



## Community Profile

Rings: 1, 3, 5 mile radii

Street Rd & Knights Rd - FS, Bensalem, PA

Latitude: 40.1052

Longitude: -74.95084

	1 mile	3 mile	5 mile
<b>Population Summary</b>			
2010 Total Population	14,179	99,285	283,266
2020 Total Population	14,770	102,514	296,177
2020 Group Quarters	14	582	3,270
2022 Total Population	14,808	102,826	297,266
2022 Group Quarters	14	582	3,270
2027 Total Population	14,765	101,731	294,752
2022-2027 Annual Rate	-0.06%	-0.21%	-0.17%
2022 Total Daytime Population	13,104	102,059	279,911
Workers	5,852	50,503	130,295
Residents	7,252	51,556	149,616
<b>Household Summary</b>			
2010 Households	5,540	37,781	110,941
2010 Average Household Size	2.56	2.61	2.52
2020 Total Households	5,934	39,578	115,647
2020 Average Household Size	2.49	2.58	2.53
2022 Households	5,967	39,737	116,138
2022 Average Household Size	2.48	2.57	2.53
2027 Households	5,991	39,503	115,483
2027 Average Household Size	2.46	2.56	2.52
2022-2027 Annual Rate	0.08%	-0.12%	-0.11%
2010 Families	3,622	26,139	74,297
2010 Average Family Size	3.13	3.13	3.09
2022 Families	3,772	26,676	75,698
2022 Average Family Size	3.09	3.14	3.15
2027 Families	3,773	26,478	75,267
2027 Average Family Size	3.07	3.12	3.13
2022-2027 Annual Rate	0.01%	-0.15%	-0.11%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,643	38,251	112,363
Owner Occupied Housing Units	32.8%	65.3%	64.6%
Renter Occupied Housing Units	62.8%	31.4%	31.8%
Vacant Housing Units	4.3%	3.3%	3.6%
2010 Housing Units	6,072	40,318	117,381
Owner Occupied Housing Units	32.7%	63.7%	62.9%
Renter Occupied Housing Units	58.5%	30.0%	31.6%
Vacant Housing Units	8.8%	6.3%	5.5%
2020 Housing Units	6,214	41,042	120,484
Vacant Housing Units	4.5%	3.6%	4.0%
2022 Housing Units	6,249	41,192	120,963
Owner Occupied Housing Units	33.3%	63.8%	62.0%
Renter Occupied Housing Units	62.2%	32.7%	34.0%
Vacant Housing Units	4.5%	3.5%	4.0%
2027 Housing Units	6,284	41,357	121,529
Owner Occupied Housing Units	33.6%	63.7%	62.2%
Renter Occupied Housing Units	61.8%	31.8%	32.8%
Vacant Housing Units	4.7%	4.5%	5.0%
<b>Median Household Income</b>			
2022	\$53,491	\$73,823	\$75,108
2027	\$61,019	\$85,715	\$87,366
<b>Median Home Value</b>			
2022	\$281,708	\$252,819	\$261,089
2027	\$298,374	\$285,871	\$291,666
<b>Per Capita Income</b>			
2022	\$31,908	\$38,918	\$39,307
2027	\$37,422	\$45,877	\$46,688
<b>Median Age</b>			
2010	35.8	39.1	40.6
2022	37.5	41.1	42.4
2027	38.4	41.9	43.2

