

The Shoppes at Concord
 Route 202 and Ridge Road, Concord, PA
 158,091 sf Giant and Club Studio Anchored Shopping Center
 Available: Inline Space, Endcaps, and Pad Sites



Information

- A proposed 158,091 Sf shopping Center anchored by Giant Foods and Club Studio featuring retailers such as Turning Point, America's Tire, Flagship Car Wash, along with additional retail, restaurant, and service users.
- Currently 68% leased. Construction Start projected for Fall 2026
- New left-hand turn at a new traffic signal from northbound Route 202 into the site. Additional widening and improvements to Ridge Road.

Description

- Available for Lease: Inline, Endcap, and Pad Sites with Drive Throughs available.
- Traffic Counts:
 - 40,000 ADT on Route 202
 - 5,635 ADT on Ridge Road
- New Outdoor dining and community gathering locations:
 - The Community Patio- A vibrant 60-ft shared open space separates GIANT and Club Studio connecting seamlessly.
 - The Lawn- an outdoor gathering area adjacent to outdoor dining

Demographics 1 Mile 3 Miles 5 Miles

Avg Income:	\$211,788	\$209,846	\$193,979
Population:	4,660	28,658	89,201
Daytime Pop:	2,644	18,266	42,924

Link to Drone Video

Site
Route 202 &
Ridge Road

15 min drive time

5 mi radius

3 mi radius

1 mi radius

PENNSYLVANIA
DELAWARE

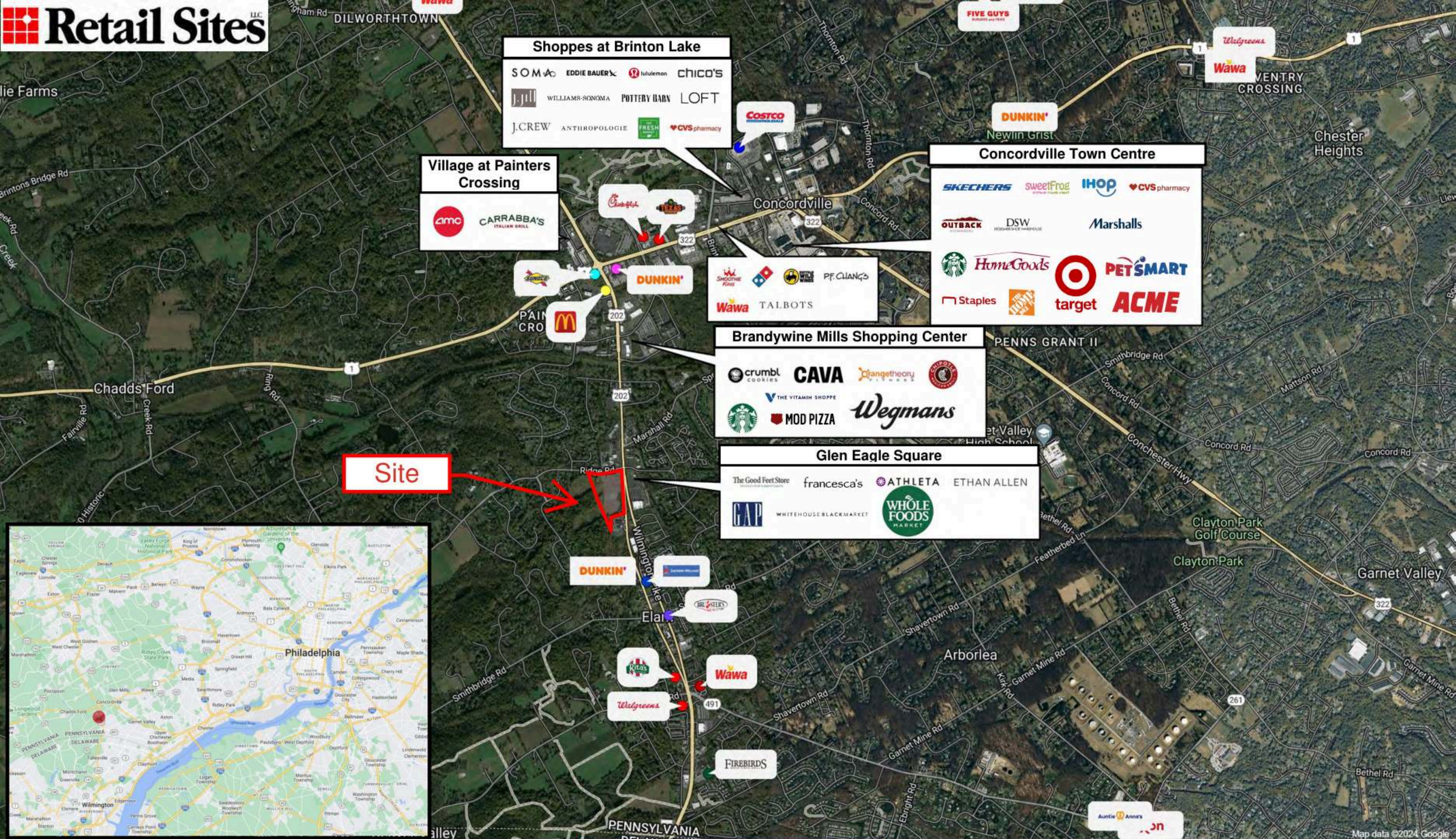
Wilmington

RIVERFRONT

Wilmington Manor

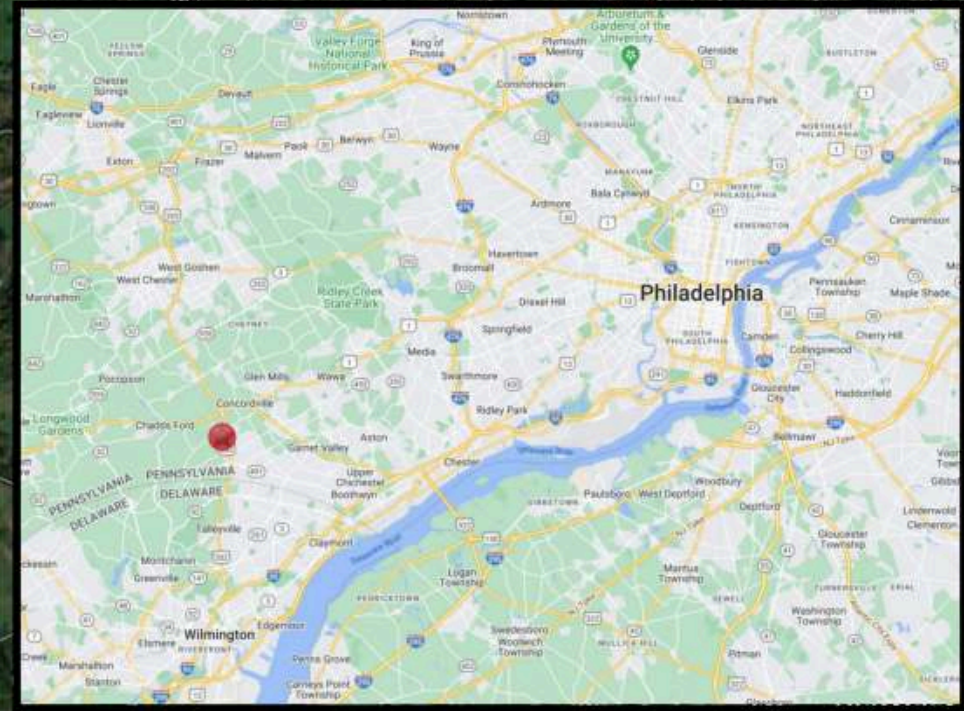
New Castle

Supawna
Meadows
National

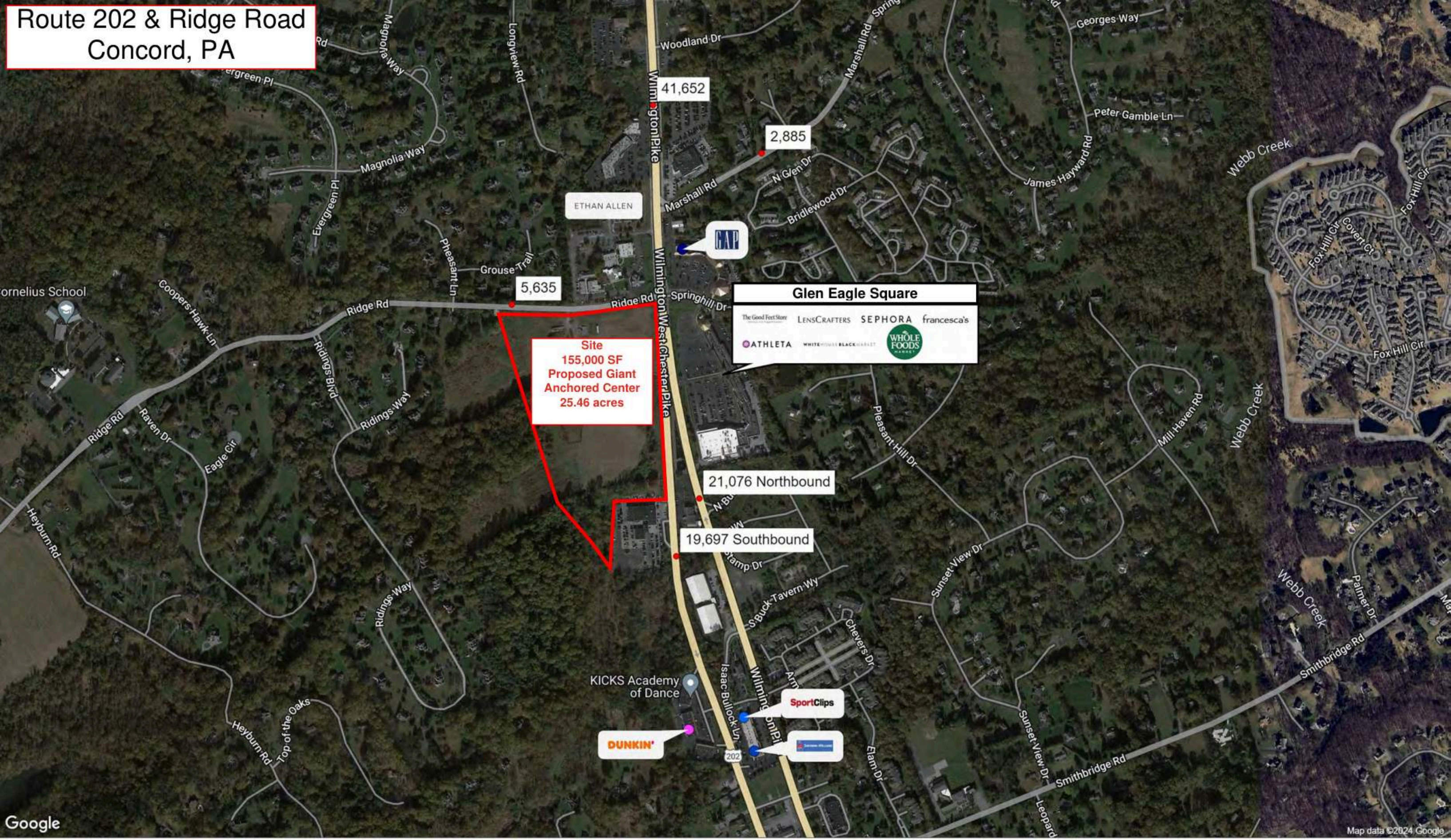


Site

**Route 202 & Ridge Road
 Concord, PA**



Route 202 & Ridge Road Concord, PA



Site
155,000 SF
Proposed Giant
Anchored Center
25.46 acres

Glen Eagle Square
The Good Foot Store LENS CRAFTERS SEPHORA francesca's
ATHLETA WHITE HOUSE BLACK MARKET WHOLE FOODS MARKET

DUNKIN'

Sport Clips

21,076 Northbound

19,697 Southbound

5,635

41,652

2,885

July 2024

LOT AREA CALCULATIONS

* GROSS LOT AREA =	1,040,937 SF	23.807 AC
** AREA WITHIN +25% STEEP SLOPES =	-37,796 SF	-0.736 AC
*** AREA WITHIN WETLANDS =	-15,120 SF	-0.439 AC
NET LOT AREA =	990,021 SF	22.728 AC

* DOES NOT INCLUDE THE R.O.W.
** STEEP SLOPES EXCLUSIVE OF WETLANDS

ZONING TABLE

ZONE: C-2 PLANNED BUSINESS AND COMMERCIAL DISTRICT
 USE: A-2 PLANNED SHOPPING CENTER
 TMP# 13-00-01051-01 D.B. 2730, PG. 317

