

# EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 39.91825/-76.62984

## Windsor Commons

### Red Lion, PA

	1 Mile		3 Miles		5 Miles	
<b>Population (2010)</b>						
Estimated Population	4,027		38,872		85,821	
Census Population (1990)	1,996		26,778		66,057	
Census Population (2000)	2,985		32,261		74,649	
Projected Population (2015)	4,414		43,337		93,277	
Forecasted Population (2020)	5,207		49,478		103,596	
Historical Annual Growth (1990 to 2000)	989	4.95%	5,484	2.05%	8,592	1.30%
Historical Annual Growth (2000 to 2010)	1,042	3.49%	6,611	2.05%	11,172	1.50%
Projected Annual Growth (2010 to 2015)	387	1.92%	4,466	2.30%	7,456	1.74%
Estimated Population Density	1,283 <i>psm</i>		1,375 <i>psm</i>		1,093 <i>psm</i>	
Trade Area Size	3.14 <i>sq mil</i>		28.26 <i>sq mil</i>		78.49 <i>sq mil</i>	
<b>Households (2010)</b>						
Estimated Households	1,520		15,613		34,349	
Census Households (1990)	793		10,529		25,722	
Census Households (2000)	1,139		12,927		29,726	
Projected Households (2015)	1,653		17,307		37,100	
Forecasted Households (2020)	1,937		19,730		41,168	
Households with Children	588	38.66%	5,146	32.96%	10,370	30.19%
Average Household Size	2.64		2.46		2.42	
<b>Average Household Income (2010)</b>						
Est. Average Household Income	\$78,726		\$71,156		\$75,249	
Proj. Average Household Income (2015)	\$87,243		\$78,207		\$82,344	
Average Family Income	\$90,766		\$84,294		\$88,946	
<b>Median Household Income (2010)</b>						
Est. Median Household Income	\$66,816		\$60,026		\$62,061	
Proj. Median Household Income (2015)	\$74,324		\$66,025		\$67,945	
Median Family Income	\$80,065		\$72,814		\$74,745	
<b>Per Capita Income (2010)</b>						
Est. Per Capita Income	\$29,822		\$28,810		\$30,701	
Proj. Per Capita Income (2015)	\$32,765		\$31,458		\$33,337	
Per Capita Income Est. 5 year change	\$2,944	9.87%	\$2,648	9.19%	\$2,636	8.58%
<b>Other Income (2010)</b>						
Est. Median Disposable Income	\$54,740		\$49,582		\$51,066	
Proj. Median Disposable Income (2015)	\$59,618		\$53,897		\$55,221	
Disposable Income Est. 5 year change	\$4,878	8.91%	\$4,316	8.70%	\$4,155	8.14%
Est. Average Household Net Worth	\$598,778		\$460,615		\$506,905	
<b>Daytime Demos (2010)</b>						
Total Number of Businesses	108		1,021		2,797	
Total Number of Employees	1,242		10,830		35,771	
Company Headqtrs: Businesses	-	0.33%	2	0.20%	3	0.09%
Company Headqtrs: Employees	170	13.66%	720	6.65%	835	2.34%
Unemployment Rate	4.77%		5.59%		5.27%	
Employee Population per Business	11.5 to 1		10.6 to 1		12.8 to 1	
Residential Population per Business	37.1 to 1		38.1 to 1		30.7 to 1	

