

# Demographic Summary Report

## Pickering Creek Inn

37 Bridge St, Phoenixville, PA 19460

Building Type: **Hospitality**

Class: -

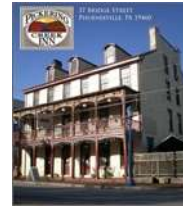
RBA: **13,110 SF**

Typical Floor: **4,370 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	12,610		43,098		97,127	
2017 Estimate	12,362		42,151		95,092	
2010 Census	12,307		41,211		92,525	
Growth 2017 - 2022	2.01%		2.25%		2.14%	
Growth 2010 - 2017	0.45%		2.28%		2.77%	
2017 Population by Hispanic Origin	1,143		2,114		3,694	
2017 Population	12,362		42,151		95,092	
White	10,228	82.74%	35,977	85.35%	81,385	85.59%
Black	1,136	9.19%	2,371	5.63%	4,678	4.92%
Am. Indian & Alaskan	58	0.47%	104	0.25%	189	0.20%
Asian	566	4.58%	2,818	6.69%	7,063	7.43%
Hawaiian & Pacific Island	34	0.28%	38	0.09%	52	0.05%
Other	340	2.75%	843	2.00%	1,723	1.81%
U.S. Armed Forces	7		24		27	
Households						
2022 Projection	5,388		16,812		37,110	
2017 Estimate	5,286		16,443		36,338	
2010 Census	5,288		16,129		35,500	
Growth 2017 - 2022	1.93%		2.24%		2.12%	
Growth 2010 - 2017	-0.04%		1.95%		2.36%	
Owner Occupied	3,251	61.50%	12,191	74.14%	27,403	75.41%
Renter Occupied	2,035	38.50%	4,252	25.86%	8,935	24.59%
2017 Households by HH Income	5,286		16,442		36,339	
Income: <\$25,000	840	15.89%	1,658	10.08%	3,676	10.12%
Income: \$25,000 - \$50,000	1,334	25.24%	3,091	18.80%	6,242	17.18%
Income: \$50,000 - \$75,000	881	16.67%	2,328	14.16%	4,962	13.65%
Income: \$75,000 - \$100,000	867	16.40%	2,415	14.69%	5,227	14.38%
Income: \$100,000 - \$125,000	568	10.75%	1,770	10.77%	4,021	11.07%
Income: \$125,000 - \$150,000	260	4.92%	1,241	7.55%	2,892	7.96%
Income: \$150,000 - \$200,000	240	4.54%	1,519	9.24%	3,854	10.61%
Income: \$200,000+	296	5.60%	2,420	14.72%	5,465	15.04%
2017 Avg Household Income	\$80,352		\$114,432		\$117,597	
2017 Med Household Income	\$60,072		\$86,842		\$90,733	

