

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared For

Lat/Lon: 39.98416/-76.64803

September 2009

RF5

<b>Stonybrook Shopping Center York, PA</b>	<b>1.00 mi radius</b>		<b>3.00 mi radius</b>		<b>5.00 mi radius</b>	
<b>Population</b>						
Estimated Population (2008)	7,442		36,493		99,943	
Census Population (1990)	5,960		28,343		82,492	
Census Population (2000)	6,989		32,940		90,337	
Projected Population (2013)	7,685		38,398		105,241	
Forecasted Population (2018)	8,069		41,422		113,487	
Historical Annual Growth (1990 to 2000)	1,029	1.7%	4,597	1.6%	7,846	1.0%
Historical Annual Growth (2000 to 2008)	453	0.8%	3,554	1.3%	9,606	1.3%
Projected Annual Growth (2008 to 2013)	243	0.7%	1,905	1.0%	5,298	1.1%
Est. Population Density (2008)	2,370.07 <i>psm</i>		1,291.53 <i>psm</i>		1,275.97 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.26 <i>sq mi</i>		78.33 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2008)	2,383		14,509		39,516	
Census Households (1990)	1,990		11,056		32,368	
Census Households (2000)	2,250		13,154		35,968	
Projected Households (2013)	2,442		15,194		41,382	
Forecasted Households (2018)	2,547		16,317		44,350	
Households with Children (2008)	649	27.3%	3,794	26.1%	11,634	29.4%
Average Household Size (2008)	2.37		2.35		2.43	
<b>Average Household Income</b>						
Est. Average Household Income (2008)	\$71,031		\$70,772		\$62,167	
Proj. Average Household Income (2013)	\$80,378		\$80,797		\$71,445	
Average Family Income (2008)	\$89,045		\$84,574		\$74,998	
<b>Median Household Income</b>						
Est. Median Household Income (2008)	\$59,934		\$60,780		\$53,040	
Proj. Median Household Income (2013)	\$66,634		\$67,627		\$59,416	
Median Family Income (2008)	\$75,138		\$73,046		\$64,112	
<b>Per Capita Income</b>						
Est. Per Capita Income (2008)	\$34,052		\$31,008		\$26,101	
Proj. Per Capita Income (2013)	\$38,387		\$35,177		\$29,791	
Per Capita Income Est. 5 year change	\$4,335	12.7%	\$4,169	13.4%	\$3,690	14.1%
<b>Other Income</b>						
Est. Median Disposable Income (2008)	\$49,432		\$50,253		\$44,364	
Est. Median Disposable Income (2013)	\$54,309		\$55,088		\$48,980	
Disposable Income Est. 5 year change	\$4,877	9.9%	\$4,835	9.6%	\$4,617	10.4%
Est. Average Household Net Worth (2008)	\$488,912		\$521,930		\$465,540	
<b>Daytime Demos</b>						
Total Number of Businesses (2008)	283		1,610		4,516	
Total Number of Employees (2008)	5,865		25,339		70,589	
Company Headqtrs: Businesses (2008)	4	1.5%	8	0.5%	30	0.7%
Company Headqtrs: Employees (2008)	362	6.2%	1,393	5.5%	5,736	8.1%
Unemployment Rate (2008)	0.80%		1.90%		3.80%	
Employee Population per Business	20.7 to 1		15.7 to 1		15.6 to 1	
Residential Population per Business	26.3 to 1		22.7 to 1		22.1 to 1	

