	11.5%	12.0%

Average Household Income	\$84,733	\$86,877	\$90,313
Median Household Income	\$72,282	\$75,040	\$79,914
Per Capita Income	\$33,232	\$29,130	\$29,841

Vehicles Available:

0 Vehicles Available	3.6%	3.3%	3.0%
1 Vehicle Available	28.8%	24.6%	20.7%
2+ Vehicles Available	67.6%	72.1%	76.3%
Average Vehicles Per Household	2.10	2.10	2.20
Total Vehicles Available	2,122	10,707	21,967

Business and Employment:

Number of Employees	1,072	4,340	7,196
Number of Establishments	73	372	651

1 Miles: 3 Miles: 5 Miles:

2014 Demographics

Total Population	2,668	17,207	34,896
Total Households	1,187	5,628	11,153
Female Population	1,392	9,008	17,949
% Female	52.2%	52.4%	51.4%
Male Population	1,276	8,199	16,946
% Male	47.8%	47.7%	48.6%

Age:

Age 0 - 4	5.7%	5.7%	6.6%
Age 5 - 14	11.6%	12.3%	14.1%
Age 15 - 19	6.0%	8.6%	7.8%
Age 20 - 24	5.2%	11.4%	8.6%
Age 25 - 34	9.7%	10.4%	11.3%
Age 35 - 44	11.4%	11.4%	12.5%
Age 45 - 54	13.8%	12.7%	13.5%
Age 55 - 64	13.7%	12.3%	12.8%
Age 65 - 74	12.0%	8.5%	7.7%
Age 75 - 84	7.8%	4.8%	3.8%
Age 85 +	3.3%	1.9%	1.4%
Median Age	45.4	36.5	36.5

Housing Units Trend

Total Housing Units	1,255	5,847	11,514
Owner Occupied Housing Units	79.0%	78.9%	80.7%
Renter Occupied Housing Units	15.6%	17.4%	16.1%
Vacant Housing Units	5.5%	3.7%	3.1%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian	0.8%	0.8%	0.8%
Black	5.1%	8.7%	6.8%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	81.9%	75.7%	78.8%
Other	7.8%	10.1%	8.9%
Multi-Race	4.3%	4.5%	4.5%

Hispanic Ethnicity	9.6%	12.9%	12.4%
Not of Hispanic Ethnicity	90.4%	87.1%	87.6%

Marital Status:

Age 15 + Population	2,209	14,106	27,685
Divorced	8.1%	7.4%	6.6%
Never Married	19.3%	29.0%	24.8%
Now Married	60.0%	53.3%	59.9%
Separated	4.1%	4.9%	4.0%
Widowed	8.5%	5.5%	4.7%

Educational Attainment:

Total Population Age 25+	1,910	10,664	21,962
Grade K - 9	4.3%	4.1%	3.6%
Grade 9 - 12	5.5%	5.2%	5.0%
High School Graduate	25.1%	26.5%	26.1%
Associates Degree	8.1%	8.1%	7.9%
Bachelor's Degree	27.2%	25.1%	24.6%
Graduate Degree	14.8%	15.1%	16.3%
Some College, No Degree	14.9%	16.0%	16.6%

Household Income:

Income \$ 0 - \$9,999	2.3%	2.6%	2.6%
Income \$ 10,000 - \$14,999	3.6%	2.9%	2.3%
Income \$ 15,000 - \$24,999	8.9%	6.6%	5.1%
Income \$ 25,000 - \$34,999	3.7%	4.7%	4.8%
Income \$ 35,000 - \$49,999	10.9%	10.2%	9.2%
Income \$ 50,000 - \$74,999	17.5%	18.0%	17.8%
Income \$ 75,000 - \$99,999	17.6%	17.9%	17.8%
Income \$100,000 - \$124,999	14.7%	15.2%	16.1%
Income \$125,000 - \$149,999	6.7%	8.0%	9.6%
Income \$150,000 +	14.3%	13.9%	14.8%

Average Household Income	\$93,180	\$95,178	\$98,763
Median Household Income	\$77,960	\$80,875	\$86,157
Per Capita Income	\$37,580	\$32,812	\$33,615

Vehicles Available

0 Vehicles Available	3.7%	3.3%	3.0%
1 Vehicle Available	29.7%	25.5%	21.6%
2+ Vehicles Available	66.6%	71.2%	75.4%
Average Vehicles Per Household	2.40	2.40	2.40
Total Vehicles Available	2,432	11,866	24,239

