

POP-FACTS: DEMOGRAPHIC SNAPSHOT

Prepared For: LMS Commercial Real Estate

Project Code:

Order #: 962243283

Type: Radius
Coord: 40.308191 -75.956261

600 LANCASTER AVENUE
SHILLINGTON, PA 19607

Site: 01

Description	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
2007 Projection	14,382	94,970	173,364
2002 Estimate	14,232	92,966	168,807
2000 Census	14,202	92,335	167,270
1990 Census	14,266	88,928	156,675
Growth 2002-2007	1.05%	2.16%	2.70%
Growth 2000-2002	0.21%	0.68%	0.92%
Growth 1990-2000	-0.45%	3.83%	6.76%
2002 Est. Population by Single Race Classification			
	14,232	92,966	168,807
White Alone	87.52%	72.38%	75.58%
Black or African American Alone	2.65%	8.16%	7.17%
American Indian and Alaska Native Alone	0.15%	0.32%	0.28%
Asian Alone	1.63%	1.75%	1.71%
Native Hawaiian and Other Pacific Islander Alone	0.02%	0.03%	0.03%
Some Other Race Alone	6.40%	14.51%	12.56%
Two or More Races	1.63%	2.85%	2.68%
2002 Est. Population Hispanic or Latino by Origin			
	14,232	92,966	168,807
Not Hispanic or Latino	89.50%	75.58%	78.67%
Hispanic or Latino:	10.50%	24.42%	21.33%
Mexican	2.98%	13.74%	17.70%
Puerto Rican	78.97%	65.92%	62.42%
Cuban	2.03%	0.81%	0.88%
All Other Hispanic or Latino	16.02%	19.52%	19.00%
2002 Est. Hispanic or Latino by Single Race Class.			
	1,494	22,704	36,006
White Alone	30.09%	30.57%	30.79%
Black or African American Alone	3.07%	3.58%	3.76%
American Indian and Alaska Native Alone	0.33%	0.65%	0.64%
Asian Alone	0.09%	0.22%	0.22%
Native Hawaiian and Other Pacific Islander Alone	0.00%	0.05%	0.06%
Some Other Race Alone	60.13%	58.86%	58.25%
Two or More Races	6.29%	6.07%	6.28%



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2002 Est. Pop. Asian Alone Race by Category	232	1,630	2,891
Chinese, except Taiwanese	12.92%	13.80%	14.13%
Filipino	10.24%	7.33%	6.64%
Japanese	3.07%	3.26%	3.47%
Asian Indian	30.33%	24.11%	22.74%
Korean	7.37%	6.43%	6.49%
Vietnamese	19.16%	30.92%	35.02%
Cambodian	0.00%	0.37%	0.35%
Hmong	3.00%	2.94%	1.66%
Laotian	11.05%	4.62%	3.05%
Thai	0.70%	0.51%	0.62%
Other Asian	1.33%	4.36%	4.73%
Two or more Asian categories	0.85%	1.35%	1.11%
2002 Est. Population by Sex	14,232	92,966	168,807
Male	45.69%	47.63%	47.97%
Female	54.31%	52.37%	52.03%
2002 Est. Population by Age	14,232	92,966	168,807
Age 0 - 4	5.28%	6.70%	6.76%
Age 5 - 9	5.78%	7.30%	7.33%
Age 10 - 14	6.01%	7.45%	7.43%
Age 15 - 19	5.46%	6.88%	7.20%
Age 20 - 24	4.91%	6.23%	6.45%
Age 25 - 34	11.76%	13.16%	13.08%
Age 35 - 44	13.15%	13.87%	14.23%
Age 45 - 54	12.69%	12.76%	12.98%
Age 55 - 59	5.08%	4.94%	4.89%
Age 60 - 64	4.24%	3.83%	3.89%
Age 65 - 74	10.51%	7.69%	7.57%
Age 75 - 84	10.29%	6.47%	5.93%
Age 85 and older	4.83%	2.74%	2.28%
Age 16 and older	81.74%	77.21%	77.13%
Age 18 and older	79.31%	74.46%	74.37%
Age 21 and older	76.63%	70.40%	69.88%
Age 65 and older	25.64%	16.90%	15.77%
2002 Est. Median Age	43.21	36.65	36.23
2002 Est. Average Age	44.01	38.35	37.77



