

**GROUND  
LEASE**

# PREMIERE TRAFFIC LIT CORNER

**GROUND LEASE OPPORTUNITY  
1.1 ACRES  
WELSH ROAD (ROUTE 63)  
&  
LIMEKILN PIKE (ROUTE 152)  
MAPLE GLEN  
HORSHAM TOWNSHIP, PA**

- ◆ **Lot Size:** 1.1 acres
- ◆ **Frontage:** Welsh Road  
Limekiln Pike
- ◆ **Zoning:** C-2, Commercial
- ◆ **Traffic Count:** Approximately 30,000 cars per day
- ◆ **Rental:** \$200,000

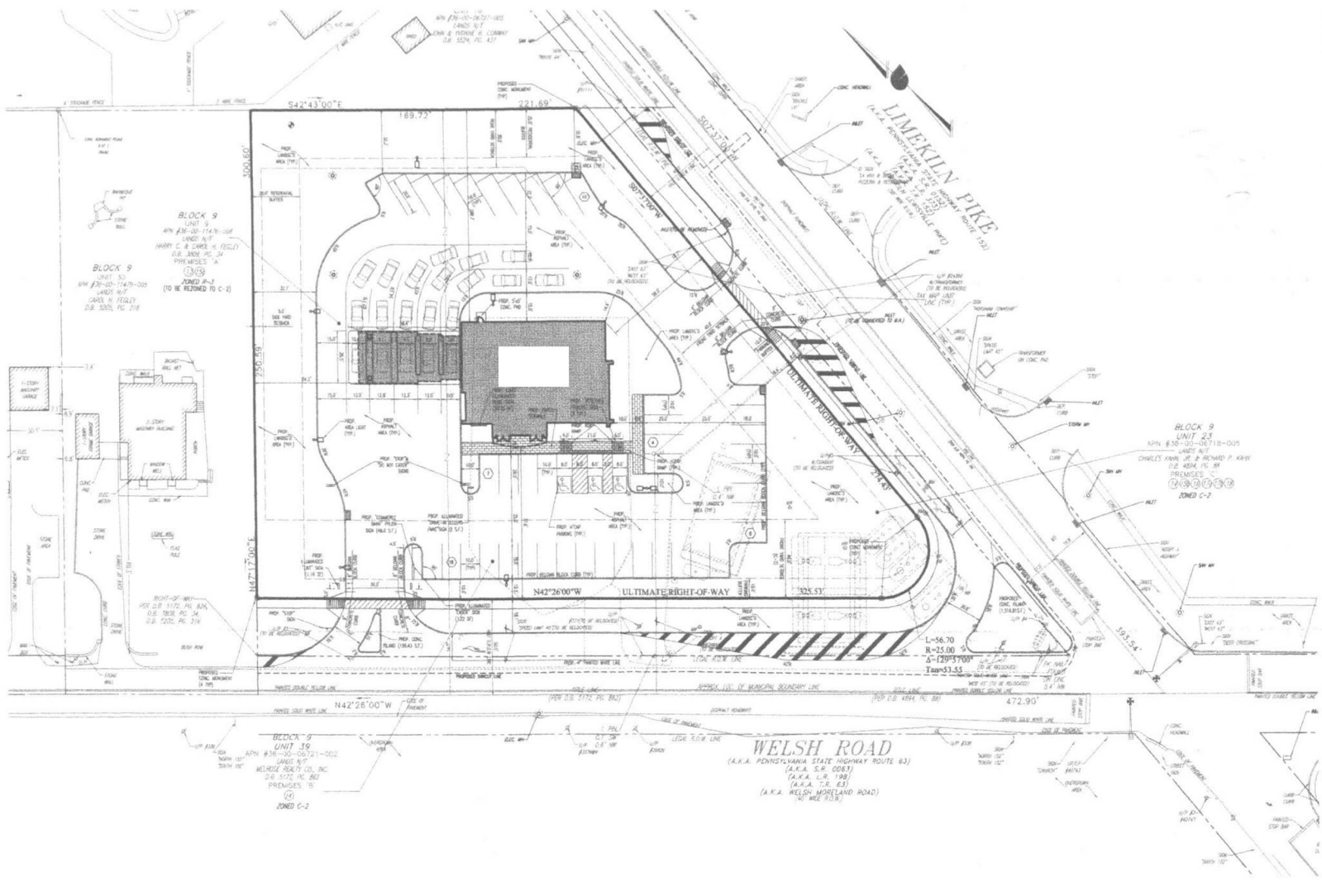
<b>Demos:</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Population:</b>	<b>6,813</b>	<b>67,995</b>	<b>186,346</b>
<b>Households:</b>	<b>2,744</b>	<b>26,262</b>	<b>70,816</b>
<b>Avg. HH Income:</b>	<b>\$78,155</b>	<b>\$87,471</b>	<b>\$90,726</b>



