



Executive Summary

Providence Town Center
 232 Arcola Rd, Collegeville, Pennsylvania, 19426
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 40.15420
 Longitude: -75.45910

	1 mile	3 miles	5 miles
Population			
2000 Population	1,955	36,730	100,543
2010 Population	2,662	42,847	116,455
2017 Population	2,867	45,143	122,349
2022 Population	2,989	46,692	126,212
2000-2010 Annual Rate	3.14%	1.55%	1.48%
2010-2017 Annual Rate	1.03%	0.72%	0.68%
2017-2022 Annual Rate	0.84%	0.68%	0.62%
2017 Male Population	49.5%	50.6%	49.9%
2017 Female Population	50.5%	49.4%	50.1%
2017 Median Age	40.4	39.0	39.6

In the identified area, the current year population is 122,349. In 2010, the Census count in the area was 116,455. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 126,212 representing a change of 0.62% annually from 2017 to 2022. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.2.

Race and Ethnicity

	1 mile	3 miles	5 miles
2017 White Alone	79.1%	79.3%	81.7%
2017 Black Alone	3.4%	6.6%	5.9%
2017 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2017 Asian Alone	15.3%	11.3%	8.8%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.4%	0.7%	1.2%
2017 Two or More Races	1.7%	2.0%	2.2%
2017 Hispanic Origin (Any Race)	2.7%	3.2%	4.1%

Persons of Hispanic origin represent 4.1% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 37.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	659	11,119	37,083
2010 Households	899	14,267	44,277
2017 Total Households	965	14,915	46,105
2022 Total Households	1,003	15,401	47,420
2000-2010 Annual Rate	3.15%	2.52%	1.79%
2010-2017 Annual Rate	0.98%	0.61%	0.56%
2017-2022 Annual Rate	0.78%	0.64%	0.56%
2017 Average Household Size	2.97	2.77	2.55

The household count in this area has changed from 44,277 in 2010 to 46,105 in the current year, a change of 0.56% annually. The five-year projection of households is 47,420, a change of 0.56% annually from the current year total. Average household size is currently 2.55, compared to 2.53 in the year 2010. The number of families in the current year is 30,865 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2017 Median Household Income	\$124,447	\$108,574	\$91,972
2022 Median Household Income	\$132,291	\$115,320	\$101,368
2017-2022 Annual Rate	1.23%	1.21%	1.96%
Average Household Income			
2017 Average Household Income	\$152,644	\$136,872	\$119,609
2022 Average Household Income	\$169,070	\$153,229	\$135,108
2017-2022 Annual Rate	2.07%	2.28%	2.47%
Per Capita Income			
2017 Per Capita Income	\$53,566	\$47,845	\$45,702
2022 Per Capita Income	\$59,181	\$53,240	\$51,352
2017-2022 Annual Rate	2.01%	2.16%	2.36%

Households by Income

Current median household income is \$91,972 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$101,368 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$119,609 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$135,108 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$45,702 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$51,352 in five years, compared to \$34,828 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	673	11,490	38,716
2000 Owner Occupied Housing Units	584	8,928	27,535
2000 Renter Occupied Housing Units	75	2,191	9,549
2000 Vacant Housing Units	14	371	1,632
2010 Total Housing Units	906	14,869	46,632
2010 Owner Occupied Housing Units	806	11,544	33,072
2010 Renter Occupied Housing Units	93	2,723	11,205
2010 Vacant Housing Units	7	602	2,355
2017 Total Housing Units	956	15,369	48,086
2017 Owner Occupied Housing Units	854	11,854	33,629
2017 Renter Occupied Housing Units	110	3,061	12,476
2017 Vacant Housing Units	0	454	1,981
2022 Total Housing Units	997	15,863	49,374
2022 Owner Occupied Housing Units	887	12,226	34,522
2022 Renter Occupied Housing Units	116	3,175	12,899
2022 Vacant Housing Units	0	462	1,954

Currently, 69.9% of the 48,086 housing units in the area are owner occupied; 25.9%, renter occupied; and 4.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 46,632 housing units in the area - 70.9% owner occupied, 24.0% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 1.37%. Median home value in the area is \$317,876, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.27% annually to \$338,662.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.