APPLICANT OWNER INFORMATION

APPLICANT / OWNER: CONCORD ACQUISITION LLC
 101 W. MAIN STREET, SUITE 100
 MOORESTOWN, NJ 08057

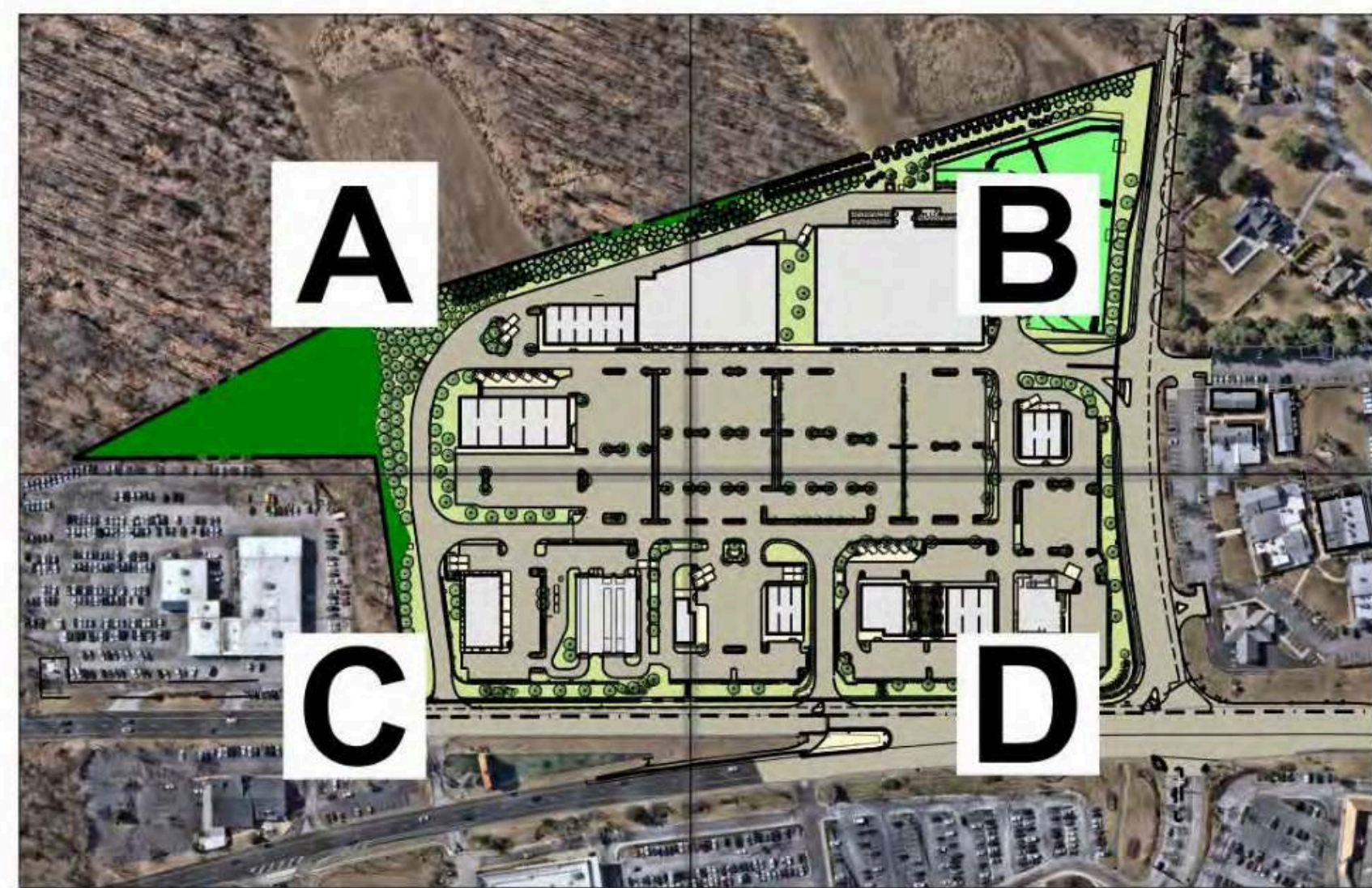
BULK REQUIREMENTS

ITEM	PERMITTED	PROPOSED
MIN SITE AREA	130,000 SF (3.0 AC)	990,021 SF (22.728 AC)
MIN DEVELOPMENT LOT AREA	2,300 SF	—
MIN DEVELOPMENT LOT WIDTH	150.0 FT	899 FT
MIN YARD SETBACKS		
FRONT YARD	50.0 FT	71 FT
SIDE YARD	10 FT	97.9 FT
SIDE YARD ABUTTING RESIDENTIAL	50 FT	80.4 FT
REAR YARD	20.0 FT	NA
MAX PERMITTED HEIGHT	35.0 FT	< 35 FT
TOTAL IMPERVIOUS COVERAGE	70.0%	* 69.47% (887,129 SF)
TOTAL BUILDING COVERAGE (GFA)	35.0%	15.97% (168,132 SF)
RECREATIONAL OPEN SPACE	9.0% (1.12 AC)	7.84% (1.74 AC)

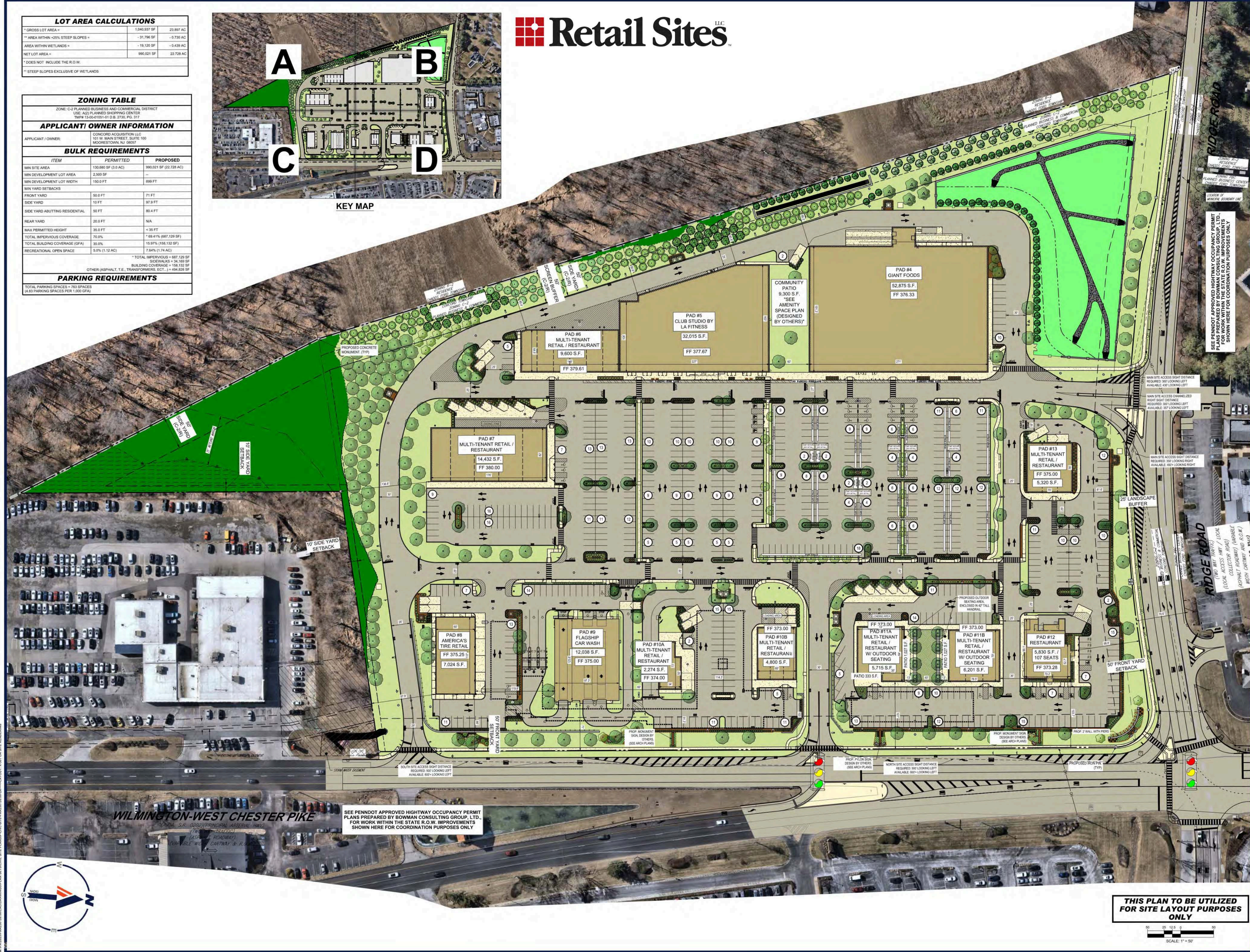
* TOTAL IMPERVIOUS = 887,129 SF
 SIDEWALKS = 34,189 SF
 BUILDING COVERAGE = 168,132 SF

