

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections



Latitude/Longitude: 40.208427, -75.012639

20-Apr-2022

103890-Crossroads Plaza - Richboro

Richboro, PA

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
POPULATION				
2021 Estimated Population	7,002	46,177	148,076	686,775
2021 Daytime Population	6,376	37,081	155,188	703,809
2026 Population Forecast	6,897	45,632	149,075	690,869
2010 Census Population	6,996	46,539	142,765	666,487
2000 Census Population	7,200	45,435	139,260	647,185
1990 Census Population	6,175	43,817	132,035	614,035
Historical Annual Growth, 1990 to 2000	1.55%	0.36%	0.53%	0.53%
Historical Annual Growth, 2000 to 2010	-0.29%	0.24%	0.25%	0.29%
CY Estimated Annual Growth, 2010 to 2021	0.01%	-0.07%	0.31%	0.26%
FY Projected Annual Growth, 2021 to 2025	-0.30%	-0.24%	0.13%	0.12%
HOUSEHOLDS				
2021 Estimated Households	2,371	16,653	55,231	261,491
2026 Households Forecast	2,336	16,450	55,602	263,076
2010 Census Households	2,362	16,861	53,394	253,686
2000 Census Households	2,250	15,499	49,665	241,800
1990 Census Households	1,790	13,981	44,748	220,990
Historical Annual Growth, 1990 to 2000	2.32%	1.04%	1.05%	0.90%
Historical Annual Growth, 2000 to 2010	0.49%	0.85%	0.73%	0.48%
CY Estimated Annual Growth, 2010 to 2021	0.03%	-0.11%	0.29%	0.26%
FY Projected Annual Growth, 2021 to 2025	-0.30%	-0.25%	0.13%	0.12%
2021 % Households With Children	33%	29%	29%	27%
2021 Persons per Household	2.95	2.76	2.66	2.59
INCOME 2021				
HH Income \$500,000 or more	4.84%	3.82%	3.00%	2.48%
HH Income \$250,000 to \$499,999	5.80%	4.58%	3.60%	2.98%
HH Income \$200,000 to \$249,999	13.55%	10.69%	8.38%	6.95%
HH Income \$175,000 to \$199,999	5.83%	5.35%	5.15%	4.96%
HH Income \$150,000 to \$174,999	10.20%	9.00%	8.53%	7.20%
HH Income \$100,000 to \$149,999	25.60%	21.54%	20.48%	19.06%
HH Income \$75,000 to \$99,999	8.08%	12.32%	13.77%	13.13%
HH Income \$50,000 to \$74,999	9.54%	11.22%	13.53%	15.32%
HH Income \$35,000 to \$49,999	6.17%	8.12%	8.71%	9.68%
HH Income \$25,000 to \$34,999	4.28%	4.64%	5.41%	6.43%
HH Income \$15,000 to \$24,999	3.68%	4.58%	5.15%	5.75%
HH Income \$0 to \$14,999	2.43%	4.12%	4.29%	6.06%
CY Average Household Income	\$161,263	\$138,038	\$124,760	\$116,449
CY Median Household Income	\$128,559	\$110,684	\$98,189	\$86,906
Per Capita Income	\$54,616	\$50,026	\$46,852	\$44,845
2000 Average Household Income	\$100,632	\$88,698	\$80,403	\$71,739
2000 Median Household Income	\$90,229	\$74,010	\$66,999	\$58,307
2026 Projected Average Household Income	\$182,137	\$155,901	\$140,534	\$131,775
2026 Projected Median Household Income	\$152,526	\$126,801	\$110,356	\$98,520
WRKPLACE 2021				
Workplace Establishments	329	1,064	5,156	19,707
Workplace Employees (Full Time Employees)	2,607	10,688	59,742	319,205

