



ECHO Realty Demographic Summary (Esri 2024)

River Town Shopping Center
 River Town Shopping Center, 164 Allegheny River Blvd., Verona, PA
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 40.49900
 Longitude: -79.84290

	1 mile	3 miles	5 miles			
POPULATION						
2024 Total Population (Esri)	7,946	49,531	156,165			
2029 Total Population (Esri)	7,856	48,925	154,962			
2010 Total Population (U.S. Census)	7,815	50,681	161,287			
2024 Group Quarters Population (Esri)	79	654	2,165			
2023-2028 Population: Annual Growth Rate (Esri)	-0.23%	-0.25%	-0.15%			
2024 Male Population (Esri)	3,857	23,766	74,899			
2024 Female Population (Esri)	4,089	25,765	81,266			
2024 Median Age (Esri)	46.4	47.0	43.7			
HOUSEHOLDS						
2024 Total Households	3,828	22,906	71,898			
2029 Total Households	3,810	22,768	71,696			
2024 Owner Occupied Housing Units	2,471	15,775	45,319			
2024 Median Home Value	\$207,222	\$202,644	\$245,917			
RACE AND HISPANIC ORIGIN						
2024 White Population	6,616	83.26%	32,315	65.24%	95,193	60.96%
2024 Black/African American Population	688	8.66%	12,631	25.50%	45,270	28.99%
2024 American Indian/Alaska Native Population	3	0.04%	43	0.09%	248	0.16%
2024 Asian Population	142	1.79%	1,130	2.28%	4,456	2.85%
2024 Pacific Islander Population	2	0.03%	8	0.02%	35	0.02%
2024 Other Race Population	65	0.82%	501	1.01%	1,784	1.14%
2024 Hispanic Population	201	2.53%	1,334	2.69%	4,407	2.82%
EDUCATIONAL ATTAINMENT						
2024 Population Age 25+: Less than 9th Grade	54	0.88%	321	0.85%	996	0.85%
2024 Population Age 25+: 9-12th Grade/No Diploma	242	3.95%	923	2.46%	3,308	2.82%
2024 Population Age 25+: High School Diploma	1,763	28.79%	8,983	23.92%	24,835	21.19%
2024 Population Age 25+: GED/Alternative Credential	106	1.73%	1,154	3.07%	3,608	3.08%
2024 Population Age 25+: Some College/No Degree	972	15.87%	5,644	15.03%	16,850	14.38%
2024 Population Age 25+: Associate's Degree	794	12.97%	4,115	10.96%	12,704	10.84%
2024 Population Age 25+: Bachelor's Degree	1,264	20.64%	9,433	25.12%	29,436	25.12%
2024 Population Age 25+: Graduate/Professional	929	15.17%	6,979	18.58%	25,460	21.72%
INCOME						
2024 Median Household Income	\$62,676	\$68,440	\$68,911			
2024 Average Household Income	\$102,050	\$108,340	\$105,555			
2024 Per Capita Income	\$49,212	\$50,083	\$48,601			
BUSINESS SUMMARY						
2024 Total Businesses	314	2,273	5,705			
2024 Total Employees	4,333	29,692	65,261			
DAYTIME POPULATION						
2024 Total Daytime Population	7,110	58,915	146,692			
2024 Daytime Population: Workers (Esri)	3,278	34,520	70,707			
2024 Daytime Population: Residents	3,832	24,395	75,985			

Source: Esri, Esri-Data Axle, U.S. Census