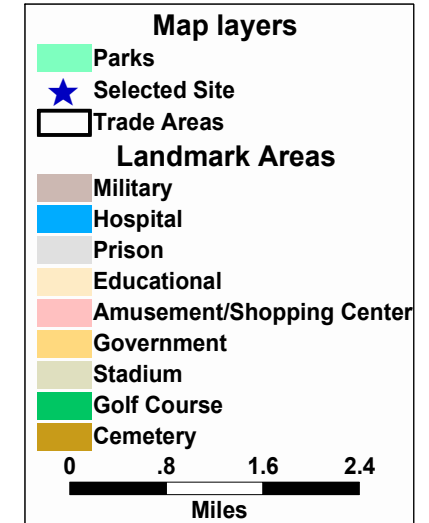
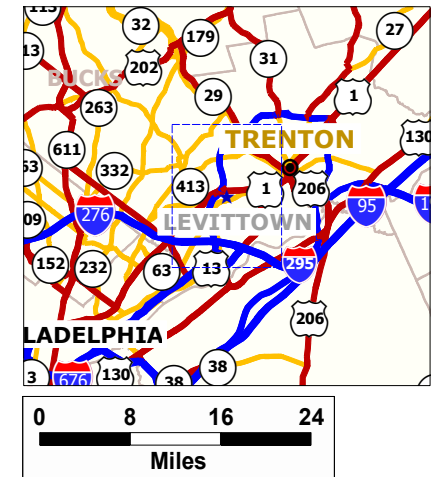
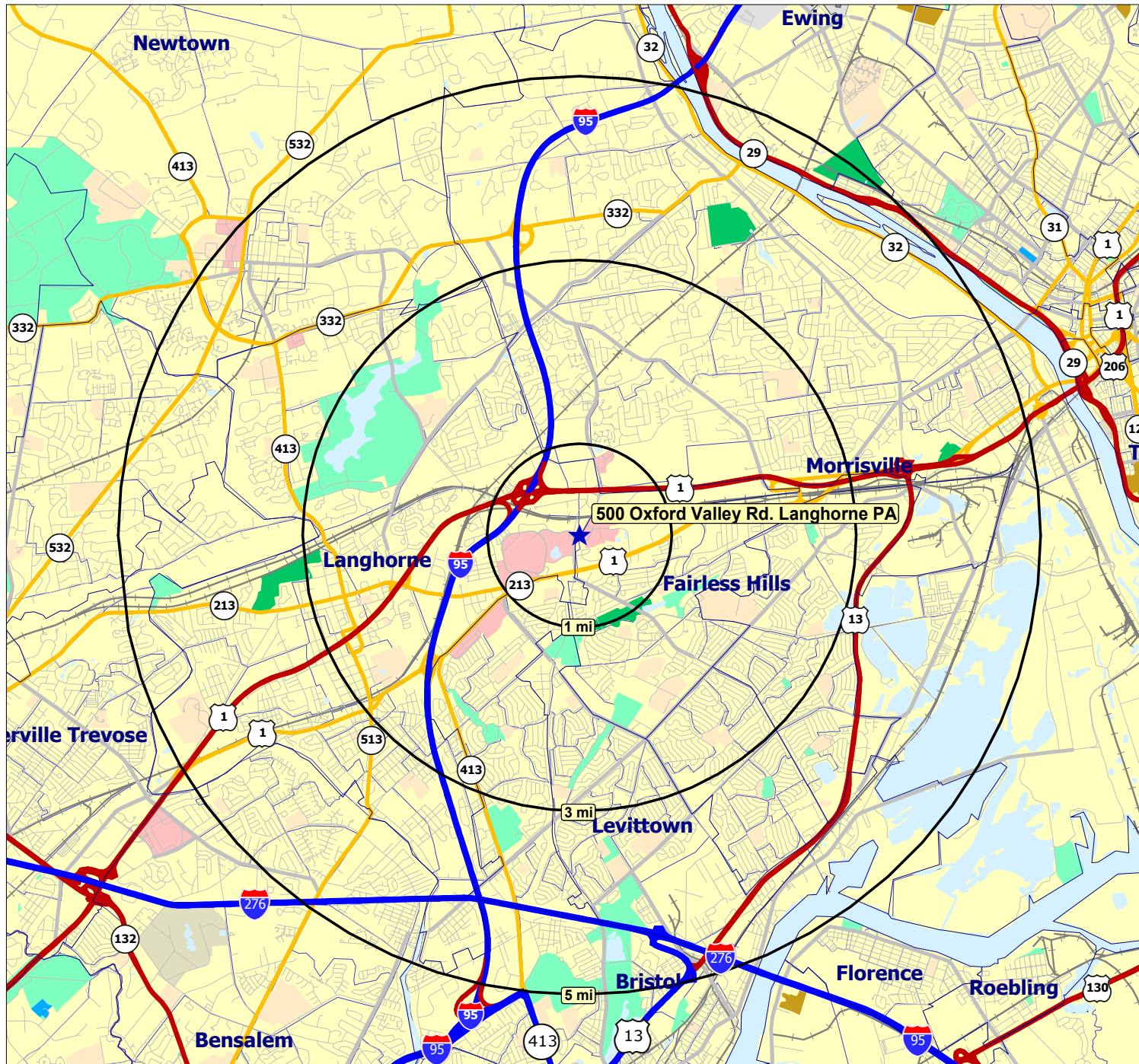