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2002 Est. Male Population by Age	6,502	44,284	80,983
Age 0 - 4	6.29%	7.33%	7.33%
Age 5 - 9	6.52%	7.78%	7.84%
Age 10 - 14	6.51%	7.89%	7.89%
Age 15 - 19	6.15%	7.17%	7.45%
Age 20 - 24	4.83%	6.49%	6.69%
Age 25 - 34	12.22%	13.70%	13.45%
Age 35 - 44	13.88%	14.40%	14.65%
Age 45 - 54	13.34%	12.89%	13.05%
Age 55 - 59	5.19%	4.87%	4.77%
Age 60 - 64	4.09%	3.75%	3.74%
Age 65 - 74	10.08%	7.17%	7.03%
Age 75 - 84	8.32%	5.10%	4.78%
Age 85 and older	2.60%	1.49%	1.33%
2002 Est. Median Age, Male	40.39	34.74	34.51
2002 Est. Average Age, Male	41.08	36.32	35.98
2002 Est. Female Population by Age	7,730	48,682	87,824
Age 0 - 4	4.44%	6.12%	6.23%
Age 5 - 9	5.16%	6.87%	6.86%
Age 10 - 14	5.59%	7.05%	7.00%
Age 15 - 19	4.87%	6.61%	6.97%
Age 20 - 24	4.98%	5.99%	6.23%
Age 25 - 34	11.38%	12.67%	12.74%
Age 35 - 44	12.54%	13.39%	13.84%
Age 45 - 54	12.15%	12.65%	12.91%
Age 55 - 59	4.99%	5.00%	5.00%
Age 60 - 64	4.36%	3.90%	4.03%
Age 65 - 74	10.88%	8.16%	8.05%
Age 75 - 84	11.96%	7.71%	6.99%
Age 85 and older	6.71%	3.88%	3.15%
2002 Est. Median Age, Female	45.87	38.50	37.88
2002 Est. Average Age, Female	46.48	40.19	39.43

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Description	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
2002 Est. Population Age 15+ by Marital Status	11,803	73,029	132,489
Male, Never Married	10.07%	13.82%	13.55%
Female, Never Married	10.05%	12.65%	12.31%
Total Married	58.08%	51.33%	53.41%
Male, Previously Married	5.37%	6.75%	6.31%
Female, Previously Married	16.43%	15.45%	14.41%
2002 Est. Pop. Age 25+ by Educational Attainment	10,327	60,847	109,448
Less than 9th grade	11.27%	12.77%	11.00%
Some High School, no diploma	18.08%	19.31%	18.62%
High School Graduate (or GED)	35.08%	34.30%	36.14%
Some College, no degree	9.43%	10.89%	11.26%
Associate Degree	4.83%	5.18%	5.19%
Bachelor Degree	13.85%	11.39%	11.78%
Graduate or Professional Degree	7.47%	6.17%	6.02%
Households			
2007 Projection	6,377	37,638	67,305
2002 Estimate	6,261	36,907	65,836
2000 Census	6,220	36,714	65,455
1990 Census	6,026	35,932	63,162
Growth 2002-2007	1.85%	1.98%	2.23%
Growth 2000-2002	0.66%	0.53%	0.58%
Growth 1990-2000	3.22%	2.18%	3.63%
2002 Est. Average Household Size	2.22	2.45	2.50
2002 Est. Households by Household Type	6,261	36,907	65,836
Family Households	60.82%	61.78%	63.98%
Nonfamily Households	39.18%	38.22%	36.02%
2002 Est. Group Quarters Population	334	2,509	4,479

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Description	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
2002 Est. Households by Household Income	6,261	36,907	65,836
Income Less than \$15,000	15.34%	15.64%	13.97%
Income \$15,000 - \$24,999	15.26%	14.41%	13.39%
Income \$25,000 - \$34,999	10.31%	14.03%	13.40%
Income \$35,000 - \$49,999	17.17%	16.57%	17.29%
Income \$50,000 - \$74,999	19.66%	19.34%	20.97%
Income \$75,000 - \$99,999	10.13%	9.64%	10.53%
Income \$100,000 - \$149,999	7.01%	6.39%	6.57%
Income \$150,000 - \$249,999	2.83%	2.59%	2.55%
Income \$250,000 - \$499,999	1.09%	0.88%	0.86%
Income \$500,000 and over	1.20%	0.52%	0.46%
2002 Est. Average Household Income	\$59,892	\$55,284	\$56,327
2002 Est. Median Household Income	\$42,946	\$40,365	\$43,007
2002 Est. Per Capita Income	\$27,973	\$22,353	\$22,337
2002 Est. Household Type, Presence of Own Children	6,261	36,907	65,836
Single Male Householder	11.21%	13.01%	12.21%
Single Female Householder	22.50%	18.62%	17.19%
Married-Couple Family, own children	16.23%	17.89%	19.41%
Married-Couple Family, no own children	31.32%	25.36%	26.53%
Male Householder, own children	1.64%	2.62%	2.61%
Male Householder, no own children	1.34%	2.02%	1.97%
Female Householder, own children	6.16%	8.83%	8.47%
Female Householder, no own children	4.12%	5.06%	4.99%
Nonfamily, Male Householder	2.96%	3.74%	3.85%
Nonfamily, Female Householder	2.53%	2.85%	2.77%
2002 Est. Households by Household Size	6,261	36,907	65,836
1-person household	33.70%	31.63%	29.40%
2-person household	35.63%	31.50%	32.42%
3-person household	14.33%	14.96%	15.49%
4-person household	10.46%	12.03%	12.61%
5-person household	4.16%	5.63%	5.83%
6-person household	1.03%	2.44%	2.50%
7 or more person household	0.69%	1.81%	1.75%



