

**Philadelphia Donut Study**

Latitude 40.010507  
 Longitude -75.209471  
 Donut: 0-1.0 mile

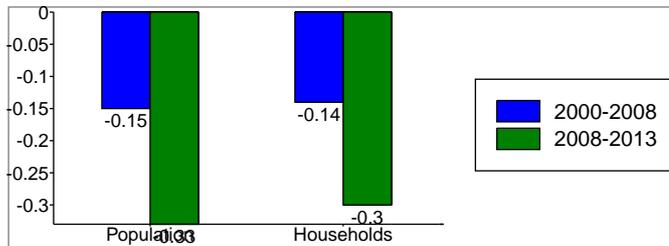
Site Type: Donut

**Population and Households**

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

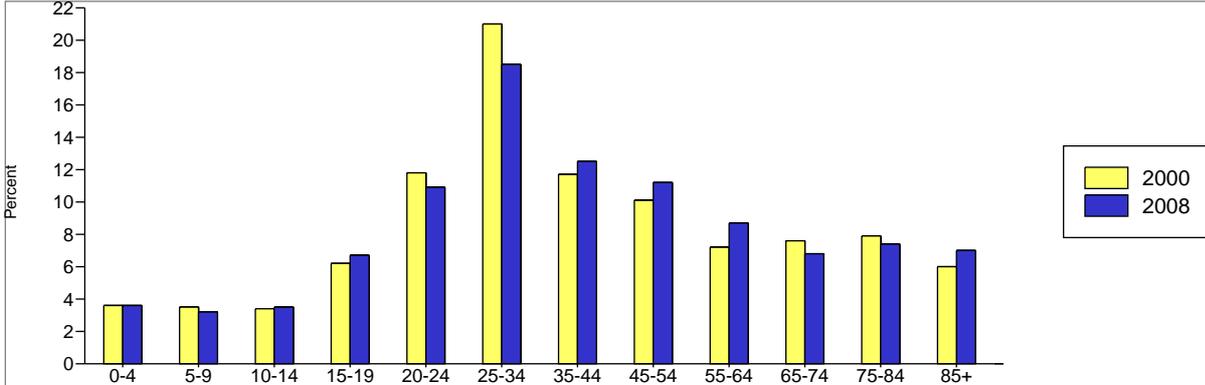
Year	Population	Households
2000	21,153	10,478
2008	20,899	10,354
2013	20,555	10,201

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 2,041 in 2000, or 9.6 percent of the total population. Average household size is 1.81 in 2008, compared to 1.82 in the year 2000.



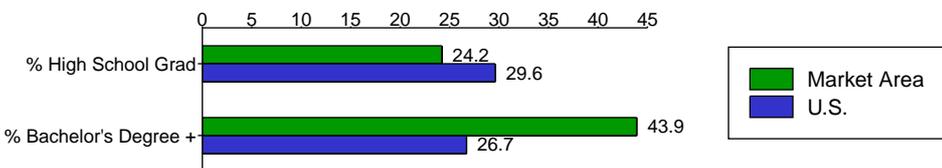
**Population by Age**

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 35.5, compared to 37.7 years currently. By age group, the changes in the percent distribution of the market area population show the following:



**Population by Education**

In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

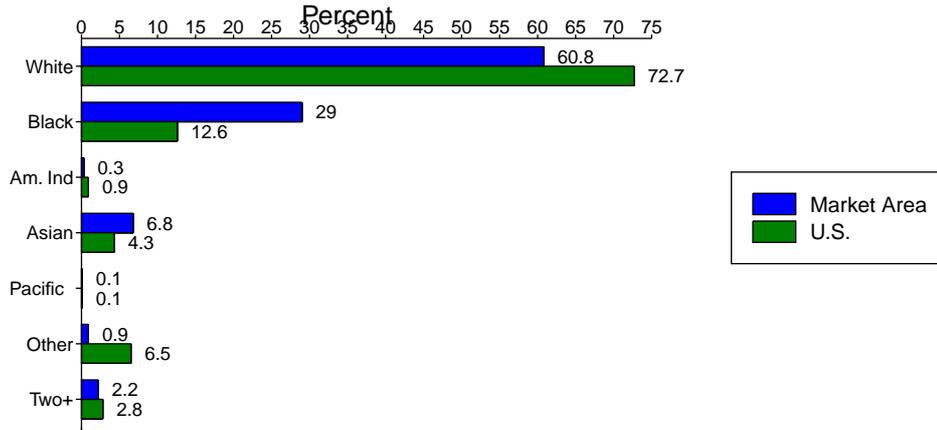
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### Population by Race/Ethnicity