# Capmark, Site Overview-500 Oxford Valley Rd. Langhorne PA







# Demographic Ring Report

500 Oxford Valley Rd. Langhorne PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Population										
Population (1990)	5,325		76,695		191,490		5,435,454		248,710,012	
Population (2000)	5,041		81,636		200,548		5,687,144		281,421,906	
Population (2008)	5,053		84,272		198,440		5,884,485		305,316,813	
Population (2013)	4,970		85,747		197,647		6,030,370		319,924,911	
Population Family (2008)	4,294	85.0%	73,050	86.7%	170,845	86.1%	4,794,191	81.5%	250,367,743	82.0%
Population Group Quarters (2008)	3	0.1%	2,058	2.4%	3,114	1.6%	182,662	3.1%	8,240,628	2.7%
Population CAGR (1990-2008) *	-0.29		0.52		0.20		0.44		1.15	
Pct. Population Growth ('90-'00)	-5.35		6.44		4.73		4.63		13.15	
Pct. Population Growth ('00-'08)	0.24		3.23		-1.05		3.47		8.49	
Pct. Population Growth ('08-'13)	-1.64		1.75		-0.40		2.48		4.78	
Geographic Area Size (sq.mi)	1.25		28.77		80.07		4,696.97		3,590,264.51	
Population Density (2008)	4,053.43		2,929.33		2,478.42		1,252.83		85.04	
Population: Urban/Rural Status (2000)										
Urban Population inside Urbanized Areas	5,087	100.9%	81,614	100.0%	200,440	99.9%	5,261,345	92.5%	192,338,121	68.3%
Urban Population inside Urban Clusters	0.0%		0.0%		0.0%		89,375	1.6%	30,020,188	10.7%
Rural Farm Population	0.0%		0.0%		0.0%		8,667	0.2%	2,987,531	1.1%
Rural NonFarm Population	0.0%		22	0.0%	146	0.1%	327,757	5.8%	56,076,066	19.9%
Gender (2008)										
2008 Male	2,495	49.4%	41,352	49.1%	97,259	49.0%	2,846,408	48.4%	150,510,358	49.3%
2008 Female	2,558	50.6%	42,919	50.9%	101,182	51.0%	3,038,077	51.6%	154,806,455	50.7%
Population by Race (2008)										
White	4,446	88.0%	76,497	90.8%	175,132	88.3%	4,102,143	69.7%	224,453,567	73.5%
Black	186	3.7%	2,556	3.0%	10,583	5.3%	1,212,869	20.6%	37,869,650	12.4%
Asian or Pacific Islander	285	5.6%	3,609	4.3%	8,476	4.3%	272,412	4.6%	14,600,763	4.8%
American Indian/AK National	15	0.3%	129	0.2%	271	0.1%	9,469	0.2%	2,340,063	0.8%
MultiRace	88	1.7%	922	1.1%	2,345	1.2%	127,082	2.2%	8,726,924	2.9%
Other Race	33	0.7%	559	0.7%	1,632	0.8%	160,510	2.7%	17,325,846	5.7%
Population by Hispanic Origin (2008)										
Hispanic	170	3.4%	2,472	2.9%	6,704	3.4%	379,513	6.4%	47,315,892	15.5%
NonHispanic	4,883	96.6%	81,800	97.1%	191,737	96.6%	5,504,972	93.6%	258,000,921	84.5%
Age Distribution (2008)										
0-4	283	5.6%	4,493	5.3%	10,912	5.5%	375,405	6.4%	20,632,508	6.8%
5-9	297	5.9%	4,726	5.6%	11,309	5.7%	373,658	6.3%	20,148,845	6.6%
10-13	266	5.3%	4,574	5.4%	10,699	5.4%	314,637	5.3%	16,385,125	5.4%
14-17	293	5.8%	5,056	6.0%	11,609	5.9%	333,843	5.7%	16,944,386	5.5%
18-24	493	9.8%	8,277	9.8%	19,439	9.8%	578,396	9.8%	29,965,645	9.8%
25-34	623	12.3%	8,602	10.2%	21,052	10.6%	704,898	12.0%	40,730,852	13.3%
35-44	719	14.2%	12,102	14.4%	28,617	14.4%	842,037	14.3%	42,882,647	14.0%

