

## Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups

**LEVIN**  
MANAGEMENT

Lat/Lon: 39.9597/-75.6204

700 Downingtown Pike West Chester, PA 19382	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2025)	12,965	55,689	114,539
Projected Population (2030)	12,877	56,285	115,405
Census Population (2020)	12,110	51,856	107,020
Census Population (2010)	12,364	48,594	101,529
Projected Annual Growth (2025-2030)	-88 -0.1%	596 0.2%	866 0.2%
Historical Annual Growth (2020-2025)	855 -	3,833 1.5%	7,519 1.4%
Historical Annual Growth (2010-2020)	-254 -0.2%	3,263 0.7%	5,491 0.5%
Estimated Population Density (2025)	4,129 <i>psm</i>	1,970 <i>psm</i>	1,459 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2025)	5,886	19,797	43,045
Projected Households (2030)	5,945	20,395	44,313
Census Households (2020)	5,441	18,461	39,721
Census Households (2010)	5,212	17,188	37,563
Projected Annual Growth (2025-2030)	58 0.2%	598 0.6%	1,268 0.6%
Historical Annual Change (2010-2025)	675 0.9%	2,609 1.0%	5,482 1.0%
<b>Average Household Income</b>			
Estimated Average Household Income (2025)	\$143,340	\$160,225	\$172,687
Projected Average Household Income (2030)	\$141,389	\$158,009	\$169,377
Census Average Household Income (2010)	\$82,416	\$97,997	\$108,823
Census Average Household Income (2000)	\$67,664	\$81,111	\$88,791
Projected Annual Change (2025-2030)	-\$1,951 -0.3%	-\$2,216 -0.3%	-\$3,310 -0.4%
Historical Annual Change (2000-2025)	\$75,676 4.5%	\$79,115 3.9%	\$83,896 3.8%
<b>Median Household Income</b>			
Estimated Median Household Income (2025)	\$97,465	\$115,818	\$130,222
Projected Median Household Income (2030)	\$97,100	\$114,719	\$128,376
Census Median Household Income (2010)	\$61,321	\$79,339	\$87,026
Census Median Household Income (2000)	\$53,018	\$64,978	\$71,811
Projected Annual Change (2025-2030)	-\$365 -	-\$1,098 -0.2%	-\$1,847 -0.3%
Historical Annual Change (2000-2025)	\$44,447 3.4%	\$50,839 3.1%	\$58,411 3.3%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2025)	\$65,268	\$57,965	\$65,513
Projected Per Capita Income (2030)	\$65,463	\$58,251	\$65,648
Census Per Capita Income (2010)	\$34,740	\$34,663	\$40,250
Census Per Capita Income (2000)	\$28,558	\$28,583	\$32,265
Projected Annual Change (2025-2030)	\$195 -	\$286 -	\$135 -
Historical Annual Change (2000-2025)	\$36,710 5.1%	\$29,382 4.1%	\$33,249 4.1%
Estimated Average Household Net Worth (2025)	\$1.32 M	\$1.65 M	\$1.86 M

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700 Downingtown Pike						
West Chester, PA 19382	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2025)	12,965		55,689		114,539	
White (2025)	10,369	80.0%	44,626	80.1%	92,135	80.4%
Black or African American (2025)	1,055	8.1%	4,444	8.0%	7,120	6.2%
American Indian or Alaska Native (2025)	31	0.2%	112	0.2%	188	0.2%
Asian (2025)	392	3.0%	2,382	4.3%	7,878	6.9%