## Demographic Detail Report

### Pickering Creek Inn

37 Bridge St, Phoenixville, PA 19460

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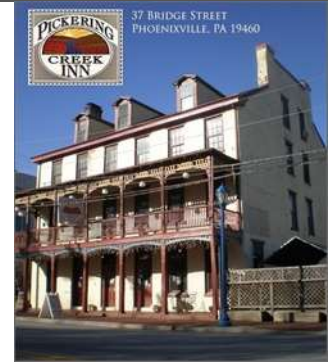
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2022 Projection	12,610		43,098		97,127	
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2010 Census	12,307		41,211		92,525	
Growth 2017 - 2022	2.01%		2.25%		2.14%	
Growth 2010 - 2017	0.45%		2.28%		2.77%	
2017 Population by Age						
	12,362		42,151		95,092	
Age 0 - 4	814	6.58%	2,540	6.03%	5,524	5.81%
Age 5 - 9	814	6.58%	2,780	6.60%	6,091	6.41%
Age 10 - 14	718	5.81%	2,764	6.56%	6,435	6.77%
Age 15 - 19	646	5.23%	2,579	6.12%	6,353	6.68%
Age 20 - 24	623	5.04%	2,275	5.40%	5,615	5.90%
Age 25 - 29	781	6.32%	2,336	5.54%	5,383	5.66%
Age 30 - 34	1,022	8.27%	2,731	6.48%	5,788	6.09%
Age 35 - 39	1,072	8.67%	2,990	7.09%	6,160	6.48%
Age 40 - 44	964	7.80%	3,082	7.31%	6,647	6.99%
Age 45 - 49	883	7.14%	3,171	7.52%	7,206	7.58%
Age 50 - 54	894	7.23%	3,283	7.79%	7,571	7.96%
Age 55 - 59	840	6.80%	3,073	7.29%	7,056	7.42%
Age 60 - 64	688	5.57%	2,526	5.99%	5,773	6.07%
Age 65 - 69	530	4.29%	1,967	4.67%	4,508	4.74%
Age 70 - 74	379	3.07%	1,423	3.38%	3,254	3.42%
Age 75 - 79	260	2.10%	981	2.33%	2,241	2.36%
Age 80 - 84	188	1.52%	707	1.68%	1,592	1.67%
Age 85+	246	1.99%	942	2.23%	1,895	1.99%
Age 65+	1,603	12.97%	6,020	14.28%	13,490	14.19%
Median Age	38.60		40.10		40.10	
Average Age	38.30		39.00		38.90	

## Demographic Detail Report

<b>Pickering Creek Inn</b> 37 Bridge St, Phoenixville, PA 19460									
Radius		1 Mile		3 Mile		5 Mile			
2017 Population By Race		12,362		42,151		95,092			
White		10,228	82.74%	35,977	85.35%	81,385	85.59%		
Black		1,136	9.19%	2,371	5.63%	4,678	4.92%		
Am. Indian & Alaskan		58	0.47%	104	0.25%	189	0.20%		
Asian		566	4.58%	2,818	6.69%	7,063	7.43%		
Hawaiian & Pacific Island		34	0.28%	38	0.09%	52	0.05%		
Other		340	2.75%	843	2.00%	1,723	1.81%		
Population by Hispanic Origin		12,362		42,151		95,092			
Non-Hispanic Origin		11,219	90.75%	40,037	94.98%	91,397	96.11%		
Hispanic Origin		1,143	9.25%	2,114	5.02%	3,694	3.88%		
2017 Median Age, Male		37.60		39.00		38.90			
2017 Average Age, Male		37.20		38.00		37.90			
2017 Median Age, Female		39.60		41.20		41.30			
2017 Average Age, Female		39.40		40.10		39.90			
2017 Population by Occupation Classification		9,890		33,554		75,780			
Civilian Employed		7,027	71.05%	23,331	69.53%	51,719	68.25%		
Civilian Unemployed		290	2.93%	775	2.31%	1,843	2.43%		
Civilian Non-Labor Force		2,566	25.95%	9,425	28.09%	22,192	29.28%		
Armed Forces		7	0.07%	23	0.07%	26	0.03%		
Households by Marital Status									
Married		2,050		8,580		19,887			
Married No Children		1,154		4,534		10,135			
Married w/Children		896		4,046		9,752			
2017 Population by Education		9,435		30,897		68,890			
Some High School, No Diploma		678	7.19%	1,555	5.03%	3,047	4.42%		
High School Grad (Incl Equivalency)		2,831	30.01%	7,353	23.80%	15,754	22.87%		
Some College, No Degree		2,007	21.27%	5,820	18.84%	13,209	19.17%		
Associate Degree		687	7.28%	1,684	5.45%	3,816	5.54%		
Bachelor Degree		2,115	22.42%	8,634	27.94%	19,700	28.60%		
Advanced Degree		1,117	11.84%	5,851	18.94%	13,364	19.40%		