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### Red Lion, PA

#### Race & Ethnicity (2010)

	1 Mile		3 Miles		5 Miles	
White	3,806	94.53%	36,871	94.85%	80,110	93.35%
Black or African American	115	2.85%	1,106	2.85%	3,446	4.02%
American Indian & Alaska Native	4	0.11%	77	0.20%	159	0.19%
Asian	57	1.42%	485	1.25%	1,350	1.57%
Hawaiian & Pacific Islander	1	0.03%	22	0.06%	43	0.05%
Other Race	11	0.27%	82	0.21%	245	0.29%
Two or More Races	32	0.80%	229	0.59%	467	0.54%
Not Hispanic or Latino Population	3,918	97.31%	37,899	97.50%	83,310	97.07%
Hispanic or Latino Population	108	2.69%	973	2.50%	2,511	2.93%
Not of Hispanic Origin Population (1990)	1,985	99.44%	26,654	99.54%	65,575	99.27%
Hispanic Origin Population (1990)	11	0.56%	123	0.46%	482	0.73%
Not Hispanic or Latino Population (2000)	2,941	98.54%	31,811	98.60%	73,376	98.30%
Hispanic or Latino Population (2000)	44	1.46%	451	1.40%	1,273	1.70%
Not Hispanic or Latino Population (2015)	4,268	96.69%	42,017	96.95%	90,013	96.50%
Hispanic or Latino Population (2015)	146	3.31%	1,321	3.05%	3,264	3.50%
Hist. Hispanic Ann Growth (1990 to 2010)	97	43.89%	850	34.51%	2,029	21.05%
Proj. Hispanic Ann Growth (2015 to 2010)	38	6.97%	348	7.15%	753	6.00%

#### Age Distribution (2010)

	1 Mile		3 Miles		5 Miles	
0 to 4 yrs	304	7.54%	2,624	6.75%	5,028	5.86%
5 to 9 yrs	311	7.73%	2,429	6.25%	4,830	5.63%
10 to 14 yrs	294	7.31%	2,378	6.12%	4,914	5.73%
15 to 19 yrs	246	6.12%	2,377	6.11%	5,326	6.21%
20 to 24 yrs	223	5.55%	2,593	6.67%	5,072	5.91%
25 to 29 yrs	257	6.38%	2,763	7.11%	5,311	6.19%
30 to 34 yrs	295	7.33%	2,658	6.84%	5,256	6.12%
35 to 39 yrs	286	7.11%	2,544	6.54%	5,268	6.14%
40 to 44 yrs	350	8.70%	2,786	7.17%	5,915	6.89%
45 to 49 yrs	304	7.55%	2,799	7.20%	6,353	7.40%
50 to 54 yrs	313	7.78%	2,890	7.44%	6,543	7.62%
55 to 59 yrs	280	6.96%	2,530	6.51%	5,991	6.98%
60 to 64 yrs	189	4.69%	2,110	5.43%	5,106	5.95%
65 to 74 yrs	226	5.62%	2,835	7.29%	7,507	8.75%
75 to 84 yrs	107	2.66%	1,720	4.43%	4,842	5.64%
85 yrs plus	40	1.00%	834	2.14%	2,559	2.98%
Median Age	35.33 yrs		37.48 yrs		40.79 yrs	

#### Gender Age Distribution (2010)

	1 Mile		3 Miles		5 Miles	
Female Population	2,017	50.09%	19,822	50.99%	43,875	51.12%
0 to 19 yrs	575	28.51%	4,770	24.06%	9,735	22.19%
20 to 64 yrs	1,249	61.91%	12,016	60.62%	25,624	58.40%
65 yrs plus	193	9.58%	3,037	15.32%	8,516	19.41%
Female Median Age	35 yrs		39 yrs		42 yrs	
Male Population	2,009	49.91%	19,050	49.01%	41,946	48.88%
0 to 19 yrs	580	28.87%	5,038	26.45%	10,363	24.70%
20 to 64 yrs	1,249	62.16%	11,659	61.20%	25,191	60.06%
65 yrs plus	180	8.97%	2,353	12.35%	6,392	15.24%
Male Median Age	35.31 yrs		36.46 yrs		39.29 yrs	

