ECHO Realty: Market Profile Report

Lionville Station
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.06720
Longitude: -75.64870

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,269	25,137	57,526
2010 Total Population	3,445	30,289	71,315
2019 Total Population	3,490	32,212	75,032
2019 Group Quarters	0	100	579
2024 Total Population	3,526	33,134	77,589
2018-2023 Annual Rate	0.21%	0.57%	0.67%
2019 Total Daytime Population	5,963	36,985	84,684
Workers	4,449	22,034	50,368
Residents	1,514	14,951	34,316
Household Summary			
2000 Households	1,292	9,439	21,342
2000 Average Household Size	2.53	2.66	2.67
2010 Households	1,349	11,198	26,446
2010 Average Household Size	2.55	2.70	2.67
2019 Households	1,364	11,890	27,767
2019 Average Household Size	2.56	2.70	2.68
2024 Households	1,378	12,217	28,679
2024 Average Household Size	2.56	2.70	2.69
2018-2023 Annual Rate	0.20%	0.54%	0.65%
2010 Families	926	8,310	19,282
2010 Average Family Size	3.10	3.18	3.17
2019 Families	922	8,733	20,023
2019 Average Family Size	3.12	3.19	3.19
2024 Families	927	8,945	20,612
2024 Average Family Size	3.13	3.20	3.19
2018-2023 Annual Rate	0.11%	0.48%	0.58%
Housing Unit Summary			
2000 Housing Units	1,289	9,644	21,881
Owner Occupied Housing Units	80.7%	73.5%	75.0%
Renter Occupied Housing Units	19.6%	24.4%	22.5%
Vacant Housing Units	-0.2%	2.1%	2.5%
2010 Housing Units	1,390	11,816	27,759
Owner Occupied Housing Units	78.5%	72.8%	74.6%
Renter Occupied Housing Units	18.6%	22.0%	20.7%
Vacant Housing Units	2.9%	5.2%	4.7%
2019 Housing Units	1,410	12,548	29,199
Owner Occupied Housing Units	77.6%	72.8%	73.7%
Renter Occupied Housing Units	19.1%	22.0%	21.4%
Vacant Housing Units	3.3%	5.2%	4.9%
2024 Housing Units	1,427	12,918	30,223
Owner Occupied Housing Units	77.2%	72.6%	73.6%
Renter Occupied Housing Units	19.3%	22.0%	21.3%
Vacant Housing Units	3.4%	5.4%	5.1%
Median Household Income			
2019	$111,880	$119,812	$118,005
2024	$121,413	$132,230	$130,503
Median Home Value			
2019	$310,965	$417,997	$405,438
2024	$361,207	$434,524	$424,896
Per Capita Income			
2019	$54,271	$56,929	$55,921
2024	$59,909	$62,964	$61,918
Median Age			
2010	37.1	38.9	38.5
2019	39.2	40.2	39.9
2024	39.4	41.0	40.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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2019 Households by Income			
Household Income Base	1,364	11,890	27,767
<$15,000	2.6%	3.1%	2.7%
$15,000 - $24,999	2.2%	3.0%	3.6%
$25,000 - $34,999	6.5%	4.9%	4.6%
$35,000 - $49,999	5.4%	4.2%	5.0%
$50,000 - $74,999	9.7%	11.0%	12.0%
$75,000 - $99,999	15.1%	12.7%	12.0%
$100,000 - $149,999	25.5%	22.0%	21.8%
$150,000 - $199,999	18.0%	16.7%	16.8%
$200,000+	15.1%	22.3%	21.5%
Average Household Income	$137,884	$153,594	$151,294
2024 Households by Income			
Household Income Base	1,378	12,217	28,679
<$15,000	2.2%	2.7%	2.3%
$15,000 - $24,999	1.8%	2.4%	2.9%
$25,000 - $34,999	5.1%	3.9%	3.7%
$35,000 - $49,999	4.3%	3.5%	4.2%
$50,000 - $74,999	8.5%	9.6%	10.5%
$75,000 - $99,999	13.8%	11.6%	11.0%
$100,000 - $149,999	26.3%	22.2%	22.0%
$150,000 - $199,999	21.5%	19.2%	19.5%
$200,000+	16.5%	24.8%	23.9%
Average Household Income	$152,047	$169,984	$167,707
2019 Owner Occupied Housing Units by Value			
Total	1,094	9,129	21,523
<$50,000	0.4%	0.8%	1.0%
$50,000 - $99,999	0.3%	0.4%	0.4%
$100,000 - $149,999	0.1%	0.2%	0.6%
$150,000 - $199,999	2.7%	1.4%	2.4%
$200,000 - $249,999	35.7%	8.0%	8.5%
$250,000 - $299,999	9.7%	7.8%	10.4%
$300,000 - $399,999	10.4%	26.4%	25.3%
$400,000 - $499,999	16.5%	28.0%	25.4%
$500,000 - $749,999	19.0%	21.6%	20.8%
$750,000 - $999,999	2.0%	3.0%	2.9%
$1,000,000 - $1,499,999	1.5%	1.3%	1.3%
$1,500,000 - $1,999,999	0.6%	0.5%	0.4%
$2,000,000 +	1.0%	0.7%	0.6%
Average Home Value	$411,940	$462,470	$448,456
2024 Owner Occupied Housing Units by Value			
Total	1,102	9,374	22,235
<$50,000	0.1%	0.3%	0.4%
$50,000 - $99,999	0.1%	0.2%	0.2%
$100,000 - $149,999	0.0%	0.1%	0.3%
$150,000 - $199,999	2.1%	0.9%	1.7%
$200,000 - $249,999	31.9%	6.5%	6.9%
$250,000 - $299,999	9.3%	6.8%	9.5%
$300,000 - $399,999	10.5%	25.0%	24.2%
$400,000 - $499,999	18.8%	29.6%	27.0%
$500,000 - $749,999	22.1%	25.0%	24.3%
$750,000 - $999,999	2.1%	3.3%	3.3%
$1,000,000 - $1,499,999	1.4%	1.3%	1.2%
$1,500,000 - $1,999,999	0.6%	0.5%	0.4%
$2,000,000 +	1.0%	0.6%	0.6%
Average Home Value	$429,356	$479,080	$467,076

