

# Demographic Profile



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# Upper Merion Township Demographic Profile

Upper Merion Township is situated in the lower southeast corner of Montgomery County, bordered by Lower Merion to its southeast, West Conshohocken to its east, Bridgeport, Norristown, West Norriton all on its northern edge, Lower Providence to its west, and Chester and Delaware Counties on its southern edge. It is approximately 20 miles from Center City, Philadelphia. The Schuylkill River runs along its northern edge. The Township serves as the crossroads of PA Route 422, I-76, I-476 (the PA Turnpike), and PA Route 202. It is served by the Norristown High Speed Line (NHSL), an elevated rail line, running north to south on its eastern edge. The Schuylkill River acts as a major barrier of the Township from the municipalities to its north: West Norriton, Norristown, Conshohocken, and Plymouth. Railroad tracks also border the Schuylkill River and outline this division.





# Demographics

## POPULATION

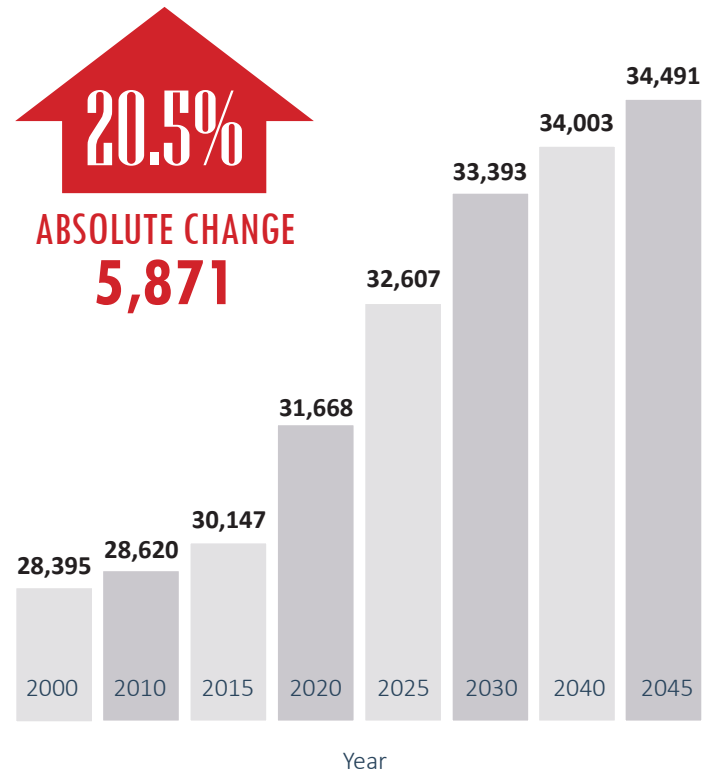
As shown in **Figure 1**, Upper Merion has a population of 28,395 people, based on the 2010 decadal U.S. Census. This is a 5.7% change from the 2000 population of 26,863. Montgomery County overall saw a 6.6% population change between 2000 and 2010, comparatively. The county population rose from 750,863 to 799,874. The Township's population is expected to grow significantly in the coming decades according to population projections from the DVRPC, which will be discussed in depth later. Development patterns and increases in multifamily housing proposals reflect a trend of more rapid growth.

**Figure 1: Upper Merion Population Change 1970-2010**

Upper Merion			
Year	Population	Percent Change	Absolute
1970	23,743		
1980	26,138	10.1%	2,395
1990	25,722	-1.6%	-416
2000	26,863	4.4%	1,141
2010	28,395	5.7%	1,532

Source: US Census Decadal

**Figure 2: DVRPC Municipal Population Forecast**



**Figure 3: DVRPC Population Forecast: Upper Merion**

DVRPC Population Forecast: Upper Merion	
Year	Population
2010	28,395
2015	28,620
2020	30,147
2025	31,668
2030	32,607
2035	33,393
2040	34,003
2045	34,491
Absolute Change	5,871
Percent Change	20.5%

Source: DVRPC

## POPULATION FORECASTS

Population Forecasts completed by the Delaware Valley Regional Planning Commission (DVRPC) project population numbers up to the year 2045. These forecasts for Upper Merion Township are shown in **Figure 2**. A 20.51% change in population is expected between the years 2000 and 2045. A steady increase through 2045 is expected in the Township. These changes can be seen over time in **Figure 3**. The DVRPC forecasted a slightly smaller percent change of 13.9% for Montgomery County overall between 2000 and 2045 (see **Figures 4 and 5**). **Figure 6** shows the population forecasts for neighboring municipalities: Conshohocken Borough, Lower Merion Township, Plymouth Township, and



Tredyffrin Township (Chester County). The forecast for these municipalities over time is displayed in **Figure 7**. Conshohocken in particular is expected to experience the highest percent change in its population, a change of 36.21% between 2000 and 2045. It is important to note that Conshohocken Borough has the lowest population of the municipalities included in this report, which may account for the significant increase in population change. Lower Merion Township is expecting the lowest growth at a percent change of 10.41% followed by Tredyffrin at 11.84% population growth. Plymouth is on par with the County at a percent change of 12.92%.

**Figure 4:**  
DVRPC Population Forecast:  
Montgomery County

DVRPC Population Forecast: Montgomery County	
Year	Population
2010	799,874
2015	819,264
2020	840,934
2025	863,327
2030	884,387
2035	903,114
2040	918,918
2045	932,820
Absolute Change	113,556
Percent Change	13.9%

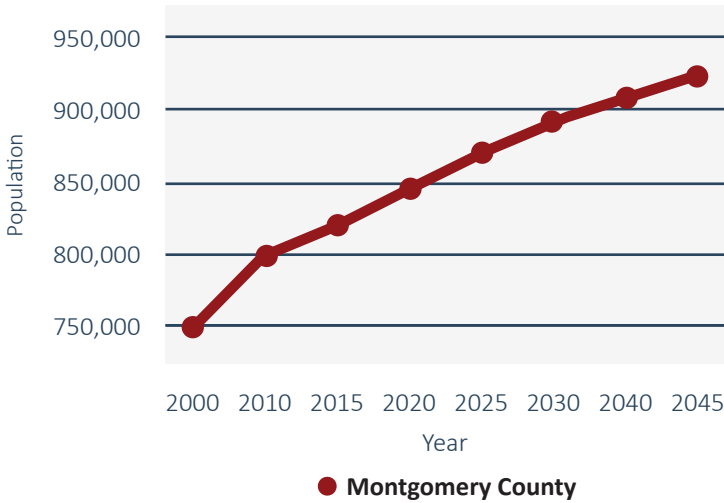
Source: DVRPC

**Figure 6:**  
DVRPC Population Forecasts:  
Nearby Municipalities

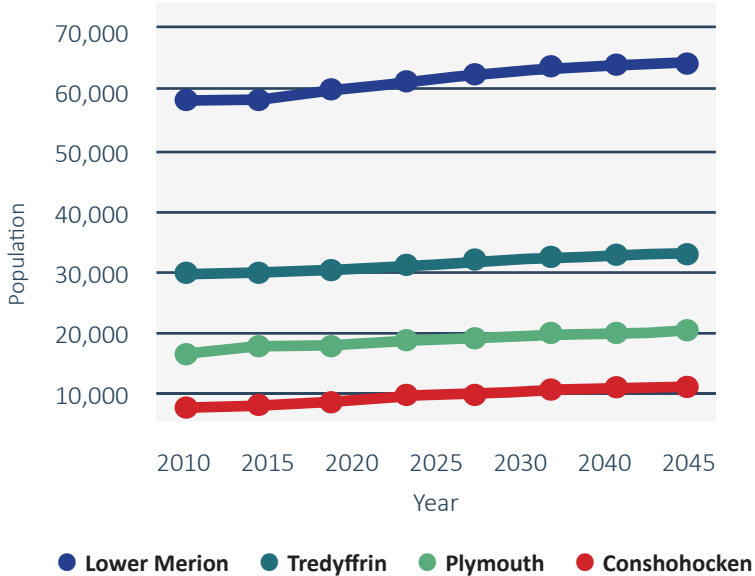
DVRPC Population Forecasts				
Year	Conshohocken	Plymouth	Lower Merion	Tredyffrin
2010	7,833	16,525	57,825	29,332
2015	7,956	17,653	58,177	29,559
2020	8,709	18,091	59,676	30,232
2025	9,456	18,527	61,027	30,900
2030	9,877	18,969	62,135	31,578
2035	10,297	19,353	62,983	32,165
2040	10,567	19,668	63,732	32,648
2045	10,837	19,934	64,231	33,059
Absolute Change	2,881	2,281	6,054	3,500
Percent Change	36.2%	12.9%	10.4%	11.8%