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 15, 2022



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<b>2022 Households by Income</b>			
Household Income Base	5,967	39,729	116,127
<\$15,000	10.1%	6.2%	6.7%
\$15,000 - \$24,999	10.9%	7.1%	6.9%
\$25,000 - \$34,999	8.5%	7.8%	7.4%
\$35,000 - \$49,999	17.2%	12.0%	11.7%
\$50,000 - \$74,999	17.1%	17.6%	17.2%
\$75,000 - \$99,999	11.5%	13.3%	14.0%
\$100,000 - \$149,999	13.0%	17.9%	18.4%
\$150,000 - \$199,999	7.0%	10.2%	10.1%
\$200,000+	4.6%	8.0%	7.6%
Average Household Income	\$79,437	\$100,977	\$100,486
<b>2027 Households by Income</b>			
Household Income Base	5,991	39,495	115,472
<\$15,000	8.6%	4.9%	5.0%
\$15,000 - \$24,999	9.8%	5.8%	5.4%
\$25,000 - \$34,999	7.7%	6.4%	6.3%
\$35,000 - \$49,999	15.6%	10.4%	10.2%
\$50,000 - \$74,999	15.6%	16.1%	15.5%
\$75,000 - \$99,999	11.6%	13.0%	13.6%
\$100,000 - \$149,999	15.3%	19.6%	20.5%
\$150,000 - \$199,999	10.1%	13.6%	13.5%
\$200,000+	5.7%	10.3%	10.1%
Average Household Income	\$92,497	\$118,460	\$119,024
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	2,080	26,258	74,966
<\$50,000	0.4%	1.8%	1.4%
\$50,000 - \$99,999	0.1%	1.1%	1.4%
\$100,000 - \$149,999	0.4%	1.0%	1.8%
\$150,000 - \$199,999	9.0%	13.5%	13.1%
\$200,000 - \$249,999	24.2%	31.6%	28.3%
\$250,000 - \$299,999	24.9%	17.3%	18.3%
\$300,000 - \$399,999	25.0%	20.5%	22.0%
\$400,000 - \$499,999	6.9%	6.9%	7.7%
\$500,000 - \$749,999	8.1%	4.8%	4.5%
\$750,000 - \$999,999	0.4%	1.0%	0.9%
\$1,000,000 - \$1,499,999	0.0%	0.2%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.4%	0.4%	0.4%
Average Home Value	\$322,222	\$296,589	\$300,777
<b>2027 Owner Occupied Housing Units by Value</b>			
Total	2,111	26,340	75,589
<\$50,000	0.1%	0.7%	0.7%
\$50,000 - \$99,999	0.0%	0.4%	0.7%
\$100,000 - \$149,999	0.1%	0.4%	0.9%
\$150,000 - \$199,999	4.8%	7.8%	8.1%
\$200,000 - \$249,999	22.4%	28.2%	24.6%
\$250,000 - \$299,999	23.3%	17.5%	18.0%
\$300,000 - \$399,999	27.9%	24.4%	25.8%
\$400,000 - \$499,999	10.3%	10.6%	11.5%
\$500,000 - \$749,999	10.2%	7.7%	7.5%
\$750,000 - \$999,999	0.6%	1.8%	1.5%
\$1,000,000 - \$1,499,999	0.0%	0.2%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.3%	0.3%	0.4%
Average Home Value	\$343,009	\$333,925	\$336,908