\* CAGR: Compound Annual Growth Rate



## Demographic Ring Report

500 Oxford Valley Rd. Langhorne PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Age Distribution (2008)										
45-54	848	16.8%	14,227	16.9%	34,134	17.2%	894,646	15.2%	44,226,357	14.5%
55-64	583	11.5%	10,005	11.9%	23,610	11.9%	680,247	11.6%	34,132,925	11.2%
65-74	367	7.3%	6,418	7.6%	14,176	7.1%	397,478	6.8%	20,363,608	6.7%
75-84	224	4.4%	4,305	5.1%	9,498	4.8%	265,186	4.5%	13,216,782	4.3%
85+	58	1.1%	1,419	1.7%	3,289	1.7%	123,455	2.1%	5,665,159	1.9%
Median Age										
Median Age (2000)	35.36		36.52		36.39		35.25		34.30	
Median Age (2008)	38.09		39.80		39.37		37.26		35.89	
Median Age (2013)	39.15		41.37		40.67		38.32		36.84	
Age by Sex (2008)										
Female, Age 0 - 13	418	16.3%	6,700	15.6%	16,109	15.9%	523,141	17.2%	27,944,117	18.1%
Female, Age 14 - 17	137	5.4%	2,385	5.6%	5,561	5.5%	163,115	5.4%	8,260,468	5.3%
Female, Age 18 - 24	234	9.1%	4,096	9.5%	9,599	9.5%	284,156	9.4%	14,550,960	9.4%
Female, Age 25 - 34	292	11.4%	4,236	9.9%	10,369	10.2%	353,241	11.6%	19,987,185	12.9%
Female, Age 35 - 44	358	14.0%	6,146	14.3%	14,662	14.5%	431,547	14.2%	21,391,925	13.8%
Female, Age 45 - 54	434	17.0%	7,249	16.9%	17,448	17.2%	463,051	15.2%	22,437,779	14.5%
Female, Age 55 - 64	318	12.4%	5,124	11.9%	11,989	11.8%	358,153	11.8%	17,662,021	11.4%
Female, Age 65 - 74	199	7.8%	3,569	8.3%	7,797	7.7%	217,074	7.1%	10,976,314	7.1%
Female, Age 75 - 84	132	5.2%	2,419	5.6%	5,375	5.3%	160,247	5.3%	7,778,968	5.0%
Female, Age 85+	36	1.4%	990	2.3%	2,265	2.2%	84,467	2.8%	3,820,513	2.5%
Female Median Age	39.70		41.21		40.58		38.79		37.24	
Male, Age 0-13	426	17.1%	7,155	17.3%	16,892	17.4%	541,353	19.0%	29,251,460	19.4%
Male, Age 14-17	156	6.3%	2,671	6.5%	6,048	6.2%	170,728	6.0%	8,683,918	5.8%
Male, Age 18-24	259	10.4%	4,181	10.1%	9,839	10.1%	294,240	10.3%	15,414,685	10.2%
Male, Age 25-34	331	13.3%	4,366	10.6%	10,684	11.0%	351,657	12.4%	20,743,667	13.8%
Male, Age 35-44	361	14.5%	5,956	14.4%	13,955	14.3%	410,490	14.4%	21,490,722	14.3%
Male, Age 45-54	414	16.6%	6,978	16.9%	16,686	17.2%	431,595	15.2%	21,788,578	14.5%
Male, Age 55-64	265	10.6%	4,881	11.8%	11,621	11.9%	322,094	11.3%	16,470,904	10.9%
Male, Age 65-74	169	6.8%	2,849	6.9%	6,379	6.6%	180,404	6.3%	9,387,294	6.2%
Male, Age 75-84	92	3.7%	1,886	4.6%	4,123	4.2%	104,939	3.7%	5,437,814	3.6%
Male, Age 85+	23	0.9%	428	1.0%	1,024	1.1%	38,988	1.4%	1,844,646	1.2%
Male, Median Age	36.37		38.34		38.09		35.67		34.56	
Marital Status (2008)										
Never Married	1,028	24.8%	16,359	23.6%	40,063	24.6%	1,415,074	29.9%	64,637,695	26.5%
Now Married	2,345	56.7%	40,355	58.3%	93,416	57.5%	2,337,271	49.3%	127,444,321	52.2%
Separated	144	3.5%	2,768	4.0%	6,063	3.7%	265,411	5.6%	12,786,810	5.2%
Widowed	277	6.7%	4,881	7.1%	10,607	6.5%	347,037	7.3%	15,653,044	6.4%
Divorced	344	8.3%	4,831	7.0%	12,430	7.6%	374,814	7.9%	23,462,677	9.6%

\* CAGR: Compound Annual Growth Rate



## Demographic Ring Report

500 Oxford Valley Rd. Langhorne PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Marital Status (2008)										
Population Age 15+	4,138	81.9%	69,195	82.1%	162,579	81.9%	4,739,607	80.5%	243,984,547	79.9%
Educational Attainment (2008)										
Less than 9th Grade	49	1.4%	1,007	1.8%	2,289	1.7%	154,393	4.0%	12,483,769	6.2%
Some High School	237	6.9%	3,491	6.1%	8,167	6.1%	319,079	8.2%	17,561,471	8.7%
High School Graduates	1,221	35.7%	18,174	31.8%	41,122	30.6%	1,283,140	32.8%	61,595,298	30.6%
Some College	635	18.6%	9,597	16.8%	23,134	17.2%	621,713	15.9%	38,173,701	19.0%
Associate's Degree	379	11.1%	4,760	8.3%	10,688	8.0%	264,972	6.8%	15,535,305	7.7%
Bachelor's Degree	571	16.7%	12,066	21.1%	29,319	21.8%	777,422	19.9%	35,327,843	17.6%
Graduate School	331	9.7%	7,983	14.0%	19,657	14.6%	487,228	12.5%	20,540,943	10.2%
Population Age 25+	3,423	67.7%	57,078	67.7%	134,376	67.7%	3,907,947	66.4%	201,218,330	65.9%
Educational Enrollment (2000)										
Public PreSchool	29	2.3%	470	2.1%	1,265	2.4%	47,926	3.0%	2,665,029	3.5%
Private PreSchool	77	6.0%	1,110	5.1%	3,077	5.7%	67,545	4.3%	2,291,171	3.0%
Public Elem/High	815	63.8%	12,836	58.6%	31,047	57.7%	879,604	56.0%	48,365,904	63.1%
Private Elem/High	148	11.6%	3,309	15.1%	8,465	15.7%	218,120	13.9%	5,814,881	7.6%
Enrolled in College	210	16.4%	4,169	19.0%	9,929	18.5%	358,691	22.8%	17,477,544	22.8%
Total Enrolled in School	1,277	25.3%	21,895	26.8%	53,783	26.8%	1,571,886	27.6%	76,614,529	27.2%
Population by Age by Poverty Level (2000)										
Above 1999 Poverty Level < 65 yrs old	4,268	84.7%	67,327	82.5%	166,692	83.1%	4,276,963	75.2%	209,923,646	74.6%
Above 1999 Poverty Level 65+ yrs old	571	11.3%	9,322	11.4%	21,885	10.9%	652,601	11.5%	30,058,774	10.7%
Below 1999 Poverty Level < 65 yrs old	215	4.3%	2,730	3.3%	7,988	4.0%	531,974	9.4%	30,612,038	10.9%
Below 1999 Poverty Level 65+ yrs old	25	0.5%	407	0.5%	1,076	0.5%	66,975	1.2%	3,287,774	1.2%
Households										
Households (1990)	2,104		25,891		66,984		1,990,035		91,947,641	
Households (2000)	1,932		28,777		73,151		2,134,403		105,480,101	
Households (2008)	1,957		29,969		72,567		2,177,327		113,634,428	
Households (2013)	1,929		30,610		72,402		2,221,268		118,653,088	
Households CAGR (1990-2008) *	-0.40		0.82		0.45		0.50		1.18	
Pct. Household Growth ('90-'00)	-8.17		11.15		9.21		7.25		14.72	
Pct. Household Growth ('00-'08)	1.28		4.14		-0.80		2.01		7.73	
Pct. Household Growth ('08-'13)	-1.39		2.14		-0.23		2.02		4.42	
Median Household Income by Age (2008)										
Age < 25	47,694		51,413		45,222		28,822		28,988	
Age 25-34	60,375		72,152		68,474		54,956		47,682	
Age 35-44	75,709		91,952		89,748		67,780		60,306	
Age 45-54	84,744		103,543		102,106		80,095		69,357	
Age 55-64	76,840		92,274		91,638		69,744		61,074	
Age 65-74	56,352		62,800		62,000		48,329		43,336	