Source: DVRPC

**Figure 5: Montgomery County Population Forecast Chart**



**Figure 7: Nearby Municipalities Population Forecast Chart**



Source: DVRPC

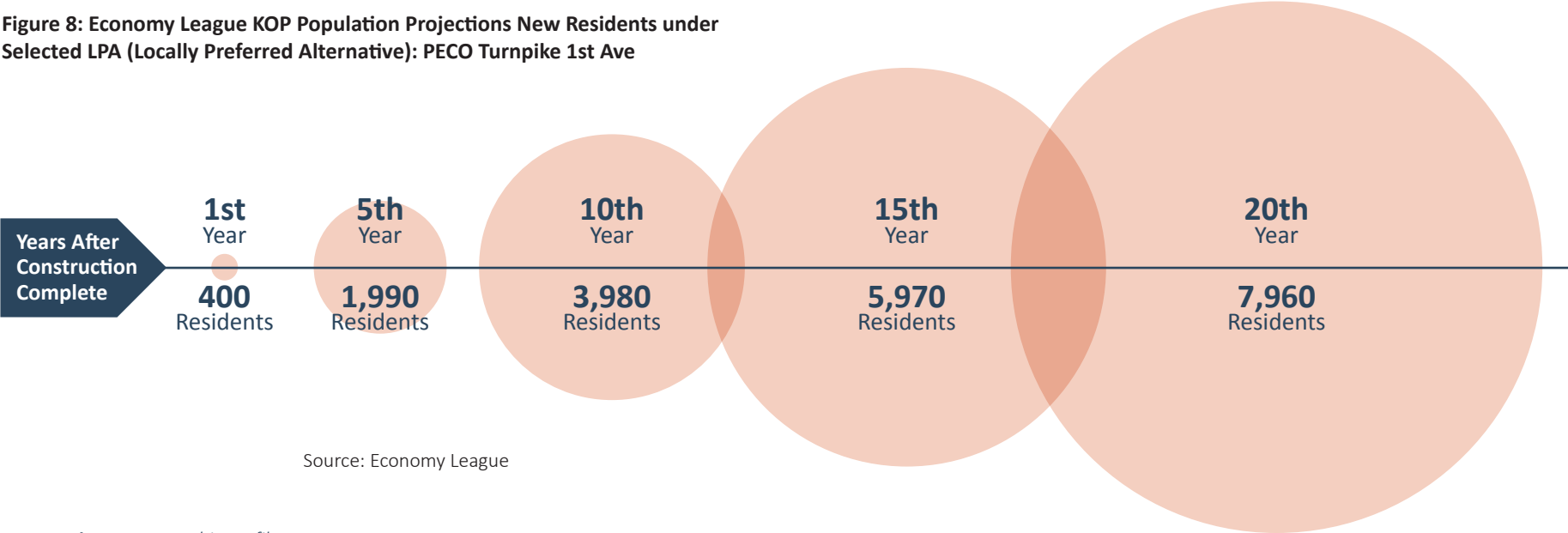
# ECONOMY LEAGUE POPULATION PROJECTIONS

The Economy League has projected the number of new residents that can be anticipated to move to Upper Merion based on the potential approval and completion of the King of Prussia rail extension through the Township.

**Figure 8** shows these projections for year 1, 5, 10, 15, and 20 after project completion, which if approved, would be complete in approximately 2023. The Economy League projected a range of potential new residents. Under a “moderate development scenario”, 330-470 new residents can be expected annually for a total of between 6,640 and 9,410 after 20 years. These projections are based on projected development (commercial and residential) that would result from the extension. The extension has not been approved at this point in time.



**Figure 8: Economy League KOP Population Projections New Residents under Selected LPA (Locally Preferred Alternative): PECO Turnpike 1st Ave**

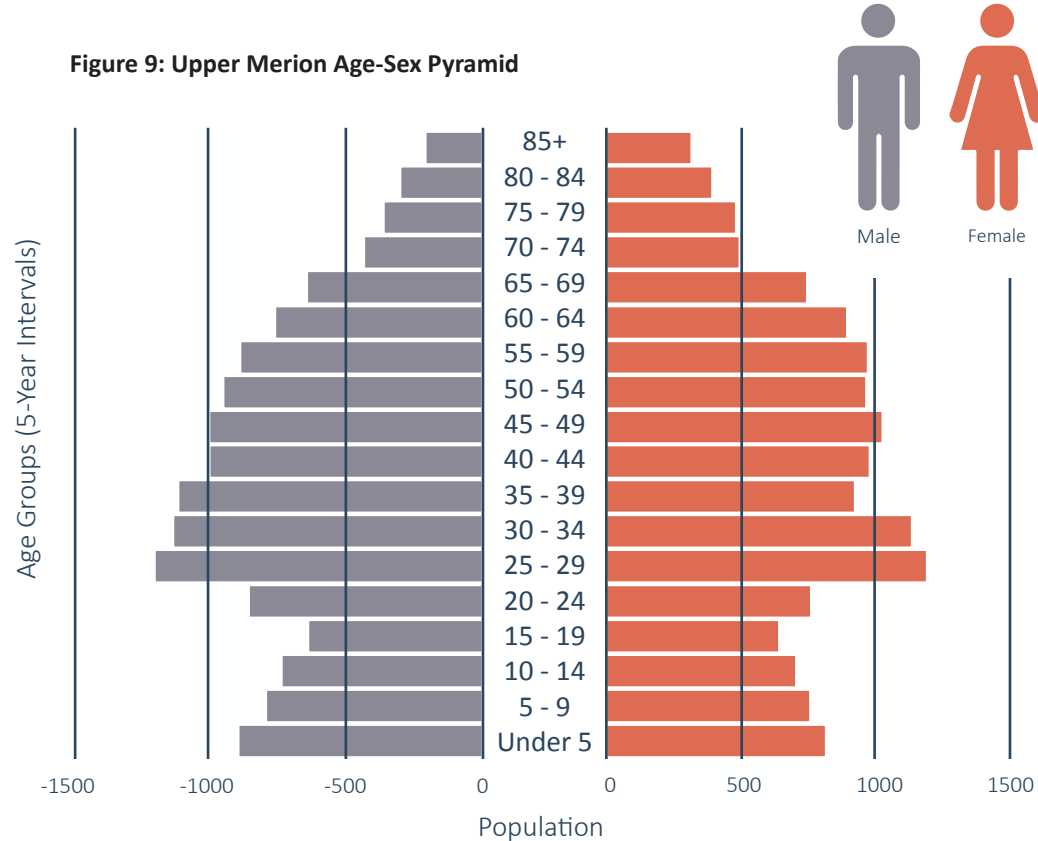


Source: Economy League

## AGE CHARACTERISTICS/AGE GROUP TRENDS

Upper Merion Township has a large population of young adult and middle aged people. This is less common as most municipalities have a larger group of “Baby Boomers” or people between the ages of 46 and 64 in the 2010 Census. This is most likely due to the economic conditions in the Township and its current growth patterns. The area caters to young professionals in industry and housing. This is becoming more apparent as patterns of development change and adapt, such as the resurgence of multi-family housing. **Figures 9 and 10** show the Township’s population broken down into age groups. **Figure 11** shows Age-Sex Trends for Montgomery County. The County has a much greater number of “Boomers” than the Township overall. This is indicative of many municipalities