Hawaiian or Pacific Islander (2025)	4	-	19	-	30	-
Other Race (2025)	455	3.5%	1,370	2.5%	2,277	2.0%
Two or More Races (2025)	659	5.1%	2,736	4.9%	4,912	4.3%
Population < 18 (2025)	2,270	17.5%	9,788	17.6%	21,818	19.0%
White Not Hispanic	1,528	67.3%	6,874	70.2%	15,600	71.5%
Black or African American	227	10.0%	832	8.5%	1,406	6.4%
Asian	64	2.8%	431	4.4%	1,778	8.1%
Other Race Not Hispanic	93	4.1%	454	4.6%	995	4.6%
Hispanic	359	15.8%	1,197	12.2%	2,040	9.3%
Not Hispanic or Latino Population (2025)	11,702	90.3%	51,482	92.4%	107,276	93.7%
Not Hispanic White	10,074	86.1%	43,677	84.8%	90,299	84.2%
Not Hispanic Black or African American	1,003	8.6%	4,274	8.3%	6,854	6.4%
Not Hispanic American Indian or Alaska Native	6	-	30	-	60	-
Not Hispanic Asian	388	3.3%	2,374	4.6%	7,812	7.3%
Not Hispanic Hawaiian or Pacific Islander	4	-	16	-	23	-
Not Hispanic Other Race	17	0.1%	50	-	111	0.1%
Not Hispanic Two or More Races	209	1.8%	1,061	2.1%	2,116	2.0%
Hispanic or Latino Population (2025)	1,263	9.7%	4,207	7.6%	7,263	6.3%
Hispanic White	295	23.4%	949	22.5%	1,836	25.3%
Hispanic Black or African American	52	4.1%	170	4.0%	266	3.7%
Hispanic American Indian or Alaska Native	25	2.0%	82	2.0%	128	1.8%
Hispanic Asian	4	0.3%	8	0.2%	66	0.9%
Hispanic Hawaiian or Pacific Islander	-	-	3	-	6	-
Hispanic Other Race	438	34.6%	1,320	31.4%	2,165	29.8%
Hispanic Two or More Races	450	35.6%	1,676	39.8%	2,796	38.5%
Not Hispanic or Latino Population (2020)	10,399	85.9%	47,706	92.0%	100,798	94.2%
Hispanic or Latino Population (2020)	1,711	14.1%	4,150	8.0%	6,222	5.8%
Not Hispanic or Latino Population (2010)	10,644	86.1%	45,178	93.0%	96,632	95.2%
Hispanic or Latino Population (2010)	1,720	13.9%	3,416	7.0%	4,898	4.8%
Not Hispanic or Latino Population (2030)	11,601	90.1%	51,855	92.1%	107,549	93.2%
Hispanic or Latino Population (2030)	1,276	9.9%	4,429	7.9%	7,856	6.8%
Projected Annual Growth (2025-2030)	12	0.2%	222	1.1%	593	1.6%
Historical Annual Growth (2010-2020)	-9	-	734	2.1%	1,324	2.7%

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700 Downingtown Pike		1 mi radius		3 mi radius		5 mi radius	
West Chester, PA 19382							
Total Age Distribution (2025)							
Total Population	12,965		55,689		114,539		
Age Under 5 Years	597	4.6%	2,588	4.6%	5,570	4.9%	
Age 5 to 9 Years	644	5.0%	2,645	4.8%	5,899	5.1%	
Age 10 to 14 Years	596	4.6%	2,775	5.0%	6,201	5.4%	
Age 15 to 19 Years	685	5.3%	6,714	12.1%	10,295	9.0%	
Age 20 to 24 Years	1,323	10.2%	7,164	12.9%	10,143	8.9%	
Age 25 to 29 Years	1,406	10.8%	3,965	7.1%	7,526	6.6%	
Age 30 to 34 Years	1,073	8.3%	3,291	5.9%	7,058	6.2%	
Age 35 to 39 Years	854	6.6%	3,194	5.7%	7,200	6.3%	
Age 40 to 44 Years	718	5.5%	2,802	5.0%	6,656	5.8%	
Age 45 to 49 Years	696	5.4%	2,627	4.7%	6,136	5.4%	
Age 50 to 54 Years	725	5.6%	2,827	5.1%	6,698	5.8%	
Age 55 to 59 Years	793	6.1%	3,218	5.8%	7,045	6.2%	
Age 60 to 64 Years	786	6.1%	3,236	5.8%	7,211	6.3%	