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

August 01, 2019

Lionville Station

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 40.06720

Longitude: -75.64870

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	3,444	30,290	71,312
0 - 4	6.7%	6.6%	6.7%
5 - 9	7.0%	8.1%	8.0%
10 - 14	7.5%	8.1%	8.0%
15 - 24	10.8%	10.5%	10.7%
25 - 34	14.9%	11.3%	11.5%
35 - 44	14.4%	15.5%	16.0%
45 - 54	17.2%	17.9%	17.6%
55 - 64	13.0%	12.7%	12.1%
65 - 74	5.3%	5.5%	5.5%
75 - 84	2.4%	2.9%	3.0%
85 +	0.9%	1.0%	1.1%
18 +	74.2%	72.2%	72.5%
2019 Population by Age			
Total	3,491	32,213	75,032
0 - 4	5.9%	5.9%	6.0%
5 - 9	7.1%	7.0%	7.0%
10 - 14	7.6%	8.1%	7.8%
15 - 24	11.7%	11.4%	11.4%
25 - 34	11.1%	10.1%	10.7%
35 - 44	15.5%	14.5%	14.6%
45 - 54	14.8%	15.1%	14.8%
55 - 64	13.5%	14.5%	14.3%
65 - 74	8.8%	8.8%	8.5%
75 - 84	2.9%	3.3%	3.4%
85 +	1.0%	1.3%	1.4%
18 +	75.2%	74.2%	74.6%
2024 Population by Age			
Total	3,528	33,135	77,590
0 - 4	6.0%	6.0%	6.0%
5 - 9	6.7%	6.9%	6.8%
10 - 14	7.0%	7.4%	7.2%
15 - 24	11.3%	11.2%	11.0%
25 - 34	13.9%	10.6%	11.1%
35 - 44	13.7%	14.2%	14.5%
45 - 54	15.0%	14.2%	14.0%
55 - 64	11.8%	13.6%	13.5%
65 - 74	9.5%	10.1%	10.0%
75 - 84	4.0%	4.4%	4.5%
85 +	1.1%	1.3%	1.5%
18 +	75.9%	75.2%	75.6%
2010 Population by Sex			
Males	1,677	14,963	35,186
Females	1,768	15,326	36,129
2019 Population by Sex			
Males	1,714	15,904	37,026
Females	1,776	16,308	38,006
2024 Population by Sex			
Males	1,735	16,351	38,285
Females	1,791	16,784	39,304