**Figure 9: Upper Merion Age-Sex Pyramid**



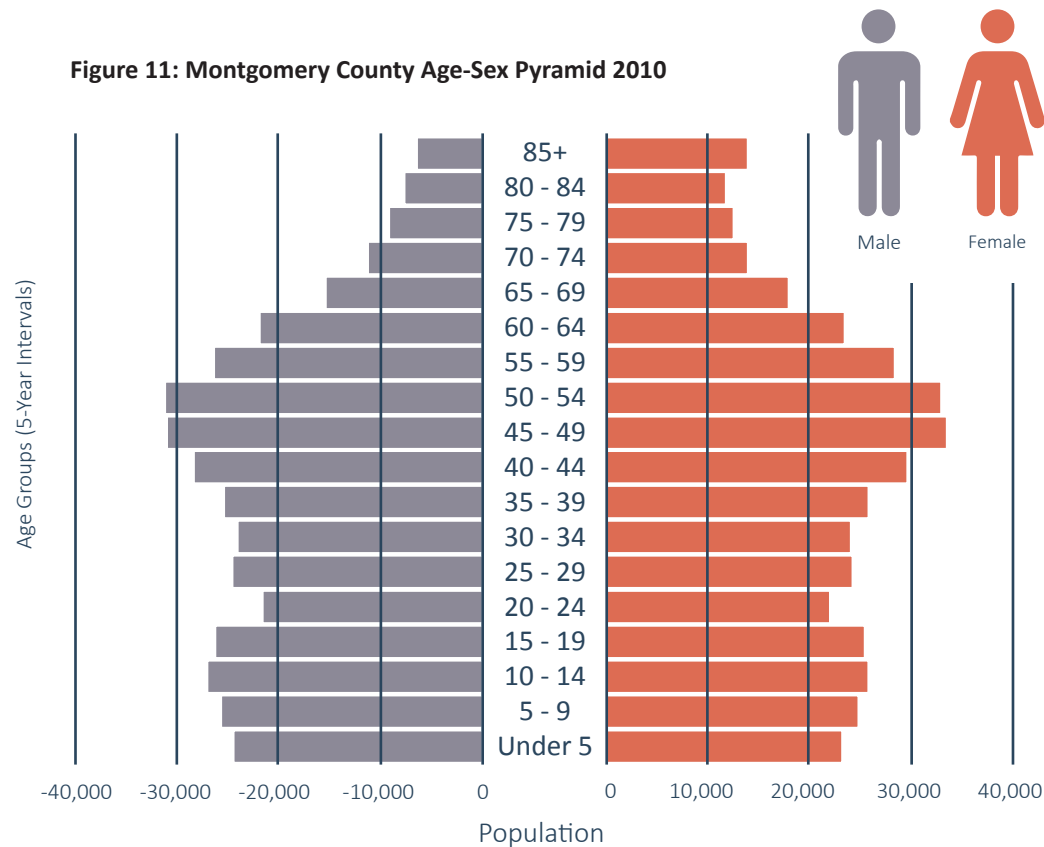
**Figure 10: Upper Merion Age Groups Trends 2000-2010**

Age Group Trends	2000		2010	
	Population	%	Population	%
Total population	26,863	100	28,395	100
Under 5 years	1,476	5.5	1,729	6.1
5 to 9 years	1,361	5.1	1,566	5.5
10 to 14 years	1,401	5.2	1,464	5.2
15 to 19 years	1,188	4.4	1,305	4.6
20 to 24 years	1,623	6	1,629	5.7
25 to 29 years	2,508	9.3	2,408	8.5
30 to 34 years	2,383	8.9	2,288	8.1
35 to 39 years	2,254	8.4	2,062	7.3
40 to 44 years	1,941	7.2	1,995	7
45 to 49 years	1,912	7.1	2,043	7.2
50 to 54 years	1,822	6.8	1,931	6.8
55 to 59 years	1,597	5.9	1,873	6.6
60 to 64 years	1,189	4.4	1,666	5.9
65 to 69 years	1,167	4.3	1,398	4.9
70 to 74 years	1,277	4.8	941	3.3
75 to 79 years	938	3.5	849	3
80 to 84 years	508	1.9	709	2.5
85 years & over	318	1.2	539	1.9

Source: US Census Decadal



Figure 11: Montgomery County Age-Sex Pyramid 2010



Source: US Census Decadal



Crossing the new Sullivan's Bridge

in the County. The highest percentage of the Township's population falls between the ages of 25 and 44. This age group comprises approximately 28% of the total population. These numbers are based on US Census 2010 decadal data. This age group totaled an even larger proportion of the population in 2000. A slow decline in each age group can be seen as the population ages into the 45 and older categories. Conshohocken Borough has a similar population makeup to Upper Merion, but skews slightly younger with a higher proportion of the population between the ages of 25 and 34 (33.8%). Plymouth and Lower Merion Townships both have an age structure similar to Montgomery County, with a large proportion of the population falling between the ages of 46 and 64. Tredyffrin has a high proportion of its population between the ages of 40 and 59 (32.6%), but a significant number of residents are between the ages of 10 and 14 (7.3%).

## RACE/ETHNICITY

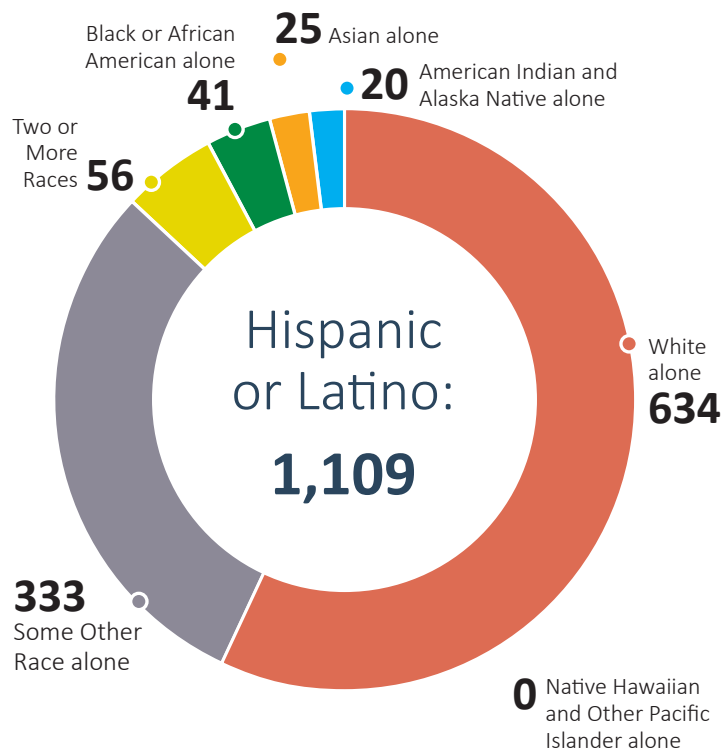
As seen in **Figure 12**, the Township has a largely white population. Using 2000 and 2010 U.S. Census data, one can see a trend of a decreasing white population and an increasing minority population. This trend can be observed in **Figure 12** along with the percent change of each ethnicity group. These trends show a pattern of an increasingly diverse resident base growing in the area, albeit slow. The largest jump occurred among the Asian population, particularly Asian Indian. Upper

**Figure 12: Upper Merion Race 2000-2010**

Upper Merion: Race	2000		2010		Percent Change
	Total	Percent	Total	Percent	
Total population	26,509	100%	28,395	100%	
White	22,767	84.8%	21,594	76.0%	-5.2%
Black or African American	1,245	4.6%	1,551	5.5%	24.6%
American Indian and Alaska Native	34	0.1%	63	0.2%	85.3%
Asian	2,271	8.5%	4,184	14.7%	84.2%
Some Other Race	178	0.7%	397	1.4%	123%
Two or More Races	354	1.3%	599	2.1%	69.2%

Source: US Census Decadal

**Figure 14: Upper Merion Hispanic or Latino by Race**



Source: US Census Decadal

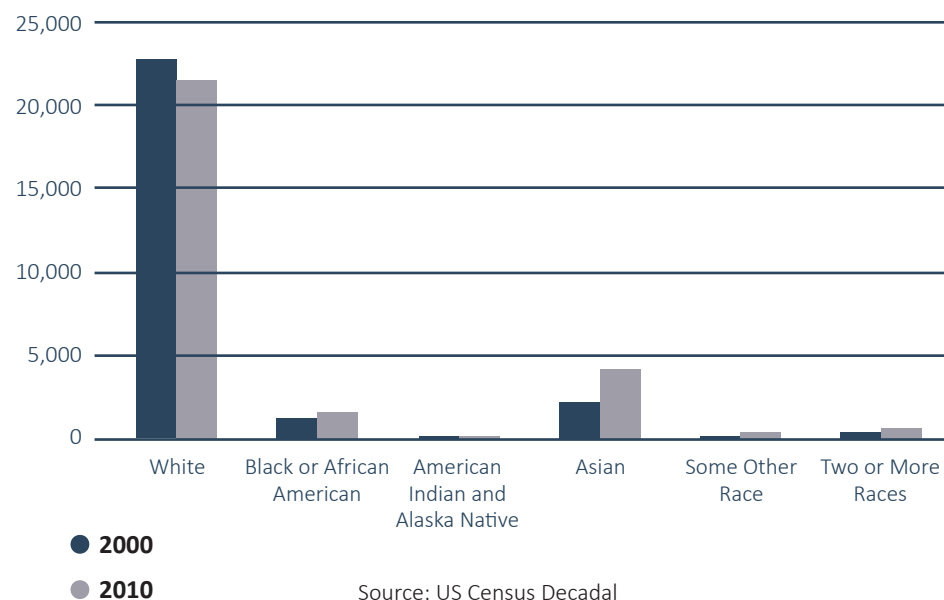
**Figure 13: Upper Merion Hispanic or Latino**