Currently, the racial composition of the population in the market area breaks down as follows:

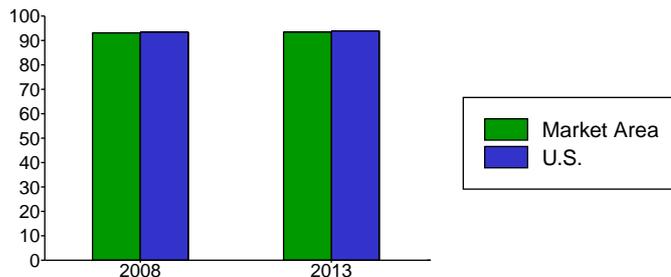


Persons of Hispanic origin represent 3.0 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 56.9 in the identified market area, compared to 59.3 in the U.S. population.

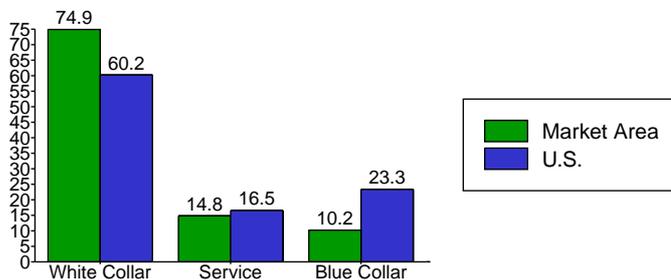
### Population by Employment

In 2000, 58.8 percent of the population aged 16 years or older in the market area participated in the labor force; 0.2 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	%Employed	%Unemployed
2008	93.1	6.9
2013	93.4	6.6



And by occupational status:



In 2000, 62.5 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 26.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

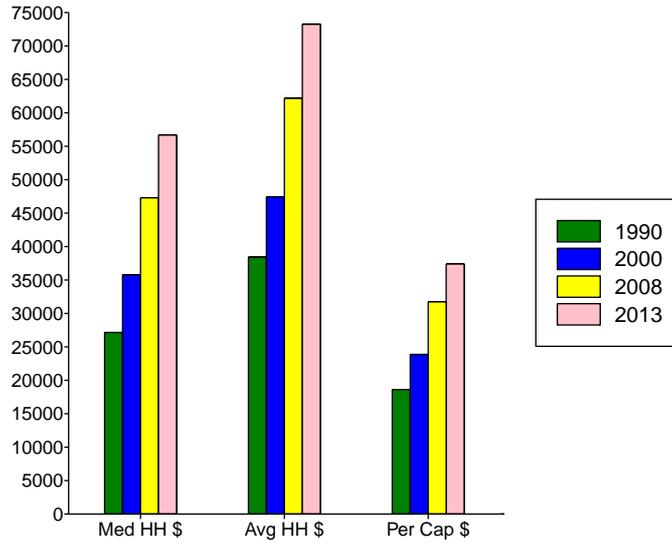
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**Income**

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



**Housing**

Currently, 36.0 percent of the 11,908 housing units in the market area are owner occupied; 50.9 percent, renter occupied; and 13.1 percent are vacant. In 2000, there were 11,699 housing units— 36.5 percent owner occupied, 53.1 percent renter occupied and 10.4 percent vacant. The annual rate of change in housing units since 2000 is 0.21 percent. Median home value in the market area is \$169,010, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.12 percent annually to \$178,705. From 2000 to the current year, median home value changed by 8.88 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