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Race/Ethnicity			
Total	3,444	30,287	71,315
White Alone	91.2%	86.8%	84.7%
Black Alone	2.6%	2.5%	3.5%
American Indian Alone	0.1%	0.1%	0.1%
Asian Alone	3.8%	8.7%	9.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.7%	0.5%	0.8%
Two or More Races	1.6%	1.4%	1.6%
Hispanic Origin	3.0%	2.3%	2.9%
Diversity Index	21.4	27.3	31.4
2019 Population by Race/Ethnicity			
Total	3,489	32,212	75,032
White Alone	88.5%	82.5%	80.1%
Black Alone	2.6%	2.3%	3.2%
American Indian Alone	0.1%	0.1%	0.1%
Asian Alone	6.0%	12.7%	13.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.8%	0.6%	0.9%
Two or More Races	2.1%	1.8%	2.0%
Hispanic Origin	3.7%	2.9%	3.6%
Diversity Index	26.8	34.1	38.5
2024 Population by Race/Ethnicity			
Total	3,526	33,133	77,589
White Alone	86.4%	79.2%	76.6%
Black Alone	2.5%	2.2%	3.1%
American Indian Alone	0.1%	0.1%	0.1%
Asian Alone	7.7%	15.8%	16.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	0.7%	1.1%
Two or More Races	2.4%	2.0%	2.3%
Hispanic Origin	4.3%	3.3%	4.1%
Diversity Index	30.9	38.8	43.3
2010 Population by Relationship and Household Type			
Total	3,445	30,289	71,315
In Households	100.0%	99.7%	99.2%
In Family Households	84.3%	87.9%	86.8%
Householder	27.1%	27.5%	27.0%
Spouse	22.1%	24.0%	23.1%
Child	32.5%	33.8%	33.5%
Other relative	1.6%	1.8%	2.1%
Nonrelative	1.0%	0.8%	1.0%
In Nonfamily Households	15.7%	11.8%	12.4%
In Group Quarters	0.0%	0.3%	0.8%
Institutionalized Population	0.0%	0.0%	0.3%
Noninstitutionalized Population	0.0%	0.3%	0.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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2019 Population 25+ by Educational Attainment			
Total	2,360	21,745	50,884
Less than 9th Grade	0.1%	0.6%	1.1%
9th - 12th Grade, No Diploma	0.5%	1.1%	1.7%
High School Graduate	10.2%	11.0%	12.7%
GED/Alternative Credential	0.5%	0.8%	1.1%
Some College, No Degree	13.4%	11.3%	11.3%
Associate Degree	9.1%	7.1%	7.1%
Bachelor's Degree	39.7%	39.7%	38.5%
Graduate/Professional Degree	26.5%	28.3%	26.4%
2019 Population 15+ by Marital Status			
Total	2,772	25,427	59,437
Never Married	27.8%	25.6%	27.3%
Married	56.5%	62.0%	59.9%
Widowed	3.5%	4.2%	4.3%
Divorced	12.2%	8.3%	8.5%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	97.8%	97.7%	97.4%
Civilian Unemployed (Unemployment Rate)	2.2%	2.3%	2.6%
2019 Employed Population 16+ by Industry			
Total	2,016	17,577	41,419
Agriculture/Mining	0.9%	1.0%	0.9%
Construction	4.8%	2.9%	3.1%
Manufacturing	8.7%	12.0%	11.6%
Wholesale Trade	5.6%	3.5%	3.7%
Retail Trade	9.3%	10.7%	10.0%
Transportation/Utilities	1.9%	3.4%	3.9%
Information	4.9%	3.5%	3.0%
Finance/Insurance/Real Estate	11.4%	11.0%	10.7%
Services	50.1%	50.3%	51.1%
Public Administration	2.5%	1.6%	1.9%
2019 Employed Population 16+ by Occupation			
Total	2,015	17,576	41,420
White Collar	81.0%	82.0%	81.0%
Management/Business/Financial	27.2%	27.3%	26.7%
Professional	28.2%	31.3%	30.7%
Sales	14.8%	12.5%	12.4%
Administrative Support	10.8%	11.0%	11.2%
Services	9.7%	9.0%	10.2%
Blue Collar	9.2%	9.0%	8.8%
Farming/Forestry/Fishing	0.2%	0.7%	0.7%
Construction/Extraction	4.0%	1.6%	1.5%
Installation/Maintenance/Repair	1.5%	1.5%	1.7%
Production	1.4%	2.0%	1.9%
Transportation/Material Moving	2.1%	3.2%	3.1%
2010 Population By Urban/ Rural Status			
Total Population	3,445	30,289	71,315
Population Inside Urbanized Area	88.9%	93.4%	92.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	11.1%	6.6%	7.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	1,349	11,198	26,446
