

123 W. Ridge Pike
 123 W. Ridge Pike
 Royersford, PA 19468
 County: Montgomery

CONTACT LISTING BROKER
Joseph Leone (610) 551-5830

Keller Williams Realty
Group

| Population | 1-mi. | 3-mi. | 5-mi. |
|------------------------------------|--------------|--------------|--------------|
| 2008 Male Population | 956 | 17,394 | 42,451 |
| 2008 Female Population | 955 | 17,972 | 38,940 |
| % 2008 Male Population | 50.03% | 49.18% | 52.16% |
| % 2008 Female Population | 49.97% | 50.82% | 47.84% |
| 2008 Total Adult Population | 1,478 | 26,390 | 62,415 |
| 2008 Total Daytime Population | 2,238 | 29,279 | 58,785 |
| 2008 Total Daytime Work Population | 845 | 14,282 | 26,207 |
| 2008 Median Age Total Population | 37 | 35 | 36 |
| 2008 Median Age Adult Population | 44 | 43 | 43 |
| 2008 Age 0-5 | 163 | 3,696 | 7,270 |
| 2008 Age 6-13 | 175 | 3,622 | 7,880 |
| 2008 Age 14-17 | 96 | 1,658 | 3,826 |
| 2008 Age 18-20 | 57 | 1,025 | 3,085 |
| 2008 Age 21-24 | 94 | 1,420 | 4,013 |
| 2008 Age 25-29 | 121 | 2,405 | 5,142 |
| 2008 Age 30-34 | 142 | 2,988 | 6,283 |
| 2008 Age 35-39 | 158 | 3,249 | 7,315 |
| 2008 Age 40-44 | 165 | 2,982 | 7,216 |
| 2008 Age 45-49 | 143 | 2,532 | 6,302 |
| 2008 Age 50-54 | 151 | 2,532 | 5,783 |
| 2008 Age 55-59 | 134 | 2,043 | 4,742 |
| 2008 Age 60-64 | 80 | 1,421 | 3,461 |
| 2008 Age 65-69 | 56 | 1,009 | 2,304 |
| 2008 Age 70-74 | 46 | 848 | 1,908 |
| 2008 Age 75-79 | 45 | 758 | 1,762 |
| 2008 Age 80-84 | 40 | 564 | 1,506 |
| 2008 Age 85+ | 46 | 616 | 1,593 |
| % 2008 Age 0-5 | 8.53% | 10.45% | 8.93% |
| % 2008 Age 6-13 | 9.15% | 10.24% | 9.68% |
| % 2008 Age 14-17 | 5.02% | 4.69% | 4.70% |
| % 2008 Age 18-20 | 2.98% | 2.90% | 3.79% |
| % 2008 Age 21-24 | 4.92% | 4.01% | 4.93% |
| % 2008 Age 25-29 | 6.33% | 6.80% | 6.32% |
| % 2008 Age 30-34 | 7.43% | 8.45% | 7.72% |
| % 2008 Age 35-39 | 8.26% | 9.19% | 8.99% |
| % 2008 Age 40-44 | 8.63% | 8.43% | 8.87% |
| % 2008 Age 45-49 | 7.48% | 7.16% | 7.74% |
| % 2008 Age 50-54 | 7.90% | 7.16% | 7.11% |
| % 2008 Age 55-59 | 7.01% | 5.78% | 5.83% |
| % 2008 Age 60-64 | 4.18% | 4.02% | 4.25% |
| % 2008 Age 65-69 | 2.93% | 2.85% | 2.83% |
| % 2008 Age 70-74 | 2.41% | 2.40% | 2.34% |
| % 2008 Age 75-79 | 2.35% | 2.14% | 2.16% |
| % 2008 Age 80-84 | 2.09% | 1.59% | 1.85% |
| % 2008 Age 85+ | 2.41% | 1.74% | 1.96% |