PARKING REQUIREMENTS

TOTAL PARKING SPACES = 763 SPACES
 (4.83 PARKING SPACES PER 1,000 GFA)



KEY MAP



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	09/08/2025	GENERAL REVISIONS	JED
2	05/08/2026	GENERAL REVISIONS	LAB

SEE PENNDOT APPROVED HIGHWAY OCCUPANCY PERMIT PLANS PREPARED BY BOWMAN CONSULTING GROUP, LTD. FOR WORK WITHIN THE STATE R.O.W. IMPROVEMENTS SHOWN HERE FOR COORDINATION PURPOSES ONLY

MAIN SITE ACCESS RIGHT DISTANCE REQUIRED: 30' LOOKING LEFT AVAILABLE: 417' LOOKING LEFT
 MAIN SITE ACCESS CHANNELIZED RIGHT DISTANCE REQUIRED: 30' LOOKING LEFT AVAILABLE: 95' LOOKING LEFT
 MAIN SITE ACCESS RIGHT DISTANCE REQUIRED: 30' LOOKING RIGHT AVAILABLE: 403' LOOKING RIGHT
 MAIN SITE ACCESS CHANNELIZED RIGHT DISTANCE REQUIRED: 30' LOOKING RIGHT AVAILABLE: 95' LOOKING RIGHT

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM AVAILABLE RECORDS AND/OR ANY OTHER INFORMATION OF THE SITE. COMPLETELY OR PARTIALLY GUARANTEED PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 20 OF 1974 AS AMENDED AND DEPT. OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PAA250126 00-2A
 DRAWN BY: MCH
 CHECKED BY: EAB
 DATE: 08/22/2025
 CAD I.D.: P-CIVIL-SITE

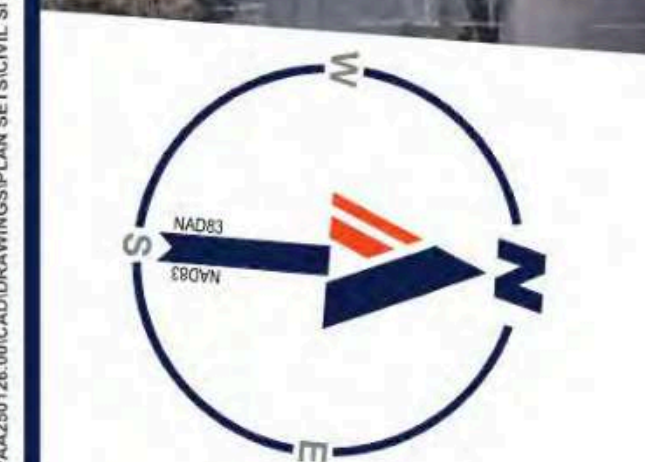
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR
CONCORD ACQUISITION LLC
 PROPOSED DEVELOPMENT
 "THE SHOPS AT CONCORD"
 WILMINGTON-WEST CHESTER PIKE & RIDGE ROAD
 GLEN MILLS, PA 19342
 CONCORD TOWNSHIP
 DELAWARE COUNTY

BOHLER
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

E.A. BRITZ
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE074943

SHEET TITLE:
OVERALL SITE PLAN
 SHEET NUMBER:
X-301
 OF 73
 REVISION 2 - 05/08/2026



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 50'

LOT AREA CALCULATIONS		
* GROSS LOT AREA =	1,040,937 SF	23.897 AC
** AREA WITHIN ±25% STEEP SLOPES =	-31,796 SF	-0.730 AC
AREA WITHIN WETLANDS =	-19,120 SF	-0.439 AC
NET LOT AREA =	990,021 SF	22.729 AC
* DOES NOT INCLUDE THE R.O.W.		
** STEEP SLOPES EXCLUSIVE OF WETLANDS		

ZONING TABLE		
ZONE: C-2 PLANNED BUSINESS AND COMMERCIAL DISTRICT		
USE: A-2 PLANNED SHOPPING CENTER		
TUPR 13.00-01081-01 D.B. 2730, PG. 317		

APPLICANT / OWNER INFORMATION

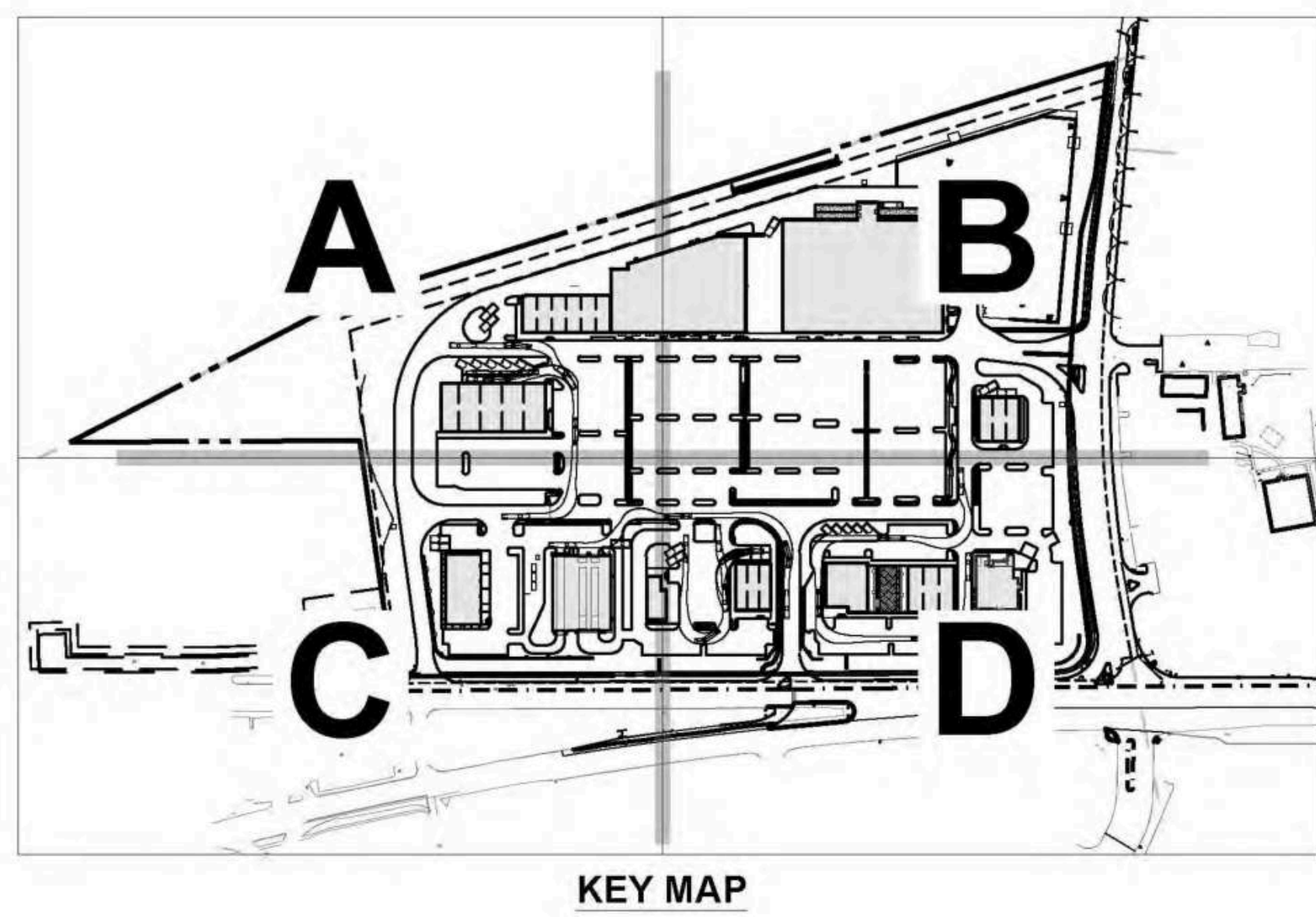
APPLICANT / OWNER: CONCORD ACQUISITION LLC
101 W. MAIN STREET, SUITE 100
MICHELESTOWN, NJ 08852