Upper Merion: Hispanic or Latino	2000		2010		Percent Change
	Total	Percent	Total	Percent	
Total population	26,863	100%	28,395	100%	
Hispanic or Latino (of any race)	481	1.8%	1,109	3.9%	130.56%
Mexican	113	0.4%	514	1.8%	354.87%
Puerto Rican	117	0.4%	237	0.8%	102.56%
Cuban	64	0.2%	37	0.1%	-42.19%
Other Hispanic or Latino	187	0.7%	321	1.1%	71.66%
Not Hispanic or Latino	26,382	98.2%	27,286	96.1%	3.43%

Source: US Census Decadal

Merion's Hispanic or Latino population experienced a 130.6% change between 2000 and 2010 and jumped from 1.8% to 3.9% (see **Figure 13**). **Figure 14** shows the Hispanic or Latino population broken down by Race types. Montgomery County experienced a 115% change in the Hispanic or Latino population between 2000 and 2010. While the white population in the Township has not seen a major decrease overall, it has gone down and correlated with an increase in minority populations. This trend is also seen in the county overall, as well as the surrounding municipalities. Upper Merion saw a decrease in the white population by 5.2% between 2000 and 2010. The County saw the smallest decrease in the white population of 0.72%. Lower Merion Township's white population decreased by 8.3%, Plymouth's decreased by 4.1% and Tredyffrin's by 5.5%. Conshohocken Borough's white population actually experienced an

**Figure 15: Upper Merion Race Trends 2000-2010**



**Figure 16: Montgomery County Race 2000-2010**

Montgomery County Race	2000		2010		% Change
	Total	Percent	Total	Percent	
Total Population	750,097	100%	799,874	100%	
One race	741,371	98.8	784,354	98.1	-0.72%
White	648,510	86.5	649,021	81.1	-6.24%
Black or African American	55,969	7.5	69,351	8.7	16%
American Indian and Alaska Native	848	0.1	1,174	0.1	0
Asian	30,191	4.0	51,565	6.4	60%
Some other race	5,598	0.7	12,947	1.6	128.57%
Two or more races	8,726	1.2	15,520	1.9	58.33%

Source: US Census Decadal

**Figure 17: Montgomery County Hispanic or Latino**

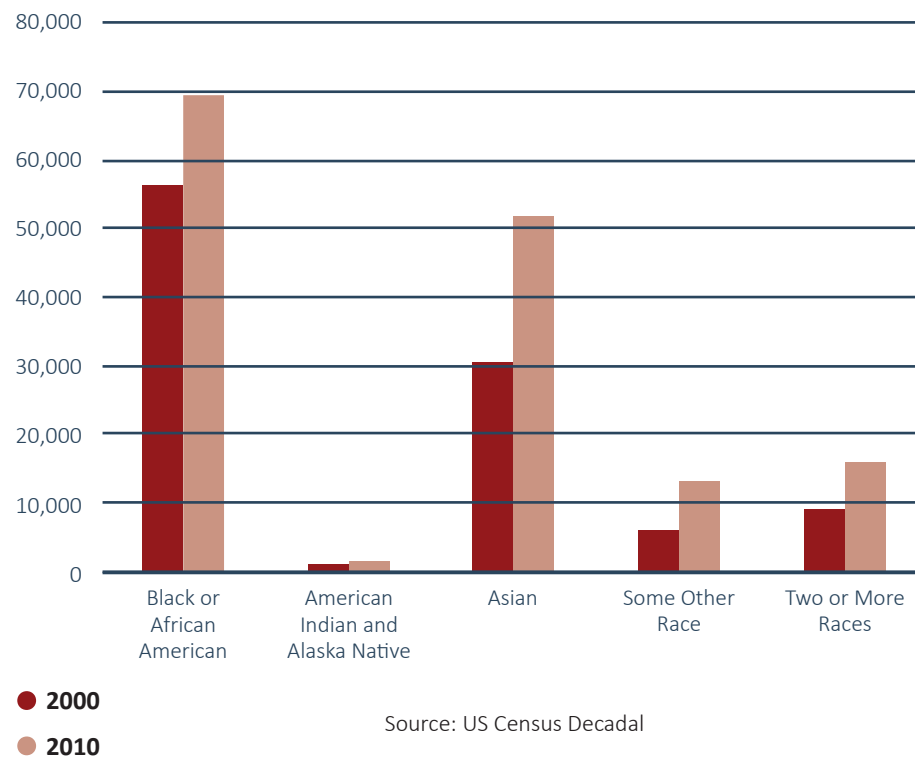
Montgomery County Hispanic or Latino	2000		2010		% Change
	Total	Percent	Total	Percent	
Total Population	750,097	100	799,874	100	
Hispanic or Latino (of any race)	15,300	2	34,233	4.3	115%
Mexican	3,940	0.5	13,386	1.7	240%
Puerto Rican	5,595	0.7	9,356	1.2	71.43%
Cuban	812	0.1	1,338	0.2	100%
Other Hispanic or Latino	4,953	0.7	10,153	1.3	85.71%
Not Hispanic or Latino	734,797	98	765,641	95.7	-2.35

Source: US Census Decadal

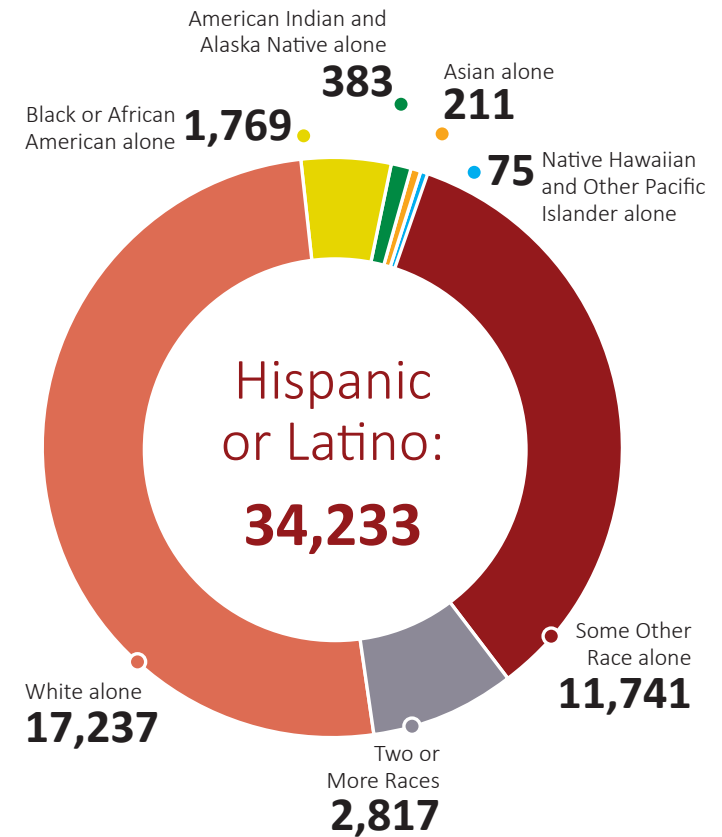


increase of 1.8% between 2000 and 2010. Conshohocken experienced a decrease in the African American population of 13.9%. Upper Merion saw an increase in its African American population of 24.6%, Lower Merion 20.5%, Plymouth 73.1%, and Tredyffrin 17.3%. Asian populations increased across the board with the largest jumps in Conshohocken, Upper Merion, and Tredyffrin. Hispanic or Latino populations also increased in each area to varying degrees. See **Figures 12 through 19** for more information regarding these demographics. These trends reflect a population that is diversifying at a consistent rate in the Township and its surrounding area.