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POPULATION BY AGE 2021				
Count of Pop 0 to 4 years	288	2,066	7,144	35,234
Count of Pop 5 to 14 years	496	3,678	12,991	64,584
Count of Pop 14 to 22 years	648	4,238	13,662	64,249
Count of Pop 22 to 30 years	961	5,732	16,608	71,820
Count of Pop 30 to 45 years	901	6,409	22,789	114,622
Count of Pop 45 to 60 years	1,352	9,035	29,282	135,401
Count of Pop 60 to 75 years	1,690	10,476	32,078	141,068
Count of Pop 75+ years	664	4,542	13,522	59,796
Population 0 to 4 Years	4.12%	4.47%	4.82%	5.13%
Population 5 to 13 Years	7.09%	7.97%	8.77%	9.40%
Population 14 to 21 Years	9.25%	9.18%	9.23%	9.36%
Population 22 to 29 Years	13.72%	12.41%	11.22%	10.46%
Population 30 to 44 Years	12.87%	13.88%	15.39%	16.69%
Population 45 to 59 Years	19.31%	19.57%	19.77%	19.72%
Population 60 to 74 Years	24.14%	22.69%	21.66%	20.54%
Population 74 Years Plus	9.48%	9.84%	9.13%	8.71%
Median Age	48.3	47.2	45.5	44.0
GENDER 2021				
Male Population	3,431	22,323	71,827	333,506
Female Population	3,571	23,854	76,249	353,269
RACE 2021				
2021 Estimated Population	7,002	46,177	148,076	686,775
White	94.64%	94.28%	91.66%	84.53%
Black or African American	1.17%	1.23%	1.88%	5.37%
Asian or Pacific Islander	3.03%	3.02%	3.74%	6.22%
Other Races	1.16%	1.47%	2.71%	3.88%
HISPANIC				
2021 Hispanic Population	116	875	5,402	35,434
2021 Hispanic Population %	1.66%	1.89%	3.65%	5.16%
2026 Hispanic Population Forecast	129	953	5,650	37,171
2026 Hispanic Population % Forecast	1.87%	2.09%	3.79%	5.38%
2000 Hispanic Population %	0.30%	0.78%	1.87%	2.34%
1990 Hispanic Population %	0.57%	0.69%	1.35%	1.39%
EDUCATION (AGE 25+) 2021				
Adult Population (25 Years or Older)	5,202	33,984	107,894	495,144
Elementary	0.49%	1.06%	1.66%	2.20%
Some High School	3.48%	2.22%	3.26%	4.33%
High School Graduate	19.64%	23.77%	25.80%	27.72%
Some College	15.57%	15.84%	16.30%	16.04%
Associates Degree	10.55%	9.91%	8.78%	8.10%
Bachelors Degree	29.45%	27.64%	26.17%	24.55%
Graduate Degree	20.81%	19.56%	18.03%	17.06%
% College (4+)	50.26%	47.20%	44.20%	41.61%
HOUSING 2021				
Total Housing Units	2,445	17,162	56,960	272,807
Owner Occupied Percent	91.24%	85.12%	79.34%	71.56%
Renter Occupied Percent	5.75%	11.92%	17.63%	24.30%
Vacant Housing Percent	3.01%	2.97%	3.04%	4.15%

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HOMES BUILT BY YEAR 2021				
Homes Built 2010 or later	0.00%	0.00%	0.12%	0.13%
Homes Built 2000 to 2009	4.18%	8.85%	8.50%	6.51%
Homes Built 1990 to 1999	16.90%	10.69%	11.23%	9.12%
Homes Built 1980 to 1989	13.56%	20.07%	19.59%	13.70%
Homes Built 1970 to 1979	32.52%	23.91%	19.50%	20.04%
Homes Built 1960 to 1979	18.20%	20.14%	17.69%	19.98%
Homes Built 1950 to 1959	8.30%	10.47%	14.08%	19.50%
Homes Built 1940 to 1949	0.81%	1.93%	3.84%	4.20%
Homes Built 1939 or earlier	5.53%	3.94%	5.45%	6.82%
HOME VALUE (OWNER OCCUPIED) 2021				
Property Value \$1,000,000 or more	1.65%	4.08%	3.79%	3.54%
Property Value \$750,000 to \$999,999	16.41%	11.47%	8.95%	7.95%
Property Value \$500,000 to \$749,999	46.78%	38.21%	29.53%	20.59%
Property Value \$400,000 to \$499,999	25.04%	25.41%	24.45%	17.38%
Property Value \$300,000 to \$399,999	4.12%	11.91%	18.55%	21.63%
Property Value \$200,000 to \$299,999	2.32%	5.72%	9.68%	20.87%
Property Value \$150,000 to \$199,999	0.04%	0.72%	1.32%	3.13%
Property Value \$100,000 to \$149,999	0.22%	0.36%	0.73%	1.62%
Property Value \$60,000 to \$99,999	0.18%	0.24%	0.60%	0.65%
Property Value \$40,000 to \$59,999	0.05%	0.20%	0.19%	0.32%
Property Value \$0 to \$39,999	0.63%	0.65%	0.89%	1.11%
CY Median Home Value	\$586,167	\$527,974	\$471,067	\$400,382
CY Median Rent per Month (Census 2000)	\$1,485	\$971	\$809	\$715
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2021				
Employed Civilian Population 16+ by Occupation	3,944	24,714	80,037	361,869
Managerial/Executive	23.09%	22.85%	20.86%	18.91%
Professional Specialty	32.38%	29.27%	27.56%	26.77%
Healthcare Support	0.61%	1.40%	1.93%	2.65%
Sales	12.75%	12.71%	11.53%	10.53%
Office & Administrative Support	7.70%	10.78%	11.57%	11.90%
Protective Service	2.12%	1.95%	1.42%	2.32%
Food Preparation	5.04%	3.66%	4.43%	4.53%
Building Maintenance & Cleaning	1.13%	1.77%	2.37%	2.55%
Personal Care	2.13%	3.03%	2.91%	2.58%
Farming, Fishing, & Forestry	0.00%	0.08%	0.09%	0.11%
Construction	7.29%	6.04%	6.59%	6.89%
Production & Transportation	5.75%	6.47%	8.74%	10.26%
Percent White Collar	76.54%	77.00%	73.45%	70.76%
Percent Blue Collar	23.46%	23.00%	26.55%	29.24%
CY Median Employee Salary	\$45,992	\$47,580	\$46,957	\$46,635
CY Average Employee Salary	\$54,499	\$56,070	\$55,375	\$55,761
UNEMPLOYMENT				
2000 Census Unemployed (Age 16 and Up)	99	739	2,369	12,571
2021 Estimated Unemployed (Age 16 and Up)	108	899	3,265	16,760
2021 Estimated Unemployed Rate (Age 16 and Up)	2.59%	3.67%	3.99%	4.45%