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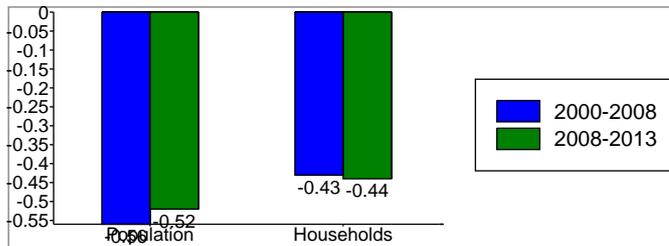
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### Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

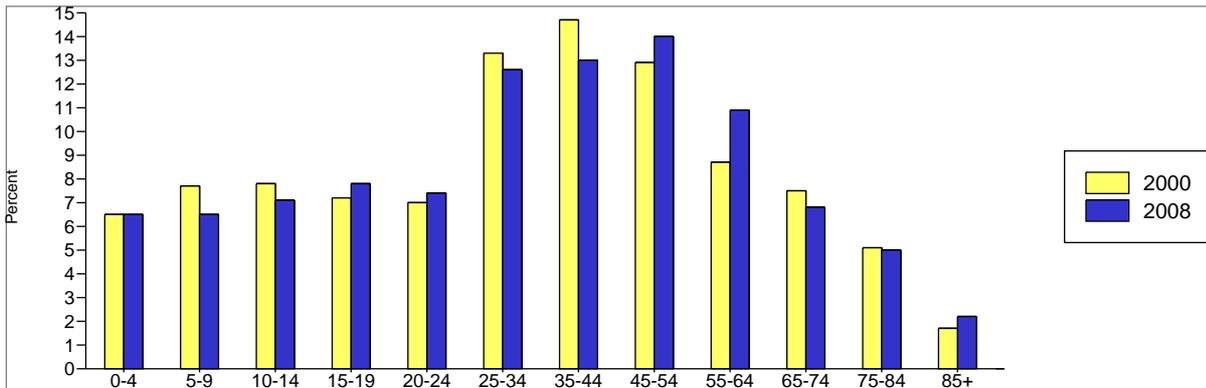
Year	Population	Households
2000	228,517	89,346
2008	218,208	86,239
2013	212,594	84,369

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 7,069 in 2000, or 3.1 percent of the total population. Average household size is 2.45 in 2008, compared to 2.48 in the year 2000.



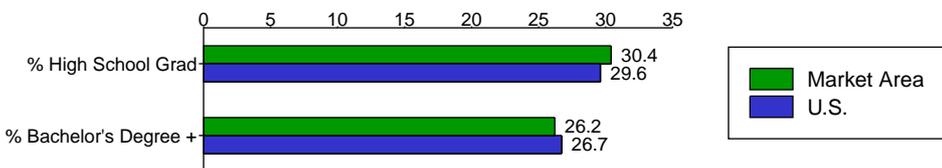
### Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 35.4, compared to 36.5 years currently. By age group, the changes in the percent distribution of the market area population show the following:



### Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

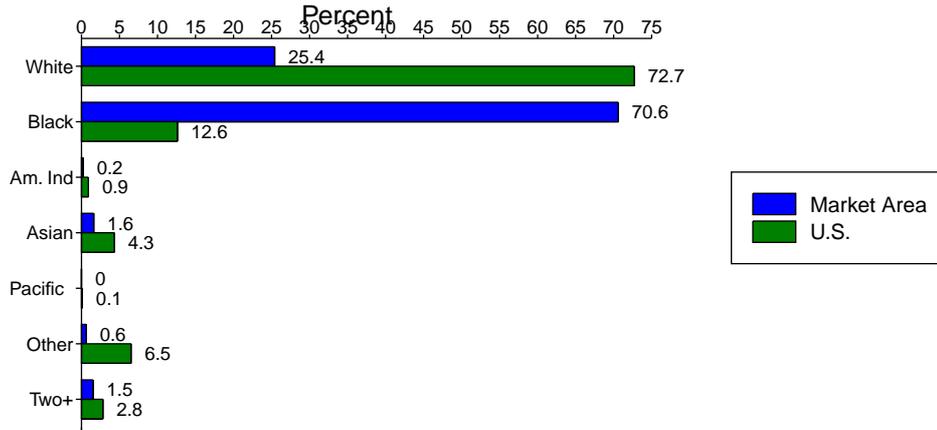
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### Population by Race/Ethnicity