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<b>Race &amp; Ethnicity</b>						
White (2008)	6,053	81.3%	32,884	90.1%	81,847	81.9%
Black or African American (2008)	879	11.8%	1,818	5.0%	11,840	11.8%
American Indian & Alaska Native (2008)	11	0.1%	54	0.1%	201	0.2%
Asian (2008)	322	4.3%	1,076	2.9%	2,225	2.2%
Hawaiian & Pacific Islander (2008)	6	0.1%	28	0.1%	71	0.1%
Other Race (2008)	91	1.2%	271	0.7%	2,310	2.3%
Two or More Races (2008)	81	1.1%	361	1.0%	1,450	1.5%
Not Hispanic or Latino Population (2008)	6,803	91.4%	35,095	96.2%	90,090	90.1%
Hispanic or Latino Population (2008)	639	8.6%	1,398	3.8%	9,853	9.9%
Not of Hispanic Origin Population (1990)	5,774	96.9%	27,988	98.7%	79,358	96.2%
Hispanic Origin Population (1990)	186	3.1%	355	1.3%	3,134	3.8%
Not Hispanic or Latino Population (2000)	6,598	94.4%	32,112	97.5%	84,190	93.2%
Hispanic or Latino Population (2000)	391	5.6%	827	2.5%	6,147	6.8%
Not Hispanic or Latino Population (2013)	6,863	89.3%	36,569	95.2%	92,711	88.1%
Hispanic or Latino Population (2013)	821	10.7%	1,830	4.8%	12,530	11.9%
Hist. Hispanic Ann Growth (1990 to 2008)	453	13.6%	1,044	16.3%	6,720	11.9%
Proj. Hispanic Ann Growth (2008 to 2013)	183	5.7%	432	6.2%	2,677	5.4%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2008)	251	3.4%	1,742	4.8%	5,707	5.7%
Age 5 to 9 yrs (2008)	343	4.6%	1,912	5.2%	6,090	6.1%
Age 10 to 14 yrs (2008)	372	5.0%	1,906	5.2%	5,790	5.8%
Age 15 to 19 yrs (2008)	493	6.6%	2,042	5.6%	6,276	6.3%
Age 20 to 24 yrs (2008)	648	8.7%	2,335	6.4%	7,475	7.5%
Age 25 to 29 yrs (2008)	541	7.3%	2,335	6.4%	6,597	6.6%
Age 30 to 34 yrs (2008)	468	6.3%	2,158	5.9%	6,120	6.1%
Age 35 to 39 yrs (2008)	524	7.0%	2,171	5.9%	6,048	6.1%
Age 40 to 44 yrs (2008)	582	7.8%	2,626	7.2%	7,124	7.1%
Age 45 to 49 yrs (2008)	553	7.4%	2,901	7.9%	7,678	7.7%
Age 50 to 54 yrs (2008)	507	6.8%	2,753	7.5%	7,185	7.2%
Age 55 to 59 yrs (2008)	439	5.9%	2,536	7.0%	6,555	6.6%
Age 60 to 64 yrs (2008)	376	5.0%	2,177	6.0%	5,488	5.5%
Age 65 to 74 yrs (2008)	641	8.6%	3,407	9.3%	7,946	8.0%
Age 75 to 84 yrs (2008)	482	6.5%	2,526	6.9%	5,744	5.7%
Age 85 yrs plus (2008)	223	3.0%	966	2.6%	2,121	2.1%
Median Age (2008)	39.8	yrs	42.5	yrs	38.8	yrs
<b>Gender Age Distribution</b>						
Female Population (2008)	3,361	45.2%	18,477	50.6%	51,332	51.4%
Age 0 to 19 yrs (2008)	647	19.3%	3,607	19.5%	11,756	22.9%
Age 20 to 64 yrs (2008)	1,896	56.4%	10,849	58.7%	30,393	59.2%
Age 65 yrs plus (2008)	818	24.3%	4,022	21.8%	9,183	17.9%
Female Median Age (2008)	47.9	yrs	45.4	yrs	40.4	yrs
Male Population (2008)	4,081	54.8%	18,016	49.4%	48,611	48.6%
Age 0 to 19 yrs (2008)	811	19.9%	3,995	22.2%	12,106	24.9%
Age 20 to 64 yrs (2008)	2,742	67.2%	11,145	61.9%	29,877	61.5%
Age 65 yrs plus (2008)	528	12.9%	2,876	16.0%	6,628	13.6%
Male Median Age (2008)	36.8	yrs	40.3	yrs	37.4	yrs

