

The Shoppes at Upper Providence

1835 East Ridge Pike, Upper Providence (Royersford), PA Anchored by LIDL, Bank of America, Fine Wine & Spirits, Heartland Dental, and Jersey Mikes Subs
1,841 sf Physical Therapy Space Available



1,841 SF Available for Lease

Location:

- Grocery Anchored Shopping Center located at a signalized intersection located on Ridge Pike that is connected to the entrance of a 330,000 SF Giant, Target, & Ross anchored Shopping Center.
- Within close proximity of the Intersection of Ridge Pike & Township Line Road
- 19,000 ADT on Ridge Pike
- 15,000 ADT on Township Line Road

Demographics:

	1 Mile	3 Miles	5 Miles
Average Income:	\$157,972	\$127,484	\$127,295
Population:	2,953	45,684	92,974

Description:

- ±62,307 SF Shopping Center with Lidl Grocery Store
- Tenants Include: LIDL, PA Premium Wine & Spirits, Bank of America, Mattress Warehouse, PTW Physical Therapy, AT&T, Heartland Dental, F45, Master Nail Salon, & Limerick Beverage, and Jersey Mikes Subs

- Drone Video Link:



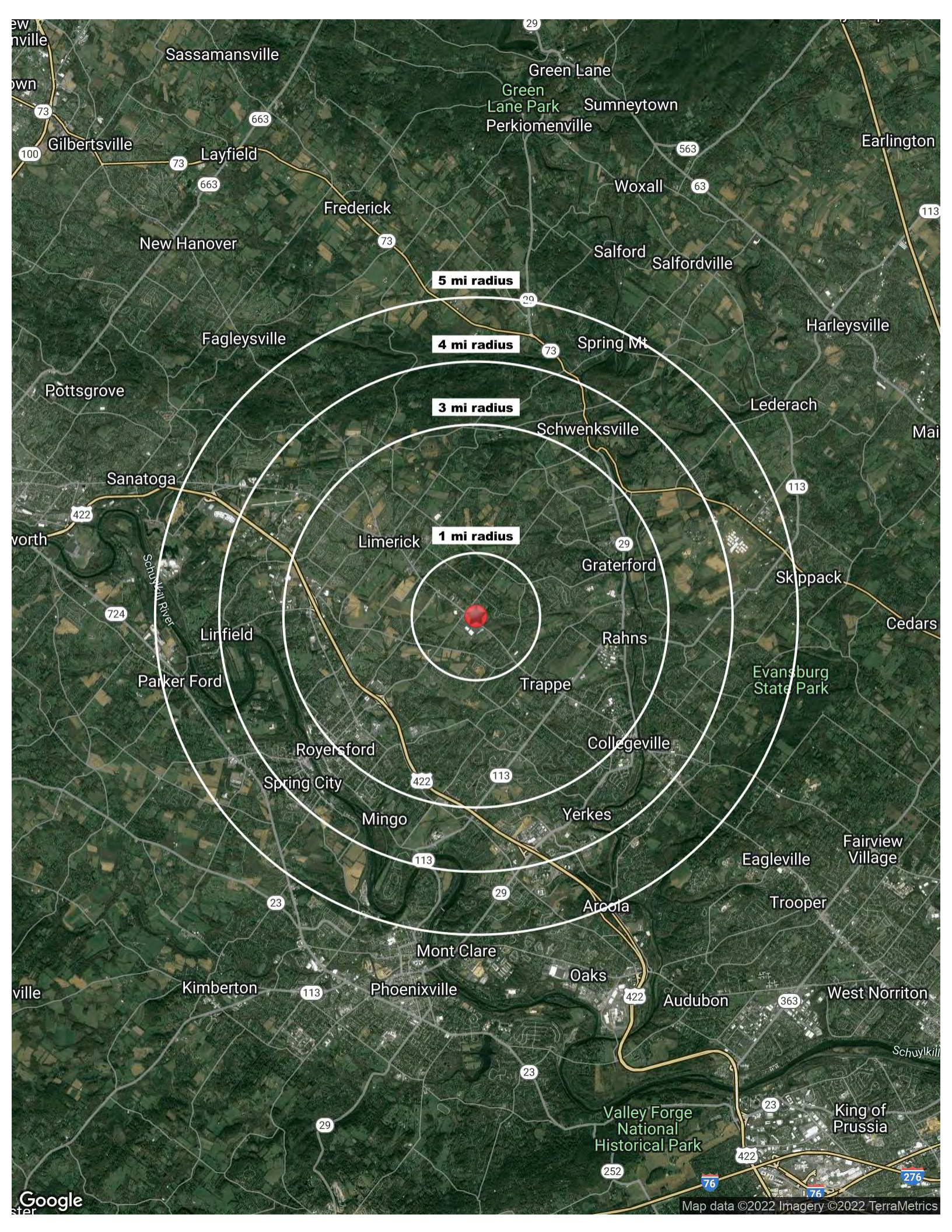
CONTACT INFORMATION:



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Retail Sites, LLC
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101 W Main Street, Suite 100
Moorestown, NJ 08057

Dylan Rotchford
Office: (856) 778-4900
Cell: 732-546-5678
Email: drotchford@retailsites.net



Sassamansville
Green Lane
Green Lane Park
Sumneytown
Perkiomenville
Earlington
Gilbertsville
Layfield
Woxall
Frederick
Salford
Salfordville
New Hanover
Fagleysville
Spring Mt
Harleysville
Pottsgrove
Schwenksville
Lederach
Sanatoga
Lirfield
Graterford
Skippack
Parker Ford
Limerick
Rahns
Cedars
Trappe
Evansburg State Park
Royersford
Collegeville
Spring City
Mingo
Yerkes
Eagleville
Fairview Village
Trooper
Arcola
Mont Clare
Oaks
West Norriton
Kimberton
Phoenixville
Audubon
Valley Forge National Historical Park
King of Prussia