**Figure 19: Montgomery County Race Trends 2000-2010**



**Figure 18: Montgomery County Hispanic or Latino by Race**



Source: US Census Decadal

# EMPLOYMENT (INDUSTRY)

According to ACS 5 Year Data (2010-2014), over half (54.7%) of the residents of the Township are employed in Management, Business, Science and Arts occupations. The next largest category is Sales and Office, which employs 23.4% of residents. Service is the third largest category employing 10.4% of residents. **Figure 20** contains all of the Employment by Occupation information available for the Township. The Township has a low unemployment rate of 3.8% compared to the County’s overall rate of 4.7% (for the

**Figure 20: Employment by Occupation, 2010-2010:**  
**Upper Merion Township**

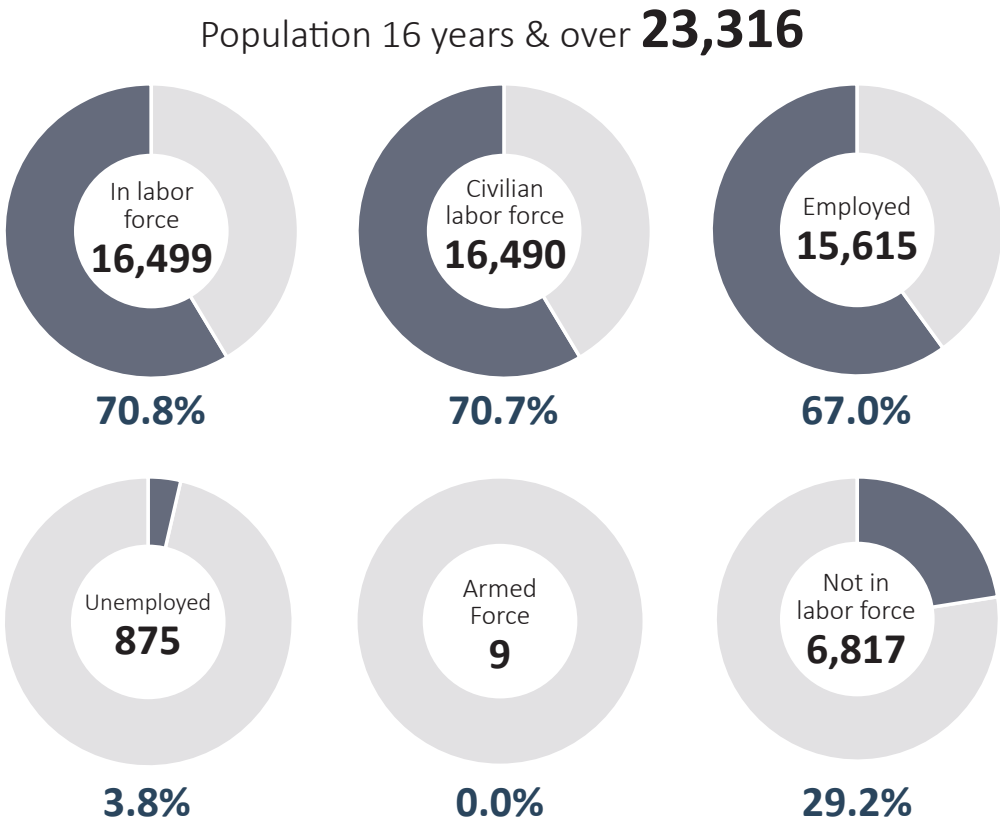
Upper Merion Hispanic or Latino by Race	Total	Percent
Occupations	Employed	Percent
Management, Business, Science, and Arts <sup>1</sup>	8,546	54.7%
Service <sup>2</sup>	1,617	10.4%
Sales and Office <sup>3</sup>	3,657	23.4%
Natural Resources, Construction, and Maintenance <sup>4</sup>	675	4.3%
Production, Transportation, and Material Moving <sup>5</sup>	1,120	7.2%
Total <sup>6</sup> :	15,615	100%

Source: US Census ACS 5 Year 2014

Footnotes

1. Includes management, business, financial, manufacturing, educational, legal, public administration, transportation, community service, arts, media, and healthcare practitioner occupations.
2. Includes healthcare support, protective service, food preparation and serving, building grounds cleaning and maintenance, and personal care occupations.
3. Includes sales, office and administrative support occupations
4. Includes farming, fishing, forestry, construction, excavation, installation, maintenance and repair occupations.
5. Includes production, transportation, and material moving occupations.
6. Resident labor force includes employed civilians 16 years old and over.

**Figure 21: Upper Merion Employment Status**



Source: US Census ACS 5 Year 2014

**Figure 22: Montgomery County  
Employment by Occupation**

Montgomery County Employment by Occupation	Total	Percent
Civilian employed population 16 years and over	415,553	100%
Management, business, science, and arts occupations	201,760	48.6%
Service occupations	54,198	13%
Sales and office occupations	100,162	24.1%
Natural resources, construction, and maintenance occupations	26,879	6.5%
Production, transportation, and material moving occupations	32,554	7.8%

Source: US Census ACS 5 Year 2014

**Figure 24: Nearby Municipalities: Employment by Occupation**

Employment by Occupation: Nearby Municipalities	Conshohocken		Lower Merion		Plymouth		Tredyffrin	
	Employed	Percent	Employed	Percent	Employed	Percent	Employed	Percent
Civilian employed population 16 years and over	5,092	100%	27,952	100%	8,653	100%	15,086	100%
Management, business, science, & arts occupations	2,602	51.10%	19,623	70.20%	4,355	50.3%	10,246	67.9%
Service occupations	611	12.00%	2,291	8.20%	1,148	13.3%	1,124	7.5%
Sales and office occupations	1,180	23.20%	4,822	17.30%	2,075	24.0%	3,116	20.7%
Natural resources, construction, and maintenance occupations	303	6.00%	621	2.20%	491	5.7%	288	1.9%
Production, transportation, and material moving	396	7.80%	595	2.10%	584	6.7%	312	2.1%

Source: US Census ACS 5 Year 2014

**Figure 23: Montgomery County  
Employment Status**

Montgomery County Employment Status	Total	Percent
Population 16 years and over	649,496	100%
In labor force	446,241	68.7%
Civilian labor force	445,910	68.7%
Employed	415,553	64%
Unemployed	30,357	4.7%
Armed Forces	331	0.1%
Not in labor force	203,255	31.3%

Source: US Census ACS 5 Year 2014

**Figure 25: Nearby Municipalities: Employment Status**

Employment Status: Nearby Municipalities	Conshohocken		Lower Merion		Plymouth		Tredyffrin	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Population 16 years and over	6,858	100%	46,718	100%	13,484	100%	23,479	100%
In labor force	5,427	79.10%	29,533	63.20%	9,335	69.2%	15,789	67.2%
Civilian labor force	5,427	79.10%	29,512	63.20%	9,335	69.2%	15,789	67.2%
Employed	5,092	74.20%	27,952	59.80%	8,653	64.2%	15,086	64.3%
Unemployed	335	4.90%	1,560	3.30%	682	5.1%	703	3%
Not in labor force	1,431	20.90%	21	0.00%	4,149	30.8%	7,690	32.8%

Source: US Census ACS 5 Year 2014





population 16 years of age and older). Compared to nearby municipalities, Lower Merion has the lowest rate of 3.3%, followed by Conshohocken at 4.9% and Plymouth at 5.1%. Upper Merion, Montgomery County, and nearby municipalities all have the highest proportion of those employed work in Management, Business, Science, and Arts Occupations (see Footnotes under **Figure 20**). Other demographics are available in **Figures 21 through 25**.