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## Windsor Commons

### Red Lion, PA

#### Household Income Distribution (2010)

	1 Mile		3 Miles		5 Miles	
\$200,000 or More	35	2.33%	299	1.91%	864	2.51%
\$150,000 to \$199,999	122	8.04%	489	3.13%	1,339	3.90%
\$100,000 to \$149,999	267	17.60%	2,515	16.11%	5,533	16.11%
\$75,000 to \$99,999	209	13.76%	2,230	14.28%	4,907	14.29%
\$50,000 to \$74,999	328	21.58%	3,387	21.69%	7,707	22.44%
\$35,000 to \$49,999	223	14.66%	2,285	14.64%	4,867	14.17%
\$25,000 to \$34,999	129	8.46%	1,763	11.29%	3,646	10.61%
\$15,000 to \$24,999	104	6.84%	1,301	8.33%	2,884	8.40%
\$0 to \$14,999	102	6.74%	1,345	8.61%	2,603	7.58%
\$35,000+	1,185	77.96%	11,204	71.76%	25,217	73.41%
\$75,000+	634	41.73%	5,533	35.44%	12,642	36.81%

#### Housing (2010)

	1 Mile		3 Miles		5 Miles	
Total Housing Units	1,575		16,304		35,784	
Housing Units, Occupied	1,520	96.50%	15,613	95.76%	34,349	95.99%
<i>Housing Units, Owner-Occupied</i>	1,183	77.80%	11,105	71.13%	26,030	75.78%
<i>Housing Units, Renter-Occupied</i>	337	22.20%	4,508	28.87%	8,320	24.22%
Housing Units, Vacant	55	3.50%	691	4.24%	1,434	4.01%
Median Years in Residence	4 yrs		4 yrs		5 yrs	

#### Marital Status (2010)

	1 Mile		3 Miles		5 Miles	
Never Married	687	22.03%	7,072	22.49%	14,831	20.87%
Now Married	1,930	61.84%	18,445	58.65%	41,765	58.78%
Separated	90	2.88%	1,024	3.26%	3,198	4.50%
Widowed	172	5.52%	2,044	6.50%	5,188	7.30%
Divorced	241	7.73%	2,863	9.10%	6,066	8.54%

#### Household Type (2010)

	1 Mile		3 Miles		5 Miles	
Population Family	3,507	87.10%	32,240	82.94%	70,190	81.79%
Population Non-Family	511	12.70%	6,139	15.79%	12,803	14.92%
Population Group Qtrs	8	0.21%	493	1.27%	2,828	3.30%
Family Households	1,106	72.76%	10,702	68.54%	23,672	68.92%
<i>Married Couple With Children</i>	418	21.65%	3,419	18.54%	7,151	17.12%
<i>Average Family Household Size</i>	3.2		3.0		3.0	
Non-Family Households	414	27.24%	4,911	31.46%	10,677	31.08%

#### Household Size (2010)

	1 Mile		3 Miles		5 Miles	
1 Person Household	309	20.35%	3,877	24.83%	8,731	25.42%
2 Person Households	527	34.64%	5,640	36.12%	12,883	37.51%
3 Person Households	276	18.18%	2,646	16.95%	5,609	16.33%
4 Person Households	266	17.51%	2,316	14.83%	4,779	13.91%
5 Person Households	104	6.81%	849	5.44%	1,738	5.06%
6+ Person Households	38	2.52%	285	1.82%	610	1.77%

#### Household Vehicles (2010)

	1 Mile		3 Miles		5 Miles	
Total Vehicles Available	3,156		30,849		68,356	
Household: 0 Vehicles Available	62	4.08%	856	5.48%	1,697	4.94%
Household: 1 Vehicles Available	389	25.60%	4,505	28.86%	9,824	28.60%
Household: 2+ Vehicles Available	1,069	70.32%	10,252	65.66%	22,828	66.46%
Average Vehicles Per Household	2.1		2.0		2.0	

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### Red Lion, PA

#### Labor Force (2010)

	1 Mile		3 Miles		5 Miles	
Est. Labor: Population Age 16+	3,068		31,001		70,072	
Est. Civilian Employed	2,073	67.57%	20,299	65.48%	43,736	62.42%
Est. Civilian Unemployed	146	4.77%	1,731	5.59%	3,690	5.27%
Est. in Armed Forces	1	0.03%	7	0.02%	32	0.05%
Est. not in Labor Force	848	27.63%	8,963	28.91%	22,614	32.27%