5 mi radius

4 mi radius

3 mi radius

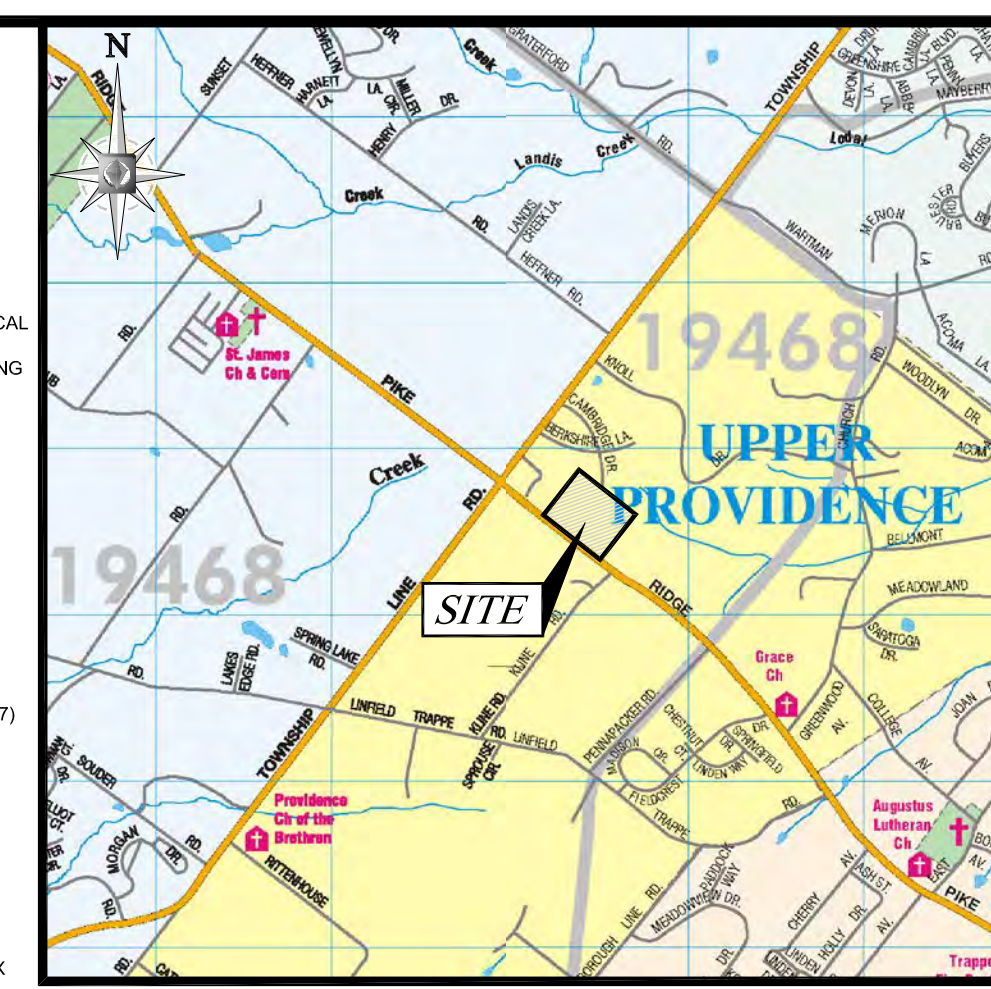
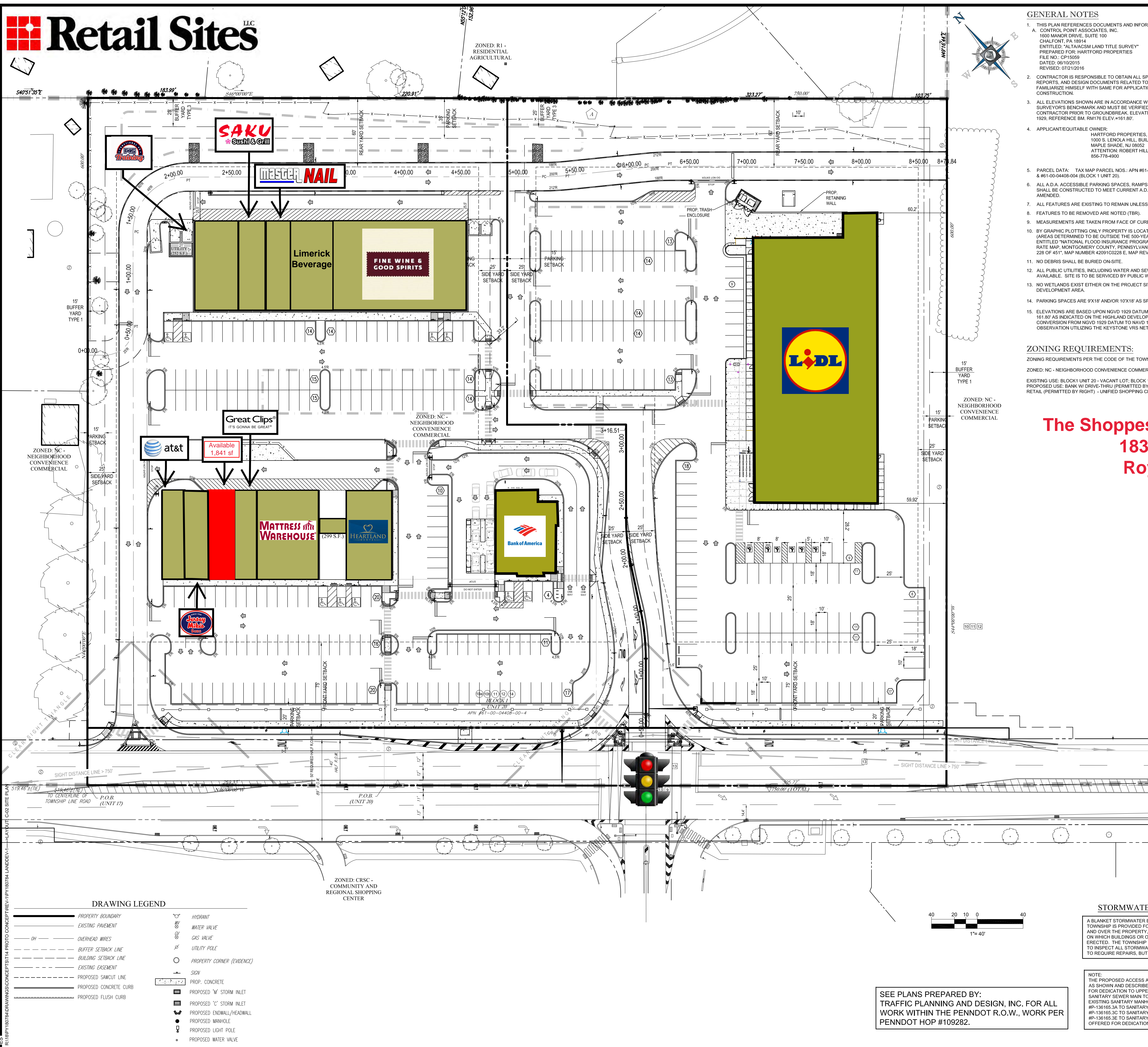
1 mi radius