| | | | |
|---|--------|--------|--------|
| 2008 White Population | 1,787 | 32,560 | 71,430 |
| 2008 Black Population | 40 | 1,079 | 5,435 |
| 2008 Asian/Hawaiian/Pacific Islander | 39 | 763 | 1,775 |
| 2008 American Indian/Alaska Native | 1 | 32 | 109 |
| 2008 Other Population (Incl 2+ Races) | 44 | 932 | 2,642 |
| 2008 Hispanic Population | 37 | 676 | 2,228 |
| 2008 Non-Hispanic Population | 1,874 | 34,690 | 79,163 |
| % 2008 White Population | 93.51% | 92.07% | 87.76% |
| % 2008 Black Population | 2.09% | 3.05% | 6.68% |
| % 2008 Asian/Hawaiian/Pacific Islander | 2.04% | 2.16% | 2.18% |
| % 2008 American Indian/Alaska Native | 0.05% | 0.09% | 0.13% |
| % 2008 Other Population (Incl 2+ Races) | 2.30% | 2.64% | 3.25% |
| % 2008 Hispanic Population | 1.94% | 1.91% | 2.74% |
| % 2008 Non-Hispanic Population | 98.06% | 98.09% | 97.26% |
| 2000 Non-Hispanic White | 1,417 | 28,850 | 64,105 |
| 2000 Non-Hispanic Black | 24 | 738 | 4,207 |
| 2000 Non-Hispanic Amer Indian/Alaska Native | 2 | 38 | 61 |
| 2000 Non-Hispanic Asian | 9 | 496 | 1,189 |
| 2000 Non-Hispanic Hawaiian/Pacific Islander | n/a | n/a | 5 |
| 2000 Non-Hispanic Some Other Race | 5 | 42 | 62 |
| 2000 Non-Hispanic Two or More Races | 15 | 227 | 474 |
| % 2000 Non-Hispanic White | 96.26% | 94.93% | 91.44% |
| % 2000 Non-Hispanic Black | 1.63% | 2.43% | 6.00% |
| % 2000 Non-Hispanic Amer Indian/Alaska Native | 0.14% | 0.13% | 0.09% |
| % 2000 Non-Hispanic Asian | 0.61% | 1.63% | 1.70% |
| % 2000 Non-Hispanic Hawaiian/Pacific Islander | 0.00% | 0.00% | 0.01% |
| % 2000 Non-Hispanic Some Other Race | 0.34% | 0.14% | 0.09% |
| % 2000 Non-Hispanic Two or More Races | 1.02% | 0.75% | 0.68% |

| Population Change | 1-mi. | 3-mi. | 5-mi. |
|-------------------------------|--------------|--------------|--------------|
| Total Employees | n/a | n/a | n/a |
| Total Establishments | n/a | n/a | n/a |
| 2008 Total Population | 1,912 | 35,366 | 81,391 |
| 2008 Total Households | 749 | 14,758 | 30,641 |
| Population Change 1990-2008 | 1,016 | 17,153 | 31,949 |
| Household Change 1990-2008 | 473 | 7,984 | 14,041 |
| % Population Change 1990-2008 | 113.39% | 94.18% | 64.62% |
| % Household Change 1990-2008 | 171.38% | 117.86% | 84.58% |
| Population Change 2000-2008 | 475 | 4,660 | 10,086 |
| Household Change 2000-2008 | 248 | 3,070 | 5,878 |
| % Population Change 2000-2008 | 33.05% | 15.18% | 14.14% |
| % Households Change 2000-2008 | 49.50% | 26.27% | 23.74% |

| Housing | 1-mi. | 3-mi. | 5-mi. |
|-------------------------------------|--------------|--------------|--------------|
| 2000 Total Housing Units | 533 | 12,232 | 25,930 |
| 2000 Occupied Housing Units | 508 | 11,651 | 24,797 |
| 2000 Owner Occupied Housing Units | 369 | 9,238 | 19,477 |
| 2000 Renter Occupied Housing Units | 139 | 2,413 | 5,320 |
| 2000 Vacant Housing Units | 25 | 581 | 1,133 |
| % 2000 Occupied Housing Units | 95.31% | 95.25% | 95.63% |
| % 2000 Owner Occupied Housing Units | 69.23% | 75.52% | 75.11% |