1 Miles: 3 Miles: 5 Miles:

2000 Census Demographics

Total Population	1,109	11,500	24,854
Total Households	466	3,463	7,481
Female Population	561	5,847	12,386
% Female	50.6%	50.8%	49.8%
Male Population	548	5,653	12,468
% Male	49.4%	49.2%	50.2%
Age:			
Age 0 - 4	6.5%	6.5%	7.6%
Age 5 - 14	13.5%	15.2%	17.4%
Age 15 - 19	6.4%	10.3%	8.6%
Age 20 - 24	3.7%	11.0%	7.3%
Age 25 - 34	9.8%	10.7%	11.4%
Age 35 - 44	17.4%	17.4%	19.1%
Age 45 - 54	13.7%	11.9%	12.8%
Age 55 - 64	8.6%	6.8%	7.3%
Age 65 - 74	9.0%	5.0%	4.6%
Age 75 - 84	8.6%	4.0%	3.1%
Age 85 +	2.8%	1.2%	0.8%
Median Age	41.0	32.3	33.5
Housing Units Trend			
Total Housing Units	496	3,603	7,751
Owner Occupied Housing Units	80.4%	79.9%	81.8%
Renter Occupied Housing Units	13.5%	16.2%	14.7%
Vacant Housing Units	6.1%	3.9%	3.5%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian, and Hawaiian or other Pacific Islander	0.3%	0.3%	0.4%
Black	2.7%	14.9%	8.4%
White	93.2%	79.1%	86.5%
Other	2.3%	3.9%	3.1%
Two or More Races	1.3%	1.6%	1.4%
Hispanic Ethnicity	5.9%	8.7%	8.0%
Not of Hispanic Ethnicity	94.1%	91.3%	92.0%
Marital Status:			
Age 15 + Population	888	9,001	18,639
Divorced	8.0%	7.2%	6.5%
Never Married	19.5%	31.4%	25.9%
Now Married	60.1%	51.5%	59.2%
Separated	4.0%	5.2%	4.2%

Widowed	8.4%	4.7%	4.2%
Educational Attainment:			
Total Population Age 25+	775	6,558	14,680
Grade K - 9	5.7%	5.7%	5.4%
Grade 9 - 11, No diploma	11.1%	10.1%	9.8%
High School Graduate	28.7%	31.2%	30.8%
Associates Degree	6.2%	6.2%	6.1%
Bachelor's Degree	22.9%	20.4%	20.2%
Graduate Degree	8.9%	9.1%	10.2%
Some College, No Degree	14.1%	15.6%	16.4%
No Schooling Completed	2.3%	1.7%	1.2%
Public School Enrollment	79.4%	67.8%	72.1%
Private School Enrollment	20.6%	32.2%	28.0%
Household Income:			
Income \$ 0 - \$9,999	4.1%	4.1%	3.8%
Income \$ 10,000 - \$14,999	6.1%	4.2%	3.3%
Income \$ 15,000 - \$24,999	6.5%	6.4%	5.9%
Income \$ 25,000 - \$34,999	10.1%	9.4%	8.5%
Income \$ 35,000 - \$49,999	12.0%	13.5%	13.9%
Income \$ 50,000 - \$74,999	27.0%	26.8%	25.7%
Income \$ 75,000 - \$99,999	17.5%	18.0%	18.8%
Income \$100,000 - \$124,999	5.5%	8.2%	10.3%
Income \$125,000 - \$149,999	4.6%	3.5%	3.7%
Income \$150,000 - \$199,999	2.7%	3.0%	3.3%
Income \$200,000 or More	3.9%	2.9%	2.8%
Average Household Income	\$69,031	\$70,539	\$73,292
Median Household Income	\$57,877	\$60,580	\$63,829
Per Capita Income	\$28,996	\$21,239	\$22,060
Vehicles Available			
0 Vehicles Available	4.6%	3.9%	3.6%
1 Vehicle Available	30.4%	24.7%	21.1%
2 Vehicles Available	41.6%	45.8%	48.3%
3+ Vehicles Available	23.4%	25.6%	26.9%
Average Vehicles Per Household	1.90	2.00	2.00
Total Vehicles Available	928	7,125	15,732
Blue Collar Occupations	227	2,555	5,181
White Collar Occupations	321	3,324	7,256
% Blue Collar Workers	41.4%	43.5%	41.7%
% White Collar Workers	58.6%	56.5%	58.3%

1 Miles: 3 Miles: 5 Miles:

1990 Demographics

Total Population	890	8,869	18,278
Total Households	376	2,792	5,751
Female Population	445	4,534	9,193
% Female	50.0%	51.1%	50.3%
Male Population	445	4,335	9,085
% Male	50.0%	48.9%	49.7%

Age:

Total Population	890	8,869	18,278
Age 0 - 4	7.9%	7.7%	8.1%
Age 5 - 14	14.0%	13.7%	15.2%
Age 15 - 19	5.7%	10.3%	8.6%
Age 20 - 24	5.7%	10.2%	7.9%
Age 25 - 34	15.2%	16.4%	16.7%
Age 35 - 44	17.1%	15.2%	16.5%
Age 45 - 54	11.9%	9.6%	10.6%
Age 55 - 64	9.8%	7.4%	7.6%
Age 65 - 74	9.0%	6.0%	5.7%
Age 75 - 84	2.8%	2.8%	2.6%
Age 85 +	0.8%	0.7%	0.7%
Median Age	35.8	30.5	31.7

Housing Units

Total Housing Units	385	2,896	5,982
Owner Occupied Housing Units	83.3%	79.1%	79.3%
Renter Occupied Housing Units	14.5%	17.4%	16.8%
Vacant Housing Units	2.2%	3.6%	3.9%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.1%	0.1%	0.2%
Asian	0.4%	0.4%	0.5%
Black	3.9%	16.4%	9.8%
White	93.7%	81.8%	88.3%
Other	2.0%	1.4%	1.3%