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Description	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
2002 Est. Households by Presence of Children	6,261	36,907	65,836
Households with Children less than Age 18:			
Married-Couple Family	16.92%	18.90%	20.43%
Other Family, Male Householder	1.77%	2.96%	2.96%
Other Family, Female Householder	6.74%	9.99%	9.57%
Nonfamily, Male Householder	0.31%	0.32%	0.34%
Nonfamily, Female Householder	0.12%	0.11%	0.09%
Households with no Children less than Age 18:			
Married-Couple Family	30.63%	24.35%	25.51%
Other Family, Male Householder	1.21%	1.68%	1.62%
Other Family, Female Householder	3.54%	3.90%	3.89%
Nonfamily, Male Householder	13.86%	16.43%	15.72%
Nonfamily, Female Householder	24.90%	21.35%	19.87%
2002 Est. Households by Number of Vehicles	6,261	36,907	65,836
No Vehicles	13.96%	21.06%	17.82%
1 Vehicle	39.91%	36.33%	36.24%
2 Vehicles	34.22%	31.58%	33.95%
3 Vehicles	8.15%	8.26%	8.92%
4 Vehicles	2.56%	2.06%	2.29%
5 or more Vehicles	1.21%	0.70%	0.78%
Family Households			
2007 Projection	3,803	22,828	42,298
2002 Estimate	3,807	22,802	42,121
2000 Census	3,814	22,856	42,183
1990 Census	4,112	23,259	41,851
Growth 2002-2007	-0.11%	0.11%	0.42%
Growth 2000-2002	-0.18%	-0.24%	-0.15%
Growth 1990-2000	-7.25%	-1.73%	0.79%

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Description	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
2002 Est. Family Households by Household Income	3,807	22,802	42,121
Income Less than \$15,000	5.90%	6.82%	6.12%
Income \$15,000 - \$24,999	10.88%	10.96%	9.79%
Income \$25,000 - \$34,999	9.71%	13.17%	12.20%
Income \$35,000 - \$49,999	18.47%	17.52%	17.83%
Income \$50,000 - \$74,999	23.45%	23.39%	25.66%
Income \$75,000 - \$99,999	13.82%	13.34%	13.96%
Income \$100,000 - \$149,999	10.15%	9.00%	9.04%
Income \$150,000 - \$249,999	4.19%	3.72%	3.61%
Income \$250,000 - \$499,999	1.53%	1.30%	1.19%
Income \$500,000 and over	1.89%	0.77%	0.59%
2002 Est. Average Family Household Income	\$74,324	\$67,717	\$67,867
2002 Est. Median Family Household Income	\$55,383	\$51,629	\$53,958
2002 Est. Families by Poverty Status	3,807	22,802	42,121
Income Above Poverty Level:			
Married-Couple Family, own children	24.52%	27.27%	28.37%
Married-Couple Family, no own children	51.53%	40.67%	41.70%
Male Householder, own children	2.39%	2.95%	3.00%
Male Householder, no own children	2.02%	3.04%	2.94%
Female Householder, own children	5.88%	8.45%	8.05%
Female Householder, no own children	6.67%	6.79%	7.01%
Income Below Poverty Level:			
Married-Couple Family, own children	1.20%	1.32%	1.09%
Married-Couple Family, no own children	0.93%	0.74%	0.64%
Male Householder, own children	0.42%	1.08%	0.85%
Male Householder, no own children	0.08%	0.44%	0.36%
Female Householder, own children	4.25%	6.75%	5.51%
Female Householder, no own children	0.10%	0.49%	0.48%
2002 Est. Families by Number of Workers	3,807	22,802	42,121
No Workers	22.78%	17.03%	15.31%
1 Worker	27.58%	29.53%	28.53%
2 Workers	38.94%	41.14%	43.66%
3 or more Workers	10.69%	12.30%	12.49%