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 15, 2022



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<b>2010 Population by Age</b>			
Total	14,179	99,286	283,265
0 - 4	7.0%	6.2%	5.9%
5 - 9	5.6%	5.7%	5.4%
10 - 14	5.5%	5.8%	5.6%
15 - 24	13.2%	12.4%	12.5%
25 - 34	17.6%	14.5%	13.6%
35 - 44	13.3%	13.3%	12.9%
45 - 54	13.5%	15.1%	15.4%
55 - 64	10.9%	12.9%	13.2%
65 - 74	7.7%	7.9%	8.0%
75 - 84	4.6%	4.6%	5.2%
85 +	1.1%	1.5%	2.1%
18 +	78.2%	78.5%	79.4%
<b>2022 Population by Age</b>			
Total	14,809	102,827	297,267
0 - 4	6.4%	5.5%	5.2%
5 - 9	6.1%	5.7%	5.4%
10 - 14	6.1%	5.9%	5.7%
15 - 24	11.4%	10.3%	10.3%
25 - 34	15.9%	13.7%	13.3%
35 - 44	14.8%	14.0%	13.4%
45 - 54	11.8%	12.2%	12.0%
55 - 64	11.4%	13.3%	13.8%
65 - 74	9.1%	11.2%	11.6%
75 - 84	5.3%	6.1%	6.5%
85 +	1.7%	2.2%	2.8%
18 +	78.2%	79.7%	80.6%
<b>2027 Population by Age</b>			
Total	14,764	101,732	294,754
0 - 4	6.5%	5.5%	5.2%
5 - 9	6.0%	5.5%	5.2%
10 - 14	5.9%	5.7%	5.5%
15 - 24	11.5%	10.4%	10.2%
25 - 34	14.9%	12.6%	12.0%
35 - 44	15.3%	14.8%	14.5%
45 - 54	12.1%	12.4%	11.9%
55 - 64	10.8%	12.1%	12.4%
65 - 74	9.5%	11.6%	12.3%
75 - 84	5.5%	7.1%	7.7%
85 +	2.0%	2.4%	3.0%
18 +	78.2%	79.9%	80.9%
<b>2010 Population by Sex</b>			
Males	7,178	48,970	137,897
Females	7,001	50,315	145,368
<b>2022 Population by Sex</b>			
Males	7,448	50,508	144,914
Females	7,360	52,319	152,353
<b>2027 Population by Sex</b>			
Males	7,419	50,070	143,931
Females	7,346	51,662	150,822