## Demographic Detail Report

Pickering Creek Inn						
37 Bridge St, Phoenixville, PA 19460						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	13,187		44,433		98,542	
Real Estate & Finance	645	4.89%	2,777	6.25%	6,044	6.13%
Professional & Management	4,086	30.99%	15,791	35.54%	34,815	35.33%
Public Administration	151	1.15%	593	1.33%	1,319	1.34%
Education & Health	1,461	11.08%	5,224	11.76%	11,242	11.41%
Services	1,098	8.33%	2,971	6.69%	6,416	6.51%
Information	226	1.71%	690	1.55%	1,288	1.31%
Sales	1,918	14.54%	5,836	13.13%	13,106	13.30%
Transportation	105	0.80%	396	0.89%	1,096	1.11%
Retail	777	5.89%	2,134	4.80%	5,528	5.61%
Wholesale	260	1.97%	861	1.94%	1,798	1.82%
Manufacturing	861	6.53%	2,766	6.23%	6,190	6.28%
Production	742	5.63%	1,579	3.55%	3,373	3.42%
Construction	307	2.33%	1,012	2.28%	2,311	2.35%
Utilities	219	1.66%	621	1.40%	1,563	1.59%
Agriculture & Mining	58	0.44%	147	0.33%	269	0.27%
Farming, Fishing, Forestry	38	0.29%	71	0.16%	121	0.12%
Other Services	235	1.78%	964	2.17%	2,063	2.09%
2017 Worker Travel Time to Job	6,583		21,759		48,311	
<30 Minutes	3,520	53.47%	12,061	55.43%	27,441	56.80%
30-60 Minutes	2,588	39.31%	7,694	35.36%	16,217	33.57%
60+ Minutes	475	7.22%	2,004	9.21%	4,653	9.63%
2010 Households by HH Size	5,289		16,129		35,501	
1-Person Households	1,827	34.54%	4,499	27.89%	9,384	26.43%
2-Person Households	1,694	32.03%	5,325	33.02%	11,452	32.26%
3-Person Households	755	14.27%	2,587	16.04%	5,842	16.46%
4-Person Households	615	11.63%	2,311	14.33%	5,531	15.58%
5-Person Households	255	4.82%	975	6.05%	2,316	6.52%
6-Person Households	91	1.72%	295	1.83%	688	1.94%
7 or more Person Households	52	0.98%	137	0.85%	288	0.81%
2017 Average Household Size	2.30		2.50		2.50	
Households						
2022 Projection	5,388		16,812		37,110	
2017 Estimate	5,286		16,443		36,338	
2010 Census	5,288		16,129		35,500	
Growth 2017 - 2022	1.93%		2.24%		2.12%	
Growth 2010 - 2017	-0.04%		1.95%		2.36%	