BULK REQUIREMENTS

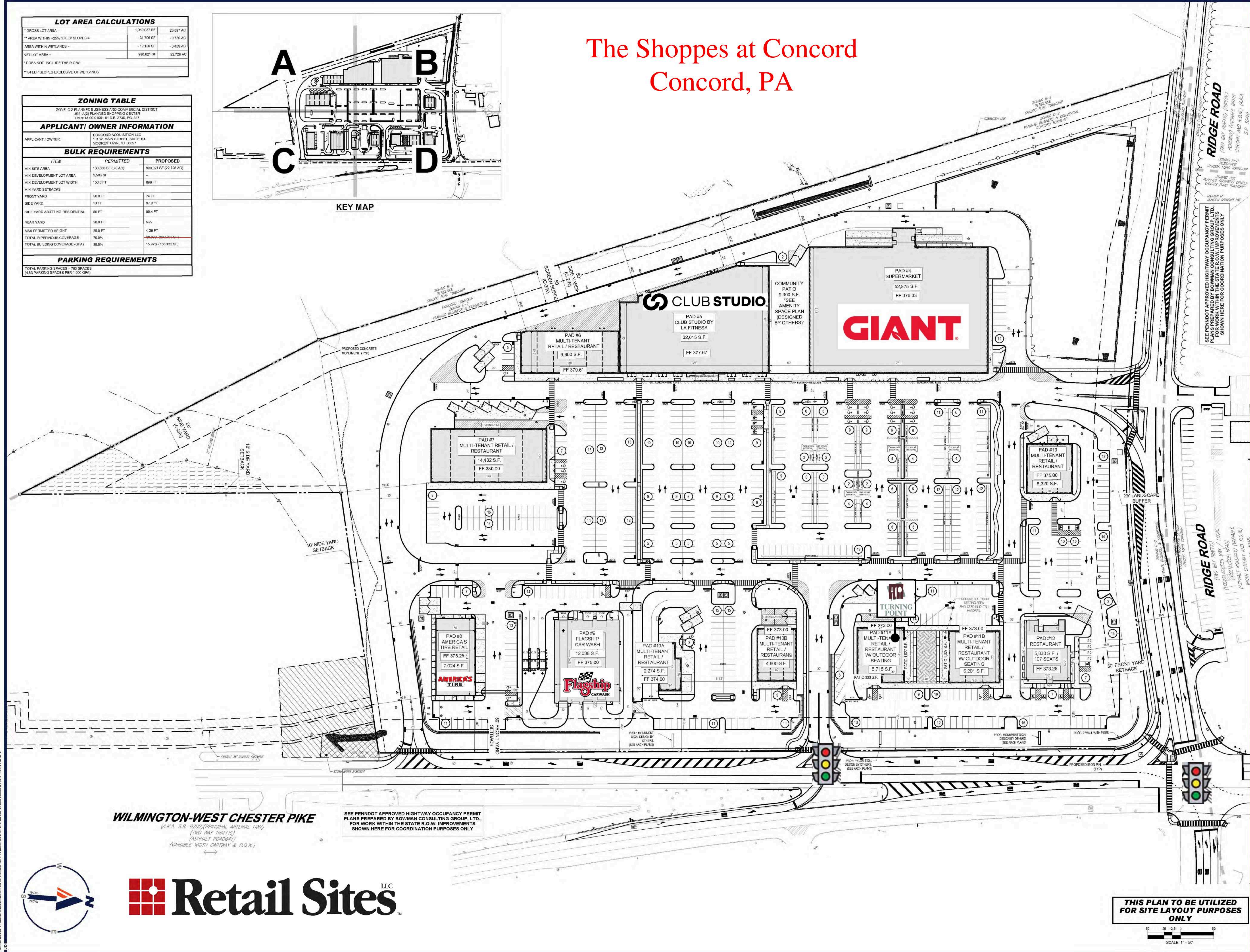
ITEM	PERMITTED	PROPOSED
MIN SITE AREA	130,680 SF (3.0 AC)	990,021 SF (22.729 AC)
MIN DEVELOPMENT LOT AREA	2,500 SF	-
MIN DEVELOPMENT LOT WIDTH	150.0 FT	869 FT
MIN YARD SETBACKS		
FRONT YARD	50.0 FT	74 FT
SIDE YARD	10 FT	97.9 FT
SIDE YARD ABUTTING RESIDENTIAL	50 FT	80.4 FT
REAR YARD	20.0 FT	NA
MAX PERMITTED HEIGHT	35.0 FT	< 35 FT
TOTAL IMPERVIOUS COVERAGE	70.0%	69.97% (1692,763 SF)
TOTAL BUILDING COVERAGE (GFA)	35.0%	15.97% (159,132 SF)

PARKING REQUIREMENTS

TOTAL PARKING SPACES = 763 SPACES
(4.83 PARKING SPACES PER 1,000 GFA)



The Shoppes at Concord Concord, PA



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LANDMARK DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	09/08/2025	GENERAL REVISIONS	EAB	MCM
2	05/08/2025	GENERAL REVISIONS	EAB	MCM

NOT APPROVED FOR CONSTRUCTION

ATTENTION: ALL CONTRACTORS LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND ARE NOT GUARANTEED. CONTRACTORS SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR
CONCORD ACQUISITION LLC

PROPOSED DEVELOPMENT
"THE SHOPPES AT CONCORD"
WILMINGTON-WEST CHESTER PIKE & RIDGE ROAD
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DELAWARE COUNTY

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1600 MANOR DRIVE, SUITE 200
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E.A. BRITZ
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE074843