\* CAGR: Compound Annual Growth Rate





## Demographic Ring Report

500 Oxford Valley Rd. Langhorne PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Median Household Income by Age (2008)										
Age 75+	44,087		48,648		48,151		37,126		33,046	
Median Household Income										
Median Household Income (1990)	40,405		47,083		46,634		35,731		30,098	
Median Household Income (2000)	56,370		65,963		64,764		48,308		42,306	
Median Household Income (2008)	70,314		84,395		82,237		60,662		52,683	
Median Household Income (2013)	78,149		94,976		92,178		67,512		58,409	
Median Household Income CAGR (1990-2008) *	3.13		3.30		3.20		2.98		3.16	
Per Capita Income										
Per Capita Income (2000)	24,159		26,127		26,843		23,578		21,231	
Per Capita Income (2008)	31,137		34,899		35,192		29,682		26,464	
Per Capita Income (2013)	35,300		40,106		40,191		33,198		29,566	
Average Household Income										
Average Household Income (2000)	63,918		74,482		74,002		62,795		56,612	
Average Household Income (2008)	80,379		96,314		94,845		77,546		68,953	
Average Household Income (2013)	90,901		110,503		108,269		87,165		77,416	
Median Disposable Income										
Median Disposable Income (2008)	57,382		67,292		65,672		50,205		44,384	
Median Disposable Income (2013)	63,070		74,788		72,866		55,645		48,616	
Aggregate Income (\$MM)										
Aggregate Income (2008)	157.32		2,941.02		6,983.52		174,660.41		8,079,971.24	
Aggregate Income (2013)	175.44		3,438.93		7,943.71		200,197.14		9,458,867.34	
HH Income Distribution (2008)										
< \$10K	54	2.8%	896	3.0%	2,355	3.2%	161,632	7.4%	8,625,364	7.6%
\$10-\$14,999	36	1.8%	444	1.5%	1,308	1.8%	74,843	3.4%	4,710,098	4.1%
\$15 - \$ 24,999	122	6.2%	1,660	5.5%	4,480	6.2%	188,293	8.6%	11,660,979	10.3%
\$25 - \$ 34,999	124	6.3%	1,932	6.4%	5,015	6.9%	193,715	8.9%	11,923,334	10.5%
\$35 - \$ 49,999	386	19.7%	3,491	11.6%	8,731	12.0%	287,033	13.2%	16,836,014	14.8%
\$50 - \$ 74,999	395	20.2%	5,637	18.8%	13,818	19.0%	399,669	18.4%	21,903,087	19.3%
\$75 - \$99,999	354	18.1%	5,091	17.0%	11,652	16.1%	293,973	13.5%	14,094,229	12.4%
\$100 - \$149,999	328	16.8%	6,260	20.9%	14,179	19.5%	335,315	15.4%	14,167,475	12.5%
\$150 - \$199,999	73	3.7%	2,267	7.6%	5,439	7.5%	117,855	5.4%	4,617,956	4.1%
\$200K+	85	4.3%	2,292	7.6%	5,590	7.7%	124,999	5.7%	5,095,892	4.5%
Size of Household (2000)										
1 Person Household (2000)	474	24.5%	5,739	19.9%	15,820	21.6%	574,377	26.9%	27,230,075	25.8%
2 Person Household (2000)	593	30.7%	8,901	30.9%	22,814	31.2%	654,569	30.7%	34,418,046	32.6%
3 Person Household (2000)	354	18.3%	5,399	18.8%	13,545	18.5%	359,205	16.8%	17,439,027	16.5%
4 Person Household (2000)	323	16.7%	5,310	18.5%	12,917	17.7%	315,361	14.8%	14,973,089	14.2%