Age 65 to 69 Years	737	5.7%	2,856	5.1%	6,624	5.8%	
Age 70 to 74 Years	553	4.3%	2,312	4.2%	5,349	4.7%	
Age 75 to 79 Years	379	2.9%	1,619	2.9%	4,055	3.5%	
Age 80 to 84 Years	176	1.4%	892	1.6%	2,456	2.1%	
Age 85 Years or Over	224	1.7%	964	1.7%	2,417	2.1%	
Median Age	36.3		35.6		39.0		
Age 19 Years or Less	2,522	19.5%	14,723	26.4%	27,965	24.4%	
Age 20 to 64 Years	8,375	64.6%	32,324	58.0%	65,674	57.3%	
Age 65 Years or Over	2,069	16.0%	8,642	15.5%	20,900	18.2%	
Female Age Distribution (2025)							
Female Population	6,393	49.3%	24,221	43.5%	53,133	46.4%	
Age Under 5 Years	309	4.8%	1,278	5.3%	2,758	5.2%	
Age 5 to 9 Years	320	5.0%	1,268	5.2%	2,873	5.4%	
Age 10 to 14 Years	285	4.5%	1,368	5.6%	2,986	5.6%	
Age 15 to 19 Years	338	5.3%	1,341	5.5%	3,002	5.7%	
Age 20 to 24 Years	643	10.1%	2,220	9.2%	3,617	6.8%	
Age 25 to 29 Years	671	10.5%	1,931	8.0%	3,554	6.7%	
Age 30 to 34 Years	483	7.6%	1,559	6.4%	3,385	6.4%	
Age 35 to 39 Years	402	6.3%	1,537	6.3%	3,532	6.6%	
Age 40 to 44 Years	326	5.1%	1,340	5.5%	3,230	6.1%	
Age 45 to 49 Years	359	5.6%	1,338	5.5%	3,082	5.8%	
Age 50 to 54 Years	359	5.6%	1,405	5.8%	3,289	6.2%	
Age 55 to 59 Years	428	6.7%	1,685	7.0%	3,621	6.8%	
Age 60 to 64 Years	394	6.2%	1,652	6.8%	3,661	6.9%	
Age 65 to 69 Years	380	5.9%	1,442	6.0%	3,441	6.5%	
Age 70 to 74 Years	304	4.8%	1,184	4.9%	2,807	5.3%	
Age 75 to 79 Years	202	3.2%	802	3.3%	2,098	3.9%	
Age 80 to 84 Years	93	1.5%	465	1.9%	1,233	2.3%	
Age 85 Years or Over	97	1.5%	407	1.7%	962	1.8%	
Female Median Age	37.0		38.6		40.9		
Age 19 Years or Less	1,252	19.6%	5,254	21.7%	11,619	21.9%	
Age 20 to 64 Years	4,065	63.6%	14,668	60.6%	30,972	58.3%	
Age 65 Years or Over	1,076	16.8%	4,299	17.8%	10,541	19.8%	

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West Chester, PA 19382							
Male Age Distribution (2025)							
Male Population	6,572	50.7%		31,468	56.5%	61,406	53.6%
Age Under 5 Years	287	4.4%		1,310	4.2%	2,813	4.6%
Age 5 to 9 Years	324	4.9%		1,378	4.4%	3,025	4.9%
Age 10 to 14 Years	312	4.7%		1,407	4.5%	3,215	5.2%
Age 15 to 19 Years	347	5.3%		5,373	17.1%	7,293	11.9%
Age 20 to 24 Years	680	10.3%		4,944	15.7%	6,526	10.6%
Age 25 to 29 Years	736	11.2%		2,035	6.5%	3,972	6.5%
Age 30 to 34 Years	590	9.0%		1,731	5.5%	3,673	6.0%
Age 35 to 39 Years	452	6.9%		1,657	5.3%	3,668	6.0%
Age 40 to 44 Years	392	6.0%		1,461	4.6%	3,425	5.6%
Age 45 to 49 Years	337	5.1%		1,289	4.1%	3,054	5.0%
Age 50 to 54 Years	366	5.6%		1,422	4.5%	3,410	5.6%
Age 55 to 59 Years	365	5.6%		1,534	4.9%	3,424	5.6%
Age 60 to 64 Years	391	6.0%		1,584	5.0%	3,550	5.8%
Age 65 to 69 Years	356	5.4%		1,414	4.5%	3,183	5.2%
Age 70 to 74 Years	249	3.8%		1,128	3.6%	2,541	4.1%
Age 75 to 79 Years	177	2.7%		817	2.6%	1,956	3.2%
Age 80 to 84 Years	82	1.3%		427	1.4%	1,223	2.0%
Age 85 Years or Over	127	1.9%		557	1.8%	1,455	2.4%
Male Median Age	35.7			33.5		37.5	
Age 19 Years or Less	1,270	19.3%		9,468	30.1%	16,346	26.6%