# Demographic Detail Report

<b>Pickering Creek Inn</b> 37 Bridge St, Phoenixville, PA 19460				
Radius	1 Mile		3 Mile	
2017 Households by HH Income	5,286		16,442	
<\$25,000	840	15.89%	1,658	10.08%
\$25,000 - \$50,000	1,334	25.24%	3,091	18.80%
\$50,000 - \$75,000	881	16.67%	2,328	14.16%
\$75,000 - \$100,000	867	16.40%	2,415	14.69%
\$100,000 - \$125,000	568	10.75%	1,770	10.77%
\$125,000 - \$150,000	260	4.92%	1,241	7.55%
\$150,000 - \$200,000	240	4.54%	1,519	9.24%
\$200,000+	296	5.60%	2,420	14.72%
<b>2017 Avg Household Income</b>	<b>\$80,352</b>		<b>\$114,432</b>	
<b>2017 Med Household Income</b>	<b>\$60,072</b>		<b>\$86,842</b>	
<b>2017 Occupied Housing</b>	<b>5,286</b>		<b>16,443</b>	
Owner Occupied	3,251	61.50%	12,191	74.14%
Renter Occupied	2,035	38.50%	4,252	25.86%
<b>2010 Housing Units</b>	<b>5,581</b>		<b>16,860</b>	
1 Unit	3,897	69.83%	13,334	79.09%
2 - 4 Units	937	16.79%	1,403	8.32%
5 - 19 Units	480	8.60%	1,198	7.11%
20+ Units	267	4.78%	925	5.49%
<b>2017 Housing Value</b>	<b>3,250</b>		<b>12,191</b>	
<\$100,000	148	4.55%	432	3.54%
\$100,000 - \$200,000	1,251	38.49%	2,226	18.26%
\$200,000 - \$300,000	1,079	33.20%	3,988	32.71%
\$300,000 - \$400,000	299	9.20%	1,985	16.28%
\$400,000 - \$500,000	186	5.72%	1,483	12.16%
\$500,000 - \$1,000,000	273	8.40%	1,890	15.50%
\$1,000,000+	14	0.43%	187	1.53%
<b>2017 Median Home Value</b>	<b>\$220,945</b>		<b>\$286,195</b>	
<b>2017 Housing Units by Yr Built</b>	<b>5,597</b>		<b>17,075</b>	
Built 2010+	48	0.86%	442	2.59%
Built 2000 - 2010	624	11.15%	2,936	17.19%
Built 1990 - 1999	408	7.29%	2,599	15.22%
Built 1980 - 1989	367	6.56%	1,864	10.92%
Built 1970 - 1979	458	8.18%	1,836	10.75%
Built 1960 - 1969	370	6.61%	1,778	10.41%
Built 1950 - 1959	563	10.06%	1,611	9.43%
Built <1949	2,759	49.29%	4,009	23.48%
<b>2017 Median Year Built</b>	<b>1950</b>		<b>1975</b>	
	<b>1978</b>			

**Pickering Creek Inn**

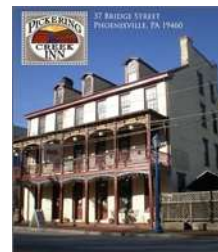
37 Bridge St, Phoenixville, PA 19460

Building Type: **Hospitality**Total Available: **0 SF**

Class: -

% Leased: **0%**RBA: **13,110 SF**

Rent/SF/Yr: -

Typical Floor: **4,370 SF**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>768</b>	<b>5,558</b>	<b>7</b>
Retail & Wholesale Trade	91	708	8
Hospitality & Food Service	50	793	16
Real Estate, Renting, Leasing	28	123	4
Finance & Insurance	57	318	6
Information	15	135	9
Scientific & Technology Services	72	347	5
Management of Companies	0	0	0
Health Care & Social Assistance	237	1,752	7
Educational Services	18	486	27
Public Administration & Sales	9	68	8
Arts, Entertainment, Recreation	13	51	4
Utilities & Waste Management	17	85	5
Construction	46	181	4
Manufacturing	17	174	10
Agriculture, Mining, Fishing	1	6	6
Other Services	97	331	3

**Pickering Creek Inn**  
37 Bridge St, Phoenixville, PA 19460

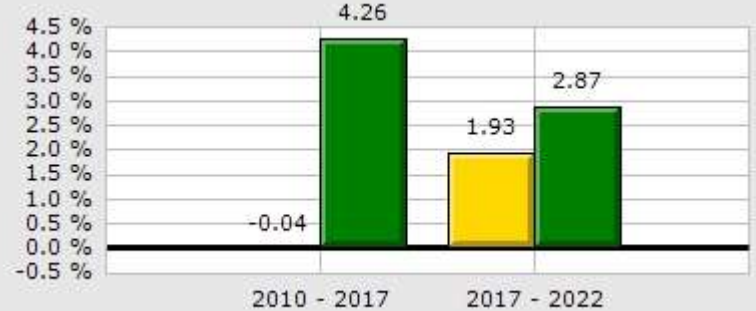
Type: **Hospitality/Hotel**  
County: **Chester**