\* CAGR: Compound Annual Growth Rate



## Demographic Ring Report

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Variable	1 mi		3 mi		5 mi		CBSA		USA	
Size of Household (2000)										
5 Person Household (2000)	134	6.9%	2,375	8.3%	5,616	7.7%	148,450	7.0%	6,936,886	6.6%
6 Person Household (2000)	36	1.9%	749	2.6%	1,753	2.4%	52,800	2.5%	2,636,134	2.5%
7+ Person Household (2000)	18	0.9%	306	1.1%	686	0.9%	29,642	1.4%	1,846,844	1.8%
Size of Household (2008)										
1 Person Household (2008)	519	26.5%	6,576	21.9%	16,958	23.4%	660,257	30.3%	31,592,056	27.8%
2 Person Household (2008)	573	29.3%	8,885	29.6%	21,520	29.7%	570,315	26.2%	34,180,273	30.1%
3 Person Household (2008)	344	17.6%	5,380	18.0%	12,891	17.8%	313,943	14.4%	17,235,325	15.2%
4 Person Household (2008)	333	17.0%	5,593	18.7%	13,110	18.1%	365,949	16.8%	17,323,330	15.2%
5 Person Household (2008)	134	6.8%	2,465	8.2%	5,659	7.8%	171,743	7.9%	8,048,333	7.1%
6 Person Household (2008)	36	1.8%	762	2.5%	1,744	2.4%	60,917	2.8%	3,078,462	2.7%
7+ Person Household (2008)	18	0.9%	308	1.0%	685	0.9%	34,203	1.6%	2,176,648	1.9%
Age of Householder (2008)										
Age of Householder <25	69	3.5%	532	1.8%	1,911	2.6%	88,712	4.1%	5,850,843	5.1%
Age of Householder 25-34	272	13.9%	3,381	11.3%	8,730	12.0%	307,874	14.1%	18,113,056	15.9%
Age of Householder 35-44	372	19.0%	6,006	20.0%	14,385	19.8%	429,052	19.7%	22,034,540	19.4%
Age of Householder 45-54	500	25.5%	7,606	25.4%	18,451	25.4%	489,001	22.5%	24,212,294	21.3%
Age of Householder 55-64	344	17.6%	5,638	18.8%	13,464	18.6%	389,214	17.9%	19,414,926	17.1%
Age of Householder 65-74	221	11.3%	3,760	12.5%	8,381	11.5%	240,732	11.1%	12,354,271	10.9%
Age of Householder 75+	180	9.2%	3,047	10.2%	7,245	10.0%	232,742	10.7%	11,654,498	10.3%
Age of Householder, Median	49.29		50.99		50.28		49.38		48.47	
Vehicles Available (2008)										
Total Vehicles Available	3,818		61,587		144,132		3,643,186		210,409,627	
Household: 0 Vehicles Available	82	4.2%	1,199	4.0%	3,333	4.6%	292,054	13.4%	9,503,267	8.4%
Household: 1 Vehicles Available	579	29.6%	7,798	26.0%	20,563	28.3%	735,227	33.8%	37,350,322	32.9%
Household: 2+ Vehicles Available	1,296	66.2%	20,972	70.0%	48,672	67.1%	1,150,046	52.8%	66,780,839	58.8%
Households by Type (2000)										
Family Households	1,356	70.2%	21,819	75.8%	53,739	73.5%	1,440,061	67.5%	71,787,347	68.1%
Married Couple Family	1,054	54.6%	17,925	62.3%	43,316	59.2%	1,046,976	49.1%	54,493,232	51.7%
Married Couple Family With Children	521	27.0%	8,723	30.3%	21,016	28.7%	481,668	22.6%	24,835,505	23.5%
Married Couple Family No Children	534	27.6%	9,202	32.0%	22,300	30.5%	565,309	26.5%	29,657,727	28.1%
Male Householder, no wife present	87	4.5%	1,114	3.9%	2,844	3.9%	89,829	4.2%	4,394,012	4.2%
Male Householder, no wife present With Children	39	2.0%	514	1.8%	1,369	1.9%	40,883	1.9%	2,190,989	2.1%
Male Householder, no wife present No Children	48	2.5%	601	2.1%	1,475	2.0%	48,946	2.3%	2,203,023	2.1%
Female Householder, no wife present	214	11.1%	2,779	9.7%	7,580	10.4%	303,256	14.2%	12,900,103	12.2%
Female Householder, no wife present With Children	123	6.4%	1,327	4.6%	3,900	5.3%	161,097	7.5%	7,561,874	7.2%
Female Householder, no wife present No Children	91	4.7%	1,452	5.0%	3,680	5.0%	142,159	6.7%	5,338,229	5.1%
Male Householder	60	3.1%	706	2.5%	2,082	2.8%	67,380	3.2%	3,776,997	3.6%
Female Householder	42	2.2%	514	1.8%	1,509	2.1%	52,585	2.5%	2,685,682	2.5%