Age 20 to 64 Years	4,310	65.6%		17,656	56.1%	34,702	56.5%
Age 65 Years or Over	992	15.1%		4,343	13.8%	10,358	16.9%
Males per 100 Females (2025)							
Overall Comparison	103			130		116	
Age Under 5 Years	93	48.1%		102	50.6%	102	50.5%
Age 5 to 9 Years	101	50.3%		109	52.1%	105	51.3%
Age 10 to 14 Years	109	52.3%		103	50.7%	108	51.8%
Age 15 to 19 Years	103	50.7%		401	80.0%	243	70.8%
Age 20 to 24 Years	106	51.4%		223	69.0%	180	64.3%
Age 25 to 29 Years	110	52.3%		105	51.3%	112	52.8%
Age 30 to 34 Years	122	55.0%		111	52.6%	108	52.0%
Age 35 to 39 Years	113	53.0%		108	51.9%	104	50.9%
Age 40 to 44 Years	120	54.6%		109	52.2%	106	51.5%
Age 45 to 49 Years	94	48.4%		96	49.1%	99	49.8%
Age 50 to 54 Years	102	50.5%		101	50.3%	104	50.9%
Age 55 to 59 Years	85	46.1%		91	47.7%	95	48.6%
Age 60 to 64 Years	99	49.8%		96	48.9%	97	49.2%
Age 65 to 69 Years	94	48.4%		98	49.5%	93	48.1%
Age 70 to 74 Years	82	45.1%		95	48.8%	91	47.5%
Age 75 to 79 Years	88	46.7%		102	50.5%	93	48.2%
Age 80 to 84 Years	88	46.8%		92	47.9%	99	49.8%
Age 85 Years or Over	131	56.7%		137	57.8%	151	60.2%
Age 19 Years or Less	101	50.4%		180	64.3%	141	58.5%
Age 20 to 39 Years	112	52.8%		143	58.9%	127	55.9%
Age 40 to 64 Years	99	49.8%		98	49.6%	100	50.0%
Age 65 Years or Over	92	48.0%		101	50.3%	98	49.6%

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West Chester, PA 19382								
Household Type (2025)								
Total Households			5,886		19,797		43,045	
Households with Children			1,141	19.4%	5,168	26.1%	11,858	27.5%
Average Household Size			2.2		2.4		2.4	
Household Density per Square Mile			1,875		700		548	
Population Family			8,373	64.6%	36,931	66.3%	82,105	71.7%
Population Non-Family			4,377	33.8%	11,238	20.2%	22,853	20.0%
Population Group Quarters			214	1.7%	7,520	13.5%	9,581	8.4%
Family Households			2,841	48.3%	12,098	61.1%	26,678	62.0%
Married Couple Households			2,028	71.4%	9,506	78.6%	21,919	82.2%
Other Family Households with Children			813	28.6%	2,592	21.4%	4,759	17.8%
Family Households with Children			1,136	40.0%	5,153	42.6%	11,839	44.4%
Married Couple with Children			808	71.2%	3,979	77.2%	9,588	81.0%
Other Family Households with Children			327	28.8%	1,174	22.8%	2,251	19.0%
Family Households No Children			1,706	60.0%	6,944	57.4%	14,839	55.6%
Married Couple No Children			1,220	71.5%	5,527	79.6%	12,331	83.1%
Other Family Households No Children			486	28.5%	1,418	20.4%	2,508	16.9%
Non-Family Households			3,045	51.7%	7,700	38.9%	16,368	38.0%
Non-Family Households with Children			6	0.2%	15	0.2%	19	0.1%
Non-Family Households No Children			3,040	99.8%	7,685	99.8%	16,348	99.9%
Average Family Household Size			2.9		3.1		3.1	
Average Family Income			\$193,143		\$206,449		\$220,461	
Median Family Income			\$148,243		\$160,473		\$175,614	
Average Non-Family Household Size			1.4		1.5		1.4	
Marital Status (2025)								