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Description	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
2002 Est. Population Age 16+ by Employment	11,634	71,779	130,205
In Armed Forces	0.16%	0.11%	0.09%
Civilian - Employed	52.72%	57.45%	59.86%
Civilian - Unemployed	2.49%	3.86%	3.50%
Not in Labor Force	44.64%	38.58%	36.55%
2002 Est. Employed Pop. Age 16+ by Occupation	6,133	41,237	77,937
Managerial and Professional Specialty	28.91%	24.60%	24.73%
Technical, Sales and Administrative Support	32.79%	31.26%	31.88%
Service	10.40%	12.73%	12.53%
Farming, Forestry and Fishing	0.20%	1.16%	1.06%
Precision, Production, Craft and Repair	10.30%	9.97%	10.38%
Operators, Fabricators and Laborers	17.41%	20.27%	19.43%
2002 Est. Employed Pop. Age 16+ by Class of Worker	6,133	41,237	77,937
For-Profit Private Wage or Salary Workers	76.47%	78.17%	78.75%
Not-For-Profit Private Wage or Salary Workers	8.19%	8.71%	8.31%
Local Government Workers	5.30%	5.47%	5.39%
State Government Workers	2.30%	1.67%	1.66%
Federal Government Workers	1.03%	0.91%	0.92%
Self-Employed Workers	6.59%	4.83%	4.70%
Unpaid Family Workers	0.11%	0.24%	0.26%
2002 Est. Workers Age 16+, Transportation To Work	6,010	40,493	76,596
Drove Alone	83.20%	72.86%	74.36%
Car Pooled	9.60%	12.23%	12.18%
Public Transportation	2.62%	4.93%	4.21%
Walked	2.61%	7.40%	6.65%
Motorcycle	0.00%	0.04%	0.10%
Bicycle	0.18%	0.18%	0.24%
Other Means	0.23%	0.59%	0.49%
Worked at Home	1.55%	1.76%	1.78%
2002 Est. Workers Age 16+ by Travel Time to Work	5,916	39,779	75,236
Less than 15 Minutes	44.20%	43.19%	42.63%
15 - 29 Minutes	43.98%	41.35%	42.58%
30 - 44 Minutes	6.85%	9.31%	8.89%
45 - 59 Minutes	2.74%	3.57%	3.35%
60 or more Minutes	2.22%	2.58%	2.54%
2002 Est. Average Travel Time to Work in Minutes	16.31	17.18	17.10



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Description	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
2002 Est. Tenure of Occupied Housing Units	6,261	36,907	65,836
Owner Occupied	68.20%	60.71%	64.32%
Renter Occupied	31.80%	39.29%	35.68%
2002 Est. Owner Occupied Housing Values	3,840	19,927	37,357
Value Less than \$25,000	0.87%	4.16%	3.14%
Value \$25,000 - \$49,999	2.44%	12.94%	12.71%
Value \$50,000 - \$74,999	10.39%	13.69%	16.51%
Value \$75,000 - \$99,999	24.14%	15.70%	14.86%
Value \$100,000 - \$149,999	36.95%	28.87%	27.20%
Value \$150,000 - \$199,999	12.53%	11.94%	13.74%
Value \$200,000 - \$299,999	7.71%	8.15%	8.17%
Value \$300,000 - \$399,999	2.51%	2.64%	2.16%
Value \$400,000 - \$499,999	1.04%	0.80%	0.67%
Value \$500,000 or more	1.42%	1.11%	0.83%
2002 Est. Median Owner Occupied Housing Value	\$116,444	\$106,090	\$105,103
2002 Est. Housing Units by Units in Structure	6,502	40,423	71,359
1 Unit Attached	23.91%	35.44%	36.01%
1 Unit Detached	51.86%	32.12%	33.63%
2 Units	3.85%	6.54%	6.54%
3 to 19 Units	11.01%	18.31%	16.78%
20 to 49 Units	1.76%	2.43%	2.70%
50 or More Units	6.17%	3.97%	2.69%
Mobile Home or Trailer	0.18%	0.15%	0.69%
Other	1.27%	1.05%	0.97%
2002 Est. Housing Units by Year Built	6,502	40,423	71,359
Housing Unit Built 1989 to present	7.68%	8.08%	8.93%
Housing Unit Built 1985 to 1988	2.98%	3.56%	3.97%
Housing Unit Built 1980 to 1984	2.09%	3.05%	2.96%
Housing Unit Built 1970 to 1979	11.16%	11.40%	10.99%
Housing Unit Built 1960 to 1969	14.18%	9.09%	9.49%
Housing Unit Built 1950 to 1959	22.15%	11.87%	10.70%
Housing Unit Built 1940 to 1949	11.66%	7.81%	7.43%
Housing Unit Built 1939 or Earlier	28.11%	45.14%	45.54%