OVERALL SITE PLAN

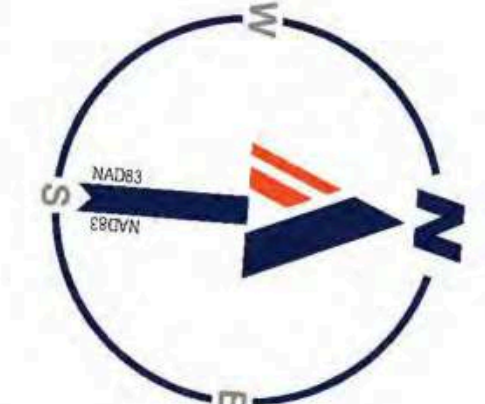
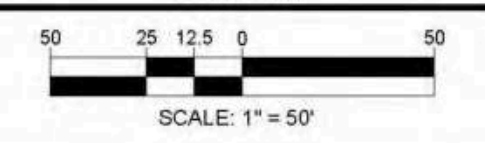
SHEET NUMBER: **C-301**
OF 68

REVISION 2 - 05/08/2025

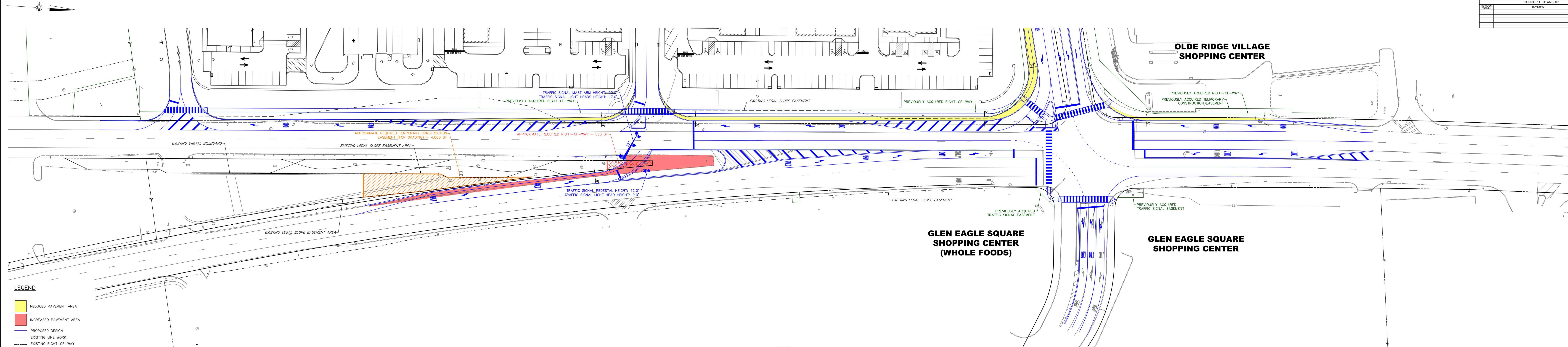
WILMINGTON-WEST CHESTER PIKE
(A.K.A. S.R. 0202) (PRINCIPAL ARTERIAL HWY.)
(TWO WAY TRAFFIC)
(ASPHALT ROADWAY)
(VARIABLE WIDTH CHARTWAY & R.O.W.)

SEE PENNDOT APPROVED HIGHWAY OCCUPANCY PERMIT PLANS PREPARED BY BOWMAN CONSULTING GROUP, LTD., FOR WORK WITHIN THE STATE R.O.W. IMPROVEMENTS SHOWN HERE FOR COORDINATION PURPOSES ONLY

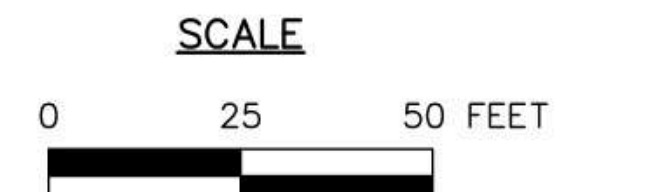
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	DELAWARE	0202	-	1 OF 2
CONCORD TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	



- LEGEND**
- REDUCED PAVEMENT AREA
 - INCREASED PAVEMENT AREA
 - PROPOSED DESIGN
 - EXISTING LINE WORK
 - EXISTING RIGHT-OF-WAY
 - PREVIOUSLY ACQUIRED RIGHT-OF-WAY



Bowman

425 COMMERCE DRIVE
 SUITE 200
 FORT WASHINGTON, PA 19034
 PH: (215) 283-9444
 FAX: (215) 283-9447

DESIGN BY: JWJ
 DRAIN BY: JWJ
 CHECKED BY: JJK

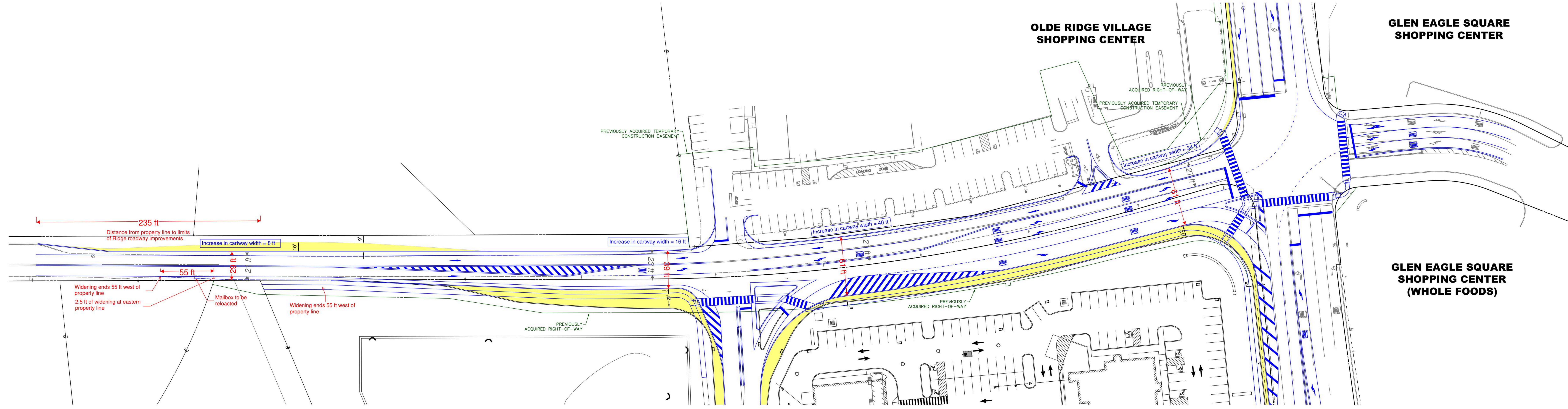
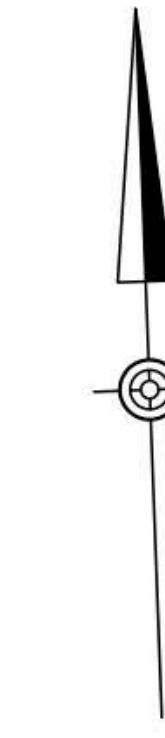
JOB NO: 314352-01-001
 DWG: 352SPM01
 DATE: 5/4/26

CONCORD ACQUISITION LLC
 101 W. MAIN STREET, SUITE 100
 WOODRESTOWN, NJ 08057
 (856) 778-4900

THE SHOPS AT RIDGE ROAD
 ONTO WILMINGTON-WEST CHESTER PIKE (S.R. 0202)
 CONCORD TOWNSHIP DELAWARE COUNTY

PRELIMINARY PAVEMENT MARKING EXHIBIT
 (NOT FOR CONSTRUCTION)