1835 E Ridge Pike Royersford, PA 19468	1 mi Radius	3 mi Radius	5 mi Radius
Population	2,953	45,643	97,650
Average HH Income	\$157,972	\$137,564	\$135,742
Median HH Income	\$134,358	\$110,381	\$108,584

The Shoppes at Upper Providence
1835 E Ridge Pike
 Royersford, PA 19468
 Owned, Developed, and Managed by Retail Sites, LLC





- GENERAL NOTES**
- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 - A. CONTROL POINT ASSOCIATES, INC. 1600 MAJOR DRIVE, SUITE 100 CHALFONT, PA 18914 ENTITLED: "ALTAIR/CSA LAND TITLE SURVEY" PREPARED FOR: HARTFORD PROPERTIES FILE NO. CP15059 DATED: 06/10/2015 REVISED: 07/21/2016
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SPECIFIC RESOURCES, TECHNICAL REPORTS, AND DESIGN DOCUMENTS RELATED TO THIS PROJECT AND FAMILIARIZE HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
 - ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDWORK. ELEVATIONS ARE BASED UPON NGVD 1929, REFERENCE BM: RM176 ELEV. = 161.80.
 - APPLICANT/EQUITABLE OWNER: HARTFORD PROPERTIES, LLC 1000 S. LENOLA HILL, BUILDING 2, SUITE 100 MAPLE SHADE, NJ 08052 ATTENTION: ROBERT HILL 856-778-4900
 - PARCEL DATA: TAX MAP PARCEL NOS.: APN #61-00-04405-007 (BLOCK 1 UNIT 17) & #61-00-04408-004 (BLOCK 1 UNIT 20)
 - ALL ADA ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT ADA REQUIREMENTS, AS AMENDED.
 - ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
 - FEATURES TO BE REMOVED ARE NOTED (TBR).
 - MEASUREMENTS ARE TAKEN FROM FACE OF CURB, WHERE APPLICABLE.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 228 OF 451" MAP NUMBER 4209100228 E, MAP REVISED: DECEMBER 19, 1996.
 - NO DEBRIS SHALL BE BURIED ON-SITE.
 - ALL PUBLIC UTILITIES, INCLUDING WATER AND SEWER ARE CURRENTLY AVAILABLE. SITE IS TO BE SERVICED BY PUBLIC WATER AND SEWER UTILITIES.
 - NO WETLANDS EXIST EITHER ON THE PROJECT SITE OR WITHIN THE PROPOSED DEVELOPMENT AREA.
 - PARKING SPACES ARE 9'X18' AND/OR 10'X18' AS SPECIFIED ON THE PLANS.
 - ELEVATIONS ARE BASED UPON NGVD 1929 DATUM, REFERENCE BM RM176 ELEV. = 161.80 AS INDICATED ON THE HIGHLAND DEVELOPMENT GROUP, LTD. PLAN THE CONVERSION FROM NGVD 1929 DATUM TO NAVD 1988 DATUM IS -1.07' PER GPS OBSERVATION UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

ZONING REQUIREMENTS:
 ZONING REQUIREMENTS PER THE CODE OF THE TOWNSHIP OF UPPER PROVIDENCE, ORD. NO. 180.
 ZONED: NC - NEIGHBORHOOD CONVENIENCE COMMERCIAL
 EXISTING USE: BLOCK 1 UNIT 20 - VACANT LOT. BLOCK 1 UNIT 17 - DINE-IN RESTAURANT AND VISION CENTER PROPOSED USE: BANK W/ DRIVE-THRU (PERMITTED BY RIGHT), GROCERY STORE (PERMITTED BY RIGHT), & RETAIL (PERMITTED BY RIGHT) - UNIFIED SHOPPING CENTER PER SECTION §182-87

The Shoppes at Upper Providence
1835 E Ridge Pk
Royersford, PA

PARKING REQUIREMENTS

LOT 1 BUILDING GROSS FLOOR AREA (25,400 SF.) REQUIRED PARKING IS 4.5 PER 1,000 SF 25,400 / 1,000 = 25.40 * 4.5 = 115 SPACES	TOTAL PARKING REQUIRED LOT 1 = 115 SPACES (4.5 SPACES PER 1,000) TOTAL PARKING PROVIDED LOT 1 = 162 SPACES (6.5 SPACES PER 1,000) (SURPLUS 47 PARKING SPACES)
LOT 2 BUILDING GROSS FLOOR AREA (37,196 SF.) REQUIRED PARKING IS 4.5 PER 1,000 SF 37,196 / 1,000 = 37.20 * 4.5 = 167 SPACES	TOTAL PARKING REQUIRED LOT 2 = 168 SPACES (4.5 SPACES PER 1,000) TOTAL PARKING PROVIDED LOT 2 = 184 SPACES (4.9 SPACES PER 1,000) (SURPLUS 16 PARKING SPACES)
TOTAL BUILDING GROSS FLOOR AREA (62,596 SF.) REQUIRED PARKING IS 4.5 PER 1,000 SF 62,596 / 1,000 = 62.60 * 4.5 = 282	TOTAL PARKING REQUIRED = 282 SPACES (4.5 SPACES PER 1,000) TOTAL PARKING PROVIDED = 346 SPACES (5.6 SPACES PER 1,000) (SURPLUS 64 PARKING SPACES)