\* CAGR: Compound Annual Growth Rate



## Demographic Ring Report

500 Oxford Valley Rd. Langhorne PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Households by Type (2000)										
Non-Family Households	576	29.8%	6,959	24.2%	19,412	26.5%	694,342	32.5%	33,692,754	31.9%
Households by Type (2008)										
Married Couple Family w/ Children	486	24.8%	8,433	28.1%	19,436	26.8%	462,208	21.2%	25,458,184	22.4%
Lone Parent Male w/ Children	43	2.2%	537	1.8%	1,347	1.9%	54,300	2.5%	3,087,484	2.7%
Lone Parent Female w/ Children	152	7.8%	1,738	5.8%	4,760	6.6%	202,545	9.3%	9,901,570	8.7%
Married Couple Family wo/ Children	529	27.0%	9,588	32.0%	22,132	30.5%	538,546	24.7%	30,379,785	26.7%
Lone Parent Male wo/ Children	62	3.2%	805	2.7%	1,922	2.6%	47,561	2.2%	2,274,968	2.0%
Lone Parent Female wo/ Children	64	3.3%	1,043	3.5%	2,565	3.5%	101,877	4.7%	4,355,303	3.8%
Non-family Male Head w/ Children	1	0.1%	14	0.0%	38	0.1%	4,216	0.2%	291,246	0.3%
Non-family Female Head w/ Children	1	0.1%	11	0.0%	23	0.0%	709	0.0%	89,796	0.1%
Lone Male Householder	224	11.4%	2,595	8.7%	6,954	9.6%	276,656	12.7%	14,016,381	12.3%
Lone Female Householder	295	15.1%	3,981	13.3%	10,004	13.8%	383,601	17.6%	17,575,715	15.5%
Non Family Households	621	31.7%	7,826	26.1%	20,405	28.1%	770,290	35.4%	38,177,134	33.6%
Housing Units by Occupancy Status (2000)										
Total	1,971		29,546		75,315		2,281,824		115,904,641	
Occupied	1,932	98.0%	28,777	97.4%	73,151	97.1%	2,134,403	93.5%	105,480,101	91.0%
Vacant	39	2.0%	768	2.6%	2,164	2.9%	147,421	6.5%	10,424,540	9.0%
Owner-Occupied	1,518	78.6%	23,567	81.9%	56,456	77.2%	1,493,584	70.0%	69,815,753	66.2%
Renter-Occupied	413	21.4%	5,210	18.1%	16,695	22.8%	640,819	30.0%	35,664,348	33.8%
Gross Median Rent	679		711		696		562		517	
Housing Units by Occupancy Status (2008)										
Total Housing Units	2,069		31,934		77,455		2,405,476		129,657,009	
Vacant Units	112	5.4%	1,966	6.2%	4,888	6.3%	228,149	9.5%	16,022,581	12.4%
Occupied Units	1,957	94.6%	29,969	93.8%	72,567	93.7%	2,177,327	90.5%	113,634,428	87.6%
Renter Occupied Units	448	22.9%	5,400	18.0%	16,200	22.3%	625,281	28.7%	36,833,603	32.4%
Owner Occupied Units	1,508	77.1%	24,569	82.0%	56,367	77.7%	1,552,046	71.3%	76,800,825	67.6%
Vacant Units (2000)										
For Rent	17	43.6%	207	27.0%	736	34.0%	43,191	29.3%	2,614,652	25.1%
For Sale	4	10.3%	210	27.3%	471	21.8%	20,895	14.2%	1,204,318	11.6%
Rented or Sold, Not Occupied	9	23.1%	127	16.5%	286	13.2%	14,927	10.1%	702,435	6.7%
Seasonal	4	10.3%	69	9.0%	196	9.1%	8,212	5.6%	3,578,718	34.3%
Migrant Workers		0.0%	3	0.4%	5	0.2%	195	0.1%	25,498	0.2%
Other	6	15.4%	153	19.9%	470	21.7%	60,001	40.7%	2,298,919	22.1%
Owner Occupied Housing Values (2000)										
Under \$25,000	113	7.4%	283	1.2%	1,116	2.0%	55,940	3.7%	3,953,640	5.7%
\$25,000-\$49,999	60	4.0%	173	0.7%	772	1.4%	122,335	8.2%	6,475,801	9.3%
\$50,000-\$79,999	6	0.4%	172	0.7%	1,222	2.2%	197,465	13.2%	11,448,814	16.4%
\$80,000-\$99,999	96	6.3%	1,822	7.7%	5,608	9.9%	199,477	13.4%	9,240,544	13.2%

\* CAGR: Compound Annual Growth Rate





# Demographic Ring Report

500 Oxford Valley Rd. Langhorne PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Owner Occupied Housing Values (2000)										
\$100,000-\$149,999	929	61.2%	11,940	50.7%	23,509	41.6%	392,631	26.3%	15,196,562	21.8%
\$150,000-\$199,999	226	14.9%	4,933	20.9%	11,437	20.3%	246,322	16.5%	9,367,504	13.4%
\$200,000-\$299,999	64	4.2%	3,255	13.8%	8,964	15.9%	175,122	11.7%	7,800,967	11.2%
\$300,000-\$399,999	22	1.4%	735	3.1%	2,455	4.3%	54,103	3.6%	2,909,852	4.2%
\$400,000-\$499,999	2	0.1%	180	0.8%	794	1.4%	21,368	1.4%	1,363,814	2.0%
\$500,000+		0.0%	74	0.3%	579	1.0%	28,822	1.9%	2,058,255	2.9%
Median Housing Value	126,871		153,063		157,192		121,114		111,832	
Owner Occupied Units in Structure (2000)										
Single Units Detached	1,075	69.9%	20,090	85.3%	45,885	81.2%	905,466	60.6%	56,278,427	80.6%
Single Units Attached	305	19.8%	2,681	11.4%	7,783	13.8%	499,283	33.4%	3,820,475	5.5%
Double Units		0.0%	58	0.2%	226	0.4%	18,982	1.3%	1,164,748	1.7%
3-9 Units	1	0.1%	348	1.5%	632	1.1%	18,211	1.2%	1,139,305	1.6%
10-19 Units		0.0%	49	0.2%	272	0.5%	7,379	0.5%	368,227	0.5%
20-49 Units		0.0%	5	0.0%	88	0.2%	5,094	0.3%	407,561	0.6%
50+ Units		0.0%	17	0.1%	40	0.1%	13,707	0.9%	725,672	1.0%
Mobile Home or Trailer	156	10.1%	297	1.3%	1,577	2.8%	24,698	1.7%	5,853,314	8.4%
All Other		0.0%		0.0%	3	0.0%	191	0.0%	85,625	0.1%
Single/Multiple Unit Ratio	0.09		4.79		8.51		22.17		15.79	
Total Units (Calculated Base)	1,537		23,545		56,504		1,493,011		69,843,354	
Total Housing Units by Year Built (2000)										
Built 1999-March 2000	6	0.3%	421	1.4%	718	1.0%	30,627	1.3%	2,754,854	2.4%
1995-1998	50	2.5%	1,332	4.5%	2,764	3.7%	91,998	4.0%	8,478,685	7.3%
1990-1994	142	7.2%	2,142	7.2%	4,245	5.6%	111,861	4.9%	8,466,808	7.3%
1980-1989	346	17.6%	5,229	17.7%	13,480	17.9%	241,283	10.6%	18,326,549	15.8%
1970-1979	149	7.6%	3,014	10.2%	12,652	16.8%	301,240	13.2%	21,438,951	18.5%
1960-1969	231	11.7%	3,179	10.8%	8,720	11.6%	322,383	14.1%	15,912,148	13.7%
1950-1959	977	49.6%	12,396	42.0%	24,062	31.9%	390,319	17.1%	14,710,931	12.7%
1940-1949	56	2.8%	819	2.8%	3,661	4.9%	245,317	10.8%	8,435,761	7.3%
1939-earlier	14	0.7%	1,014	3.4%	5,012	6.7%	546,797	24.0%	17,379,954	15.0%
Employment (Age 16+) (2008)										
In Armed Forces	1	0.0%	20	0.0%	100	0.1%	7,921	0.3%	1,016,730	0.7%
Employed	2,798	96.5%	44,377	96.0%	104,692	95.8%	2,815,075	92.9%	144,840,135	93.0%
Unemployed	100	3.4%	1,804	3.9%	4,527	4.1%	207,068	6.8%	9,926,657	6.4%
Not in Labor Force	1,174	40.5%	21,732	47.0%	50,380	46.1%	1,626,259	53.7%	83,967,658	53.9%
Unemployment Rate	3.43		3.91		4.14		6.83		6.37	
Population Age 16+	2,899	57.4%	46,202	54.8%	109,320	55.1%	3,030,064	51.5%	155,783,522	51.0%
Labor Force by Occupation (2000)										
Executive	261	9.6%	4,168	9.9%	11,168	10.8%	249,883	9.4%	11,893,732	9.2%