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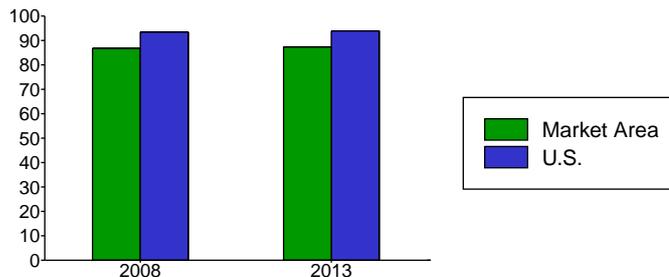


Persons of Hispanic origin represent 1.7 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 45.5 in the identified market area, compared to 59.3 in the U.S. population.

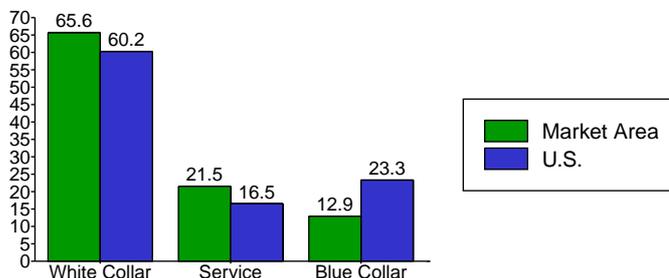
### Population by Employment

In 2000, 56.1 percent of the population aged 16 years or older in the market area participated in the labor force; 0.0 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	%Employed	%Unemployed
2008	86.7	13.3
2013	87.3	12.7



And by occupational status:



In 2000, 50.7 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 34.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

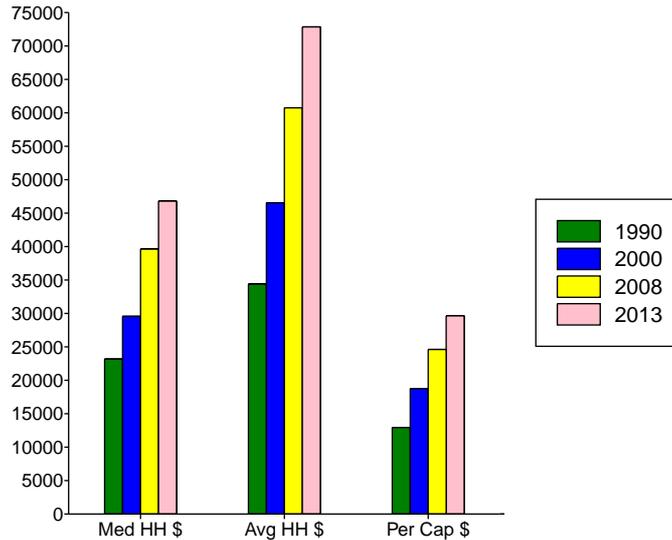
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**Income**

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



**Housing**

Currently, 48.0 percent of the 102,443 housing units in the market area are owner occupied; 36.2 percent, renter occupied; and 15.8 percent are vacant. In 2000, there were 103,037 housing units— 49.2 percent owner occupied, 37.4 percent renter occupied and 13.3 percent vacant. The annual rate of change in housing units since 2000 is -0.07 percent. Median home value in the market area is \$113,174, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.19 percent annually to \$120,049. From 2000 to the current year, median home value changed by 9.29 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