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2010 Population by Race/Ethnicity</b>			
Total	14,179	99,287	283,265
White Alone	62.1%	79.4%	80.0%
Black Alone	9.1%	7.2%	8.3%
American Indian Alone	0.7%	0.4%	0.3%
Asian Alone	15.7%	7.3%	6.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	8.6%	3.2%	2.6%
Two or More Races	3.7%	2.5%	2.4%
Hispanic Origin	16.7%	7.7%	6.5%
Diversity Index	69.2	44.9	42.7
<b>2020 Population by Race/Ethnicity</b>			
Total	14,770	102,514	296,177
White Alone	50.3%	68.8%	69.2%
Black Alone	11.7%	8.7%	9.7%
American Indian Alone	0.6%	0.3%	0.3%
Asian Alone	18.5%	10.5%	9.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	12.0%	5.4%	4.5%
Two or More Races	6.8%	6.2%	6.8%
Hispanic Origin	19.3%	10.5%	9.0%
Diversity Index	77.9	59.5	57.9
<b>2022 Population by Race/Ethnicity</b>			
Total	14,808	102,826	297,266
White Alone	49.5%	68.3%	68.7%
Black Alone	11.8%	8.8%	9.8%
American Indian Alone	0.6%	0.3%	0.3%
Asian Alone	18.7%	10.6%	9.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	12.3%	5.5%	4.6%
Two or More Races	7.0%	6.4%	7.0%
Hispanic Origin	19.5%	10.7%	9.1%
Diversity Index	78.4	60.2	58.5
<b>2027 Population by Race/Ethnicity</b>			
Total	14,764	101,733	294,752
White Alone	47.3%	66.4%	66.9%
Black Alone	11.9%	8.9%	9.8%
American Indian Alone	0.6%	0.3%	0.3%
Asian Alone	19.5%	11.3%	10.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	13.1%	6.0%	5.0%
Two or More Races	7.6%	7.1%	7.8%
Hispanic Origin	20.2%	11.1%	9.5%
Diversity Index	79.8	62.3	60.5
<b>2010 Population by Relationship and Household Type</b>			
Total	14,179	99,285	283,266
In Households	99.9%	99.3%	98.9%
In Family Households	82.7%	84.6%	83.1%
Householder	25.6%	26.3%	26.3%
Spouse	17.5%	19.0%	19.1%
Child	30.0%	32.2%	31.0%
Other relative	6.9%	4.9%	4.6%
Nonrelative	2.8%	2.2%	2.1%
In Nonfamily Households	17.1%	14.6%	15.8%
In Group Quarters	0.1%	0.7%	1.1%
Institutionalized Population	0.1%	0.2%	0.5%
Noninstitutionalized Population	0.0%	0.5%	0.6%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2022 Population 25+ by Educational Attainment</b>			
Total	10,368	74,656	218,445
Less than 9th Grade	4.9%	3.0%	2.6%
9th - 12th Grade, No Diploma	7.1%	6.3%	5.7%
High School Graduate	28.2%	33.3%	31.9%
GED/Alternative Credential	3.4%	3.5%	3.5%
Some College, No Degree	15.4%	16.1%	15.8%
Associate Degree	12.6%	9.5%	9.4%
Bachelor's Degree	17.3%	18.6%	20.6%
Graduate/Professional Degree	11.2%	9.7%	10.5%
<b>2022 Population 15+ by Marital Status</b>			
Total	12,049	85,283	248,926
Never Married	34.8%	33.4%	32.0%
Married	49.4%	50.4%	51.0%
Widowed	4.9%	6.5%	7.3%
Divorced	10.9%	9.6%	9.7%
<b>2022 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	8,027	54,570	157,399
Population 16+ Employed	96.0%	95.5%	95.3%
Population 16+ Unemployment rate	4.0%	4.5%	4.7%
Population 16-24 Employed	11.2%	10.9%	11.3%
Population 16-24 Unemployment rate	10.9%	8.9%	7.3%
Population 25-54 Employed	69.2%	65.1%	63.3%
Population 25-54 Unemployment rate	1.9%	3.5%	4.1%
Population 55-64 Employed	14.7%	16.9%	17.7%
Population 55-64 Unemployment rate	4.8%	4.0%	4.8%
Population 65+ Employed	4.9%	7.1%	7.6%
Population 65+ Unemployment rate	12.3%	7.2%	5.1%
<b>2022 Employed Population 16+ by Industry</b>			
Total	7,706	52,139	150,054
Agriculture/Mining	0.6%	0.2%	0.3%
Construction	7.6%	7.9%	7.7%
Manufacturing	12.7%	10.4%	9.3%
Wholesale Trade	3.7%	3.5%	3.3%
Retail Trade	11.7%	11.2%	11.3%
Transportation/Utilities	5.5%	5.8%	7.1%
Information	1.0%	1.5%	1.7%
Finance/Insurance/Real Estate	5.0%	7.0%	6.7%
Services	49.4%	46.7%	46.3%
Public Administration	2.9%	5.9%	6.4%
<b>2022 Employed Population 16+ by Occupation</b>			
Total	7,707	52,141	150,054
White Collar	55.3%	59.7%	59.7%
Management/Business/Financial	14.2%	16.1%	16.1%
Professional	22.7%	21.2%	22.0%
Sales	8.7%	9.7%	9.2%
Administrative Support	9.7%	12.7%	12.4%
Services	19.1%	16.8%	16.8%
Blue Collar	25.6%	23.6%	23.5%
Farming/Forestry/Fishing	0.5%	0.1%	0.1%
Construction/Extraction	5.5%	5.4%	5.4%
Installation/Maintenance/Repair	3.6%	3.8%	3.7%
Production	8.4%	5.8%	5.5%
Transportation/Material Moving	7.6%	8.4%	8.9%