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|--------------------------------------|--------|--------|--------|
| % 2000 Renter Occupied Housing Units | 26.08% | 19.73% | 20.52% |
| % 2000 Vacant Housing Units | 4.69% | 4.75% | 4.37% |

| Income | 1-mi. | 3-mi. | 5-mi. |
|---|--------------|--------------|--------------|
| 2008 Median Household Income | \$58,349 | \$68,934 | \$69,992 |
| 2008 Per Capita Income | \$30,006 | \$35,103 | \$32,086 |
| 2008 Average Household Income | \$76,598 | \$84,120 | \$85,229 |
| 2008 Household Income < \$10,000 | 4 | 226 | 590 |
| 2008 Household Income \$10,000-\$14,999 | 10 | 311 | 876 |
| 2008 Household Income \$15,000-\$19,999 | 40 | 540 | 1,092 |
| 2008 Household Income \$20,000-\$24,999 | 30 | 384 | 947 |
| 2008 Household Income \$25,000-\$29,999 | 29 | 426 | 996 |
| 2008 Household Income \$30,000-\$34,999 | 36 | 467 | 988 |
| 2008 Household Income \$35,000-\$39,999 | 47 | 560 | 1,201 |
| 2008 Household Income \$40,000-\$44,999 | 55 | 615 | 1,159 |
| 2008 Household Income \$45,000-\$49,999 | 37 | 622 | 1,148 |
| 2008 Household Income \$50,000-\$59,999 | 103 | 1,440 | 2,801 |
| 2008 Household Income \$60,000-\$74,999 | 171 | 3,001 | 5,288 |
| 2008 Household Income \$75,000-\$99,999 | 129 | 4,254 | 8,349 |
| 2008 Household Income \$100,000-\$124,999 | 24 | 1,079 | 2,755 |
| 2008 Household Income \$125,000-\$149,999 | 15 | 463 | 1,513 |
| 2008 Household Income \$150,000-\$199,999 | 14 | 274 | 649 |
| 2008 Household Income \$200,000-\$249,999 | 1 | 28 | 81 |
| 2008 Household Income \$250,000-\$499,999 | 3 | 67 | 207 |
| 2008 Household Income \$500,000+ | n/a | n/a | 2 |
| 2008 Household Income \$200,000+ | 4 | 96 | 290 |
| % 2008 Household Income < \$10,000 | 0.53% | 1.53% | 1.93% |
| % 2008 Household Income \$10,000-\$14,999 | 1.34% | 2.11% | 2.86% |
| % 2008 Household Income \$15,000-\$19,999 | 5.35% | 3.66% | 3.56% |
| % 2008 Household Income \$20,000-\$24,999 | 4.01% | 2.60% | 3.09% |
| % 2008 Household Income \$25,000-\$29,999 | 3.88% | 2.89% | 3.25% |
| % 2008 Household Income \$30,000-\$34,999 | 4.81% | 3.16% | 3.22% |
| % 2008 Household Income \$35,000-\$39,999 | 6.28% | 3.79% | 3.92% |
| % 2008 Household Income \$40,000-\$44,999 | 7.35% | 4.17% | 3.78% |
| % 2008 Household Income \$45,000-\$49,999 | 4.95% | 4.21% | 3.75% |
| % 2008 Household Income \$50,000-\$59,999 | 13.77% | 9.76% | 9.14% |
| % 2008 Household Income \$60,000-\$74,999 | 22.86% | 20.34% | 17.26% |
| % 2008 Household Income \$75,000-\$99,999 | 17.25% | 28.83% | 27.25% |
| % 2008 Household Income \$100,000-\$124,999 | 3.21% | 7.31% | 8.99% |
| % 2008 Household Income \$125,000-\$149,999 | 2.01% | 3.14% | 4.94% |
| % 2008 Household Income \$150,000-\$199,999 | 1.87% | 1.86% | 2.12% |
| % 2008 Household Income \$200,000-\$249,999 | 0.13% | 0.19% | 0.26% |
| % 2008 Household Income \$250,000-\$499,999 | 0.40% | 0.45% | 0.68% |
| % 2008 Household Income \$500,000+ | 0.00% | 0.00% | 0.01% |
| % 2008 Household Income \$200,000+ | 0.53% | 0.65% | 0.95% |

| Retail Sales Volume | 1-mi. | 3-mi. | 5-mi. |
|---------------------------------------|--------------|--------------|--------------|
| 2008 Children/Infants Clothing Stores | \$215,956 | \$4,562,468 | \$10,221,314 |
| 2008 Jewelry Stores | \$163,081 | \$3,391,830 | \$7,774,390 |
| 2008 Mens Clothing Stores | \$316,154 | \$7,757,734 | \$16,992,699 |
| 2008 Shoe Stores | \$294,169 | \$6,978,964 | \$14,962,200 |