LOT CLOSURE ERROR:
 LOT 1 - PRECISION 1: 2,640,347.14
 LOT 2 - PRECISION 1: 1,717,096.67

GENERAL BLANKET COMMON ACCESS AND UTILITY EASEMENT NOTE:
 BLANKET EASEMENTS ARE TO BE ESTABLISHED FOR COMMON ACCESS AND UTILITIES FOR PROPOSED LOTS 1 & 2 ACROSS THE ENTIRE LOTS UNLESS OTHERWISE SPECIFIED ON THIS PLAN.

NOTE:

- THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT WATER DETENTION BASIN, BASIN OUTLET STRUCTURES AND PIPES WHICH ARE LOCATED ON HIS PROPERTY. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT TO ENTER THE LOT TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PREVIOUSLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LEAVE THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.
- THE DEVELOPER OR PROPERTY OWNER SHALL PAY TO THE TOWNSHIP AND TO THE AUTHORITY WHICH TREATS THE SEWAGE THE CURRENT FEES FOR THE TREATMENT AND COLLECTION OF SEWAGE WHEN SUCH FACILITIES ARE MADE AVAILABLE TO THE APPLICANT'S SITE.

STORMWATER BLANKET EASEMENT

A BLANKET STORMWATER EASEMENT IN FAVOR OF UPPER PROVIDENCE TOWNSHIP IS PROVIDED FOR ACCESS AND MAINTENANCE PURPOSES ON AND OVER THE PROPERTY. EXCEPT FOR THE PORTIONS OF THE PROPERTY ON WHICH BUILDINGS OR OTHER VERTICAL STRUCTURES HAVE BEEN ERRECTED, THE TOWNSHIP OF UPPER PROVIDENCE SHALL HAVE THE RIGHT TO INSPECT ALL STORMWATER MANAGEMENT FEATURE AND FACILITIES AND TO REQUIRE REPAIRS, BUT NOT THE OBLIGATION TO MAKE SUCH REPAIRS.

NOTE:
 THE PROPOSED ACCESS AND UTILITY EASEMENT THROUGH LOT 1 AND LOT 2 AS SHOWN AND DESCRIBED ON SHEET NUMBER C4 IS HEREBY OFFERED FOR DEDICATION TO UPPER PROVIDENCE TOWNSHIP. THE PROPOSED SANITARY SEWER MAIN TO BE INSTALLED WITHIN THIS EASEMENT FROM EXISTING SANITARY MANHOLE #P-136165.3 TO SANITARY MANHOLE #P-136165.3A TO SANITARY MANHOLE #P-136165.3B TO SANITARY MANHOLE #P-136165.3C TO SANITARY MANHOLE #P-136165.3D TO SANITARY MANHOLE #P-136165.3E TO SANITARY MANHOLE #P-136165.3F IS ALSO HEREBY OFFERED FOR DEDICATION TO UPPER PROVIDENCE TOWNSHIP.

SEE PLANS PREPARED BY:
TRAFFIC PLANNING AND DESIGN, INC. FOR ALL WORK WITHIN THE PENNDOT R.O.W., WORK PER PENNDOT HOP #109282.

MPCC No.: (15-0199-001)
 PROCESSED AND REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
 Certified this date _____
 Montgomery County Planning Commission

DRAWING LEGEND

PROPERTY BOUNDARY	HYDRANT
EXISTING PAVEMENT	WATER VALVE
OVERHEAD WIRES	GAS VALVE
UTILITY POLE	UTILITY POLE
PROPERTY CORNER (EVIDENCE)	PROPERTY CORNER (EVIDENCE)
SIGN	SIGN
PROPOSED CONCRETE	PROPOSED "C" STORM INLET
PROPOSED "C" STORM INLET	PROPOSED "C" STORM INLET
PROPOSED ENDWALL/HEADWALL	PROPOSED ENDWALL/HEADWALL
PROPOSED MANHOLE	PROPOSED MANHOLE
PROPOSED LIGHT POLE	PROPOSED LIGHT POLE
PROPOSED WATER VALVE	PROPOSED WATER VALVE

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
 LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN

CHARLOTTE, NC
 CHICAGO, IL
 COLUMBIA, SC
 DALLAS, TX
 DENVER, CO
 HOUSTON, TX
 INDIANAPOLIS, IN
 JACKSONVILLE, FL
 KANSAS CITY, MO
 LOS ANGELES, CA
 MEMPHIS, TN
 MIAMI, FL
 MINNEAPOLIS, MN
 NEW YORK, NY
 PHILADELPHIA, PA
 RICHMOND, VA
 SAN ANTONIO, TX
 TAMPA, FL
 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	6/4/18	REV PER TENNANT COMMENT	EAS

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE FOR STAGE - STOP CALL

PA1
 1-800-242-1776
 POCS SERIAL NUMBER: 20151350344

PROJECT No.: PY180784
 DRAWN BY: TRA
 CHECKED BY: MEJ
 DATE: 5/14/18
 SCALE: AS NOTED
 CAD I.D.: PY180784 LANDDEV-1

AMENDED LAND DEVELOPMENT PLANS
 FOR
THE SHOPPES AT UPPER PROVIDENCE
LIDL US, LLC
 RIDGE PIKE
 UPPER PROVIDENCE TOWNSHIP
 MONTGOMERY COUNTY, PA

BOHLER ENGINEERING

74 W. BROAD STREET, SUITE 500
 BETHLEHEM, PENNSYLVANIA 18018
 Phone: (610) 709-9971
 Fax: (610) 709-9976
 www.BohlerEngineering.com