\* CAGR: Compound Annual Growth Rate



## Demographic Ring Report

500 Oxford Valley Rd. Langhorne PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
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### Labor Force by Occupation (2000)

Professional	501	18.4%	8,353	19.8%	20,772	20.0%	529,157	20.0%	22,130,198	17.1%
Technicians	134	4.9%	2,851	6.8%	7,160	6.9%	172,668	6.5%	7,665,407	5.9%
Sales	329	12.1%	5,480	13.0%	13,331	12.9%	297,529	11.2%	14,594,094	11.2%
Clerical	528	19.4%	7,479	17.7%	17,874	17.2%	464,755	17.6%	20,014,183	15.4%
Protective Services	12	0.4%	582	1.4%	1,339	1.3%	57,316	2.2%	2,551,664	2.0%
Services	248	9.1%	3,567	8.5%	8,749	8.4%	281,393	10.6%	14,416,145	11.1%
Primary	6	0.2%	20	0.0%	62	0.1%	6,295	0.2%	952,467	0.7%
Production	166	6.1%	2,607	6.2%	6,510	6.3%	162,288	6.1%	11,014,661	8.5%
Operators	107	3.9%	1,382	3.3%	3,106	3.0%	77,906	2.9%	4,254,033	3.3%
Materials	117	4.3%	954	2.3%	2,281	2.2%	56,004	2.1%	3,312,563	2.6%
Laborers	311	11.4%	4,695	11.1%	11,361	11.0%	290,015	11.0%	16,930,154	13.1%
Pct. White Collar	64.43		67.24		67.79		64.80		58.81	
Pct. Blue Collar	35.57		32.76		32.21		35.20		41.19	
Employment Status: Employed	2,720		42,137		103,713		2,645,207		129,729,301	

### Means of Transportation to Work (2000)

Drove alone	2,372	87.2%	35,708	84.7%	86,797	83.6%	1,939,156	73.1%	99,076,117	75.7%
Carpooled	152	5.6%	3,127	7.4%	8,474	8.2%	270,319	10.2%	15,954,580	12.2%
Bus or Trolley Bus	11	0.4%	115	0.3%	427	0.4%	137,838	5.2%	3,271,283	2.5%
StreetCar or Trolley Car		0.0%	10	0.0%	32	0.0%	4,855	0.2%	73,803	0.1%
Subway or Elevated		0.0%	23	0.1%	125	0.1%	42,599	1.6%	1,924,107	1.5%
Railroad	87	3.2%	1,172	2.8%	3,025	2.9%	51,829	2.0%	671,152	0.5%
Ferryboat		0.0%		0.0%		0.0%	198	0.0%	44,833	0.0%
Taxi Cab		0.0%	13	0.0%	56	0.1%	2,467	0.1%	203,324	0.2%
Motorcycle	7	0.3%	29	0.1%	51	0.0%	1,832	0.1%	144,182	0.1%
Bicycle	2	0.1%	23	0.1%	155	0.1%	8,536	0.3%	496,970	0.4%
Walked	40	1.5%	535	1.3%	1,323	1.3%	103,416	3.9%	3,836,066	2.9%
Other Means	2	0.1%	215	0.5%	453	0.4%	14,407	0.5%	917,533	0.7%
Worked at Home	47	1.7%	1,189	2.8%	2,904	2.8%	76,581	2.9%	4,268,328	3.3%
Workers Age 16+	2,720		42,158		103,824		2,654,032		130,882,278	