Population Age 15 Years or Over			11,128		47,680		96,869	
Never Married			5,549	49.9%	23,245	48.8%	37,101	38.3%
Currently Married			3,825	34.4%	19,046	39.9%	47,337	48.9%
Previously Married			1,754	15.8%	5,389	11.3%	12,431	12.8%
Separated			288	16.4%	828	15.4%	2,045	16.4%
Widowed			347	19.8%	1,653	30.7%	4,177	33.6%
Divorced			1,120	63.8%	2,908	54.0%	6,210	50.0%
Educational Attainment (2025)								
Adult Population Age 25 Years or Over			9,120		33,802		76,431	
Elementary (Grade Level 0 to 8)			317	3.5%	530	1.6%	853	1.1%
Some High School (Grade Level 9 to 11)			134	1.5%	502	1.5%	1,063	1.4%
High School Graduate			1,512	16.6%	5,251	15.5%	11,921	15.6%
Some College			838	9.2%	4,003	11.8%	9,149	12.0%
Associate Degree Only			450	4.9%	1,737	5.1%	4,202	5.5%
Bachelor Degree Only			3,545	38.9%	13,620	40.3%	29,821	39.0%
Graduate Degree			2,324	25.5%	8,159	24.1%	19,421	25.4%
Any College (Some College or Higher)			7,157	78.5%	27,519	81.4%	62,594	81.9%
College Degree + (Bachelor Degree or Higher)			5,868	64.3%	21,779	64.4%	49,242	64.4%

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Housing						
Total Housing Units (2025)	6,085		20,468		44,500	
Total Housing Units (2020)	5,974		19,674		42,285	
Historical Annual Growth (2020-2025)	111	-	794	-	2,215	-
Housing Units Occupied (2025)	5,886	96.7%	19,797	96.7%	43,045	96.7%
Housing Units Owner-Occupied	2,831	48.1%	12,108	61.2%	29,029	67.4%
Housing Units Renter-Occupied	3,055	51.9%	7,689	38.8%	14,017	32.6%
Housing Units Vacant (2025)	198	3.3%	671	3.3%	1,454	3.3%
Household Size (2025)						
Total Households	5,886		19,797		43,045	
1 Person Households	2,201	37.4%	5,494	27.7%	12,402	28.8%
2 Person Households	2,035	34.6%	7,248	36.6%	14,966	34.8%
3 Person Households	709	12.0%	2,771	14.0%	6,027	14.0%
4 Person Households	612	10.4%	2,639	13.3%	5,998	13.9%
5 Person Households	219	3.7%	1,132	5.7%	2,512	5.8%
6 Person Households	67	1.1%	342	1.7%	772	1.8%
7 or More Person Households	44	0.7%	172	0.9%	368	0.9%
Household Income Distribution (2025)						
HH Income \$200,000 or More	1,137	19.3%	4,752	24.0%	11,615	27.0%
HH Income \$150,000 to \$199,999	655	11.1%	2,319	11.7%	5,354	12.4%
HH Income \$125,000 to \$149,999	425	7.2%	1,730	8.7%	4,511	10.5%
HH Income \$100,000 to \$124,999	639	10.9%	1,918	9.7%	3,979	9.2%
HH Income \$75,000 to \$99,999	706	12.0%	2,169	11.0%	4,830	11.2%
HH Income \$50,000 to \$74,999	822	14.0%	2,470	12.5%	4,983	11.6%
HH Income \$35,000 to \$49,999	434	7.4%	1,288	6.5%	2,406	5.6%
HH Income \$25,000 to \$34,999	502	8.5%	1,205	6.1%	2,040	4.7%
HH Income \$15,000 to \$24,999	263	4.5%	922	4.7%	1,573	3.7%
HH Income \$10,000 to \$14,999	174	3.0%	333	1.7%	535	1.2%
HH Income Under \$10,000	130	2.2%	693	3.5%	1,219	2.8%
Household Vehicles (2025)						
Households 0 Vehicles Available	586	9.9%	1,391	7.0%	2,130	4.9%
Households 1 Vehicle Available	2,457	41.7%	6,821	34.5%	13,945	32.4%
