

# Demographic Detail Report

## Ardmore Plaza Shopping Center

50-62 Greenfield Ave, Ardmore, PA 19003

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **74,537 SF**  
 Year Built: **1980**

Total Available: **27,495 SF**  
 % Leased: **89.94%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2016 Projection	16,240	111,676	396,319
2011 Estimate	16,011	110,590	393,480
2010 Census	15,973	110,559	392,935
Growth 2011 - 2016	1.40%	1.00%	0.70%
Growth 2010 - 2011	0.20%	0.00%	0.10%
<b>2011 Population by Age</b>			
	<b>16,011</b>	<b>110,590</b>	<b>393,480</b>
Age 0 - 4	774 4.83%	6,210 5.62%	22,992 5.84%
Age 5 - 9	778 4.86%	6,747 6.10%	22,723 5.77%
Age 10 - 14	794 4.96%	7,020 6.35%	24,121 6.13%
Age 15 - 19	1,265 7.90%	9,733 8.80%	30,380 7.72%
Age 20 - 24	1,632 10.19%	8,277 7.48%	32,293 8.21%
Age 25 - 34	2,151 13.43%	11,278 10.20%	53,491 13.59%
Age 35 - 44	1,927 12.04%	13,768 12.45%	47,534 12.08%
Age 45 - 49	1,058 6.61%	7,895 7.14%	27,383 6.96%
Age 50 - 54	1,034 6.46%	8,145 7.37%	28,633 7.28%
Age 55 - 59	1,067 6.66%	7,853 7.10%	26,202 6.66%
Age 60 - 64	908 5.67%	6,461 5.84%	21,034 5.35%
Age 65 - 74	1,250 7.81%	7,973 7.21%	27,217 6.92%
Age 75 - 84	928 5.80%	5,952 5.38%	19,628 4.99%
Age 85 and over	446 2.79%	3,278 2.96%	9,849 2.50%
Age 65 and over	2,624 16.39%	17,203 15.56%	56,694 14.41%
<b>Median Age</b>	<b>38.30</b>	<b>39.70</b>	<b>37.30</b>
<b>Average Age</b>	<b>40.00</b>	<b>39.50</b>	<b>38.70</b>