**Kahn & Co. Real Estate**  
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No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same submitted subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



**BLOCK 9**  
**UNIT 9**  
 APN 476-03-00718-005  
 LOTS 4 & 7  
 C & D CORNER W. (P.C.)  
 D.B. 3305 P.C. 214  
 PREEMPTED A  
 (3) (3)  
 ZONED P-1  
 (TO BE REZONED TO C-2)

**BLOCK 9**  
**UNIT 10**  
 APN 476-03-00718-002  
 LOTS 4 & 7  
 CORNER W. (P.C.)  
 D.B. 3305 P.C. 215

**BLOCK 9**  
**UNIT 25**  
 APN 476-03-00718-005  
 LOTS 4 & 7  
 CORNER W. (P.C.)  
 D.B. 3305 P.C. 215  
 PREEMPTED C  
 (4) (3) (3) (3)  
 ZONED C-2

**BLOCK 9**  
**UNIT 39**  
 APN 476-03-00718-002  
 LOTS 4 & 7  
 CORNER W. (P.C.)  
 D.B. 3305 P.C. 215  
 PREEMPTED B  
 (3)  
 ZONED C-2

**WELSH ROAD**  
 (A.K.A. PENNSYLVANIA STATE HIGHWAY ROUTE 63)  
 (A.K.A. S.R. 608(1))  
 (A.K.A. L.R. 198)  
 (A.K.A. T.R. 83)  
 (A.K.A. WELSH HIGHLAND ROAD)  
 (TO REC. R.3.B)

**LINEKIN PIKE**  
 (A.K.A. PENNSYLVANIA STATE HIGHWAY ROUTE 120)  
 (A.K.A. S.R. 120)  
 (A.K.A. L.R. 120)  
 (A.K.A. T.R. 120)

542°43'00"E 189.72'

300.00'

221.69'

270.45'

142°17'00"E

325.53'

472.90'

N42°26'00"W

N42°26'00"W

N42°26'00"W

N42°26'00"W

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§ 230-125 Declaration of legislative intent.

The C-2 General Commercial District is hereby established as a district in which regulations are intended to provide for the special requirements of retail and convenience type commercial establishments, as well as wholesale, general service, and contractors' shops, and to encourage these uses in appropriate locations throughout the community.

§ 230-126 Use regulations.

A detached or semidetached building may be erected or used and a lot may be used or occupied for any one or a combination of the following purposes, and no other:

A.

Retail stores with a gross floor area not in excess of 10,000 square feet.

B.

Restaurant or similar establishment provided that all food purveyed is prepared for consumption on premises and not for carry-out trade.

C.

Personal service shop, such as barbershop, beautician, or clothes cleaning and pressing pick-up point, but not including laundry, dry-cleaning or clothes pressing establishment.

D.

Retail service shop, such as a bakery, ice cream, or similar shop, custom tailoring or millinery shop, clock, watch, or jewelry shop, or household appliance repair shop, provided that:

(1)

Any processing activity shall be not less than 15 feet from the front of the building and shall be screened by a wall or partition from the front portion of the building used by customers;

(2)

Any article made shall be sold at retail from the premises; and

(3)

The area devoted to processing shall constitute not more than 30% of the gross floor area.

E.

Office or studio.

F.

Bank or similar financial institution.

G.

An automobile parking lot.

H.

Accessory use on the same lot and customarily incidental to the above permitted uses.

I.

Municipal building.

[Added 12-23-2002 by Ord. No. 1153]

**§ 230-127 Area and height regulations.**

A.

Lot area and width. Every lot shall have a lot area of not less than 10,000 square feet and such lot shall not be less than 50 feet in width at the building line.