**Figure 26: Top Ten Employers in Upper Merion Township (2015)**

Business Name	Employees	% of Total Twp. Employment
1. GlaxoSmithKline	2,545	4.3%
2. Lockheed Martin	2,400	4.1%
3. EBAY	1,099	1.9%
4. Valley Forge Colonial LTD	1,029	1.7%
5. Phila. Media Newspapers Inc.	952	1.6%
6. US Liability Insurance Co.	881	1.5%
7. HIBU of PA	707	1.2%
8. BNY Mellon Investment Servicing	663	1.1%
9. Arkema	629	1.1%
10. Nordstrom	617	1.1%

Source: Township of Upper Merion CAFR (2015)

**Figure 27: Top Ten Employers in Upper Merion Township (2006)**

Business Name	Employees	% of Total Twp. Employment
1. Lockheed Martin	4,212	6.1%
2. GlaxoSmithKline	3,425	5.0%
3. Phila. Newspapers Inc.	2,426	3.2%
4. Robert Half	1,376	2.2%
5. TYCO Healthcare	1,308	2.1%
6. PFPC Inc.	867	1.5%
7. Aetna	841	1.4%
8. BNY Mellon Investment Servicing	747	1.2%
9. BNY Mellon Investment Servicing	745	1.2%
10. Yellow Book of PA	738	1.2%

Source: Township of Upper Merion CAFR (2015)

**Figure 28: Upper Merion Principle Property Taxpayers**

Taxpayer	Real Property Assessed Valuation	% of Total Assessed Valuation
1. King of Prussia Associates (Simon)	\$246,705,310	7.07%
2. King of Prussia Associates	\$64,663,900	1.85%
3. LMC Properties Inc.	\$38,315,370	1.10%
4. Brandywine Operating Partners	\$32,591,450	0.93%
5. Executive Offices & Suites LP (V.F. Suites)	\$31,522,690	0.90%
6. KBF Associates LP (Kingswood Apts)	\$31,312,020	0.90%
7. Smithkline Beckman Corporation	\$29,265,610	0.84%
8. PS Court Associates LP	\$28,000,000	0.80%
9. Candlebrook Marquis LLC	\$26,770,000	0.77%
10. EOS at 1000 Continental LLC	\$25,360,000	0.73%

Source: Township of Upper Merion CAFR (2015)



The above occupations refer to those living in the Township. Regarding those who work in the Township, one can look at the largest industries in Upper Merion to understand the local economy. According to The Township's Comprehensive Annual Financial Report (2015), the top ten employers, as of December 31, 2015, in Upper Merion can be seen in **Figure 26**. The top three employers are GlaxoSmithKline, Lockheed Martin, and EBAY, respectively. **Figure 27** shows the top ten employers in 2006. Lockheed Martin and GlaxoSmithKline were both in the top 2 positions, with EBAY being a new addition to the list. In addition to the above companies, the King of Prussia Mall, as a whole, employs over 12,500 people. This number is expected to grow along with the continued growth of the mall. Because the mall contains a multitude of individual businesses, it does not qualify as a single employer. It is extremely important to note though, as it provides a significant number of jobs and has a large impact on the Township as a whole.

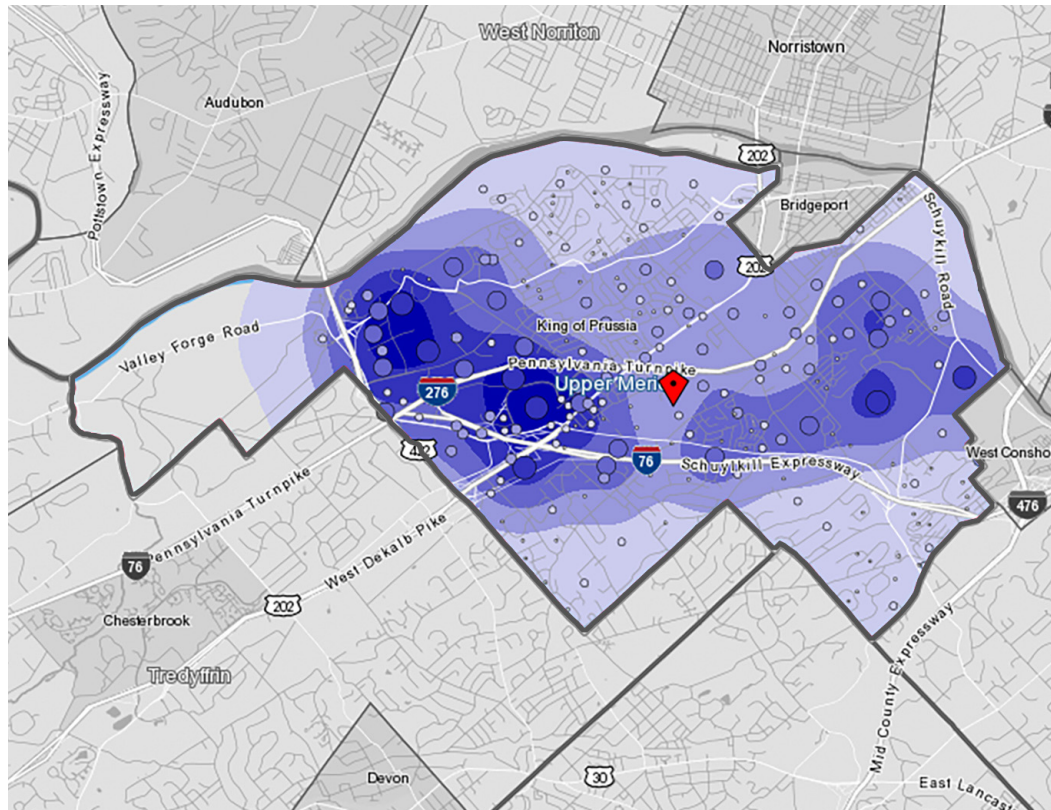
**Figure 28** shows the principle property tax payers in the Township. King of Prussia Associates (Simon) and King of Prussia Associates hold the top two spots and together they are responsible for a real property assessed valuation of \$311,369,210.



## EMPLOYMENT

The graphic shown in **Figure 28** shows the highest concentrations of jobs in Upper Merion. The highest density of employment locations are around the mall and the industrial park on the western side of the Township. Future traffic considerations should be focused on these areas as they are responsible for the greatest draw of automobiles in the Township.

**Figure 28: Counts and Density of Primary Jobs in Upper Merion**



Source: On the Map



*PennDOT Office*



*Chester Valley Trail*



# EMPLOYMENT FORECASTS

Based on DVRPC Employment Forecasts, Upper Merion Township is expected to gain an additional 9,470 jobs by 2045 (see **Figures 29 and 30**). This is a 16.6% change from 2010 numbers. Montgomery County is expected to gain 106,011 jobs by 2045 (see **Figures 31 and 32**). This is an 18.2% change from 2010 numbers. Municipalities located near the Township display a range of employment forecasts through 2040. Conshohocken Borough, which has experienced rapid economic and population growth in recent years, has the highest projected percent change of 26.9%. Lower Merion Township has a projection of 7% change and Plymouth Township expects to see an 11.6% change in jobs (see **Figures 33 and 34**).

The Economy League has completed an economic analysis of the impacts of the proposed Norristown High Speed Line (NHSL) extension. This analysis includes the total output, employment and labor income that may result from the construction of the project and the development that may result from its presence. These projections were made for Year 1, 5, 10, 15, and 20 after the projects construction is complete (expected to be in the year 2023). This analysis is based on the selected Locally Preferred Alternative (LPA) track pathway of the PECO, Turnpike, and First Avenue alignment. This particular alignment is expected to “support an annual average growth of \$146.1 million in total output, 810 jobs, and \$61.2 million in annual labor income.