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Radius	1 Mile		3 Mile		5 Mile	
<b>2011 Population By Race</b>	<b>16,011</b>		<b>110,590</b>		<b>393,480</b>	
White	12,802	79.96%	90,694	82.01%	234,178	59.51%
Black or African American	1,805	11.27%	10,882	9.84%	124,747	31.70%
American Indian and Alaska Native	21	0.13%	101	0.09%	826	0.21%
Asian	721	4.50%	6,149	5.56%	21,832	5.55%
Native Hawaiian and Pacific Islander	9	0.06%	27	0.02%	118	0.03%
Other Race	222	1.39%	739	0.67%	3,726	0.95%
Two or More Races	431	2.69%	1,996	1.80%	8,053	2.05%
<b>2011 Population by Hispanic Origin</b>	<b>16,011</b>		<b>110,588</b>		<b>393,480</b>	
Not Hispanic or Latino	15,273	95.39%	107,462	97.17%	381,289	96.90%
Hispanic or Latino	738	4.61%	3,126	2.83%	12,191	3.10%
<b>2011 Age 5+ Language at Home</b>	<b>14,983</b>		<b>102,269</b>		<b>370,708</b>	
Speak Only English	12,907	86.14%	89,855	87.86%	324,647	87.57%
Speak Asian or Pacific Island	422	2.82%	3,342	3.27%	12,101	3.26%
Speak IndoEuropean	1,094	7.30%	5,684	5.56%	20,176	5.44%
Speak Spanish	330	2.20%	2,055	2.01%	8,471	2.29%
Speak Other Language	230	1.54%	1,333	1.30%	5,313	1.43%
<b>2011 Median Age, Male</b>	<b>36.00</b>		<b>38.20</b>		<b>35.30</b>	
<b>2011 Average Age, Male</b>	<b>38.40</b>		<b>38.30</b>		<b>37.10</b>	
<b>Median Age, Female</b>	<b>40.40</b>		<b>40.80</b>		<b>39.20</b>	
<b>Average Age, Female</b>	<b>41.40</b>		<b>40.60</b>		<b>40.10</b>	
<b>2011 Population by Occupation Classification (Age 16+)</b>	<b>8,630</b>		<b>53,995</b>		<b>186,331</b>	
Blue Collar	627	7.27%	4,115	7.62%	23,039	12.36%
White Collar	7,126	82.57%	44,446	82.32%	133,368	71.58%
Service	877	10.16%	5,434	10.06%	29,924	16.06%
<b>2011 Population by Marital Status (Age 15+)</b>	<b>13,677</b>		<b>89,526</b>		<b>322,667</b>	
Total, Never Married	5,690	41.60%	31,155	34.80%	130,337	40.39%
Married	5,959	43.57%	47,030	52.53%	142,898	44.29%
Widowed	811	5.93%	5,681	6.35%	24,042	7.45%
Divorced	1,217	8.90%	5,660	6.32%	25,390	7.87%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2011 Population by Education</b>	<b>10,626</b>		<b>71,362</b>		<b>260,661</b>	
Less Than 9th Grade	144	1.36%	747	1.05%	6,098	2.34%
Some High School, No Diploma	280	2.64%	2,020	2.83%	20,181	7.74%
High School Grad (Incl Equivalency)	1,914	18.01%	12,715	17.82%	71,846	27.56%
Some College, No Degree	1,083	10.19%	8,107	11.36%	41,211	15.81%
Associate Degree	558	5.25%	3,869	5.42%	16,124	6.19%
Bachelor Degree	3,388	31.88%	20,798	29.14%	55,553	21.31%
Advanced Degrees	3,259	30.67%	23,106	32.38%	49,648	19.05%
<b>2011 Population by Occupation (Age 16+)</b>	<b>9,506</b>		<b>59,429</b>		<b>216,253</b>	
Management, Business, & Financial	3,146	33.09%	19,164	32.25%	63,094	29.18%
Professional & Related Occupations	522	5.49%	3,547	5.97%	10,692	4.94%
Services	4,284	45.07%	27,133	45.66%	102,752	47.51%
Sales & Office	1,032	10.86%	6,223	10.47%	20,267	9.37%
Farming, Fishing, and Forestry	0	0.00%	0	0.00%	34	0.02%
Construction and Extraction, Maint	264	2.78%	1,389	2.34%	7,067	3.27%
Production & Transportation	258	2.71%	1,973	3.32%	12,347	5.71%
<b>2011 Workers by Travel Time to Work (Age 16+)</b>	<b>8,874</b>		<b>54,754</b>		<b>194,644</b>	
Less Than 15 Minutes	2,232	25.15%	11,963	21.85%	34,938	17.95%
15 to 29 Minutes	2,112	23.80%	16,127	29.45%	55,472	28.50%
30 to 44 Minutes	1,955	22.03%	13,503	24.66%	49,280	25.32%
45 to 59 Minutes	1,027	11.57%	5,088	9.29%	20,107	10.33%
60+ Minutes	1,548	17.44%	8,073	14.74%	34,847	17.90%
<b>2000 Households by HH Size</b>	<b>6,699</b>		<b>41,952</b>		<b>154,270</b>	
1-Person Households	2,432	36.30%	11,922	28.42%	47,917	31.06%
2-Person Households	2,154	32.15%	13,493	32.16%	47,063	30.51%
3-Person Households	990	14.78%	6,865	16.36%	25,092	16.26%
4-Person Households	676	10.09%	6,032	14.38%	19,737	12.79%
5-Person Households	308	4.60%	2,585	6.16%	9,069	5.88%
6-Person Households	99	1.48%	743	1.77%	3,360	2.18%
7 or more Person Households	40	0.60%	312	0.74%	2,032	1.32%
<b>2011 Average Household Size</b>	<b>2.18</b>		<b>2.46</b>		<b>2.45</b>	