Households 2 Vehicles Available	2,128	36.2%	7,440	37.6%	17,865	41.5%
Households 3 or More Vehicles Available	716	12.2%	4,146	20.9%	9,105	21.2%
Total Vehicles Available	9,099		35,914		80,900	
Average Vehicles per Household	1.5		1.8		1.9	
Owner-Occupied Household Vehicles	5,340	58.7%	25,835	71.9%	62,112	76.8%
Average Vehicles per Owner-Occupied Household	1.9		2.1		2.1	
Renter-Occupied Household Vehicles	3,760	41.3%	10,079	28.1%	18,787	23.2%
Average Vehicles per Renter-Occupied Household	1.2		1.3		1.3	
Travel Time (2025)						
Worker Base Age 16 years or Over	7,865		29,657		59,479	
Travel to Work in 14 Minutes or Less	1,744	22.2%	7,660	25.8%	13,615	22.9%
Travel to Work in 15 to 29 Minutes	2,527	32.1%	8,917	30.1%	17,225	29.0%
Travel to Work in 30 to 59 Minutes	1,732	22.0%	6,083	20.5%	12,935	21.7%
Travel to Work in 60 Minutes or More	340	4.3%	1,309	4.4%	3,091	5.2%
Work at Home	1,522	19.3%	5,687	19.2%	12,613	21.2%
Average Minutes Travel to Work	21.1		20.0		21.1	

## Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.9597/-75.6204

700 Downingtown Pike						
West Chester, PA 19382						
	1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2025)						
Worker Base Age 16 years or Over	7,865		29,657		59,479	
Drive to Work Alone	5,184	65.9%	19,676	66.3%	39,198	65.9%
Drive to Work in Carpool	460	5.8%	1,780	6.0%	3,939	6.6%
Travel to Work by Public Transportation	83	1.1%	325	1.1%	818	1.4%
Drive to Work on Motorcycle	1	-	14	-	64	0.1%
Bicycle to Work	28	0.4%	51	0.2%	70	0.1%
Walk to Work	499	6.3%	1,884	6.4%	2,136	3.6%
Other Means	89	1.1%	239	0.8%	641	1.1%
Work at Home	1,522	19.3%	5,687	19.2%	12,613	21.2%
Daytime Demographics (2025)						
Total Businesses	949		2,821		5,458	
Total Employees	8,032		29,780		60,435	
Company Headquarter Businesses	38	4.0%	139	4.9%	256	4.7%
Company Headquarter Employees	1,550	19.3%	5,071	17.0%	9,337	15.5%
Employee Population per Business	8.5	to 1	10.6	to 1	11.1	to 1
Residential Population per Business	13.7	to 1	19.7	to 1	21.0	to 1
Adj. Daytime Demographics Age 16 Years or Over	11,153		47,196		96,446	
Labor Force						
Labor Population Age 16 Years or Over (2025)	10,986		47,100		95,543	
Labor Force Total Males (2025)	5,581	50.8%	27,081	57.5%	51,686	54.1%
Male Civilian Employed	4,336	77.7%	17,454	64.5%	33,720	65.2%
Male Civilian Unemployed	312	5.6%	834	3.1%	1,298	2.5%
Males in Armed Forces	-	-	25	-	38	-
Males Not in Labor Force	933	16.7%	8,768	32.4%	16,629	32.2%
Labor Force Total Females (2025)	5,405	49.2%	20,019	42.5%	43,857	45.9%
Female Civilian Employed	3,530	65.3%	12,205	61.0%	25,774	58.8%
Female Civilian Unemployed	62	1.1%	325	1.6%	711	1.6%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	1,814	33.6%	7,490	37.4%	17,372	39.6%
Unemployment Rate	373	3.4%	1,159	2.5%	2,009	2.1%
Occupation (2025)						
Occupation Population Age 16 Years or Over	7,865		29,657		59,479	