Figure 30: Upper Merion Employment Forecast (DVRPC) Chart

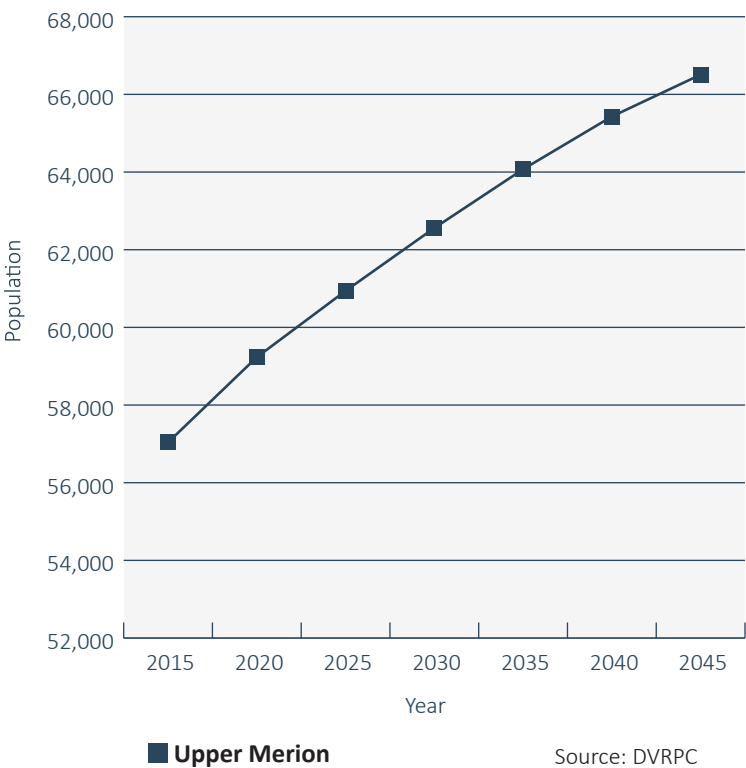
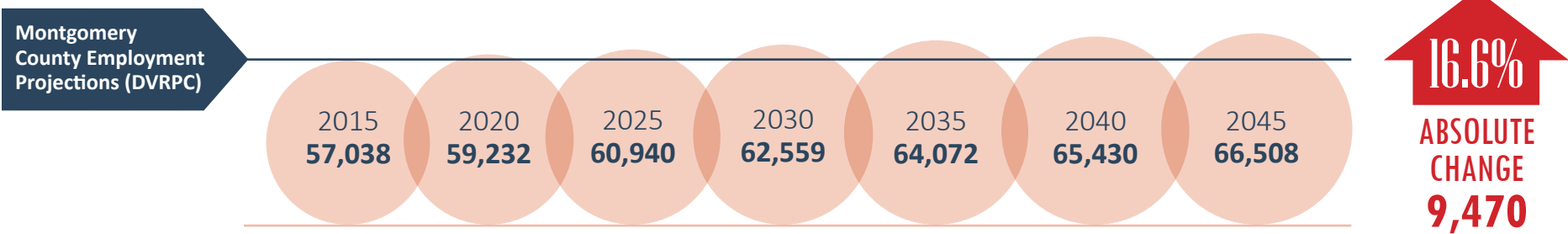


Figure 29: Upper Merion DVRPC Employment Forecast



Source: DVRPC

Note: Ranked #7 of greatest absolute change in employment in the region



I-476 Bridges over the Schuylkill River

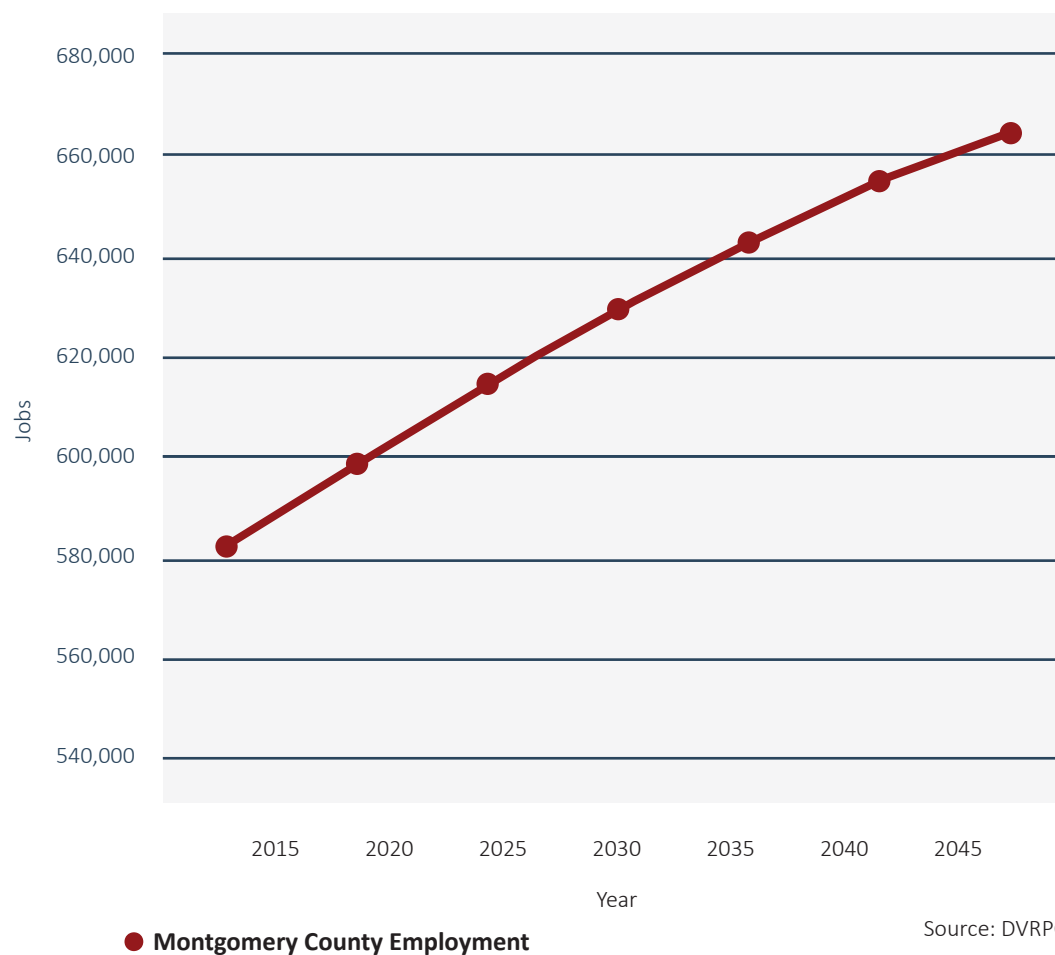
**Figure 31: Montgomery County Employment Forecast (DVRPC)**

Montgomery County Employment Projections (DVRPC)	
Year	Total
2015	582,443
2020	598,434
2025	614,469
2030	629,563
2035	642,996
2040	654,966
2045	664,385
Absolute Change	81,942
Percent Change	14.1%

Source: DVRPC

By year 20, the development that would be catalyzed by the project would support \$2.9 in total output, 15,950 jobs and nearly \$1.2 billion in labor income.” (Economy League, 2015). See **Figure 35** for these projections.

**Figure 32: Montgomery County Employment Forecast (DVRPC) Chart**



Source: DVRPC

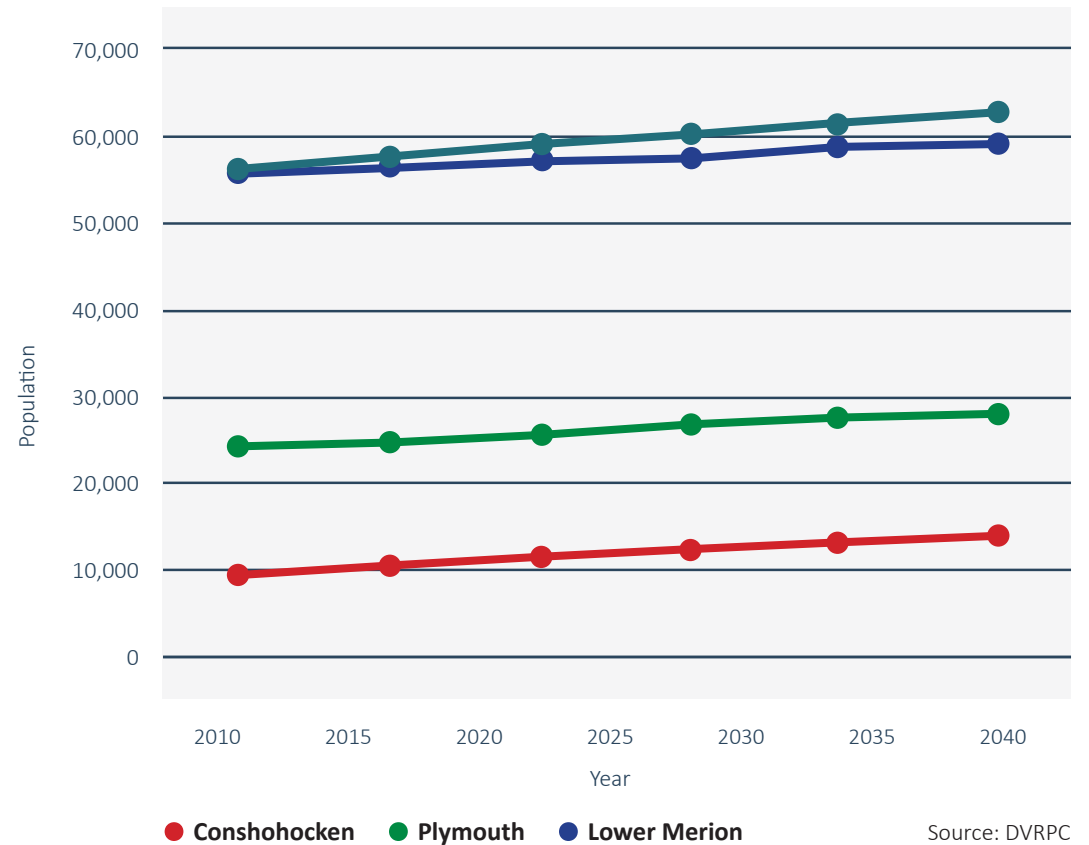


**Figure 33: DVRPC Employment Forecast Table:  
Nearby Municipalities**

Nearby Municipalities: Employment Forecasts (DVRPC)				
	Conshohocken	Plymouth	Lower Merion	Tredyffrin
2015	9,368	23,839	55,354	55,495
2020	10,531	24,550	56,522	57,323
2025	11,292	25,500	57,038	58,540
2030	12,036	26,410	57,471	59,802
2035	12,854	27,090	58,209	61,270
2040	13,522	27,652	58,915	62,518
2045	14,368	28,339	58,854	62,120
Absolute Change	5,000	4,500	3,500	6,625
Percent Change	53.4%	18.9%	6.3%	11.9%