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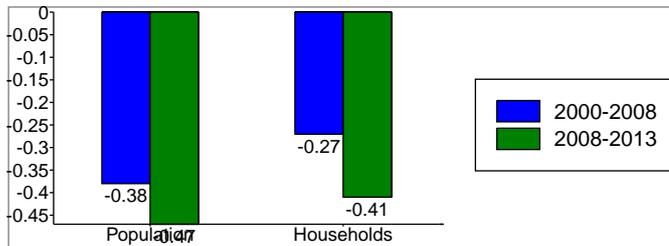
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### Population and Households

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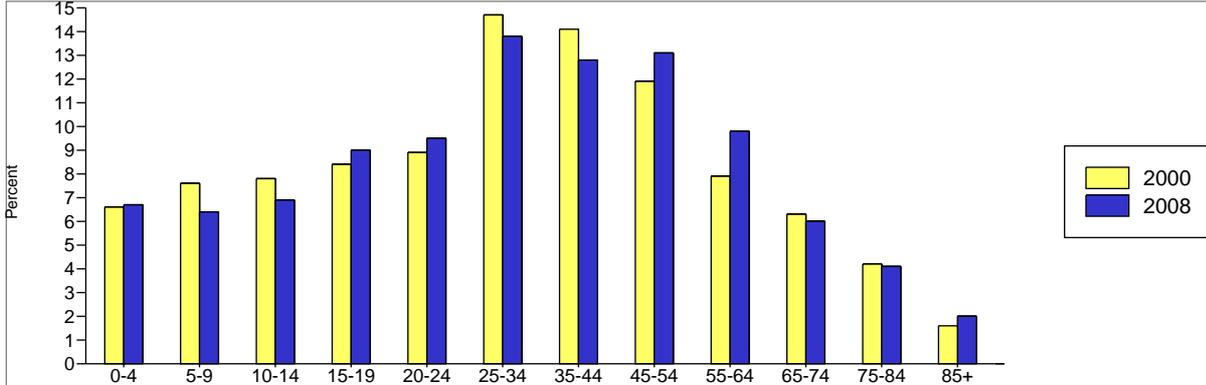
Year	Population	Households
2000	619,401	234,901
2008	600,435	229,755
2013	586,500	225,109

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 31,394 in 2000, or 5.1 percent of the total population. Average household size is 2.48 in 2008, compared to 2.50 in the year 2000.



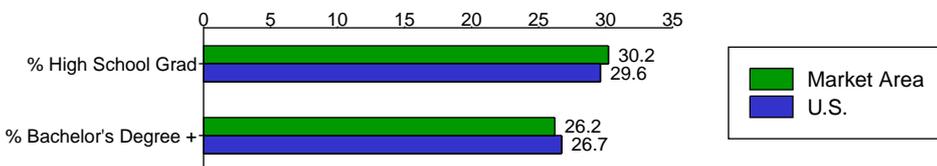
### Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 32.2, compared to 33.2 years currently. By age group, the changes in the percent distribution of the market area population show the following:



### Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

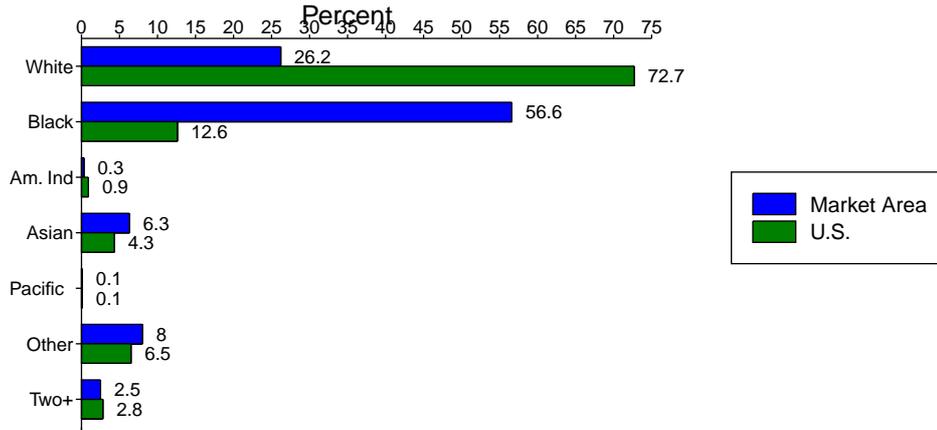
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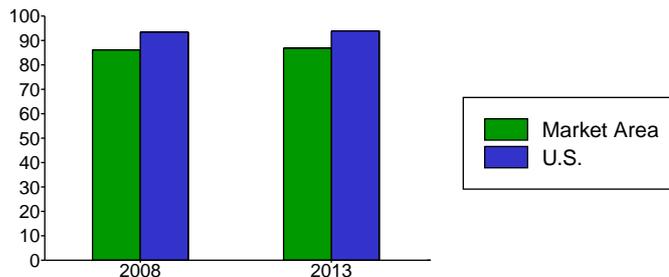


Persons of Hispanic origin represent 13.1 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 69.6 in the identified market area, compared to 59.3 in the U.S. population.

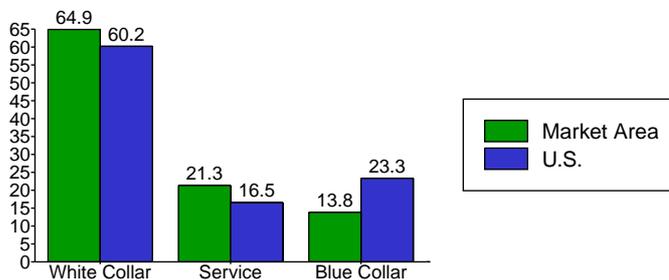
### Population by Employment

In 2000, 56.3 percent of the population aged 16 years or older in the market area participated in the labor force; 0.0 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	%Employed	%Unemployed
2008	86.1	13.9
2013	86.8	13.2



And by occupational status:



In 2000, 43.2 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 32.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

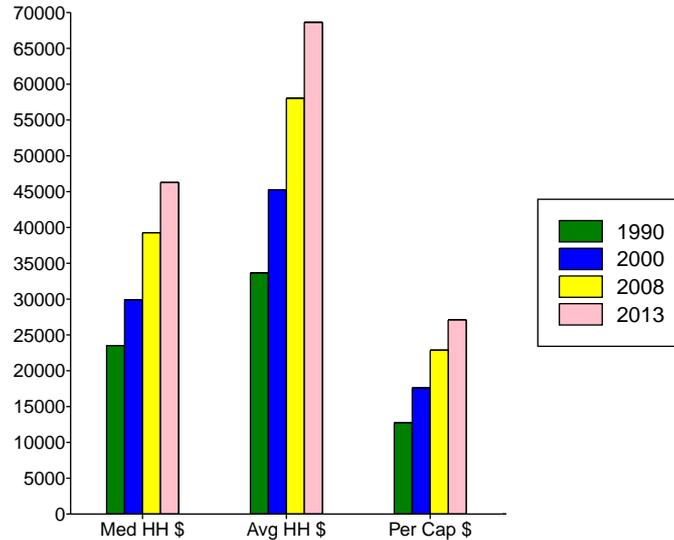
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

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**Income**

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



**Housing**

Currently, 46.1 percent of the 269,401 housing units in the market area are owner occupied; 39.2 percent, renter occupied; and 14.7 percent are vacant. In 2000, there were 267,154 housing units— 48.0 percent owner occupied, 40.0 percent renter occupied and 12.1 percent vacant. The annual rate of change in housing units since 2000 is 0.1 percent. Median home value in the market area is \$117,337, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.1 percent annually to \$123,939. From 2000 to the current year, median home value changed by 9.13 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.