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Radius	1 Mile		3 Mile		5 Mile	
<b>Households</b>						
2016 Projection	6,817		42,369		155,924	
2011 Estimate	6,711		41,939		154,462	
2010 Census	6,699		41,951		154,269	
Growth 2011 - 2016	1.60%		1.00%		0.90%	
Growth 2010 - 2011	0.20%		0.00%		0.10%	
<b>2011 Households by HH Income</b>						
	<b>6,712</b>		<b>41,940</b>		<b>154,457</b>	
Income: Less than \$15,000	561	8.36%	2,978	7.10%	20,487	13.26%
Income: \$15,000 - \$24,999	474	7.06%	2,566	6.12%	14,465	9.37%
Income: \$25,000 - \$34,999	456	6.79%	2,865	6.83%	14,735	9.54%
Income: \$35,000 - \$49,999	742	11.05%	4,313	10.28%	20,389	13.20%
Income: \$50,000 - \$74,999	1,034	15.41%	6,370	15.19%	25,607	16.58%
Income: \$75,000 - \$99,999	1,001	14.91%	5,412	12.90%	18,824	12.19%
Income: \$100,000 - \$149,999	1,153	17.18%	7,075	16.87%	19,215	12.44%
Income: \$150,000 - \$199,999	440	6.56%	3,703	8.83%	8,425	5.45%
Income: \$200,000+	851	12.68%	6,658	15.88%	12,310	7.97%
2011 Avg Household Income	\$101,426		\$111,873		\$80,746	
2011 Med Household Income	\$76,663		\$82,168		\$55,220	
2011 Per Capita Income	\$43,695		\$43,998		\$32,642	
<b>2011 Occupied Housing</b>						
	<b>6,711</b>		<b>41,939</b>		<b>154,461</b>	
Owner Occupied	4,078	60.77%	30,903	73.69%	99,385	64.34%
Renter Occupied	2,633	39.23%	11,036	26.31%	55,076	35.66%
<b>2000 Housing Units</b>						
	<b>7,067</b>		<b>43,972</b>		<b>167,387</b>	
1 Unit Attached	2,108	29.83%	8,493	19.31%	62,676	37.44%
1 Unit Detached	2,191	31.00%	23,921	54.40%	56,383	33.68%
2 Units	360	5.09%	1,484	3.37%	12,145	7.26%
3 - 19 Units	1,100	15.57%	3,987	9.07%	16,464	9.84%
20 - 49 Units	741	10.49%	2,014	4.58%	5,821	3.48%
50 or more Units	565	7.99%	4,029	9.16%	13,571	8.11%
Mobile Home or Trailer	2	0.03%	31	0.07%	242	0.14%
Boat, RV, Van, Etc.	0	0.00%	13	0.03%	85	0.05%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2011 Housing Value - Owner Occupied</b>	<b>4,161</b>		<b>31,360</b>		<b>100,745</b>	
Value Less than \$20,000	0	0.00%	93	0.30%	1,288	1.28%
Value \$20,000 - \$39,999	12	0.29%	233	0.74%	2,509	2.49%
Value \$40,000 - \$59,999	17	0.41%	180	0.57%	4,233	4.20%
Value \$60,000 - \$79,999	20	0.48%	232	0.74%	5,259	5.22%
Value \$80,000 - \$99,999	38	0.91%	686	2.19%	6,535	6.49%
Value \$100,000 - \$149,999	144	3.46%	1,618	5.16%	10,806	10.73%
Value \$150,000 - \$199,999	446	10.72%	2,075	6.62%	12,241	12.15%
Value \$200,000 - \$299,999	1,406	33.79%	7,234	23.07%	22,115	21.95%
Value \$300,000 - \$399,999	669	16.08%	6,777	21.61%	14,057	13.95%
Value \$400,000 - \$499,999	295	7.09%	3,374	10.76%	6,551	6.50%
Value \$500,000 - \$749,999	447	10.74%	4,210	13.42%	7,174	7.12%
Value \$750,000 - \$999,999	258	6.20%	2,087	6.65%	3,656	3.63%
Value \$1,000,000 or more	409	9.83%	2,561	8.17%	4,321	4.29%
<b>2011 Med Housing Val-Owner Occupied</b>	<b>\$299,842</b>		<b>\$349,122</b>		<b>\$229,984</b>	
<b>2011 Housing Units by Yr Built</b>	<b>7,069</b>		<b>43,973</b>		<b>167,387</b>	
Built 2005 to Present	84	1.19%	187	0.43%	1,132	0.68%
Built 2000 to 2004	13	0.18%	357	0.81%	1,809	1.08%
Built 1990 to 1999	189	2.67%	1,245	2.83%	4,529	2.71%
Built 1980 to 1989	209	2.96%	2,374	5.40%	6,441	3.85%
Built 1970 to 1979	934	13.21%	3,416	7.77%	11,162	6.67%
Built 1960 to 1969	758	10.72%	5,434	12.36%	18,737	11.19%
Built 1950 to 1959	1,034	14.63%	10,379	23.60%	37,447	22.37%
Built 1940 to 1949	577	8.16%	6,043	13.74%	27,956	16.70%
Built 1939 or Earlier	3,271	46.27%	14,538	33.06%	58,174	34.75%
<b>2011 Median Year Built</b>	<b>1945</b>		<b>1951</b>		<b>1949</b>	