Occupation Total Males	4,335	55.1%	17,452	58.8%	33,705	56.7%
Occupation Total Females	3,530	44.9%	12,205	41.2%	25,774	43.3%
Management, Business, Financial Operations	2,170	27.6%	7,447	25.1%	15,934	26.8%
Professional, Related	2,703	34.4%	8,969	30.2%	19,499	32.8%
Service	692	8.8%	4,408	14.9%	7,202	12.1%
Sales, Office	1,474	18.7%	5,265	17.8%	10,298	17.3%
Farming, Fishing, Forestry	33	0.4%	159	0.5%	219	0.4%
Construction, Extraction, Maintenance	239	3.0%	1,051	3.5%	2,364	4.0%
Production, Transport, Material Moving	554	7.0%	2,358	8.0%	3,962	6.7%
White Collar Workers	6,347	80.7%	21,680	73.1%	45,731	76.9%
Blue Collar Workers	1,518	19.3%	7,977	26.9%	13,748	23.1%



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700 Downingtown Pike		1 mi radius		3 mi radius		5 mi radius	
West Chester, PA 19382							
Units In Structure (2025)							
Total Units	5,886		19,797		43,045		
1 Detached Unit	1,797	30.5%	9,266	46.8%	21,600	50.2%	
1 Attached Unit	1,680	28.5%	4,128	20.8%	9,278	21.6%	
2 Units	233	4.0%	482	2.4%	752	1.7%	
3 to 4 Units	464	7.9%	870	4.4%	1,358	3.2%	
5 to 9 Units	617	10.5%	1,165	5.9%	2,281	5.3%	
10 to 19 Units	141	2.4%	709	3.6%	1,985	4.6%	
20 to 49 Units	338	5.7%	1,221	6.2%	2,460	5.7%	
50 or More Units	593	10.1%	1,858	9.4%	3,053	7.1%	
Mobile Home or Trailer	24	0.4%	98	0.5%	277	0.6%	
Other Structure	-	-	-	-	-	-	-
Homes Built By Year (2025)							
Homes Built 2020 or later	156	2.6%	512	2.5%	1,418	3.2%	
Homes Built 2010 to 2019	564	9.3%	2,024	9.9%	3,490	7.8%	
Homes Built 2000 to 2009	410	6.7%	1,402	6.9%	4,660	10.5%	
Homes Built 1990 to 1999	395	6.5%	2,309	11.3%	5,612	12.6%	
Homes Built 1980 to 1989	739	12.1%	2,986	14.6%	7,416	16.7%	
Homes Built 1970 to 1979	899	14.8%	3,130	15.3%	7,596	17.1%	
Homes Built 1960 to 1969	416	6.8%	1,735	8.5%	3,955	8.9%	
Homes Built 1950 to 1959	329	5.4%	1,547	7.6%	3,075	6.9%	
Homes Built 1940 to 1949	158	2.6%	551	2.7%	848	1.9%	
Homes Built Before 1939	1,820	29.9%	3,601	17.6%	4,974	11.2%	
Median Age of Homes	55.2	yrs	49.3	yrs	45.2	yrs	
Home Values (2025)							
Owner Specified Housing Units	2,831		12,108		29,029		
Home Values \$1,000,000 or More	85	3.0%	572	4.7%	1,304	4.5%	
Home Values \$750,000 to \$999,999	517	18.3%	2,094	17.3%	4,474	15.4%	
Home Values \$500,000 to \$749,999	959	33.9%	4,447	36.7%	10,857	37.4%	
Home Values \$400,000 to \$499,999	620	21.9%	2,615	21.6%	5,652	19.5%	
Home Values \$300,000 to \$399,999	416	14.7%	1,470	12.1%	3,588	12.4%	
Home Values \$250,000 to \$299,999	47	1.7%	260	2.1%	996	3.4%	
Home Values \$200,000 to \$249,999	50	1.8%	158	1.3%	683	2.4%	
Home Values \$175,000 to \$199,999	28	1.0%	44	0.4%	191	0.7%	
Home Values \$150,000 to \$174,999	4	0.1%	54	0.4%	295	1.0%	
Home Values \$125,000 to \$149,999	-	-	5	-	69	0.2%	
Home Values \$100,000 to \$124,999	61	2.2%	127	1.0%	186	0.6%	
Home Values \$90,000 to \$99,999	-	-	2	-	36	0.1%	
Home Values \$80,000 to \$89,999	-	-	3	-	48	0.2%	