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	DELAWARE	0202	-	2 OF 2
CONCORD TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	



- LEGEND**
- REDUCED PAVEMENT AREA FROM APPROVED PLANS
 - INCREASED PAVEMENT AREA FROM APPROVED PLANS
 - PROPOSED DESIGN
 - EXISTING LINE WORK
 - EXISTING RIGHT-OF-WAY
 - PREVIOUSLY ACQUIRED RIGHT-OF-WAY

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CONCORD ACQUISITION LLC
 101 W. MAIN STREET, SUITE 100
 WOODRESTOWN, NJ 08057
 (856) 778-4900

THE SHOPS AT RIDGE ROAD
 ONTO WILMINGTON-WEST CHESTER PIKE (S.R. 0202)
 CONCORD TOWNSHIP DELAWARE COUNTY

PRELIMINARY PAVEMENT
 MARKING EXHIBIT
 (NOT FOR CONSTRUCTION)



Anchor Tenants Perspective



E/W Pedestrian Connectors - View 01



Patio - View 01



Patio - View 03



Building 11A - View 1

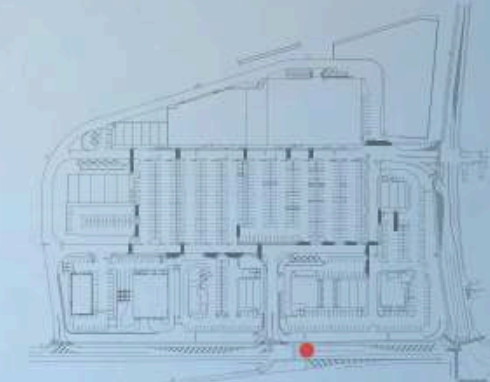


Lawn - View 01





Building 06 - View 01



New 202 Light - View 02



Ridge Rd Improvements - Westchester Pike View



Ridge Rd Improvements - East View

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.865/-75.5452

	1 mi radius	3 mi radius	5 mi radius	15 min drive time
Population				
Estimated Population (2024)	4,660	28,659	89,201	124,348
Projected Population (2029)	4,905	29,521	91,027	126,847
Census Population (2020)	4,337	28,699	90,002	123,839
Census Population (2010)	4,533	26,724	87,214	118,718
Projected Annual Growth (2024 to 2029)	246 1.1%	862 0.6%	1,825 0.4%	2,499 0.4%
Historical Annual Growth (2020 to 2024)	323 1.9%	-40 -	-801 -0.2%	509 0.1%
Historical Annual Growth (2010 to 2020)	-195 -1.1%	1,975 1.8%	2,788 0.8%	5,121 1.1%
Estimated Population Density (2024)	1,484 psm	1,014 psm	1,136 psm	1,234 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	100.8 sq mi
Households				
Estimated Households (2024)	1,981	11,425	34,333	46,584
Projected Households (2029)	2,083	11,823	35,267	47,881
Census Households (2020)	1,843	10,941	33,782	45,436
Census Households (2010)	1,920	10,154	32,249	43,126
Estimated Households with Children (2024)	537 27.1%	3,027 26.5%	8,962 26.1%	11,875 25.5%
Estimated Average Household Size (2024)	2.35	2.47	2.51	2.47
Average Household Income				
Estimated Average Household Income (2024)	\$211,788	\$209,846	\$193,979	\$185,439
Projected Average Household Income (2029)	\$220,383	\$218,185	\$203,022	\$193,834
Estimated Average Family Income (2024)	\$277,319	\$285,820	\$256,588	\$245,827
Median Household Income				
Estimated Median Household Income (2024)	\$162,864	\$159,563	\$145,592	\$137,499
Projected Median Household Income (2029)	\$167,126	\$162,900	\$149,584	\$141,184
Estimated Median Family Income (2024)	\$192,643	\$207,580	\$187,245	\$182,112
Per Capita Income				
Estimated Per Capita Income (2024)	\$90,042	\$83,762	\$74,791	\$69,897
Projected Per Capita Income (2029)	\$93,590	\$87,481	\$78,784	\$73,584
Estimated Per Capita Income 5 Year Growth	\$3,547 3.9%	\$3,719 4.4%	\$3,994 5.3%	\$3,687 5.3%
Estimated Average Household Net Worth (2024)	\$2,174,527	\$2,110,965	\$2,022,952	\$1,906,991
Daytime Demos (2024)				
Total Businesses	287	1,461	3,828	5,076
Total Employees	2,644	18,226	42,924	60,589
Company Headquarter Businesses	16 5.7%	70 4.8%	187 4.9%	250 4.9%
Company Headquarter Employees	345 13.0%	2,197 12.1%	6,818 15.9%	12,219 20.2%
Employee Population per Business	9.2	12.5	11.2	11.9
Residential Population per Business	16.2	19.6	23.3	24.5

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, 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, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.865/-75.5452