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<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2008)	101	4.2%	545	3.8%	1,179	3.0%
HH Income \$150,000 to \$199,999 (2008)	60	2.5%	504	3.5%	1,151	2.9%
HH Income \$100,000 to \$149,999 (2008)	279	11.7%	1,834	12.6%	3,893	9.9%
HH Income \$75,000 to \$99,999 (2008)	380	16.0%	2,206	15.2%	4,990	12.6%
HH Income \$50,000 to \$74,999 (2008)	540	22.7%	3,428	23.6%	8,766	22.2%
HH Income \$35,000 to \$49,999 (2008)	309	12.9%	2,218	15.3%	6,491	16.4%
HH Income \$25,000 to \$34,999 (2008)	224	9.4%	1,567	10.8%	4,554	11.5%
HH Income \$15,000 to \$24,999 (2008)	255	10.7%	1,283	8.8%	4,136	10.5%
HH Income \$0 to \$14,999 (2008)	235	9.9%	924	6.4%	4,355	11.0%
HH Income \$35,000+ (2008)	1,669	70.0%	10,735	74.0%	26,470	67.0%
HH Income \$75,000+ (2008)	821	34.4%	5,089	35.1%	11,213	28.4%
<b>Housing</b>						
Total Housing Units (2008)	2,473		15,207		42,767	
Housing Units, Occupied (2008)	2,383	96.3%	14,509	95.4%	39,516	92.4%
<i>Housing Units, Owner-Occupied (2008)</i>	1,517	63.7%	10,607	73.1%	26,821	67.9%
<i>Housing Units, Renter-Occupied (2008)</i>	866	36.3%	3,902	26.9%	12,695	32.1%
Housing Units, Vacant (2008)	91	3.7%	698	4.6%	3,252	7.6%
Median Years in Residence (2008)	5.6	yrs	5.5	yrs	4.9	yrs
<b>Marital Status</b>						
Never Married (2008)	1,052	16.2%	5,945	19.2%	20,882	25.3%
Now Married (2008)	2,863	44.0%	17,699	57.2%	42,603	51.7%
Separated (2008)	1,657	25.5%	2,420	7.8%	5,174	6.3%
Widowed (2008)	455	7.0%	2,291	7.4%	5,895	7.2%
Divorced (2008)	481	7.4%	2,613	8.4%	7,848	9.5%
<b>Household Type</b>						
Population Family (2008)	4,692	63.0%	28,587	78.3%	78,528	78.6%
Population Non-Family (2008)	965	13.0%	5,562	15.2%	17,412	17.4%
Population Group Qtrs (2008)	1,785	24.0%	2,344	6.4%	4,003	4.0%
Family Households (2008)	1,571	65.9%	9,737	67.1%	25,761	65.2%
Married Couple With Children (2008)	435	15.2%	2,623	14.8%	6,664	15.6%
Average Family Household Size (2008)	2.99		2.94		3.05	
Non-Family Households (2008)	812	34.1%	4,772	32.9%	13,755	34.8%
<b>Household Size</b>						
1 Person Household (2008)	674	28.3%	3,962	27.3%	11,217	28.4%
2 Person Households (2008)	848	35.6%	5,534	38.1%	13,663	34.6%
3 Person Households (2008)	399	16.7%	2,213	15.3%	6,106	15.5%
4 Person Households (2008)	295	12.4%	1,882	13.0%	5,370	13.6%
5 Person Households (2008)	125	5.2%	682	4.7%	2,104	5.3%
6+ Person Households (2008)	43	1.8%	235	1.6%	1,055	2.7%
<b>Household Vehicles</b>						
Total Vehicles Available (2008)	4,637		28,537		72,537	
Household: 0 Vehicles Available (2008)	121	5.1%	656	4.5%	3,428	8.7%
Household: 1 Vehicles Available (2008)	718	30.1%	4,303	29.7%	12,190	30.8%
Household: 2+ Vehicles Available (2008)	1,544	64.8%	9,550	65.8%	23,898	60.5%
Average Vehicles Per Household (2008)	1.9		2.0		1.8	

