

# Community Profile

3001 Philadelphia Pike, Claymont, Delaware, 19703 2

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Rings: 1, 3, 5 mile radii



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	10,932	58,196	148,541
2020 Total Population	12,557	60,565	153,335
2020 Group Quarters	30	418	1,520
2025 Total Population	12,508	59,481	151,928
2025 Group Quarters	30	418	1,515
2030 Total Population	12,451	58,460	150,254
2025-2030 Annual Rate	-0.09%	-0.35%	-0.22%
2025 Total Daytime Population	8,671	49,454	142,641
Workers	2,480	20,094	64,854
Residents	6,191	29,360	77,787
<b>Household Summary</b>			
2010 Total Households	4,455	24,251	58,413
2010 Average Household Size	2.45	2.39	2.52
2020 Total Households	5,151	25,597	61,324
2020 Average Household Size	2.43	2.35	2.48
2025 Total Households	5,331	25,768	62,268
2025 Average Household Size	2.34	2.29	2.42
2030 Total Households	5,405	25,710	62,408
2030 Average Household Size	2.30	2.26	2.38
2025-2030 Annual Rate	0.28%	-0.05%	0.04%
2025 Families	3,233	15,858	39,758
2025 Average Family Size	2.98	2.94	3.05
2030 Families	3,259	15,738	39,669
2030 Average Family Size	2.93	2.90	3.01
2025-2030 Growth Rate	0.2%	-0.1%	-0.0%
<b>Median Household Income</b>			
2025	\$90,380	\$96,847	\$91,663
2030	\$108,405	\$111,020	\$106,402

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2025	\$49,441	\$56,004	\$53,428
2030	\$57,575	\$63,379	\$60,110

### 2025 Households by Income

Household Income Base	1 mile	3 miles	5 miles
<\$10,000	1.5%	3.6%	4.6%
\$10,000-14,999	3.7%	2.6%	3.0%
\$15,000-19,999	1.7%	1.7%	2.1%
\$20,000-24,999	3.6%	2.7%	2.8%
\$25,000-29,999	3.1%	2.7%	2.9%
\$30,000-34,999	3.6%	3.0%	3.5%
\$35,000-39,999	2.5%	2.5%	2.6%
\$40,000-44,999	2.9%	3.5%	3.3%
\$45,000-49,999	3.9%	3.4%	3.4%
\$50,000-59,999	9.1%	6.0%	5.6%
\$60,000-74,999	7.0%	7.4%	7.6%
\$75000-99999	11.0%	12.1%	11.9%
\$100,000-124,999	12.2%	11.1%	10.2%
\$125,000-149,999	9.5%	7.0%	7.0%
\$150000-199999	12.7%	13.6%	12.0%
\$200,000-249,999	4.7%	6.2%	6.5%
\$250,000-299,999	2.2%	2.9%	2.9%
\$300,000-399,999	1.8%	2.7%	3.0%
\$400,000-499,999	1.3%	1.9%	1.9%
\$500,000+	2.0%	3.4%	3.3%
Average Household Income	\$115,397	\$130,062	\$130,253

### 2025 Affordability, Mortgage and Wealth

Housing Affordability Index	108	96	87
Percent of Income for Mortgage	22.0%	24.3%	26.3%
Wealth Index	96	128	127

### Median Home Value

2025	\$318,133	\$375,738	\$385,216
2030	\$363,317	\$429,041	\$443,841



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2025 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	3,681	18,464	44,249
<\$50,000	2.3%	1.6%	2.9%
\$50,000 - \$99,999	0.3%	1.6%	3.8%
\$100,000 - \$149,999	1.8%	2.8%	3.7%
\$150,000 - \$199,999	4.7%	2.7%	4.3%
\$200,000 - \$249,999	12.4%	6.2%	6.0%
\$250,000 - \$299,999	20.8%	10.8%	7.8%
\$300,000 - \$399,999	42.9%	32.3%	25.2%
\$400,000 - \$499,999	8.3%	24.0%	21.5%
\$500,000 - \$749,999	5.7%	16.4%	19.9%
\$750,000 - \$999,999	0.1%	1.1%	3.5%
\$1,000,000 - \$1,499,999	0.6%	0.3%	0.9%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.1%	0.2%	0.5%
Average Home Value	\$329,721	\$396,759	\$412,402