**1 Mile**  
**County**

**Population Growth**



**Household Growth**



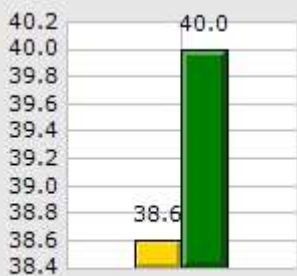
**2017 Med Household Inc**



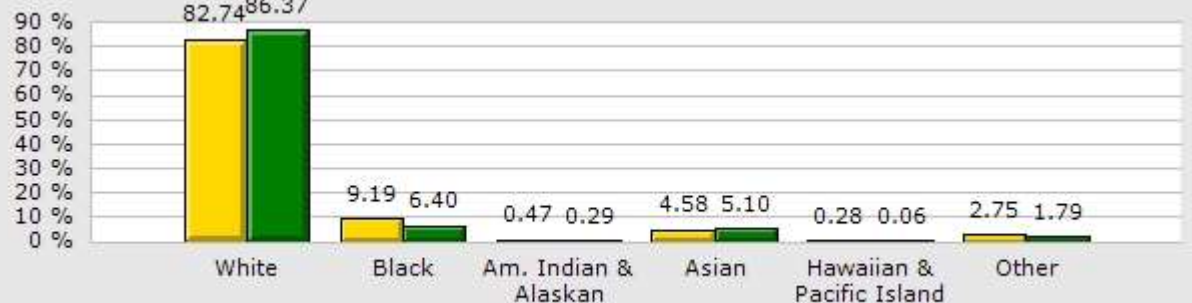
**2017 Households by Household Income**



**2017 Median Age**



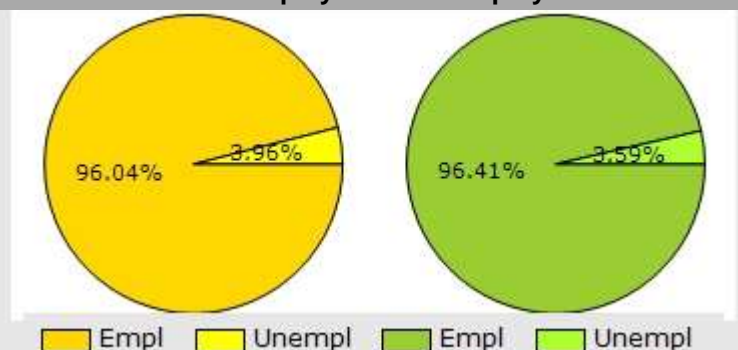
**2017 Population by Race**



**2017 Renter vs. Owner**



**2017 Employed vs. Unemployed**



# Demographic Market Comparison Report

1 mile radius

Pickering Creek Inn				
37 Bridge St, Phoenixville, PA 19460				
Type:	Hospitality/Hotel			
County:	Chester			
	1 Mile		County	
Population Growth				
Growth 2010 - 2017	0.45%		4.20%	
Growth 2017 - 2022	2.01%		2.80%	
Empl	7,027	96.04%	276,342	96.41%
Unempl	290	3.96%	10,293	3.59%
2017 Population by Race				
	12,362		519,823	
White	10,228	82.74%	448,950	86.37%
Black	1,136	9.19%	33,245	6.40%
Am. Indian & Alaskan	58	0.47%	1,502	0.29%
Asian	566	4.58%	26,486	5.10%
Hawaiian & Pacific Island	34	0.28%	333	0.06%
Other	340	2.75%	9,307	1.79%
Household Growth				
Growth 2010 - 2017	-0.04%		4.26%	
Growth 2017 - 2022	1.93%		2.87%	
Renter Occupied	2,035	38.50%	46,573	24.42%
Owner Occupied	3,251	61.50%	144,126	75.58%
2017 Households by Household Income				
	5,286		190,699	
Income <\$25K	840	15.89%	18,500	9.70%
Income \$25K - \$50K	1,334	25.24%	31,725	16.64%
Income \$50K - \$75K	881	16.67%	25,857	13.56%
Income \$75K - \$100K	867	16.40%	26,442	13.87%
Income \$100K - \$125K	568	10.75%	20,770	10.89%
Income \$125K - \$150K	260	4.92%	15,807	8.29%
Income \$150K - \$200K	240	4.54%	22,151	11.62%
Income \$200K+	296	5.60%	29,447	15.44%
2017 Med Household Inc	\$60,072		\$93,216	
2017 Median Age	38.60		40.00	