B.

Building coverage. Not more than 45% of the developable area of each lot may be occupied by buildings.

[Amended 9-16-1998 by Ord. No. 1147]

C.

Front yard. There shall be a setback on each street on which a lot abuts which shall not be less than 40 feet in depth.

D.

Side yards. Side yards shall be provided on every lot as follows:

(1)

For every detached building there shall be two side yards, neither of which shall be less than five feet in width.

(2)

For every semidetached building, there shall be one side yard which shall not be less than 15 feet in width.

E.

Rear yard. There shall be a rear yard on each lot which shall be not less than 30 feet in depth.

F.

Height. No building shall exceed 35 feet in height.

G.

Lot coverage. Not more than 75% of the total lot area may be occupied by buildings, parking areas, unloading areas, access roads, or other impervious surfaces.

**§ 230-128 Special regulations.**

In order to encourage sound and attractive development, the following special requirements shall apply:

A.

Every use other than parking lot shall be completely enclosed within a building.

B.

No restaurant or similar use shall be conducted as a drive-in service establishment, providing service directly to customers in automobiles.

C.

No merchandise, goods, articles or equipment shall be stored, displayed, or offered for sale beyond the front lines of the building.

D.

No permanent storage of merchandise, articles or equipment shall be permitted outside any building.

E.

No outdoor vending machine, self-service station, or similar use shall be allowed in any required yard abutting a street or on a public sidewalk.

F.

The greatest dimension in length or depth of a building shall not exceed 130 feet.

G.

In addition to the requirements of this article, the plan for development shall comply with the applicable regulations contained in Article IV, General Provisions, and Article V, Performance Standards.

H.

Buffering. There shall be a buffer area of at least 25 feet in width along all property lines which abut residentially zoned districts which shall be planted and landscaped in accordance with the requirements for a screen buffer as provided in § 230-31A of this chapter.





Rts 152 and 63

Latitude: 40.180865

Longitude: -75.183124

900 E Welsh Rd

Ambler, PA 19002

Radius: 1.0 miles

900 E Welsh Rd

Ambler, PA 19002

Radius: 3.0 miles

900 E Welsh Rd

Ambler, PA 19002

Radius: 5.0 miles



	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
2000 Total Population	7,102	48,767	158,686
2000 Group Quarters	49	990	2,508
2008 Total Population	7,143	50,072	165,847
2013 Total Population	7,200	50,772	168,809
2008 - 2013 Annual Rate	0.16%	0.28%	0.35%



2000 Households	2,352	18,298	59,888
2000 Average Household Size	3	2.61	2.61
2008 Households	2,382	18,972	62,985
2008 Average Household Size	2.98	2.58	2.59
2013 Households	2,408	19,311	64,325
2013 Average Household Size	2.97	2.58	2.58
2008 - 2013 Annual Rate	0.22%	0.35%	0.42%
2000 Families	1,990	13,036	42,982
2000 Average Family Size	3.3	3.15	3.13
2008 Families	1,981	13,112	44,022
2008 Average Family Size	3.31	3.16	3.14
2013 Families	1,982	13,093	44,183
2013 Average Family Size	3.31	3.17	3.15
2008 - 2013 Annual Rate	0.01%	-0.03%	0.07%



<b>2000 Housing Units</b>	2,385	18,744	61,494
Owner Occupied Housing Units	91.3%	74.1%	75.5%
Renter Occupied Housing Units	7.4%	23.5%	21.9%
Vacant Housing Units	1.3%	2.4%	2.5%
<b>2008 Housing Units</b>	2,430	19,547	65,032
Owner Occupied Housing Units	90.3%	72.7%	74.5%
Renter Occupied Housing Units	7.7%	24.4%	22.3%
Vacant Housing Units	2.0%	2.9%	3.1%
<b>2013 Housing Units</b>	2,462	19,967	66,650
Owner Occupied Housing Units	89.8%	71.3%	73.5%
Renter Occupied Housing Units	8.0%	25.4%	23.0%
Vacant Housing Units	2.2%	3.3%	3.5%

**Median Household Income**

2000	\$80,914	\$65,900	\$60,782
2008	\$108,554	\$87,220	\$79,928
2013	\$134,136	\$107,896	\$97,618