Hispanic Ethnicity	4.2%	2.9%	3.1%
Not of Hispanic Ethnicity	95.8%	97.1%	96.9%

Educational Attainment:

Total Population Age 25+	593	5,151	11,020
Grade K - 9	10.7%	8.1%	7.9%

Grade 9 - 12	13.7%	14.3%	13.2%
High School Graduate	42.9%	36.8%	36.2%
Associates Degree	5.0%	6.5%	6.6%
Bachelor's Degree	9.9%	12.9%	13.9%
Graduate Degree	5.3%	5.7%	6.2%
Some College, No Degree	12.6%	15.7%	16.0%

1990 Household Income:

Income \$ 0 - \$9,999	7.5%	7.9%	8.0%
Income \$ 10,000 - \$19,999	15.7%	12.7%	10.8%
Income \$ 20,000 - \$29,999	18.1%	15.4%	15.1%
Income \$ 30,000 - \$39,999	12.5%	14.4%	14.2%
Income \$ 40,000 - \$49,999	13.3%	14.4%	14.8%
Income \$ 50,000 - \$59,999	13.1%	11.5%	11.6%
Income \$ 60,000 - \$74,999	10.7%	13.4%	14.1%
Income \$ 75,000 - \$99,999	6.4%	6.5%	7.3%
Income \$100,000 - \$124,999	1.7%	1.9%	1.9%
Income \$125,000 - \$149,999	0.4%	0.9%	1.1%
Income \$150,000 +	0.6%	0.9%	1.1%

Average Household Income	\$41,060	\$43,453	\$45,706
Median Household Income	\$36,073	\$39,567	\$41,059
Per Capita Income	\$15,081	\$13,722	\$14,819

Vehicles Available

0 Vehicles Available	2.9%	3.3%	3.7%
1 Vehicle Available	29.6%	24.8%	22.8%
2+ Vehicles Available	67.5%	72.0%	73.6%
Average Vehicles Per Household	2.00	2.00	2.00
Total Vehicles Available	739	5,557	11,563

1 Miles: 3 Miles: 5 Miles:

Population Trend

1990	890	8,869	18,278
2000	1,109	11,500	24,854
Change 1990 to 2000	24.6%	29.7%	36.0%
2009	2,371	15,891	32,290
2014	2,668	17,207	34,896
Change 2009 to 2014	12.5%	8.3%	8.1%

Household Trend

1990	376	2,792	5,751
2000	466	3,463	7,481

Change 1990 to 2000	23.8%	24.0%	30.1%
2009	1,019	5,016	9,965
2014	1,187	5,628	11,153
Change 2009 to 2014	16.5%	12.2%	11.9%

Average Household Size Trend

1990	2.36	2.82	2.98
2000	2.30	2.89	3.09
2009	2.28	2.81	3.04
2014	2.21	2.71	2.93

Median Age Trend

1990	36	31	32
2000	41	32	34
Change 1990 to 2000	14.3%	6.0%	5.8%
2009	44	35	36
2014	45	37	36
Change 2009 to 2014	3.8%	3.1%	2.2%

Housing Units Trend

Total Housing Units

Change 1990 to 2000	28.9%	24.4%	29.6%
Change 2009 to 2014	15.0%	10.8%	10.5%

Owner Occupied Housing Units

Change 1990 to 2000	24.5%	25.7%	33.6%
Change 2009 to 2014	14.2%	10.2%	9.9%

Renter Occupied Housing Units

Change 1990 to 2000	19.5%	16.0%	13.3%
Change 2009 to 2014	29.4%	22.1%	23.1%

Vacant Housing Units

Change 1990 to 2000	252.6%	36.0%	17.0%
Change 2009 to 2014	-6.2%	-15.7%	-20.1%

Race and Ethnicity Trend

American Indian, Eskimo, Aleut

Change 1990 to 2000	66.7%	137.2%	64.9%
Change 2009 to 2014	15.4%	1.0%	3.9%

Asian or Pacific Islander

Change 1990 to 2000	12.5%	-0.5%	15.1%
Change 2009 to 2014	-5.3%	-7.0%	-13.0%

Black

Change 1990 to 2000	-13.8%	18.1%	16.5%
Change 2009 to 2014	52.7%	-13.9%	1.5%

White

Change 1990 to 2000	24.0%	25.4%	33.3%
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Change 2009 to 2014	5.1%	4.6%	2.4%
Other			
Change 1990 to 2000	47.7%	274.1%	219.0%
Change 2009 to 2014	83.6%	63.9%	71.3%
Hispanic Ethnicity			
Change 1990 to 2000	76.6%	289.2%	247.5%
Change 2009 to 2014	33.7%	26.6%	30.6%
Not of Hispanic Ethnicity			
Change 1990 to 2000	22.3%	21.9%	29.1%
Change 2009 to 2014	10.7%	6.0%	5.5%

Current year data is for the year **2009**, 5 year projected data is for the year **2014**. [More About Our Data.](#)
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