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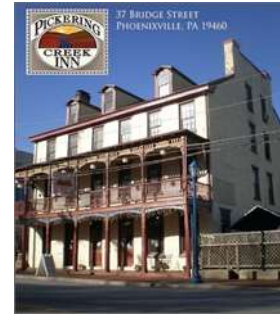
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Age 5 - 9	662	5.38%	814	6.58%	804	6.38%
Age 10 - 14	596	4.84%	718	5.81%	779	6.18%
Age 15 - 19	661	5.37%	646	5.23%	719	5.70%
Age 20 - 24	796	6.47%	623	5.04%	660	5.23%
Age 25 - 29	1,261	10.25%	781	6.32%	683	5.42%
Age 30 - 34	1,127	9.16%	1,022	8.27%	821	6.51%
Age 35 - 39	934	7.59%	1,072	8.67%	963	7.64%
Age 40 - 44	857	6.96%	964	7.80%	1,003	7.95%
Age 45 - 49	922	7.49%	883	7.14%	950	7.53%
Age 50 - 54	958	7.78%	894	7.23%	897	7.11%
Age 55 - 59	724	5.88%	840	6.80%	855	6.78%
Age 60 - 64	539	4.38%	688	5.57%	767	6.08%
Age 65 - 69	421	3.42%	530	4.29%	638	5.06%
Age 70 - 74	294	2.39%	379	3.07%	482	3.82%
Age 75 - 79	242	1.97%	260	2.10%	337	2.67%
Age 80 - 84	211	1.71%	188	1.52%	219	1.74%
Age 85+	232	1.89%	246	1.99%	260	2.06%
<b>Age 15+</b>	<b>10,179</b>	<b>82.71%</b>	<b>10,016</b>	<b>81.02%</b>	<b>10,254</b>	<b>81.32%</b>
<b>Age 20+</b>	<b>9,518</b>	<b>77.34%</b>	<b>9,370</b>	<b>75.80%</b>	<b>9,535</b>	<b>75.61%</b>
<b>Age 65+</b>	<b>1,400</b>	<b>11.38%</b>	<b>1,603</b>	<b>12.97%</b>	<b>1,936</b>	<b>15.35%</b>
<b>Median Age</b>	<b>36</b>		<b>39</b>		<b>41</b>	
<b>Average Age</b>	<b>37.10</b>		<b>38.30</b>		<b>39.50</b>	
Population By Race	12,307		12,362		12,610	
White	10,398	84.49%	10,228	82.74%	10,294	81.63%
Black	1,109	9.01%	1,136	9.19%	1,169	9.27%
Am. Indian & Alaskan	49	0.40%	58	0.47%	64	0.51%
Asian	428	3.48%	566	4.58%	666	5.28%
Hawaiian & Pacific Islander	29	0.24%	34	0.28%	35	0.28%
Other	285	2.32%	340	2.75%	381	3.02%