	1 mi radius		3 mi radius		5 mi radius		15 min drive time	
Race & Ethnicity								
White (2024)	3,396	72.9%	22,383	78.1%	70,694	79.3%	98,967	79.6%
Black or African American (2024)	199	4.3%	1,367	4.8%	6,335	7.1%	9,658	7.8%
American Indian or Alaska Native (2024)	7	0.2%	31	0.1%	112	0.1%	149	0.1%
Asian (2024)	890	19.1%	3,811	13.3%	8,278	9.3%	9,874	7.9%
Hawaiian or Pacific Islander (2024)	-	-	5	-	16	-	23	-
Other Race (2024)	29	0.6%	165	0.6%	752	0.8%	1,212	1.0%
Two or More Races (2024)	138	3.0%	898	3.1%	3,014	3.4%	4,466	3.6%
Not Hispanic or Latino Population (2024)	4,534	97.3%	27,756	96.8%	85,914	96.3%	119,379	96.0%
Hispanic or Latino Population (2024)	125	2.7%	903	3.2%	3,288	3.7%	4,969	4.0%
Not Hispanic or Latino Population (2029)	4,714	96.1%	28,217	95.6%	86,603	95.1%	120,422	94.9%
Hispanic or Latino Population (2029)	191	3.9%	1,304	4.4%	4,423	4.9%	6,425	5.1%
Not Hispanic or Latino Population (2020)	4,120	95.0%	27,745	96.7%	87,118	96.8%	119,439	96.4%
Hispanic or Latino Population (2020)	217	5.0%	954	3.3%	2,883	3.2%	4,400	3.6%
Not Hispanic or Latino Population (2010)	4,425	97.6%	26,138	97.8%	85,431	98.0%	115,967	97.7%
Hispanic or Latino Population (2010)	108	2.4%	587	2.2%	1,783	2.0%	2,752	2.3%
Projected Hispanic Annual Growth (2024 to 2029)	66	10.5%	401	8.9%	1,136	6.9%	1,456	5.9%
Historic Hispanic Annual Growth (2010 to 2024)	18	1.2%	316	3.8%	1,505	6.0%	2,218	5.8%
Age Distribution (2024)								
Age Under 5	189	4.1%	1,169	4.1%	3,940	4.4%	5,420	4.4%
Age 5 to 9 Years	267	5.7%	1,570	5.5%	4,801	5.4%	6,340	5.1%
Age 10 to 14 Years	302	6.5%	1,870	6.5%	5,500	6.2%	7,137	5.7%
Age 15 to 19 Years	288	6.2%	1,865	6.5%	5,862	6.6%	10,714	8.6%
Age 20 to 24 Years	223	4.8%	1,280	4.5%	4,109	4.6%	7,912	6.4%
Age 25 to 29 Years	216	4.6%	1,093	3.8%	3,747	4.2%	5,485	4.4%
Age 30 to 34 Years	251	5.4%	1,228	4.3%	4,429	5.0%	6,245	5.0%
Age 35 to 39 Years	305	6.5%	1,538	5.4%	5,077	5.7%	6,916	5.6%
Age 40 to 44 Years	366	7.9%	1,809	6.3%	5,486	6.1%	7,237	5.8%
Age 45 to 49 Years	274	5.9%	1,683	5.9%	5,216	5.8%	6,812	5.5%
Age 50 to 54 Years	322	6.9%	2,011	7.0%	6,108	6.8%	7,900	6.4%
Age 55 to 59 Years	329	7.1%	1,899	6.6%	6,290	7.1%	8,221	6.6%
Age 60 to 64 Years	309	6.6%	1,993	7.0%	6,589	7.4%	8,733	7.0%
Age 65 to 74 Years	508	10.9%	3,566	12.4%	11,671	13.1%	15,393	12.4%
Age 75 to 84 Years	372	8.0%	2,747	9.6%	7,381	8.3%	9,688	7.8%
Age 85 Years or Over	141	3.0%	1,338	4.7%	2,994	3.4%	4,196	3.4%
Median Age	43.8		48.0		46.5		44.6	
Gender Age Distribution (2024)								
Female Population	2,432	52.2%	14,773	51.5%	44,700	50.1%	59,793	48.1%
Age 0 to 19 Years	492	20.2%	3,169	21.5%	9,550	21.4%	12,641	21.1%
Age 20 to 64 Years	1,344	55.3%	7,419	50.2%	23,282	52.1%	31,597	52.8%
Age 65 Years or Over	596	24.5%	4,185	28.3%	11,868	26.6%	15,554	26.0%
Female Median Age	45.0		48.9		48.0		47.0	
Male Population	2,228	47.8%	13,886	48.5%	44,501	49.9%	64,555	51.9%
Age 0 to 19 Years	554	24.9%	3,305	23.8%	10,554	23.7%	16,970	26.3%
Age 20 to 64 Years	1,249	56.1%	7,116	51.2%	23,768	53.4%	33,863	52.5%
Age 65 Years or Over	425	19.1%	3,466	25.0%	10,178	22.9%	13,722	21.3%
Male Median Age	42.5		47.0		45.0		42.4	

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.865/-75.5452

	1 mi radius		3 mi radius		5 mi radius		15 min drive time	
Household Income Distribution (2024)								
HH Income \$200,000 or More	787	39.7%	4,217	36.9%	10,868	31.7%	13,915	29.9%
HH Income \$150,000 to \$199,999	143	7.2%	1,285	11.2%	4,483	13.1%	5,840	12.5%
HH Income \$100,000 to \$149,999	318	16.1%	1,741	15.2%	5,863	17.1%	7,936	17.0%
HH Income \$75,000 to \$99,999	184	9.3%	992	8.7%	3,393	9.9%	4,599	9.9%
HH Income \$50,000 to \$74,999	215	10.8%	1,049	9.2%	3,541	10.3%	5,435	11.7%
HH Income \$35,000 to \$49,999	59	3.0%	388	3.4%	1,659	4.8%	2,444	5.2%
HH Income \$25,000 to \$34,999	150	7.6%	964	8.4%	2,102	6.1%	2,624	5.6%
HH Income \$15,000 to \$24,999	67	3.4%	467	4.1%	1,072	3.1%	1,708	3.7%
HH Income Under \$15,000	58	2.9%	323	2.8%	1,351	3.9%	2,083	4.5%
HH Income \$35,000 or More	1,706	86.1%	9,672	84.7%	29,807	86.8%	40,168	86.2%
HH Income \$75,000 or More	1,433	72.3%	8,234	72.1%	24,607	71.7%	32,290	69.3%
Housing (2024)								
Total Housing Units	2,071		11,946		35,792		48,645	
Housing Units Occupied	1,981	95.7%	11,425	95.6%	34,333	95.9%	46,584	95.8%
Housing Units Owner-Occupied	1,322	66.7%	8,481	74.2%	27,903	81.3%	36,284	77.9%
Housing Units, Renter-Occupied	659	33.3%	2,944	25.8%	6,430	18.7%	10,300	22.1%
Housing Units, Vacant	90	4.5%	521	4.6%	1,459	4.2%	2,061	4.4%
Marital Status (2024)								
Never Married	1,165	29.8%	5,977	24.9%	20,618	27.5%	33,854	32.1%
Currently Married	2,095	53.7%	13,878	57.7%	41,090	54.8%	53,776	51.0%
Separated	76	1.9%	707	2.9%	2,493	3.3%	3,277	3.1%
Widowed	213	5.5%	2,047	8.5%	5,745	7.7%	7,823	7.4%
Divorced	354	9.1%	1,442	6.0%	5,012	6.7%	6,721	6.4%
Household Type (2024)								
Population Family	3,523	75.6%	22,451	78.3%	67,695	75.9%	89,823	72.2%
Population Non-Family	1,136	24.4%	5,780	20.2%	18,459	20.7%	25,378	20.4%
Population Group Quarters	1	-	428	1.5%	3,047	3.4%	9,147	7.4%
Family Households	1,067	53.9%	6,772	59.3%	20,349	59.3%	27,203	58.4%
Non-Family Households	914	46.1%	4,653	40.7%	13,984	40.7%	19,381	41.6%
Married Couple with Children	451	21.5%	2,630	19.0%	7,690	18.7%	9,988	18.6%
Average Family Household Size	3.3		3.3		3.3		3.3	
Household Size (2024)								
1 Person Households	809	40.8%	4,323	37.8%	12,787	37.2%	17,427	37.4%
2 Person Households	624	31.5%	4,366	38.2%	13,762	40.1%	18,233	39.1%
3 Person Households	232	11.7%	1,147	10.0%	3,379	9.8%	4,732	10.2%
4 Person Households	218	11.0%	999	8.7%	2,757	8.0%	3,916	8.4%
5 Person Households	56	2.8%	389	3.4%	1,145	3.3%	1,577	3.4%
6 or More Person Households	42	2.1%	201	1.8%	503	1.5%	699	1.5%
Household Vehicles (2024)								
Households with 0 Vehicles Available	78	4.0%	1,090	9.5%	2,120	6.2%	2,740	5.9%
Households with 1 Vehicles Available	802	40.5%	3,237	28.3%	9,681	28.2%	13,989	30.0%
Households with 2 or More Vehicles Available	1,101	55.6%	7,098	62.1%	22,531	65.6%	29,855	64.1%
Total Vehicles Available	3,476		20,540		64,719		87,068	
Average Vehicles Per Household	1.8		1.8		1.9		1.9	