M.E. JEITNER

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE055733

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-1
 OF 1

REVISION 1



MATTRESS Warehouse

RIIDGE PIKE DENTAL CARE

RIIDGE PIKE DENTAL CARE

Bank of America

Bank of America

FINE WINE & GOOD SPIRITS
PREMIUM COLLECTION

DO NOT ENTER

STOP

STOP

STOP

Covered on more rewards

Save 3% cash back



LIDL FOOD MARKET

STOP

1831

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.2138/-75.4967

1835 E Ridge Pike Royersford, PA 19468	1 mi radius		3 mi radius		4 mi radius		5 mi radius	
Population								
Estimated Population (2022)	2,953		45,643		73,969		97,650	
Projected Population (2027)	3,052		46,098		74,941		99,044	
Census Population (2020)	2,922		45,778		74,142		97,279	
Census Population (2010)	2,284		42,395		68,231		88,679	
Projected Annual Growth (2022 to 2027)	99	0.7%	455	0.2%	972	0.3%	1,394	0.3%
Historical Annual Growth (2020 to 2022)	31	0.5%	-135	-0.1%	-173	-0.1%	371	0.2%
Historical Annual Growth (2010 to 2020)	638	14.0%	3,383	4.0%	5,911	4.3%	8,601	4.8%
Estimated Population Density (2022)	940 psm		1,615 psm		1,472 psm		1,244 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		50.2 sq mi		78.5 sq mi	
Households								
Estimated Households (2022)	931		16,237		25,706		34,441	
Projected Households (2027)	966		16,450		26,140		35,055	
Census Households (2020)	921		16,264		25,761		34,280	
Census Households (2010)	727		14,952		23,407		30,922	
Estimated Households with Children (2022)	474	50.9%	6,362	39.2%	9,618	37.4%	12,763	37.1%
Estimated Average Household Size (2022)	3.17		2.73		2.69		2.69	
Average Household Income								
Estimated Average Household Income (2022)	\$157,972		\$137,564		\$132,789		\$135,742	
Projected Average Household Income (2027)	\$193,791		\$173,712		\$165,683		\$169,339	
Estimated Average Family Income (2022)	\$171,863		\$159,761		\$155,450		\$158,494	
Median Household Income								
Estimated Median Household Income (2022)	\$134,358		\$110,381		\$106,597		\$108,584	
Projected Median Household Income (2027)	\$157,042		\$131,809		\$127,605		\$129,709	
Estimated Median Family Income (2022)	\$144,429		\$131,747		\$129,002		\$130,988	
Per Capita Income								
Estimated Per Capita Income (2022)	\$49,824		\$49,101		\$47,107		\$48,630	
Projected Per Capita Income (2027)	\$61,321		\$62,150		\$58,739		\$60,679	
Estimated Per Capita Income 5 Year Growth	\$11,497	23.1%	\$13,049	26.6%	\$11,632	24.7%	\$12,049	24.8%
Estimated Average Household Net Worth (2022)	\$2,376,125		\$1,804,320		\$1,728,979		\$1,784,079	
Daytime Demos (2022)								
Total Businesses	187		1,451		2,424		2,945	
Total Employees	1,180		14,038		26,626		33,148	
Company Headquarter Businesses	9	4.6%	67	4.6%	113	4.7%	137	4.6%
Company Headquarter Employees	59	5.0%	2,872	20.5%	4,706	17.7%	5,202	15.7%
Employee Population per Business	6.3		9.7		11.0		11.3	
Residential Population per Business	15.8		31.4		30.5		33.2	