# Demographic Trend Report

1 Mile Radius

<b>Pickering Creek Inn</b> 37 Bridge St, Phoenixville, PA 19460					
Description	2010		2017		2022
<b>Population by Race (Hispanic)</b>	<b>1,015</b>		<b>1,143</b>		<b>1,240</b>
White	862	84.93%	948	82.94%	1,019 82.18%
Black	75	7.39%	94	8.22%	107 8.63%
Am. Indian & Alaskan	29	2.86%	36	3.15%	38 3.06%
Asian	8	0.79%	13	1.14%	16 1.29%
Hawaiian & Pacific Islander	10	0.99%	11	0.96%	11 0.89%
Other	30	2.96%	41	3.59%	50 4.03%
<b>Household by Household Income</b>	<b>5,289</b>		<b>5,286</b>		<b>5,387</b>
<\$25,000	1,135	21.46%	840	15.89%	847 15.72%
\$25,000 - \$50,000	1,145	21.65%	1,334	25.24%	1,382 25.65%
\$50,000 - \$75,000	974	18.42%	881	16.67%	864 16.04%
\$75,000 - \$100,000	754	14.26%	867	16.40%	888 16.48%
\$100,000 - \$125,000	574	10.85%	568	10.75%	575 10.67%
\$125,000 - \$150,000	273	5.16%	260	4.92%	265 4.92%
\$150,000 - \$200,000	236	4.46%	240	4.54%	245 4.55%
\$200,000+	198	3.74%	296	5.60%	321 5.96%
<b>Average Household Income</b>	<b>\$73,916</b>		<b>\$80,352</b>		<b>\$81,181</b>
<b>Median Household Income</b>	<b>\$58,010</b>		<b>\$60,072</b>		<b>\$59,967</b>

## Consumer Spending Report

### Pickering Creek Inn

37 Bridge St, Phoenixville, PA 19460

Building Type: **Hospitality**

Class: -

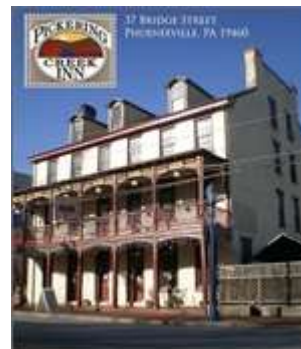
RBA: **13,110 SF**

Typical Floor: **4,370 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$132,041</b>	<b>\$514,588</b>	<b>\$1,167,824</b>
<b>Total Apparel</b>	<b>\$7,587</b>	<b>\$28,845</b>	<b>\$65,855</b>
Women's Apparel	3,020	11,864	27,250
Men's Apparel	1,683	6,393	14,563
Girl's Apparel	565	2,185	4,962
Boy's Apparel	393	1,471	3,354
Infant Apparel	354	1,178	2,608
Footwear	1,572	5,754	13,118
<b>Total Entertainment &amp; Hobbies</b>	<b>\$10,982</b>	<b>\$40,743</b>	<b>\$91,854</b>
Entertainment	1,553	6,311	14,388
Audio & Visual Equipment/Service	5,422	19,134	42,852
Reading Materials	564	2,272	5,166
Pets, Toys, & Hobbies	3,442	13,025	29,447
Personal Items	8,327	33,744	77,087
<b>Total Food and Alcohol</b>	<b>\$37,935</b>	<b>\$138,284</b>	<b>\$312,642</b>
Food At Home	20,738	73,100	165,329
Food Away From Home	14,516	55,117	124,667
Alcoholic Beverages	2,681	10,067	22,645
<b>Total Household</b>	<b>\$19,150</b>	<b>\$80,124</b>	<b>\$181,670</b>
House Maintenance & Repair	3,558	14,262	32,265
Household Equip & Furnishings	7,729	31,402	71,137
Household Operations	5,782	24,359	55,083
Housing Costs	2,081	10,100	23,184

## Consumer Spending Report

### Pickering Creek Inn

37 Bridge St, Phoenixville, PA 19460

2017 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$32,275</b>	<b>\$127,082</b>	<b>\$288,045</b>
Vehicle Purchases	12,787	53,206	121,059
Gasoline	10,523	37,605	84,651
Vehicle Expenses	1,087	4,944	11,222
Transportation	3,473	14,463	32,993
Automotive Repair & Maintenance	4,404	16,864	38,120
<b>Total Health Care</b>	<b>\$6,992</b>	<b>\$26,669</b>	<b>\$60,675</b>
Medical Services	4,001	15,575	35,414
Prescription Drugs	2,307	8,498	19,368
Medical Supplies	684	2,596	5,894
<b>Total Education/Day Care</b>	<b>\$8,794</b>	<b>\$39,098</b>	<b>\$89,997</b>
Education	5,529	24,291	56,111
Fees & Admissions	3,266	14,807	33,886