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|--|-------------|---------------|---------------|
| 2008 Womens Clothing Stores | \$561,701 | \$14,953,894 | \$31,536,118 |
| 2008 Automobile Dealers | \$4,149,080 | \$77,693,319 | \$175,635,335 |
| 2008 Automotive Parts/Acc/Repair Stores | \$488,927 | \$10,545,729 | \$23,561,201 |
| 2008 Other Motor Vehicle Dealers | \$143,937 | \$3,389,602 | \$7,478,904 |
| 2008 Tire Dealers | \$132,836 | \$2,735,441 | \$6,154,555 |
| 2008 Hardware Stores | \$62,386 | \$925,902 | \$2,660,077 |
| 2008 Home Centers | \$411,980 | \$9,236,158 | \$20,420,076 |
| 2008 Nursery/Garden Centers | \$140,996 | \$2,673,937 | \$6,244,749 |
| 2008 Outdoor Power Equipment Stores | \$56,016 | \$761,888 | \$1,888,887 |
| 2008 Paint/Wallpaper Stores | \$16,405 | \$342,555 | \$771,984 |
| 2008 Appliance/TV/Other Electronics Stores | \$363,156 | \$8,572,496 | \$18,653,947 |
| 2008 Camera/Photographic Supplies Stores | \$61,527 | \$1,367,696 | \$3,036,214 |
| 2008 Computer/Software Stores | \$188,279 | \$4,403,802 | \$9,455,700 |
| 2008 Beer/Wine/Liquor Stores | \$231,756 | \$5,078,510 | \$11,340,251 |
| 2008 Convenience/Specialty Food Stores | \$1,357,027 | \$33,874,284 | \$69,222,520 |
| 2008 Restaurant Expenditures | \$7,271,651 | \$168,103,273 | \$332,261,505 |
| 2008 Supermarkets/Other Grocery excl Conv | \$2,691,215 | \$59,587,890 | \$131,648,380 |
| 2008 Furniture Stores | \$384,996 | \$8,443,361 | \$18,656,234 |
| 2008 Home Furnishings Stores | \$234,515 | \$5,489,497 | \$12,404,307 |
| 2008 Gen Merch/Appliance/Furniture Stores | \$3,380,612 | \$77,607,669 | \$170,802,491 |
| 2008 Gasoline Stations w/ Convenience Stores | \$2,959,056 | \$78,888,583 | \$167,445,825 |
| 2008 Other Gasoline Stations | \$1,602,028 | \$45,014,297 | \$98,223,304 |
| 2008 Department Stores excl Leased Depts | \$3,743,768 | \$86,180,167 | \$189,456,437 |
| 2008 General Merchandise Stores | \$2,995,616 | \$69,164,307 | \$152,146,255 |
| 2008 Other Health/Personal Care Stores | \$263,149 | \$5,278,843 | \$11,980,621 |
| 2008 Pharmacies/Drug Stores | \$1,299,353 | \$28,781,462 | \$64,021,008 |
| 2008 Pet/Pet Supplies Stores | \$185,217 | \$4,460,576 | \$9,470,328 |
| 2008 Book/Periodical/Music Stores | \$49,658 | \$2,836,325 | \$5,438,707 |
| 2008 Hobby/Toy/Game Stores | \$92,830 | \$1,326,239 | \$3,337,367 |
| 2008 Musical Instrument/Supplies Stores | \$35,924 | \$729,097 | \$1,622,423 |
| 2008 Sewing/Needlework/Piece Goods Stores | \$10,256 | \$391,492 | \$809,684 |
| 2008 Sporting Goods Stores | \$173,428 | \$4,775,365 | \$10,613,558 |
| 2008 Video Tape Stores - Retail | \$30,943 | \$682,066 | \$1,503,200 |

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