**Median Home Value**

2000	\$218,894	\$195,096	\$157,266
2008	\$396,967	\$360,674	\$287,920
2013	\$413,444	\$375,712	\$298,797

**Per Capita Income**

2000	\$35,343	\$33,714	\$29,267
2008	\$49,584	\$47,768	\$40,744
2013	\$65,032	\$63,575	\$53,089

**Median Age**

2000	37.6	38.3	38.4
2008	40.8	40.9	40.8
2013	42.0	41.5	41.7

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 total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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 Radius: 5.0 miles



**2000 Households by Income**

Household Income Base	900 E Welsh Rd	900 E Welsh Rd	900 E Welsh Rd
< \$15,000	2,355	18,316	59,803
\$15,000 - \$24,999	3.3%	5.8%	6.8%
\$25,000 - \$34,999	3.4%	7.0%	8.1%
\$35,000 - \$49,999	5.2%	8.5%	10.0%
\$50,000 - \$74,999	11.3%	14.8%	15.2%
\$75,000 - \$99,999	20.2%	20.5%	21.8%
\$100,000 - \$149,999	21.2%	14.2%	15.7%
\$150,000 - \$199,999	15.5%	14.6%	13.1%
\$200,000+	8.8%	6.6%	4.5%
Average Household Income	11.1%	8.0%	4.9%
	\$106,453	\$89,113	\$76,999

**2008 Households by Income**

Household Income Base	900 E Welsh Rd	900 E Welsh Rd	900 E Welsh Rd
< \$15,000	2,383	18,972	62,985
\$15,000 - \$24,999	2.0%	3.3%	3.9%
\$25,000 - \$34,999	2.0%	4.1%	4.6%
\$35,000 - \$49,999	2.3%	5.2%	6.0%
\$50,000 - \$74,999	4.8%	9.1%	10.8%
\$75,000 - \$99,999	16.2%	20.4%	20.8%
\$100,000 - \$149,999	15.7%	14.0%	15.1%
\$150,000 - \$199,999	27.9%	20.9%	22.9%
\$200,000+	9.7%	8.8%	6.9%
Average Household Income	19.6%	14.2%	8.9%
	\$148,568	\$126,074	\$106,796

**2013 Households by Income**

Household Income Base	900 E Welsh Rd	900 E Welsh Rd	900 E Welsh Rd
< \$15,000	2,409	19,312	64,325
\$15,000 - \$24,999	1.4%	2.3%	2.7%
\$25,000 - \$34,999	1.0%	2.2%	2.6%
\$35,000 - \$49,999	1.6%	3.2%	3.6%
\$50,000 - \$74,999	2.4%	5.5%	6.6%
\$75,000 - \$99,999	9.9%	14.7%	16.6%
\$100,000 - \$149,999	16.6%	18.6%	19.3%
\$150,000 - \$199,999	25.4%	21.2%	24.2%
\$200,000+	14.6%	11.7%	10.7%
Average Household Income	27.1%	20.6%	13.7%
	\$194,399	\$167,350	\$138,805

**2000 Owner Occupied HUs by Value**

Total	900 E Welsh Rd	900 E Welsh Rd	900 E Welsh Rd
<\$50,000	2,170	13,890	46,407
\$50,000 - 99,999	0.3%	0.7%	1.3%
\$100,000 - 149,999	1.1%	8.0%	8.4%
\$150,000 - 199,999	15.7%	22.8%	36.1%
\$200,000 - \$299,999	24.7%	20.5%	25.0%
\$300,000 - 499,999	38.2%	26.1%	17.3%
\$500,000 - 999,999	17.1%	17.8%	9.2%
\$1,000,000+	2.9%	3.7%	2.3%
Average Home Value	0.0%	0.3%	0.5%
	\$244,179	\$231,562	\$195,521

**2000 Specified Renter Occupied HUs by Contract Rent**

Total	900 E Welsh Rd	900 E Welsh Rd	900 E Welsh Rd
With Cash Rent	177	4,371	13,382
No Cash Rent	99.4%	97.3%	96.3%
Median Rent	0.6%	2.7%	3.7%
Average Rent	\$767	\$753	\$708
	\$916	\$822	\$744