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<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2008)	6,441		30,601		81,262	
Est. Civilian Employed (2008)	3,248	50.4%	18,767	61.3%	50,511	62.2%
Est. Civilian Unemployed (2008)	49	0.8%	573	1.9%	3,115	3.8%
Est. in Armed Forces (2008)	1	0.0%	2	0.0%	11	0.0%
Est. not in Labor Force (2008)	3,144 48.8%		11,259 36.8%		27,625 34.0%	
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	2,849		16,236		43,800	
Mgmt, Business, & Financial Operations (200)	436	15.3%	2,398	14.8%	5,330	12.2%
Professional and Related (2000)	622	21.8%	3,629	22.4%	8,675	19.8%
Service (2000)	343	12.0%	1,710	10.5%	5,654	12.9%
Sales and Office (2000)	716	25.1%	4,627	28.5%	11,845	27.0%
Farming, Fishing, and Forestry (2000)	3	0.1%	15	0.1%	125	0.3%
Construct, Extraction, & Maintenance (2000)	191	6.7%	1,015	6.3%	2,949	6.7%
Production, Transp. & Material Moving (2000)	538	18.9%	2,842	17.5%	9,223	21.1%
Percent White Collar Workers (2000)	62.2%		65.6%		59.0%	
Percent Blue Collar Workers (2000)	37.8%		34.4%		41.0%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2008)	\$132		\$803		\$1,991	
Total Non-Retail Expenditures (2008)	\$76	57.6%	\$462	57.6%	\$1,144	57.5%
Total Retail Expenditures (2008)	\$56	42.4%	\$341	42.4%	\$847	42.5%
Apparel (2008)	\$6	4.8%	\$38	4.8%	\$95	4.8%
Contributions (2008)	\$5	3.7%	\$30	3.7%	\$73	3.7%
Education (2008)	\$3	2.4%	\$19	2.3%	\$46	2.3%
Entertainment (2008)	\$7	5.6%	\$45	5.6%	\$111	5.6%
Food And Beverages (2008)	\$20	15.3%	\$123	15.3%	\$307	15.4%
Furnishings And Equipment (2008)	\$6	4.4%	\$35	4.4%	\$87	4.4%
Gifts (2008)	\$3	2.6%	\$21	2.7%	\$52	2.6%
Health Care (2008)	\$8	6.1%	\$49	6.1%	\$123	6.2%
Household Operations (2008)	\$5	3.6%	\$29	3.6%	\$70	3.5%
Miscellaneous Expenses (2008)	\$2	1.7%	\$13	1.7%	\$33	1.7%
Personal Care (2008)	\$2	1.4%	\$12	1.4%	\$29	1.4%
Personal Insurance (2008)	\$1	1.0%	\$8	1.0%	\$20	1.0%
Reading (2008)	\$0		\$3	0.3%	\$7	0.3%
Shelter (2008)	\$25	19.3%	\$155	19.3%	\$384	19.3%
Tobacco (2008)	\$1	0.6%	\$5	0.6%	\$13	0.7%
Transportation (2008)	\$27	20.2%	\$162	20.2%	\$401	20.1%
Utilities (2008)	\$9	7.0%	\$56	6.9%	\$140	7.0%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2008)	5,335		26,556		68,606	
Elementary (0 to 8) (2008)	198	3.7%	807	3.0%	2,585	3.8%
Some High School (9 to 11) (2008)	774	14.5%	2,358	8.9%	7,042	10.3%
High School Graduate (12) (2008)	1,945	36.4%	9,297	35.0%	25,465	37.1%
Some College (13 to 16) (2008)	718	13.5%	4,079	15.4%	10,489	15.3%
Associate Degree Only (2008)	372	7.0%	2,168	8.2%	5,478	8.0%
Bachelor Degree Only (2008)	872	16.3%	5,186	19.5%	11,298	16.5%
Graduate Degree (2008)	456	8.5%	2,662	10.0%	6,249	9.1%

