

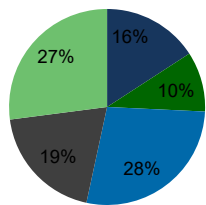
103890-Crossroads Plaza - Richboro Richboro, PA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
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Demographics (2021)

Current Population	7,002	46,177	148,076	686,775
Total Daytime Pop	6,376	37,081	155,188	703,809
Workplace Pop	2,607	10,688	59,742	319,205
Average Household Income	\$161,263	\$138,038	\$124,760	\$116,449
Median Household Income	\$128,559	\$110,684	\$98,189	\$86,906
Total Housing Units	2,371	16,653	55,231	261,491
Median Home Value	\$586,167	\$527,974	\$471,067	\$400,382
Bachelors Degree	29.5%	27.6%	26.2%	24.5%
Graduate Degree	20.8%	19.6%	18.0%	17.1%

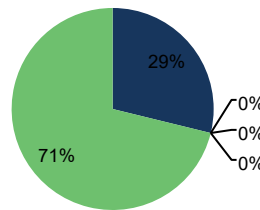
Projections (2026)

Projected Population	6,897	45,632	149,075	690,869
Projected 5 Year Pop Growth	-0.3%	-0.2%	0.1%	0.1%
Projected Households	2,336	16,450	55,602	263,076
Projected 5 Year Household Growth	-0.3%	-0.2%	0.1%	0.1%



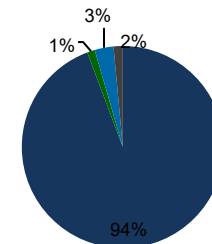
Education (3-Mile)

- Some College
- Associate
- Bachelor
- Graduate
- Other



Daytime Population (3-Mile)

- Workplace
- Retired
- Disabled
- Students
- Other

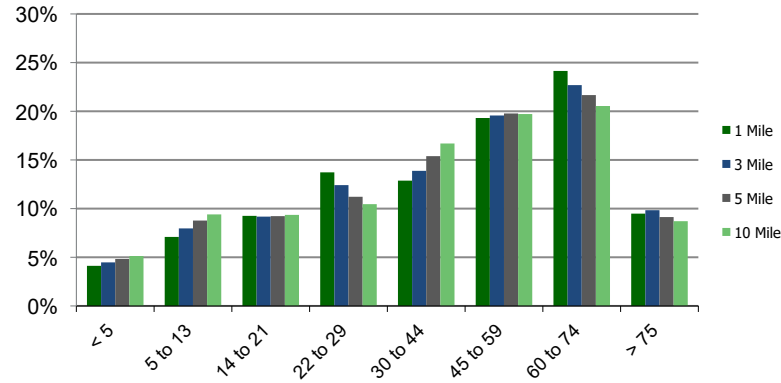


Ethnicity (3-Mile)

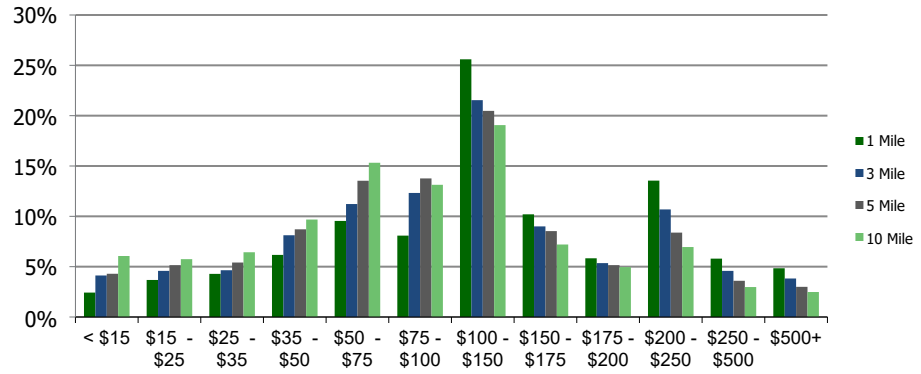
- White
- Black
- Asian
- Other

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Population by Age Range



Household Income by Income Range (\$000)



103890-Crossroads Plaza - Richboro Richboro, PA

1.00 Mile
Radius

3.00 Mile
Radius

5.00 Mile
Radius

10.00 Mile
Radius

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Current Estimated Population	7,002	46,177	148,076
	2010 Census Population	6,996	46,539	142,765
	2000 Census Population	7,200	45,435	139,260
	Historical Annual Growth 2000 to 2010	-0.29%	0.24%	0.25%
	Estimated Annual Growth 2010 to 2020	0.01%	-0.07%	0.31%
	Projected Annual Growth 2020 to 2025	-0.30%	-0.24%	0.13%
Households	Current Estimated Households	2,371	16,653	55,231
	2010 Census Households	2,362	16,861	53,394
	2000 Census Households	2,250	15,499	49,665
	Historical Annual Growth 2000 to 2010	0.5%	0.8%	0.7%
	Estimated Annual Growth 2010 to 2020	0.0%	-0.1%	0.3%
	Projected Annual Growth 2020 to 2025	-0.3%	-0.2%	0.1%
	Population per Household	3.0	2.8	2.7
Ethnicity	White	94.6%	94.3%	91.7%
	Black or African American	1.2%	1.2%	1.9%
	Asian & Pacific Islander	3.0%	3.0%	3.7%
	Other Races	1.2%	1.5%	2.7%
	Hispanic or Latino Population	1.7%	1.9%	3.6%
	Non Hispanic or Latino Population	98.3%	98.1%	96.4%

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