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TRANSPORTATION TO WORK 2021				
Drive to Work Alone	83.62%	84.13%	82.16%	79.93%
Drive to Work Carpool	6.11%	6.12%	7.27%	8.47%
Travel to Work by Public Transportation	2.98%	3.47%	4.03%	5.34%
Drive to Work on Motorcycle	0.00%	0.00%	0.07%	0.05%
Drive to Work on Bicycle	0.00%	0.25%	0.25%	0.15%
Walk to Work	0.40%	0.64%	1.14%	1.73%
Other Means	0.34%	0.43%	0.57%	0.50%
Work at Home	6.54%	4.94%	4.51%	3.79%
TRAVEL TIME TO WORK 2021				
Travel Time in Less than 5 minutes	1.49%	1.54%	1.79%	1.99%
Travel to Work in 5 to 9 minutes	7.52%	7.60%	7.92%	7.90%
Travel to Work in 10 to 14 minutes	10.68%	11.90%	12.44%	15.08%
Travel to Work in 15 to 19 minutes	10.57%	11.36%	13.80%	14.61%
Travel to Work in 20 to 29 minutes	15.86%	17.95%	19.79%	19.52%
Travel to Work in 30 to 44 minutes	26.89%	24.18%	22.16%	20.53%
Travel to Work in 45 to 59 minutes	11.62%	11.81%	10.19%	10.01%
Travel to Work in 60 minutes or more	15.36%	13.65%	11.92%	10.37%
Average Travel Time to Work	30.3	29.7	28.8	27.9
SPENDING PATTERNS 2021				
Grocery Store Market Basket Weekly Per Capita Spending	\$61.75	\$61.55	\$61.17	\$60.84
Apparel and Related Services	\$17.80	\$17.41	\$16.90	\$16.33
Transportation	\$110.49	\$106.92	\$103.97	\$100.49
Healthcare	\$55.62	\$54.46	\$53.86	\$53.83
Entertainment	\$28.36	\$27.62	\$26.78	\$25.89
SPENDING 2021				
Med Disposable Inc-Inc minus taxes	\$105,896	\$91,555	\$82,313	\$73,245
Avg Disposable Inc-Inc minus taxes	\$116,150	\$103,733	\$95,519	\$87,738
Med Discretionary-Disp less food/shelter/clothing	\$81,933	\$68,955	\$61,106	\$53,486
Avg Discretionary-Disp less food/shelter/clothing	\$85,271	\$74,335	\$68,181	\$62,719
LIFESTYLE SEGMENTATION 2021				
Category A - Crème de la Crème	3,768	20,909	50,484	157,621
Category B - Urban Cliff Climbers	0	0	0	0
Category C - Urban Cliff Dwellers	0	0	11,440	114,424
Category D - Seasoned Urban Dwellers	0	5,405	19,412	52,393
Category E - Thriving Alone	0	1,319	3,013	40,239
Category F - Going it Alone	0	0	9,691	104,985
Category G - Struggling Alone	0	0	3,880	17,211
Category H - Single in the Suburbs	0	0	0	8,326
Category I - Married in the Suburbs	0	1,693	11,142	72,042
Category J - Retired in the Suburbs	3,232	14,125	30,878	69,026
Category K - Living with Nature	0	0	0	17
Category M - Harlem Gateway	0	0	0	2,912
Category N - Espaniola	0	0	0	1,509
Category O - Specialties	0	2,349	4,994	30,855

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