### Housing Unit Summary

2010 Total Housing Units	4,782	25,898	63,249
Owner Occupied Housing Units	66.9%	69.8%	70.7%
Renter Occupied Housing Units	33.1%	30.2%	29.3%
Vacant Housing Units	6.8%	6.4%	7.7%
2020 Housing Units	5,432	26,995	65,375
Owner Occupied Housing Units	62.6%	67.0%	67.1%
Renter Occupied Housing Units	37.4%	33.0%	32.9%
Vacant Housing Units	5.4%	5.0%	6.2%
2025 Housing Units	5,592	27,020	66,048
Owner Occupied Housing Units	69.0%	71.7%	71.1%
Renter Occupied Housing Units	30.9%	28.3%	28.9%
Vacant Housing Units	4.7%	4.6%	5.7%
2030 Total Housing Units	5,688	27,139	66,352
Owner Occupied Housing Units	70.9%	73.0%	72.3%
Renter Occupied Housing Units	29.1%	27.0%	27.7%
Vacant Housing Units	5.0%	5.3%	5.9%



**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Population by Sex	1 mile	3 miles	5 miles
Males	6,098	28,893	73,446
Females	6,410	30,588	78,482
<b>Median Age</b>			
2010	39.4	41.9	40.6
2020	38.5	42.5	41.9
2025	39.7	42.8	42.4
2030	41.4	43.9	43.3

2025 Population by Age	1 mile	3 miles	5 miles
Total	12,510	59,481	151,928
0 - 4	5.5%	5.0%	5.1%
5 - 9	5.8%	5.4%	5.5%
10 - 14	5.4%	5.3%	6.0%
15 - 24	11.9%	10.5%	11.6%
25 - 34	13.4%	12.3%	11.9%
35 - 44	16.4%	14.4%	13.3%
45 - 54	12.7%	11.4%	12.0%
55 - 64	12.2%	13.2%	13.3%
65 - 74	11.2%	12.4%	12.0%
75 - 84	4.7%	7.2%	6.9%
85 +	1.6%	2.6%	2.4%
18 +	79.7%	81.0%	79.7%

2025 Population 15+ by Marital Status	1 mile	3 miles	5 miles
Total	10,423	50,098	126,655
Never Married	35.2%	31.3%	35.6%
Married	49.8%	52.2%	48.2%
Widowed	5.6%	6.4%	6.0%
Divorced	9.4%	10.1%	10.1%

2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	8,939	43,832	109,018
Less than 9th Grade	1.4%	1.0%	1.8%
9th - 12th Grade, No Diploma	3.4%	2.5%	3.8%
High School Graduate	26.4%	23.4%	24.8%
GED/Alternative Credential	3.4%	2.9%	3.0%
Some College, No Degree	19.4%	17.2%	15.6%
Associate Degree	7.9%	9.1%	8.7%
Bachelor's Degree	22.7%	25.7%	23.8%
Graduate/Professional Degree	15.4%	18.2%	18.6%

### 2020 Population by Race/Ethnicity

Total	12,557	60,565	153,335
White Alone	54.9%	67.7%	60.6%
Black Alone	25.3%	17.0%	25.0%
American Indian Alone	0.5%	0.3%	0.3%
Asian Alone	7.3%	6.8%	5.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	4.6%	2.5%	2.8%
Two or More Races	4.6%	2.5%	2.8%
Hispanic Origin	9.4%	5.7%	6.5%
Diversity Index	68.6	55.8	61.7

### 2025 Population by Race/Ethnicity

Total	12,507	59,481	151,928
White Alone	50.7%	64.7%	58.1%
Black Alone	27.2%	18.3%	25.9%
American Indian Alone	0.5%	0.3%	0.3%
Asian Alone	8.6%	7.6%	6.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.1%	2.7%	3.1%
Two or More Races	7.9%	6.3%	6.5%
Hispanic Origin	10.3%	6.3%	7.2%
Diversity Index	71.7	59.3	64.2



**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

**2025 Employed Pop 16+ by Occupation**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total	6,624	31,576	78,514
White Collar	63.5%	69.9%	67.1%
Management/Business/Financial	17.0%	21.4%	20.1%
Professional	27.4%	30.2%	29.4%
Sales	8.2%	8.3%	7.8%
Administrative Support	10.8%	9.9%	9.9%
Services	16.8%	14.3%	15.4%

**2025 Employed Pop 16+ by Occupation**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total	6,624	31,576	78,514
Blue Collar	19.7%	15.8%	17.5%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	3.1%	2.9%	3.3%
Installation/Maintenance/Repair	4.5%	2.6%	3.0%
Production	3.4%	3.4%	4.3%
Transportation/Material Moving	8.7%	6.9%	6.8%
White Collar	63.5%	69.9%	67.1%
Management/Business/Financial	17.0%	21.4%	20.1%
Professional	27.4%	30.2%	29.4%
Sales	8.2%	8.3%	7.8%
Administrative Support	10.8%	9.9%	9.9%
Services	16.8%	14.3%	15.4%