#### Occupation (2000)

	1 Mile		3 Miles		5 Miles	
Occupation: Population Age 16+	1,583		17,313		38,229	
Mgmt, Business, & Financial Operations	197	12.42%	2,095	12.10%	5,127	13.41%
Professional and Related	328	20.75%	3,109	17.96%	7,733	20.23%
Service	134	8.48%	1,854	10.71%	4,278	11.19%
Sales and Office	447	28.24%	4,618	26.67%	10,187	26.65%
Farming, Fishing, and Forestry	-	-	50	0.29%	91	0.24%
Construct, Extraction, & Maintenance	149	9.38%	1,492	8.62%	3,144	8.22%
Production, Transp. & Material Moving	328	20.73%	4,094	23.65%	7,669	20.06%
Percent White Collar Workers	61.41%		56.73%		60.29%	
Percent Blue Collar Workers	38.59%		43.27%		39.71%	

#### Consumer Expenditure (2010)

	1 Mile		3 Miles		5 Miles	
Total Household Expenditure	\$90.8 M		\$867 M		\$1.98 B	
Total Non-Retail Expenditures	\$52.4 M	57.74%	\$499 M	57.57%	\$1.14 B	57.58%
Total Retail Expenditures	\$38.4 M	42.26%	\$368 M	42.43%	\$842 M	42.42%
Apparel	\$4.34 M	4.78%	\$41.2 M	4.75%	\$94.3 M	4.75%
Contributions	\$3.49 M	3.84%	\$31.2 M	3.60%	\$73.1 M	3.69%
Education	\$2.25 M	2.48%	\$20.3 M	2.34%	\$46.9 M	2.36%
Entertainment	\$5.12 M	5.64%	\$48.5 M	5.60%	\$111 M	5.60%
Food And Beverages	\$13.7 M	15.10%	\$133 M	15.31%	\$302 M	15.24%
Furnishings And Equipment	\$4.08 M	4.50%	\$38.4 M	4.43%	\$88.3 M	4.45%
Gifts	\$2.48 M	2.73%	\$22.7 M	2.62%	\$52.8 M	2.66%
Health Care	\$5.40 M	5.95%	\$53.2 M	6.14%	\$121 M	6.11%
Household Operations	\$3.36 M	3.70%	\$30.8 M	3.55%	\$71.2 M	3.59%
Miscellaneous Expenses	\$1.49 M	1.65%	\$14.6 M	1.68%	\$33.2 M	1.67%
Personal Care	\$1.31 M	1.44%	\$12.6 M	1.45%	\$28.7 M	1.45%
Personal Insurance	\$961 K	1.06%	\$8.76 M	1.01%	\$20.3 M	1.02%
Reading	\$298 K	0.33%	\$2.85 M	0.33%	\$6.54 M	0.33%
Shelter	\$17.6 M	19.36%	\$167 M	19.27%	\$383 M	19.31%
Tobacco	\$557 K	0.61%	\$5.65 M	0.65%	\$12.7 M	0.64%
Transportation	\$18.2 M	20.03%	\$176 M	20.28%	\$401 M	20.21%
Utilities	\$6.17 M	6.80%	\$60.6 M	6.99%	\$137 M	6.92%

#### Educational Attainment (2010)

	1 Mile		3 Miles		5 Miles	
Adult Population (25 Years or Older)	2,648		26,470		60,651	
Elementary (0 to 8)	110	4.16%	1,108	4.19%	2,272	3.75%
Some High School (9 to 11)	174	6.58%	2,103	7.94%	4,752	7.83%
High School Graduate (12)	910	34.35%	9,932	37.52%	22,217	36.63%
Some College (13 to 16)	498	18.80%	4,436	16.76%	9,892	16.31%
Associate Degree Only	234	8.83%	2,239	8.46%	4,810	7.93%
Bachelor Degree Only	449	16.96%	4,346	16.42%	10,825	17.85%
Graduate Degree	273	10.33%	2,307	8.71%	5,884	9.70%