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. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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900 E Welsh Rd  
 Ambler, PA 19002  
 Radius: 3.0 miles

900 E Welsh Rd  
 Ambler, PA 19002  
 Radius: 5.0 miles



**2000 Population by Age**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	7,102	48,766	158,688
0 - 4	7.1%	6.5%	6.5%
5 - 9	8.9%	7.6%	7.2%
10 - 14	10.1%	8.1%	7.4%
15 - 19	6.7%	6.1%	6.1%
20 - 24	3.0%	4.1%	4.2%
25 - 34	9.6%	12.0%	12.7%
35 - 44	20.2%	18.2%	17.8%
45 - 54	15.2%	15.0%	14.2%
55 - 64	8.7%	9.0%	9.1%
65 - 74	6.7%	6.8%	7.7%
75 - 84	3.3%	4.7%	5.4%
85+	0.6%	2.0%	1.7%
18+	68.9%	73.5%	74.7%

**2008 Population by Age**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	7,142	50,073	165,844
0 - 4	6.4%	6.1%	6.3%
5 - 9	7.3%	6.3%	6.4%
10 - 14	8.2%	7.1%	6.9%
15 - 19	8.0%	7.1%	6.7%
20 - 24	5.0%	5.6%	5.4%
25 - 34	7.9%	10.4%	10.4%
35 - 44	13.6%	13.7%	14.5%
45 - 54	18.5%	16.8%	16.4%
55 - 64	12.4%	12.4%	11.7%
65 - 74	6.6%	6.7%	6.9%
75 - 84	4.8%	5.2%	5.8%
85+	1.3%	2.8%	2.6%
18+	72.8%	75.8%	75.9%

**2013 Population by Age**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	7,200	50,776	168,806
0 - 4	6.3%	6.1%	6.3%
5 - 9	6.7%	5.9%	6.0%
10 - 14	7.8%	6.5%	6.6%
15 - 19	7.5%	6.5%	6.5%
20 - 24	4.8%	5.9%	5.6%
25 - 34	9.4%	11.8%	11.1%
35 - 44	11.6%	12.0%	12.3%
45 - 54	17.8%	16.2%	16.6%
55 - 64	14.7%	14.0%	13.5%
65 - 74	7.3%	7.4%	7.4%
75 - 84	4.4%	4.7%	5.1%
85+	1.8%	3.0%	3.0%
18+	74.3%	77.0%	76.8%

**2000 Population by Sex**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Males	49.4%	48.2%	48.2%
Females	50.6%	51.8%	51.8%

**2008 Population by Sex**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Males	49.0%	48.2%	48.2%
Females	51.0%	51.8%	51.8%

**2013 Population by Sex**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Males	48.9%	48.1%	48.3%
Females	51.1%	51.9%	51.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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**2000 Population by Race/Ethnicity**

Total	7,103	48,767	158,686
White Alone	92.2%	88.6%	87.3%
Black Alone	2.1%	4.8%	7.0%
American Indian Alone	0.1%	0.1%	0.1%
Asian or Pacific Islander Alone	4.7%	5.3%	4.1%
Some Other Race Alone	0.2%	0.4%	0.5%
Two or More Races	0.6%	0.8%	1.0%
Hispanic Origin	1.2%	1.3%	1.5%
Diversity Index	16.8	23.1	25.3

**2008 Population by Race/Ethnicity**

Total	7,143	50,072	165,848
White Alone	88.9%	84.5%	83.7%
Black Alone	2.7%	5.9%	8.2%
American Indian Alone	0.1%	0.1%	0.1%
Asian or Pacific Islander Alone	7.2%	8.0%	6.2%
Some Other Race Alone	0.3%	0.5%	0.6%
Two or More Races	0.7%	1.0%	1.1%
Hispanic Origin	1.6%	1.8%	2.0%
Diversity Index	22.9	30.1	31.5

**2013 Population by Race/Ethnicity**

Total	7,200	50,773	168,809
White Alone	86.3%	81.4%	81.1%
Black Alone	3.1%	6.7%	9.0%
American Indian Alone	0.1%	0.1%	0.1%
Asian or Pacific Islander Alone	9.2%	10.2%	7.8%
Some Other Race Alone	0.4%	0.5%	0.7%
Two or More Races	0.8%	1.0%	1.2%
Hispanic Origin	1.9%	2.0%	2.3%
Diversity Index	27.3	34.9	35.8