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.2138/-75.4967

1835 E Ridge Pike Royersford, PA 19468		1 mi radius		3 mi radius		4 mi radius		5 mi radius	
Race & Ethnicity									
White (2022)	2,311	78.2%	35,784	78.4%	56,235	76.0%	75,119	76.9%	
Black or African American (2022)	128	4.3%	2,251	4.9%	6,590	8.9%	7,805	8.0%	
American Indian or Alaska Native (2022)	2	-	65	0.1%	102	0.1%	145	0.1%	
Asian (2022)	341	11.6%	4,315	9.5%	5,778	7.8%	7,576	7.8%	
Hawaiian or Pacific Islander (2022)	-	-	6	-	9	-	13	-	
Other Race (2022)	63	2.1%	1,112	2.4%	1,963	2.7%	2,653	2.7%	
Two or More Races (2022)	108	3.7%	2,111	4.6%	3,291	4.4%	4,338	4.4%	
Not Hispanic or Latino Population (2022)	2,850	96.5%	43,739	95.8%	70,906	95.9%	93,582	95.8%	
Hispanic or Latino Population (2022)	103	3.5%	1,904	4.2%	3,063	4.1%	4,068	4.2%	
Not Hispanic or Latino Population (2027)	2,948	96.6%	44,175	95.8%	71,831	95.8%	94,906	95.8%	
Hispanic or Latino Population (2027)	104	3.4%	1,923	4.2%	3,110	4.2%	4,138	4.2%	
Not Hispanic or Latino Population (2020)	2,836	97.1%	44,037	96.2%	70,877	95.6%	93,113	95.7%	
Hispanic or Latino Population (2020)	86	2.9%	1,742	3.8%	3,265	4.4%	4,166	4.3%	
Not Hispanic or Latino Population (2010)	2,239	98.0%	41,381	97.6%	66,228	97.1%	86,156	97.2%	
Hispanic or Latino Population (2010)	45	2.0%	1,014	2.4%	2,003	2.9%	2,523	2.8%	
Projected Hispanic Annual Growth (2022 to 2027)	-	0.1%	19	0.2%	47	0.3%	70	0.3%	
Historic Hispanic Annual Growth (2010 to 2022)	59	10.9%	890	7.3%	1,061	4.4%	1,545	5.1%	
Age Distribution (2022)									
Age Under 5	188	6.4%	2,609	5.7%	4,022	5.4%	5,562	5.7%	
Age 5 to 9 Years	303	10.3%	3,451	7.6%	5,150	7.0%	6,797	7.0%	
Age 10 to 14 Years	243	8.2%	3,565	7.8%	5,333	7.2%	6,853	7.0%	
Age 15 to 19 Years	165	5.6%	3,135	6.9%	4,575	6.2%	5,819	6.0%	
Age 20 to 24 Years	101	3.4%	2,403	5.3%	3,803	5.1%	4,699	4.8%	
Age 25 to 29 Years	103	3.5%	2,273	5.0%	4,107	5.6%	5,349	5.5%	
Age 30 to 34 Years	178	6.0%	2,864	6.3%	5,023	6.8%	6,680	6.8%	
Age 35 to 39 Years	263	8.9%	3,542	7.8%	5,840	7.9%	7,667	7.9%	
Age 40 to 44 Years	285	9.7%	3,803	8.3%	6,213	8.4%	8,039	8.2%	
Age 45 to 49 Years	205	7.0%	3,250	7.1%	5,386	7.3%	6,954	7.1%	
Age 50 to 54 Years	200	6.8%	2,956	6.5%	4,998	6.8%	6,577	6.7%	
Age 55 to 59 Years	175	5.9%	2,572	5.6%	4,341	5.9%	5,911	6.1%	
Age 60 to 64 Years	156	5.3%	2,587	5.7%	4,213	5.7%	5,756	5.9%	
Age 65 to 74 Years	237	8.0%	4,092	9.0%	6,743	9.1%	9,205	9.4%	
Age 75 to 84 Years	105	3.6%	1,948	4.3%	3,139	4.2%	4,247	4.3%	
Age 85 Years or Over	46	1.5%	593	1.3%	1,085	1.5%	1,535	1.6%	
Median Age	37.7		37.7		38.4		38.8		
Gender Age Distribution (2022)									
Female Population	1,472	49.8%	23,078	50.6%	35,792	48.4%	47,815	49.0%	
Age 0 to 19 Years	437	29.7%	6,167	26.7%	9,274	25.9%	12,205	25.5%	
Age 20 to 64 Years	824	56.0%	13,259	57.5%	20,542	57.4%	27,476	57.5%	
Age 65 Years or Over	211	14.4%	3,652	15.8%	5,977	16.7%	8,134	17.0%	
Female Median Age	38.0		38.6		39.3		39.7		
Male Population	1,481	50.2%	22,565	49.4%	38,177	51.6%	49,835	51.0%	
Age 0 to 19 Years	463	31.3%	6,592	29.2%	9,806	25.7%	12,826	25.7%	
Age 20 to 64 Years	842	56.9%	12,991	57.6%	23,380	61.2%	30,156	60.5%	
Age 65 Years or Over	176	11.9%	2,981	13.2%	4,990	13.1%	6,853	13.8%	
Male Median Age	37.4		36.7		37.5		38.0		

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.2138/-75.4967

1835 E Ridge Pike Royersford, PA 19468		1 mi radius		3 mi radius		4 mi radius		5 mi radius	
Household Income Distribution (2022)									
HH Income \$200,000 or More	248	26.6%	3,045	18.8%	4,597	17.9%	6,446	18.7%	
HH Income \$150,000 to \$199,999	158	17.0%	2,008	12.4%	2,956	11.5%	3,957	11.5%	
HH Income \$100,000 to \$149,999	190	20.4%	3,313	20.4%	5,066	19.7%	6,978	20.3%	
HH Income \$75,000 to \$99,999	64	6.9%	2,362	14.5%	3,759	14.6%	4,930	14.3%	
HH Income \$50,000 to \$74,999	94	10.1%	2,244	13.8%	3,952	15.4%	4,918	14.3%	
HH Income \$35,000 to \$49,999	55	5.9%	1,391	8.6%	2,215	8.6%	2,806	8.1%	
HH Income \$25,000 to \$34,999	98	10.6%	786	4.8%	1,239	4.8%	1,692	4.9%	
HH Income \$15,000 to \$24,999	20	2.1%	491	3.0%	907	3.5%	1,224	3.6%	
HH Income Under \$15,000	4	0.4%	596	3.7%	1,016	4.0%	1,491	4.3%	
HH Income \$35,000 or More	809	86.9%	14,364	88.5%	22,544	87.7%	30,033	87.2%	
HH Income \$75,000 or More	660	70.9%	10,729	66.1%	16,378	63.7%	22,310	64.8%	
Housing (2022)									
Total Housing Units	962		16,863		26,868		35,915		
Housing Units Occupied	931	96.8%	16,237	96.3%	25,706	95.7%	34,441	95.9%	
Housing Units Owner-Occupied	853	91.6%	13,723	84.5%	21,025	81.8%	28,469	82.7%	
Housing Units, Renter-Occupied	78	8.4%	2,513	15.5%	4,681	18.2%	5,972	17.3%	
Housing Units, Vacant	31	3.3%	626	3.9%	1,162	4.5%	1,475	4.3%	
Marital Status (2022)									
Never Married	597	26.9%	10,614	29.5%	18,943	31.9%	23,806	30.4%	
Currently Married	1,259	56.8%	19,762	54.9%	29,741	50.0%	40,617	51.8%	
Separated	91	4.1%	834	2.3%	2,242	3.8%	2,720	3.5%	
Widowed	70	3.2%	1,673	4.6%	2,749	4.6%	3,804	4.8%	
Divorced	201	9.1%	3,136	8.7%	5,789	9.7%	7,492	9.6%	
Household Type (2022)									
Population Family	2,769	93.8%	39,341	86.2%	60,608	81.9%	81,194	83.1%	
Population Non-Family	183	6.2%	5,019	11.0%	8,593	11.6%	11,376	11.7%	
Population Group Quarters	-	-	1,283	2.8%	4,768	6.4%	5,079	5.2%	
Family Households	797	85.5%	12,123	74.7%	18,804	73.2%	25,320	73.5%	
Non-Family Households	135	14.5%	4,114	25.3%	6,902	26.8%	9,121	26.5%	
Married Couple with Children	411	32.6%	5,252	26.6%	7,769	26.1%	10,307	25.4%	
Average Family Household Size	3.5		3.2		3.2		3.2		
Household Size (2022)									
1 Person Households	95	10.2%	3,318	20.4%	5,531	21.5%	7,324	21.3%	
2 Person Households	273	29.4%	5,224	32.2%	8,620	33.5%	11,816	34.3%	
3 Person Households	184	19.8%	2,696	16.6%	4,148	16.1%	5,629	16.3%	
4 Person Households	249	26.7%	3,174	19.5%	4,690	18.2%	6,125	17.8%	
5 Person Households	96	10.3%	1,365	8.4%	2,001	7.8%	2,588	7.5%	
6 or More Person Households	34	3.6%	460	2.8%	716	2.8%	958	2.8%	
Household Vehicles (2022)									
Households with 0 Vehicles Available	5	0.6%	630	3.9%	940	3.7%	1,129	3.3%	
Households with 1 Vehicles Available	103	11.0%	3,932	24.2%	6,669	25.9%	9,068	26.3%	
Households with 2 or More Vehicles Available	824	88.4%	11,675	71.9%	18,097	70.4%	24,244	70.4%	
Total Vehicles Available	2,182		32,393		50,697		68,288		
Average Vehicles Per Household	2.3		2.0		2.0		2.0		