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### Red Lion, PA

#### Units In Structure (2000)

	1 Mile		3 Miles		5 Miles	
1 Detached Unit	807	68.31%	7,605	56.29%	19,927	64.33%
1 Attached Unit	133	11.24%	2,134	15.80%	3,731	12.04%
2 to 4 Units	68	5.78%	1,277	9.45%	2,129	6.87%
5 to 9 Units	95	8.04%	1,112	8.23%	1,552	5.01%
10 to 19 Units	43	3.63%	482	3.57%	1,466	4.73%
20 to 49 Units	6	0.48%	110	0.82%	323	1.04%
50 or more Units	3	0.25%	95	0.71%	503	1.62%
Mobile Home or Trailer	27	2.27%	694	5.14%	1,337	4.32%
Other Structure	-	-	-	-	6	0.02%

#### Homes Built By Year

	1 Mile		3 Miles		5 Miles	
1999 to 2000	54	4.59%	325	2.40%	637	2.06%
1995 to 1998	143	12.08%	1,291	9.56%	2,336	7.54%
1990 to 1994	169	14.32%	1,464	10.84%	2,415	7.80%
1980 to 1989	152	12.86%	1,757	13.01%	3,738	12.07%
1970 to 1979	180	15.25%	2,198	16.27%	5,018	16.20%
1960 to 1969	97	8.25%	1,386	10.26%	4,070	13.14%
1950 to 1959	89	7.50%	1,402	10.38%	5,104	16.48%
Built Before 1949	297	25.14%	3,687	27.29%	7,655	24.72%

#### Home Values (2000)

	1 Mile		3 Miles		5 Miles	
\$1,000,000 or More	-	-	12	0.15%	21	0.11%
\$500,000 to \$999,999	-	-	20	0.25%	65	0.32%
\$400,000 to \$499,999	6	0.82%	27	0.34%	42	0.21%
\$300,000 to \$399,999	14	1.76%	114	1.42%	217	1.09%
\$200,000 to \$299,999	119	14.87%	546	6.81%	1,374	6.88%
\$150,000 to \$199,999	101	12.62%	844	10.53%	2,597	13.00%
\$100,000 to \$149,999	304	38.14%	3,108	38.78%	8,495	42.51%
\$70,000 to \$99,999	206	25.80%	2,588	32.29%	5,739	28.72%
\$50,000 to \$69,999	39	4.89%	663	8.27%	1,152	5.76%
\$25,000 to \$49,999	7	0.86%	60	0.75%	215	1.08%
\$0 to \$24,999	2	0.25%	34	0.42%	64	0.32%
Owner Occupied Median Home Value	\$125,958		\$114,065		\$117,825	
Renter Occupied Median Rent	\$299		\$371		\$454	
Average Property Value (2010)	\$158,694		\$139,902		\$157,168	

#### Transportation To Work (2000)

	1 Mile		3 Miles		5 Miles	
Drive to Work Alone	1,404	88.66%	14,948	86.34%	33,329	87.15%
Drive to Work in Carpool	116	7.32%	1,622	9.37%	3,148	8.23%
Travel to Work - Public Transportation	1	0.06%	38	0.22%	126	0.33%
Drive to Work on Motorcycle	4	0.24%	26	0.15%	40	0.10%
Walk or Bicycle to Work	15	0.92%	255	1.47%	587	1.54%
Other Means	9	0.55%	90	0.52%	127	0.33%
Work at Home	36	2.25%	334	1.93%	885	2.31%

#### Travel Time (2000)

	1 Mile		3 Miles		5 Miles	
Travel to Work in 14 Minutes or Less	482	31.17%	4,953	29.17%	12,450	33.33%
Travel to Work in 14 to 29 Minutes	712	45.98%	7,957	46.86%	16,382	43.85%
Travel to Work in 30 to 59 Minutes	269	17.36%	3,323	19.57%	6,942	18.58%
Travel to Work in 60 Minutes or More	85	5.49%	746	4.39%	1,583	4.24%
Average Travel Time to Work	22.1 mins		21.3 mins		20.4 mins	

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