**2000 Population 3+ by School Enrollment**

Total	6,760	46,864	152,443
Enrolled in Nursery/Preschool	2.6%	2.6%	2.5%
Enrolled in Kindergarten	1.7%	1.4%	1.5%
Enrolled in Grade 1-8	17.0%	13.7%	12.4%
Enrolled in Grade 9-12	6.8%	6.0%	5.6%
Enrolled in College	3.9%	3.8%	3.8%
Enrolled in Grad/Prof School	1.4%	1.4%	1.3%
Not Enrolled in School	66.5%	71.1%	73.0%

**2008 Population 25+ by Educational Attainment**

Total	4,652	34,052	113,295
Less than 9th Grade	1.5%	2.0%	1.9%
9th - 12th Grade, No Diploma	2.8%	4.2%	5.2%
High School Graduate	17.0%	20.3%	27.0%
Some College, No Degree	15.3%	15.1%	16.9%
Associate Degree	8.0%	6.9%	7.1%
Bachelor's Degree	35.4%	30.0%	26.1%
Graduate/Professional Degree	20.0%	21.4%	15.8%

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: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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**2008 Population 15+ by Marital Status**

Total	5,577	40,372	133,279
Never Married	21.2%	25.5%	25.5%
Married	68.9%	61.6%	60.9%
Widowed	3.9%	5.2%	5.9%
Divorced	5.9%	7.7%	7.7%



**2000 Population 16+ by Employment Status**

Total	5,088	37,259	122,849
In Labor Force	70.4%	69.4%	69.0%
Civilian Employed	68.6%	66.7%	66.5%
Civilian Unemployed	1.6%	1.8%	2.1%
In Armed Forces	0.3%	0.9%	0.4%
Not in Labor Force	29.6%	30.6%	31.0%

**2008 Civilian Population 16+ in Labor Force**

Civilian Employed	96.6%	96.1%	95.6%
Civilian Unemployed	3.4%	3.9%	4.4%

**2013 Civilian Population 16+ in Labor Force**

Civilian Employed	96.7%	96.3%	95.8%
Civilian Unemployed	3.3%	3.7%	4.2%

**2000 Females 16+ by Employment Status and Age of Children**

Total	2,619	19,673	64,779
Own Children < 6 Only	7.5%	7.2%	8.0%
Employed/in Armed Forces	5.5%	4.8%	5.2%
Unemployed	0.0%	0.2%	0.2%
Not in Labor Force	2.0%	2.3%	2.6%
Own Children < 6 and 6-17 Only	9.3%	6.4%	6.2%
Employed/in Armed Forces	6.7%	4.1%	4.0%
Unemployed	0.0%	0.1%	0.1%
Not in Labor Force	2.6%	2.3%	2.2%
Own Children 6-17 Only	25.4%	20.1%	17.7%
Employed/in Armed Forces	17.8%	15.1%	13.7%
Unemployed	0.4%	0.2%	0.2%
Not in Labor Force	7.1%	4.8%	3.8%
No Own Children < 18	57.8%	66.3%	68.1%
Employed/in Armed Forces	29.6%	35.8%	37.1%
Unemployed	1.0%	1.0%	1.3%
Not in Labor Force	27.3%	29.5%	29.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008.



Rts 152 and 63  
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900 E Welsh Rd  
 Ambler, PA 19002  
 Radius: 1.0 miles

900 E Welsh Rd  
 Ambler, PA 19002  
 Radius: 3.0 miles

900 E Welsh Rd  
 Ambler, PA 19002  
 Radius: 5.0 miles



**2008 Employed Population 16+ by Industry**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	3,792	26,598	87,427
Agriculture/Mining	0.0%	0.2%	0.2%
Construction	5.7%	5.0%	6.3%
Manufacturing	7.2%	8.8%	9.6%
Wholesale Trade	4.5%	3.8%	3.7%
Retail Trade	8.9%	10.4%	11.3%
Transportation/Utilities	3.4%	2.8%	3.3%
Information	2.3%	2.3%	2.6%
Finance/Insurance/Real Estate	12.8%	12.5%	11.9%
Services	52.5%	51.7%	48.3%
Public Administration	2.6%	2.4%	2.9%