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<b>Units In Structure</b>						
1 Detached Unit (2000)	1,417	61.3%	8,510	62.4%	19,574	50.6%
1 Attached Unit (2000)	92	4.0%	1,445	10.6%	8,310	21.5%
2 to 4 Units (2000)	185	8.0%	888	6.5%	4,695	12.1%
5 to 9 Units (2000)	109	4.7%	757	5.5%	1,638	4.2%
10 to 19 Units (2000)	314	13.6%	1,042	7.6%	1,718	4.4%
20 to 49 Units (2000)	34	1.5%	135	1.0%	437	1.1%
50 or more Units (2000)	137	5.9%	381	2.8%	1,308	3.4%
Mobile Home or Trailer (2000)	25	1.1%	490	3.6%	989	2.6%
Other Structure (2000)	0		0		9	0.0%
<b>Homes Built By Year</b>						
Homes Built 1999 to 2000	10	0.4%	382	2.8%	707	1.8%
Homes Built 1995 to 1998	126	5.4%	1,026	7.5%	2,064	5.3%
Homes Built 1990 to 1994	112	4.8%	1,101	8.1%	2,447	6.3%
Homes Built 1980 to 1989	491	21.2%	2,143	15.7%	3,565	9.2%
Homes Built 1970 to 1979	507	21.9%	1,976	14.5%	4,510	11.7%
Homes Built 1960 to 1969	378	16.4%	1,870	13.7%	3,949	10.2%
Homes Built 1950 to 1959	445	19.3%	2,529	18.5%	6,466	16.7%
Homes Built Before 1949	244	10.5%	2,621	19.2%	14,972	38.7%
<b>Home Values</b>						
Home Values \$1,000,000 or More (2000)	0		16	0.2%	21	0.1%
Home Values \$500,000 to \$999,999 (2000)	9	0.7%	53	0.6%	90	0.4%
Home Values \$400,000 to \$499,999 (2000)	0		12	0.1%	37	0.2%
Home Values \$300,000 to \$399,999 (2000)	19	1.4%	111	1.3%	279	1.3%
Home Values \$200,000 to \$299,999 (2000)	170	12.4%	653	7.5%	1,414	6.5%
Home Values \$150,000 to \$199,999 (2000)	180	13.1%	1,330	15.3%	2,484	11.5%
Home Values \$100,000 to \$149,999 (2000)	644	47.0%	3,848	44.3%	7,458	34.4%
Home Values \$70,000 to \$99,999 (2000)	333	24.3%	2,390	27.5%	5,793	26.7%
Home Values \$50,000 to \$69,999 (2000)	8	0.6%	204	2.3%	2,047	9.4%
Home Values \$25,000 to \$49,999 (2000)	8	0.6%	38	0.4%	1,735	8.0%
Home Values \$0 to \$24,999 (2000)	0		29	0.3%	324	1.5%
Owner Occupied Median Home Value (2000)	\$136,981		\$122,667		\$107,710	
Renter Occupied Median Rent (2000)	\$587		\$557		\$375	
<b>Transportation To Work</b>						
Drive to Work Alone (2000)	2,515	88.3%	14,439	88.9%	36,140	82.5%
Drive to Work in Carpool (2000)	187	6.6%	1,077	6.6%	4,125	9.4%
Travel to Work - Public Transportation (2000)	11	0.4%	75	0.5%	586	1.3%
Drive to Work on Motorcycle (2000)	0		0		15	0.0%
Walk or Bicycle to Work (2000)	43	1.5%	179	1.1%	1,788	4.1%
Other Means (2000)	24	0.8%	55	0.3%	193	0.4%
Work at Home (2000)	69	2.4%	413	2.5%	970	2.2%
<b>Travel Time</b>						
Travel to Work in 14 Minutes or Less (2000)	989	35.6%	5,544	35.0%	16,013	37.4%
Travel to Work in 14 to 29 Minutes (2000)	1,198	43.1%	6,833	43.2%	18,176	42.4%
Travel to Work in 30 to 59 Minutes (2000)	502	18.1%	2,778	17.6%	7,063	16.5%
Travel to Work in 60 Minutes or More (2000)	90	3.2%	671	4.2%	1,596	3.7%
Average Travel Time to Work (2000)	19.8	<i>mins</i>	20.1	<i>mins</i>	19.3	<i>mins</i>

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