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<b>2010 Households by Type</b>			
Total	5,542	37,781	110,941
Households with 1 Person	28.1%	25.0%	27.3%
Households with 2+ People	71.9%	75.0%	72.7%
Family Households	65.4%	69.2%	67.0%
Husband-wife Families	44.8%	50.0%	48.8%
With Related Children	19.6%	21.5%	20.1%
Other Family (No Spouse Present)	20.6%	19.2%	18.1%
Other Family with Male Householder	6.9%	6.0%	5.4%
With Related Children	3.2%	2.9%	2.6%
Other Family with Female Householder	13.6%	13.2%	12.7%
With Related Children	9.0%	7.3%	7.0%
Nonfamily Households	6.5%	5.8%	5.8%
All Households with Children	32.0%	32.1%	30.0%
Multigenerational Households	5.5%	5.7%	5.2%
Unmarried Partner Households	6.7%	6.8%	6.5%
Male-female	6.1%	6.2%	5.9%
Same-sex	0.6%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	5,541	37,780	110,941
1 Person Household	28.2%	25.0%	27.3%
2 Person Household	30.4%	31.8%	32.1%
3 Person Household	16.9%	17.8%	17.3%
4 Person Household	13.4%	14.3%	13.5%
5 Person Household	6.7%	7.0%	6.3%
6 Person Household	2.8%	2.6%	2.3%
7 + Person Household	1.7%	1.4%	1.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	5,542	37,781	110,941
Owner Occupied	35.9%	67.9%	66.6%
Owned with a Mortgage/Loan	24.9%	47.8%	47.1%
Owned Free and Clear	10.9%	20.1%	19.5%
Renter Occupied	64.1%	32.1%	33.4%
<b>2022 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	77	122	118
Percent of Income for Mortgage	27.8%	18.0%	18.3%
Wealth Index	57	95	93
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	6,072	40,318	117,381
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	14,179	99,285	283,266
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
1.	City Lights (8A)	Parks and Rec (5C)	Parks and Rec (5C)
2.	Metro Fusion (11C)	Pleasantville (2B)	Pleasantville (2B)
3.	Parks and Rec (5C)	City Lights (8A)	City Lights (8A)
<b>2022 Consumer Spending</b>			
Apparel & Services: Total \$	\$11,244,342	\$91,232,911	\$266,386,185
Average Spent	\$1,884.42	\$2,295.92	\$2,293.70
Spending Potential Index	78	95	95
Education: Total \$	\$9,849,338	\$84,323,222	\$244,626,408
Average Spent	\$1,650.63	\$2,122.03	\$2,106.34
Spending Potential Index	84	108	107
Entertainment/Recreation: Total \$	\$16,036,968	\$137,748,286	\$400,071,337
Average Spent	\$2,687.61	\$3,466.50	\$3,444.79
Spending Potential Index	73	94	94
Food at Home: Total \$	\$28,433,553	\$234,320,532	\$680,103,580
Average Spent	\$4,765.13	\$5,896.78	\$5,856.00
Spending Potential Index	77	95	95
Food Away from Home: Total \$	\$19,992,832	\$161,361,445	\$469,213,182
Average Spent	\$3,350.57	\$4,060.74	\$4,040.13
Spending Potential Index	78	94	94
Health Care: Total \$	\$29,795,590	\$261,502,208	\$760,873,727
Average Spent	\$4,993.40	\$6,580.82	\$6,551.46
Spending Potential Index	70	93	92
HH Furnishings & Equipment: Total \$	\$11,278,606	\$96,585,311	\$280,813,991
Average Spent	\$1,890.16	\$2,430.61	\$2,417.93
Spending Potential Index	74	95	94
Personal Care Products & Services: Total \$	\$4,657,651	\$38,854,485	\$113,593,879
Average Spent	\$780.57	\$977.79	\$978.09
Spending Potential Index	77	96	96
Shelter: Total \$	\$109,687,362	\$897,064,128	\$2,616,540,082
Average Spent	\$18,382.33	\$22,575.03	\$22,529.58
Spending Potential Index	80	99	98
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,896,375	\$96,526,230	\$281,511,743
Average Spent	\$1,826.11	\$2,429.13	\$2,423.94
Spending Potential Index	67	89	89
Travel: Total \$	\$12,681,848	\$110,257,078	\$321,171,884
Average Spent	\$2,125.33	\$2,774.67	\$2,765.43
Spending Potential Index	74	97	96
Vehicle Maintenance & Repairs: Total \$	\$5,446,036	\$45,957,972	\$132,796,000
Average Spent	\$912.69	\$1,156.55	\$1,143.43
Spending Potential Index	72	92	91

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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