**2008 Employed Population 16+ by Occupation**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	3,791	26,597	87,426
White Collar	79.8%	79.9%	74.7%
Management/Business/Financial	22.1%	21.1%	18.8%
Professional	30.5%	31.6%	27.6%
Sales	13.7%	13.6%	12.9%
Administrative Support	13.6%	13.5%	15.4%
Services	10.6%	10.1%	11.0%
Blue Collar	9.6%	10.0%	14.3%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	3.0%	2.9%	4.1%
Installation/Maintenance/Repair	2.4%	1.9%	3.0%
Production	1.5%	2.5%	3.8%
Transportation/Material Moving	2.6%	2.7%	3.3%



**2000 Workers 16+ by Means of Transportation to Work**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	3,464	24,807	80,818
Drove Alone - Car, Truck, or Van	85.3%	82.5%	82.0%
Carpooled - Car, Truck, or Van	4.7%	6.2%	7.7%
Public Transportation	4.4%	4.7%	4.3%
Walked	0.5%	1.6%	2.0%
Other Means	0.7%	0.6%	0.5%
Worked at Home	4.4%	4.4%	3.5%

**2000 Workers 16+ by Travel Time to Work**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	3,463	24,807	80,816
Did Not Work at Home	95.6%	95.6%	96.5%
Less than 5 minutes	2.1%	2.9%	2.6%
5 to 9 minutes	12.0%	11.1%	10.0%
10 to 19 minutes	30.1%	28.2%	29.4%
20 to 24 minutes	10.7%	11.9%	12.3%
25 to 34 minutes	12.2%	15.2%	16.7%
35 to 44 minutes	8.4%	7.9%	7.8%
45 to 59 minutes	10.6%	9.6%	9.3%
60 to 89 minutes	7.4%	6.6%	6.6%
90 or more minutes	2.2%	2.2%	1.9%
Worked at Home	4.4%	4.4%	3.5%
Average Travel Time to Work (in min)	27.2	26.7	26.4

**2000 Households by Vehicles Available**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	2,348	18,279	59,860
None	1.5%	4.3%	4.9%
1	20.4%	30.5%	31.6%
2	57.2%	49.3%	47.3%
3	14.7%	11.9%	12.2%
4	4.3%	2.7%	3.0%
5+	2.0%	1.3%	1.1%
Average Number of Vehicles Available	2.1	1.8	1.8

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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 Radius: 5.0 miles



**2000 Households by Type**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	2,352	18,297	59,890
Family Households	84.6%	71.2%	71.8%
Married-couple Family	75.1%	60.3%	59.7%
With Related Children	41.6%	31.1%	29.2%
Other Family (No Spouse)	9.5%	11.0%	12.1%
With Related Children	5.5%	6.4%	6.4%
Nonfamily Households	15.4%	28.8%	28.2%
Householder Living Alone	12.9%	24.2%	23.7%
Householder Not Living Alone	2.5%	4.5%	4.5%
Households with Related Children	47.1%	37.6%	35.6%
Households with Persons 65+	21.2%	23.6%	26.6%

**2000 Households by Size**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	2,352	18,298	59,888
1 Person Household	12.9%	24.2%	23.7%
2 Person Household	32.3%	31.8%	32.9%
3 Person Household	17.1%	16.2%	16.6%
4 Person Household	22.8%	17.5%	16.5%
5 Person Household	10.6%	7.5%	7.2%
6 Person Household	3.3%	2.1%	2.2%
7+ Person Household	0.9%	0.7%	0.9%

**2000 Households by Year Householder Moved In**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	2,350	18,278	59,860
Moved in 1999 to March 2000	8.0%	14.2%	13.6%
Moved in 1995 to 1998	27.8%	28.4%	25.6%
Moved in 1990 to 1994	18.8%	17.1%	16.4%
Moved in 1980 to 1989	24.6%	21.1%	18.8%
Moved in 1970 to 1979	9.6%	8.6%	10.5%
Moved in 1969 or Earlier	11.1%	10.5%	15.2%
Median Year Householder Moved In	1991	1993	1992