Expanded Profile

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1835 E Ridge Pike Royersford, PA 19468		1 mi radius		3 mi radius		4 mi radius		5 mi radius	
Units In Structure (2022)									
1 Detached Unit	648	89.2%	9,809	65.6%	15,249	65.1%	20,953	67.8%	
1 Attached Unit	200	27.6%	4,016	26.9%	6,227	26.6%	8,482	27.4%	
2 to 4 Units	12	1.7%	480	3.2%	1,003	4.3%	1,259	4.1%	
5 to 9 Units	6	0.8%	358	2.4%	616	2.6%	679	2.2%	
10 to 19 Units	14	1.9%	497	3.3%	788	3.4%	930	3.0%	
20 to 49 Units	8	1.1%	361	2.4%	636	2.7%	722	2.3%	
50 or More Units	8	1.1%	506	3.4%	878	3.8%	995	3.2%	
Mobile Home or Trailer	35	4.8%	207	1.4%	306	1.3%	415	1.3%	
Other Structure	-	-	3	-	4	-	5	-	
Homes Built By Year (2022)									
Homes Built 2010 or later	159	21.9%	777	5.2%	1,308	5.6%	1,862	6.0%	
Homes Built 2000 to 2009	245	33.8%	2,677	17.9%	4,299	18.4%	6,244	20.2%	
Homes Built 1990 to 1999	120	16.5%	4,809	32.2%	6,364	27.2%	8,136	26.3%	
Homes Built 1980 to 1989	42	5.8%	1,436	9.6%	2,220	9.5%	3,376	10.9%	
Homes Built 1970 to 1979	34	4.7%	1,626	10.9%	2,628	11.2%	3,567	11.5%	
Homes Built 1960 to 1969	99	13.6%	1,168	7.8%	1,822	7.8%	2,353	7.6%	
Homes Built 1950 to 1959	122	16.8%	1,608	10.8%	2,483	10.6%	3,161	10.2%	
Homes Built Before 1949	109	15.0%	2,137	14.3%	4,583	19.6%	5,742	18.6%	
Home Values (2022)									
Home Values \$1,000,000 or More	2	0.2%	100	0.7%	179	0.8%	302	1.1%	
Home Values \$500,000 to \$999,999	105	12.3%	1,797	13.1%	2,901	13.8%	4,089	14.4%	
Home Values \$400,000 to \$499,999	337	39.6%	2,375	17.3%	3,722	17.7%	5,166	18.1%	
Home Values \$300,000 to \$399,999	222	26.1%	3,060	22.3%	4,294	20.4%	6,031	21.2%	
Home Values \$200,000 to \$299,999	111	13.0%	4,250	31.0%	6,226	29.6%	8,084	28.4%	
Home Values \$150,000 to \$199,999	5	0.6%	1,259	9.2%	2,004	9.5%	2,741	9.6%	
Home Values \$100,000 to \$149,999	15	1.7%	479	3.5%	889	4.2%	1,049	3.7%	
Home Values \$70,000 to \$99,999	2	0.3%	90	0.7%	277	1.3%	321	1.1%	
Home Values \$50,000 to \$69,999	34	3.9%	71	0.5%	134	0.6%	155	0.5%	
Home Values \$25,000 to \$49,999	1	0.2%	80	0.6%	165	0.8%	212	0.7%	
Home Values Under \$25,000	19	2.2%	164	1.2%	235	1.1%	319	1.1%	
Owner-Occupied Median Home Value	\$377,558		\$330,027		\$329,345		\$333,837		
Renter-Occupied Median Rent	\$1,386		\$1,228		\$1,166		\$1,187		
Transportation To Work (2022)									
Drive to Work Alone	1,177	78.3%	18,938	77.2%	29,413	78.3%	38,967	78.5%	
Drive to Work in Carpool	58	3.8%	1,722	7.0%	2,689	7.2%	3,719	7.5%	
Travel to Work by Public Transportation	71	4.7%	926	3.8%	1,342	3.6%	1,722	3.5%	
Drive to Work on Motorcycle	-	-	11	-	13	-	21	-	
Walk or Bicycle to Work	33	2.2%	590	2.4%	830	2.2%	998	2.0%	
Other Means	10	0.7%	122	0.5%	172	0.5%	211	0.4%	
Work at Home	155	10.3%	2,213	9.0%	3,089	8.2%	4,023	8.1%	
Travel Time (2022)									
Travel to Work in 14 Minutes or Less	354	23.6%	4,724	19.3%	7,130	19.0%	9,203	18.5%	
Travel to Work in 15 to 29 Minutes	219	14.6%	6,473	26.4%	9,713	25.9%	13,232	26.6%	
Travel to Work in 30 to 59 Minutes	591	39.3%	8,828	36.0%	13,984	37.2%	18,193	36.6%	
Travel to Work in 60 Minutes or More	185	12.3%	2,283	9.3%	3,631	9.7%	5,010	10.1%	
Average Minutes Travel to Work	30.7		28.4		28.8		28.7		