Households with 1 Person	24.5%	20.8%	21.8%
Households with 2+ People	75.5%	79.2%	78.2%
Family Households	68.6%	74.2%	72.9%
Husband-wife Families	56.0%	64.7%	62.4%
With Related Children	28.8%	34.1%	33.1%
Other Family (No Spouse Present)	12.6%	9.6%	10.5%
Other Family with Male Householder	3.0%	2.6%	2.9%
With Related Children	1.7%	1.4%	1.6%
Other Family with Female Householder	9.6%	7.0%	7.6%
With Related Children	6.2%	4.2%	4.7%
Nonfamily Households	6.8%	4.9%	5.3%
All Households with Children	36.8%	39.9%	39.5%
Multigenerational Households	2.1%	2.3%	2.5%
Unmarried Partner Households	5.3%	4.4%	4.8%
Male-female	4.8%	3.9%	4.2%
Same-sex	0.5%	0.5%	0.6%
2010 Households by Size			
Total	1,349	11,198	26,445
1 Person Household	24.5%	20.8%	21.8%
2 Person Household	33.3%	32.4%	31.8%
3 Person Household	17.9%	18.1%	17.8%
4 Person Household	15.4%	18.3%	18.3%
5 Person Household	6.7%	7.6%	7.5%
6 Person Household	1.9%	2.3%	2.2%
7 + Person Household	0.2%	0.5%	0.7%
2010 Households by Tenure and Mortgage Status			
Total	1,349	11,198	26,446
Owner Occupied	80.9%	76.8%	78.3%
Owned with a Mortgage/Loan	68.3%	62.8%	63.9%
Owned Free and Clear	12.5%	14.0%	14.3%
Renter Occupied	19.1%	23.2%	21.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,390	11,816	27,759
Housing Units Inside Urbanized Area	89.7%	93.5%	93.2%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	10.3%	6.5%	6.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments				
	1.	Enterprising Professionals	Professional Pride (1B)	Professional Pride (1B)
	2.	Professional Pride (1B)	Enterprising Professionals	Enterprising Professionals
	3.	Bright Young Professionals	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
2019 Consumer Spending				
Apparel & Services: Total $		$4,630,398	$43,869,583	$101,159,615
Average Spent		$3,394.72	$3,689.62	$3,643.16
Spending Potential Index		158	172	170
Education: Total $		$3,659,867	$36,313,355	$83,052,416
Average Spent		$2,683.19	$3,054.11	$2,991.05
Spending Potential Index		168	192	188
Entertainment/Recreation: Total $		$6,776,257	$66,423,868	$152,836,507
Average Spent		$4,967.93	$5,586.53	$5,504.25
Spending Potential Index		152	171	168
Food at Home: Total $		$10,542,680	$100,155,780	$231,921,336
Average Spent		$7,729.24	$8,423.53	$8,352.41
Spending Potential Index		149	163	161
Food Away from Home: Total $		$7,940,246	$75,051,046	$173,089,426
Average Spent		$5,821.29	$6,312.11	$6,233.64
Spending Potential Index		158	172	170
Health Care: Total $		$11,541,047	$115,060,558	$265,270,559
Average Spent		$8,461.18	$9,677.09	$9,553.45
Spending Potential Index		143	163	161
HH Furnishings & Equipment: Total $		$4,473,396	$43,966,250	$100,899,490
Average Spent		$3,279.62	$3,697.75	$3,633.79
Spending Potential Index		154	173	170
Personal Care Products & Services: Total $		$1,915,981	$18,557,242	$42,663,267
Average Spent		$1,404.68	$1,560.74	$1,536.47
Spending Potential Index		158	176	173
Shelter: Total $		$40,071,791	$378,629,873	$876,301,295
Average Spent		$29,378.15	$31,844.40	$31,559.09
Spending Potential Index		159	172	171
Support Payments/Cash Contributions/Gifts in Kind: Total $		$4,997,852	$50,663,276	$116,790,739
Average Spent		$3,664.11	$4,261.00	$4,206.10
Spending Potential Index		148	172	170
Travel: Total $		$4,971,145	$49,084,607	$112,424,365
Average Spent		$3,644.53	$4,128.23	$4,048.85
Spending Potential Index		162	184	180
Vehicle Maintenance & Repairs: Total $		$2,287,725	$22,408,888	$51,939,459
Average Spent		$1,677.22	$1,884.68	$1,870.55
Spending Potential Index		147	165	164