**2000 Housing Units by Units in Structure**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	2,377	18,732	61,388
1, Detached	72.3%	56.1%	64.6%
1, Attached	23.1%	21.5%	14.1%
2	1.1%	3.1%	3.3%
3 or 4	2.7%	3.3%	3.3%
5 to 9	0.3%	3.7%	3.1%
10 to 19	0.1%	5.2%	4.5%
20+	0.3%	7.0%	5.9%
Mobile Home	0.0%	0.1%	1.2%
Other	0.0%	0.0%	0.0%

**2000 Housing Units by Year Structure Built**

	900 E Welsh Rd Ambler, PA 19002 Radius: 1.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 3.0 miles	900 E Welsh Rd Ambler, PA 19002 Radius: 5.0 miles
Total	2,381	18,728	61,452
1999 to March 2000	1.5%	1.4%	1.6%
1995 to 1998	7.6%	5.3%	4.5%
1990 to 1994	11.8%	6.8%	5.0%
1980 to 1989	35.5%	24.1%	14.0%
1970 to 1979	11.0%	17.5%	14.7%
1969 or Earlier	32.7%	44.9%	60.1%
Median Year Structure Built	1982	1973	1965

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



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Top 3 Tapestry Segments

1.	Sophisticated Squires	In Style	Main Street, USA
2.	Connoisseurs	Connoisseurs	Cozy and Comfortable
3.	Wealthy Seaboard Subur	Main Street, USA	Connoisseurs

 **2008 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$10,552,755	\$72,841,163	\$204,830,588
Average Spent	\$4,430.21	\$3,839.40	\$3,252.05
Spending Potential Index	165	143	121
Computers & Accessories: Total \$	\$1,170,934	\$7,994,682	\$22,107,909
Average Spent	\$491.58	\$421.39	\$351.00
Spending Potential Index	205	176	147
Education: Total \$	\$7,178,064	\$47,957,938	\$135,853,268
Average Spent	\$3,013.46	\$2,527.83	\$2,156.91
Spending Potential Index	219	184	157
Entertainment/Recreation: Total \$	\$17,941,106	\$120,433,560	\$337,946,654
Average Spent	\$7,531.95	\$6,347.96	\$5,365.51
Spending Potential Index	203	171	144
Food at Home: Total \$	\$21,742,097	\$151,492,736	\$430,909,374
Average Spent	\$9,127.66	\$7,985.07	\$6,841.46
Spending Potential Index	187	163	140
Food Away from Home: Total \$	\$15,755,150	\$108,994,221	\$308,368,851
Average Spent	\$6,614.25	\$5,745.00	\$4,895.91
Spending Potential Index	193	168	143
Health Care: Total \$	\$18,314,102	\$125,164,154	\$359,142,923
Average Spent	\$7,688.54	\$6,597.31	\$5,702.04
Spending Potential Index	188	161	139
HH Furnishings & Equipment: Total \$	\$11,151,204	\$73,608,948	\$204,568,325
Average Spent	\$4,681.45	\$3,879.87	\$3,247.89
Spending Potential Index	204	169	141
Investments: Total \$	\$6,500,915	\$40,284,104	\$112,355,895
Average Spent	\$2,729.18	\$2,123.35	\$1,783.85
Spending Potential Index	269	209	176
Retail Goods: Total \$	\$125,547,211	\$848,520,256	\$2,385,036,493
Average Spent	\$52,706.64	\$44,724.87	\$37,866.74
Spending Potential Index	194	165	139
Shelter: Total \$	\$78,207,583	\$528,705,375	\$1,482,318,996
Average Spent	\$32,832.74	\$27,867.67	\$23,534.48
Spending Potential Index	211	179	152
TV/Video/Sound Equipment: Total \$	\$6,548,109	\$45,429,603	\$128,089,459
Average Spent	\$2,749.00	\$2,394.56	\$2,033.65
Spending Potential Index	191	167	142
Travel: Total \$	\$10,197,062	\$66,417,127	\$185,503,917
Average Spent	\$4,280.88	\$3,500.80	\$2,945.21
Spending Potential Index	227	186	156
Vehicle Maintenance & Repairs: Total \$	\$4,668,547	\$31,878,819	\$89,212,198
Average Spent	\$1,959.93	\$1,680.31	\$1,416.40
Spending Potential Index	197	169	143

**Data Note:** The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.