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Labor Force (2022)									
Estimated Labor Population Age 16 Years or Over		2,174		35,338		58,435		77,090	
Estimated Civilian Employed		1,504	69.2%	24,522	69.4%	37,547	64.3%	49,661	64.4%
Estimated Civilian Unemployed		102	4.7%	883	2.5%	1,432	2.5%	2,023	2.6%
Estimated in Armed Forces		-	-	32	-	60	0.1%	62	-
Estimated Not in Labor Force		568	26.1%	9,901	28.0%	19,396	33.2%	25,343	32.9%
Unemployment Rate		4.7%		2.5%		2.5%		2.6%	
Occupation (2022)									
Occupation: Population Age 16 Years or Over		1,504		24,522		37,547		49,661	
Management, Business, Financial Operations		320	21.3%	5,371	21.9%	8,188	21.8%	10,965	22.1%
Professional, Related		476	31.6%	7,281	29.7%	10,611	28.3%	14,595	29.4%
Service		136	9.1%	3,122	12.7%	5,032	13.4%	6,582	13.3%
Sales, Office		393	26.1%	5,383	22.0%	8,152	21.7%	10,387	20.9%
Farming, Fishing, Forestry		-	-	28	0.1%	39	0.1%	44	-
Construct, Extraction, Maintenance		90	6.0%	1,486	6.1%	2,520	6.7%	3,244	6.5%
Production, Transport Material Moving		88	5.9%	1,851	7.5%	3,005	8.0%	3,844	7.7%
White Collar Workers		1,189	79.1%	18,035	73.5%	26,951	71.8%	35,948	72.4%
Blue Collar Workers		315	20.9%	6,487	26.5%	10,596	28.2%	13,714	27.6%
Consumer Expenditure (2022)									
Total Household Expenditure		\$90.29 M		\$1.44 B		\$2.22 B		\$3.02 B	
Total Non-Retail Expenditure		\$47.93 M	53.1%	\$762.4 M	53.0%	\$1.18 B	53.0%	\$1.6 B	53.0%
Total Retail Expenditure		\$42.36 M	46.9%	\$676.62 M	47.0%	\$1.04 B	47.0%	\$1.42 B	47.0%
Apparel		\$3.3 M	3.7%	\$52.05 M	3.6%	\$80.04 M	3.6%	\$109.05 M	3.6%
Contributions		\$3.25 M	3.6%	\$50.65 M	3.5%	\$77.79 M	3.5%	\$106.43 M	3.5%
Education		\$3.26 M	3.6%	\$49.43 M	3.4%	\$75.37 M	3.4%	\$103.41 M	3.4%
Entertainment		\$5.34 M	5.9%	\$84.2 M	5.9%	\$129.51 M	5.8%	\$176.57 M	5.8%
Food and Beverages		\$12.95 M	14.3%	\$208.09 M	14.5%	\$321.3 M	14.5%	\$437.08 M	14.5%
Furnishings and Equipment		\$3.28 M	3.6%	\$51.97 M	3.6%	\$79.97 M	3.6%	\$109.02 M	3.6%
Gifts		\$2.5 M	2.8%	\$38.59 M	2.7%	\$59.28 M	2.7%	\$81.25 M	2.7%
Health Care		\$7.22 M	8.0%	\$117.08 M	8.1%	\$181.28 M	8.2%	\$246.58 M	8.2%
Household Operations		\$3.68 M	4.1%	\$58.04 M	4.0%	\$89.33 M	4.0%	\$121.87 M	4.0%
Miscellaneous Expenses		\$1.73 M	1.9%	\$27.43 M	1.9%	\$42.29 M	1.9%	\$57.63 M	1.9%
Personal Care		\$1.21 M	1.3%	\$19.29 M	1.3%	\$29.74 M	1.3%	\$40.51 M	1.3%
Personal Insurance		\$711.57 K	0.8%	\$11.02 M	0.8%	\$16.88 M	0.8%	\$23.08 M	0.8%
Reading		\$198.95 K	0.2%	\$3.17 M	0.2%	\$4.89 M	0.2%	\$6.67 M	0.2%
Shelter		\$18.84 M	20.9%	\$300.49 M	20.9%	\$463.69 M	20.9%	\$631.27 M	20.9%
Tobacco		\$427.76 K	0.5%	\$7.28 M	0.5%	\$11.41 M	0.5%	\$15.44 M	0.5%
Transportation		\$16.3 M	18.1%	\$260.78 M	18.1%	\$402.32 M	18.1%	\$547.2 M	18.1%
Utilities		\$6.09 M	6.7%	\$99.46 M	6.9%	\$154.23 M	6.9%	\$209.44 M	6.9%
Educational Attainment (2022)									
Adult Population Age 25 Years or Over		1,953		30,481		51,086		67,920	
Elementary (Grade Level 0 to 8)		3	0.2%	295	1.0%	844	1.7%	1,143	1.7%
Some High School (Grade Level 9 to 11)		128	6.6%	1,013	3.3%	2,564	5.0%	3,054	4.5%
High School Graduate		380	19.4%	6,545	21.5%	12,629	24.7%	16,190	23.8%
Some College		268	13.7%	4,619	15.2%	7,433	14.6%	9,762	14.4%
Associate Degree Only		99	5.1%	2,511	8.2%	4,334	8.5%	5,978	8.8%
Bachelor Degree Only		679	34.8%	9,836	32.3%	14,775	28.9%	19,989	29.4%
Graduate Degree		396	20.3%	5,663	18.6%	8,507	16.7%	11,803	17.4%