**2025 Civilian Population 16+ in Labor Force**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Civilian Population 16+	6,624	31,576	78,514
Population 16+ Employed	96.8%	96.7%	95.8%
Population 16+ Unemployment rate	3.2%	3.3%	4.2%
Population 16-24 Employed	11.2%	10.4%	10.2%
Population 16-24 Unemployment rate	3.5%	6.3%	12.4%
Population 25-54 Employed	64.0%	60.4%	59.3%
Population 25-54 Unemployment rate	3.3%	2.9%	3.3%
Population 55-64 Employed	15%	17%	18%
Population 55-64 Unemployment rate	3.0%	3.6%	2.5%
Population 65+ Employed	7%	8%	8%
Population 65+ Unemployment rate	2.4%	1.7%	3.7%

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2025 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	6,413	30,531	75,179
Agriculture/Mining	0.1%	0.1%	0.3%
Construction	6.7%	5.0%	5.1%
Manufacturing	5.6%	7.4%	8.9%
Wholesale Trade	1.5%	1.8%	1.6%
Retail Trade	11.6%	9.5%	9.3%
Transportation/Utilities	6.1%	5.8%	6.1%
Information	1%	1%	2%
Finance/Insurance/Real Estate	9.6%	12.1%	10.8%
Services	51.7%	52.3%	51.9%
Public Administration	5.8%	4.7%	4.3%

### 2025 Consumer Spending

Apparel & Services: Total \$	\$13,458,756	\$70,833,007	\$171,959,229
Average Spent	\$2,524.62	\$2,748.87	\$2,761.60
Spending Potential Index	103	112	113
Education: Total \$	\$9,426,310	\$53,937,439	\$131,666,704
Average Spent	\$1,768.21	\$2,093.19	\$2,114.52
Spending Potential Index	99	117	119
Entertainment/Recreation: Total \$	\$21,653,776	\$117,995,749	\$285,806,200
Average Spent	\$4,061.86	\$4,579.16	\$4,589.94
Spending Potential Index	99	111	112
Food at Home: Total \$	\$40,142,858	\$212,138,889	\$518,144,145
Average Spent	\$7,530.08	\$8,232.65	\$8,321.19
Spending Potential Index	101	111	112
Food Away from Home: Total \$	\$22,116,063	\$117,564,299	\$282,955,321
Average Spent	\$4,148.58	\$4,562.41	\$4,544.15
Spending Potential Index	100	111	110
Health Care: Total \$	\$40,911,499	\$220,963,752	\$539,976,424
Average Spent	\$7,674.26	\$8,575.12	\$8,671.81
Spending Potential Index	99	111	112
HH Furnishings & Equipment: Total \$	\$15,594,261	\$84,148,255	\$203,552,560
Average Spent	\$2,925.20	\$3,265.61	\$3,268.98
Spending Potential Index	101	112	112
Personal Care Products & Services: Total \$	\$5,732,424	\$30,609,358	\$73,640,113
Average Spent	\$1,075.30	\$1,187.88	\$1,182.63
Spending Potential Index	103	113	113



**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total \$	\$141,692,763	\$768,523,229	\$1,851,188,794
Average Spent	\$26,579.02	\$29,824.71	\$29,729.38
Spending Potential Index	100	112	112
Support Payments/Gifts in Kind: Total \$	\$17,100,883	\$95,732,161	\$229,221,753
Average Spent	\$3,207.82	\$3,715.16	\$3,681.21
Spending Potential Index	97	112	111
Travel: Total \$	\$18,495,198	\$104,499,616	\$251,789,561
Average Spent	\$3,469.37	\$4,055.40	\$4,043.64
Spending Potential Index	96	112	112
Vehicle Maintenance & Repairs: Total \$	\$7,383,934	\$38,915,459	\$93,729,553
Average Spent	\$1,385.09	\$1,510.22	\$1,505.26
Spending Potential Index	103	112	112

### Top Tapestry Segment

#### 1 mile

#### Classic Comfort (K4):

This segment is characterized by aging Midwestern and Southern suburbanites with multiple vehicles.

[Learn more about this segment...](#)

#### 3 miles

#### Savvy Suburbanites (L1):

This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises.

[Learn more about this segment...](#)

#### 5 miles

#### Savvy Suburbanites (L1):

This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises.

[Learn more about this segment...](#)

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

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