### By Commute Time (2000)

At Home	47	1.7%	1,189	2.8%	2,904	2.8%	76,581	2.9%	4,268,328	3.3%
Under 10 Minutes	360	13.2%	5,042	12.0%	12,369	11.9%	289,301	10.9%	18,230,881	13.9%
10-29 Minutes	1,457	53.6%	21,069	50.0%	51,065	49.2%	1,210,598	45.6%	64,714,739	49.4%
30-59 Minutes	606	22.3%	10,611	25.2%	26,721	25.7%	828,867	31.2%	33,571,218	25.6%
60 - 89 minutes	153	5.6%	2,914	6.9%	7,199	6.9%	173,511	6.5%	6,592,671	5.0%
90+ minutes	95	3.5%	1,333	3.2%	3,567	3.4%	75,176	2.8%	3,504,441	2.7%
Avg Commute Time	24.47		25.76		26.34		26.88		24.21	

### Labor Force by Industry (2000)

\* CAGR: Compound Annual Growth Rate



## Demographic Ring Report

500 Oxford Valley Rd. Langhorne PA

CBSA: 37980 - 37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Labor Force by Industry (2000)										
Agriculture forestry fishing and hunting	18	0.7%	73	0.2%	173	0.2%	11,381	0.4%	1,931,159	1.5%
Mining		0.0%	14	0.0%	80	0.1%	1,439	0.1%	496,771	0.4%
Construction	121	4.4%	2,707	6.4%	6,393	6.2%	149,887	5.7%	8,812,011	6.8%
Manufacturing	373	13.7%	5,653	13.4%	14,189	13.7%	322,285	12.2%	18,295,713	14.1%
Wholesale trade	157	5.8%	2,028	4.8%	4,639	4.5%	98,452	3.7%	4,669,204	3.6%
Retail trade	367	13.5%	5,810	13.8%	13,993	13.5%	303,865	11.5%	15,222,298	11.7%
Transportation and warehousing	221	8.1%	1,842	4.4%	4,460	4.3%	111,309	4.2%	5,569,642	4.3%
Industry Utilities	13	0.5%	159	0.4%	526	0.5%	22,280	0.8%	1,174,878	0.9%
Information	54	2.0%	1,499	3.6%	3,477	3.4%	79,999	3.0%	3,996,607	3.1%
Finance and insurance	160	5.9%	2,866	6.8%	7,298	7.0%	193,741	7.3%	6,483,773	5.0%
Real estate and rental and leasing	33	1.2%	654	1.6%	1,662	1.6%	45,973	1.7%	2,448,208	1.9%
Professional scientific and technical services	177	6.5%	3,219	7.6%	8,354	8.1%	203,924	7.7%	7,597,641	5.9%
Management of companies and enterprises		0.0%	23	0.1%	47	0.0%	1,772	0.1%	70,434	0.1%
Administrative and support and waste management	110	4.0%	1,165	2.8%	3,134	3.0%	91,501	3.5%	4,395,126	3.4%
Educational services	233	8.6%	3,892	9.2%	9,274	8.9%	245,347	9.3%	11,364,657	8.8%
Health care and social assistance	316	11.6%	4,839	11.5%	12,029	11.6%	345,860	13.1%	14,459,119	11.1%
Arts entertainment and recreation	24	0.9%	520	1.2%	1,212	1.2%	39,705	1.5%	2,306,263	1.8%
Accommodation and food services	148	5.4%	1,784	4.2%	4,076	3.9%	131,669	5.0%	7,902,853	6.1%
Other services (except public administration)	111	4.1%	1,595	3.8%	4,195	4.0%	121,264	4.6%	6,320,491	4.9%
Public administration	85	3.1%	1,795	4.3%	4,501	4.3%	123,556	4.7%	6,212,453	4.8%

### Consumer Expenditures (2008, Avg \$HH)

Total Consumer Expenditures	59,616.24	68,242.01	67,471.12	58,276.21	53,788.01
Apparel	2,851.06	3,293.01	3,258.74	2,814.08	2,589.03
Contributions	2,243.21	2,808.11	2,784.63	2,308.92	2,056.17
Education	1,448.45	1,822.74	1,802.78	1,510.86	1,332.16
Entertainment	3,356.94	3,864.81	3,817.23	3,274.64	3,009.76
Food And Beverages	9,040.04	10,137.93	10,031.61	8,795.17	8,205.72
Health Care	3,564.61	3,917.53	3,883.21	3,444.70	3,249.18
Household Furnishings And Equipment	2,670.09	3,114.65	3,071.10	2,602.93	2,366.11
Shelter	11,531.11	13,320.64	13,161.74	11,341.36	10,416.68
Household Operations	2,178.39	2,635.49	2,602.72	2,180.17	1,957.98
Miscellaneous Expenses	987	1,100.49	1,089.60	957.36	892.70
Personal Care	861.12	977.62	967.10	839.53	777.31
Personal Insurance	621.23	756.83	748.72	624.85	561.22
Reading	196.11	224.31	221.89	191.55	176.44
Tobacco	372.16	384.77	382.73	352.34	342.42
Transportation	12,014.21	13,447.49	13,269.87	11,470.19	10,680.03
Utilities	4,078.88	4,482.45	4,445.20	3,949.08	3,723.07
Gifts	1,601.59	1,953.13	1,932.25	1,618.48	1,452.03

\* CAGR: Compound Annual Growth Rate



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Variable	1 mi	3 mi	5 mi	CBSA	USA
<b>Consumer Expenditures (2008, Avg \$HH)</b>					
Total Retail Expenditures	25,209.43	28,752.28	28,442.01	24,680.38	22,824.56
Total Non-Retail Expenditures	34,406.81	39,489.73	39,029.11	33,595.83	30,963.45

\* CAGR: Compound Annual Growth Rate