Home Values \$70,000 to \$79,999	3	-	63	0.5%	81	0.3%	
Home Values \$60,000 to \$69,999	2	-	14	0.1%	97	0.3%	
Home Values \$50,000 to \$59,999	2	-	17	0.1%	45	0.2%	
Home Values \$35,000 to \$49,999	7	0.2%	16	0.1%	55	0.2%	
Home Values \$25,000 to \$34,999	3	0.1%	41	0.3%	98	0.3%	
Home Values \$10,000 to \$24,999	21	0.7%	64	0.5%	130	0.4%	
Home Values Under \$10,000	3	0.1%	43	0.4%	145	0.5%	
Owner-Occupied Median Home Value	\$535,139		\$559,729		\$549,233		
Renter-Occupied Median Rent	\$1,549		\$1,607		\$1,651		



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Lat/Lon: 39.9597/-75.6204

700 Downingtown Pike West Chester, PA 19382		1 mi radius	3 mi radius	5 mi radius
<b>Total Annual Consumer Expenditure (2025)</b>				
Total Household Expenditure		\$669.89 M	\$2.46 B	\$5.67 B
Total Non-Retail Expenditure		\$355.42 M	\$1.3 B	\$3 B
Total Retail Expenditure		\$314.48 M	\$1.17 B	\$2.68 B
Alcoholic Beverages		\$4.13 M	\$15.16 M	\$34.95 M
Apparel		\$12.16 M	\$44.67 M	\$102.48 M
Contributions		\$22.67 M	\$83.1 M	\$193.3 M
Education		\$15.83 M	\$58.06 M	\$134.57 M
Entertainment		\$37.5 M	\$137.7 M	\$315.61 M
Food Away From Home		\$29.12 M	\$106.94 M	\$245.65 M
Grocery		\$38.02 M	\$140.11 M	\$313.53 M
Health Care		\$37.32 M	\$130.93 M	\$289.9 M
Household Furnishings and Equipment		\$17.77 M	\$65.2 M	\$150.02 M
Household Operations		\$12.13 M	\$44.71 M	\$102.34 M
Miscellaneous Expenses		\$11.37 M	\$41.58 M	\$95.54 M
Personal Care		\$7.72 M	\$28.43 M	\$64.08 M
Shelter		\$106.88 M	\$377.09 M	\$846.52 M
Tax and Retirement		\$191.97 M	\$717.59 M	\$1.7 B
Tobacco and Related		\$2.3 M	\$8.4 M	\$17.66 M
Transportation		\$96.24 M	\$366.51 M	\$849.69 M
Utilities		\$26.76 M	\$98.65 M	\$220.14 M
<b>Monthly Household Consumer Expenditure (2025)</b>				
Total Household Expenditure		\$9,483	\$10,375	\$10,985
Total Non-Retail Expenditure		\$5,032 53.1%	\$5,465 52.7%	\$5,802 52.8%
Total Retail Expenditures		\$4,452 46.9%	\$4,910 47.3%	\$5,183 47.2%
Alcoholic Beverages		\$58 0.6%	\$64 0.6%	\$68 0.6%
Apparel		\$172 1.8%	\$188 1.8%	\$198 1.8%
Contributions		\$321 3.4%	\$350 3.4%	\$374 3.4%
Education		\$224 2.4%	\$244 2.4%	\$261 2.4%
Entertainment		\$531 5.6%	\$580 5.6%	\$611 5.6%
Food Away From Home		\$412 4.3%	\$450 4.3%	\$476 4.3%
Grocery		\$538 5.7%	\$590 5.7%	\$607 5.5%
Health Care		\$528 5.6%	\$551 5.3%	\$561 5.1%
Household Furnishings and Equipment		\$252 2.7%	\$274 2.6%	\$290 2.6%
Household Operations		\$172 1.8%	\$188 1.8%	\$198 1.8%
Miscellaneous Expenses		\$161 1.7%	\$175 1.7%	\$185 1.7%
Personal Care		\$109 1.2%	\$120 1.2%	\$124 1.1%
Shelter		\$1,513 16.0%	\$1,587 15.3%	\$1,639 14.9%
Tax and Retirement		\$2,718 28.7%	\$3,021 29.1%	\$3,288 29.1%
Tobacco and Related		\$33 0.3%	\$35 0.3%	\$34 0.3%
Transportation		\$1,362 14.4%	\$1,543 14.9%	\$1,645 15.0%
Utilities		\$379 4.0%	\$415 4.0%	\$426 3.9%