Source: DVRPC

**Figure 34: DVRPC Employment Forecasts: Nearby Municipalities**



**Figure 35: Economic Impacts of SEPTA Rail Extension**

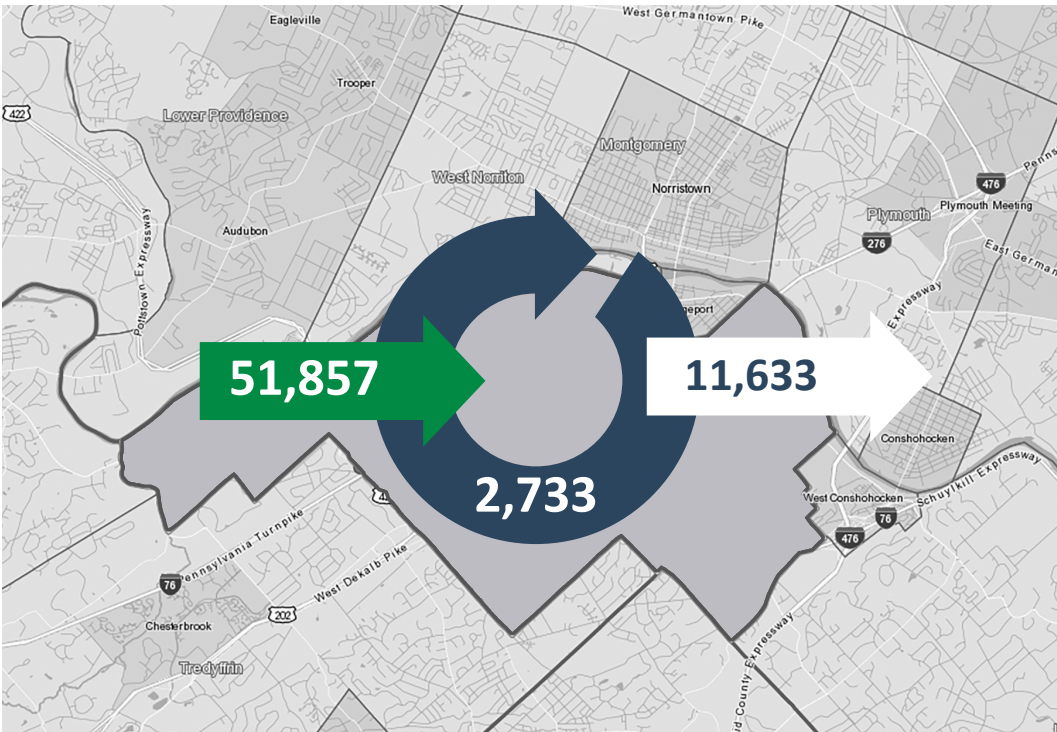
Economic Impacts of the Net New Employment Resulting from PECO TP 1st Ave Alignment					
	Year 1	Year 5	Year 10	Year 15	Year 20
Total Output	\$146.1	\$730.4	\$1,460.7	\$2,191.1	\$2,921.5
Total Employment	810	3,990	7,970	11,950	15,950
Total Labor Income	\$61.2	\$305.9	\$611.9	\$917.8	\$1,223.7

Source: Economy League

# COMMUTE

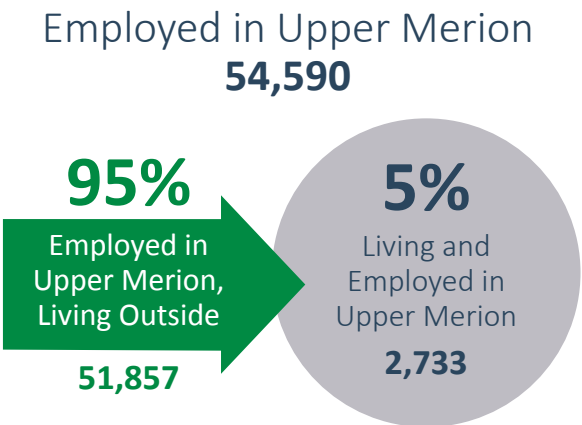
The Township experiences unique commute patterns in comparison to other Montgomery County municipalities. As a major economic hub in the region, it supplies jobs to many workers inside and outside of Upper Merion. A vast majority of these workers are commuting into the Township and live elsewhere (95%). For the total number of residents in the township, 83% work outside and only 16.6% both live and work in Upper Merion. **Figure 36** contains this data for those working in the Township and **Figure 37** contains the data for residents of Upper Merion. Montgomery County, for

Figure 38: Upper Merion Inflow Outflow Primary Jobs



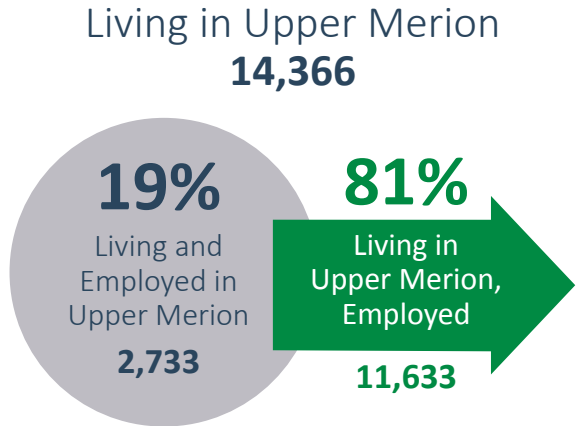
Source: On the Map

Figure 36: Inflow/Outflow Job Counts  
Employed in Upper Merion



Source: US Census ACS 5 Year 2014

Figure 37: Inflow/Outflow Job Counts  
Living in Upper Merion

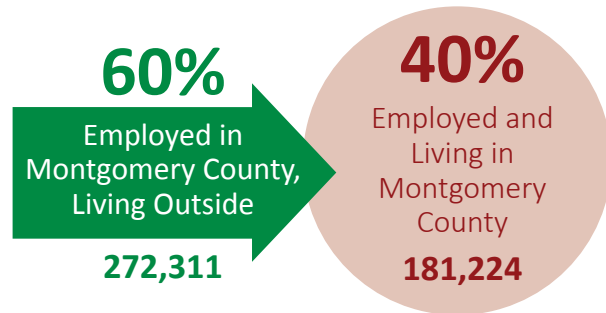


Source: US Census ACS 5 Year 2014



**Figure 39: Inflow/Outflow Job Counts  
Employed in Montgomery County**

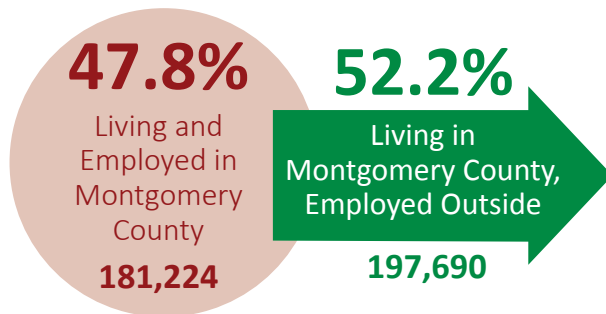
Employed in Montgomery County  
**453,535**



Source: US Census ACS 5 Year 2014

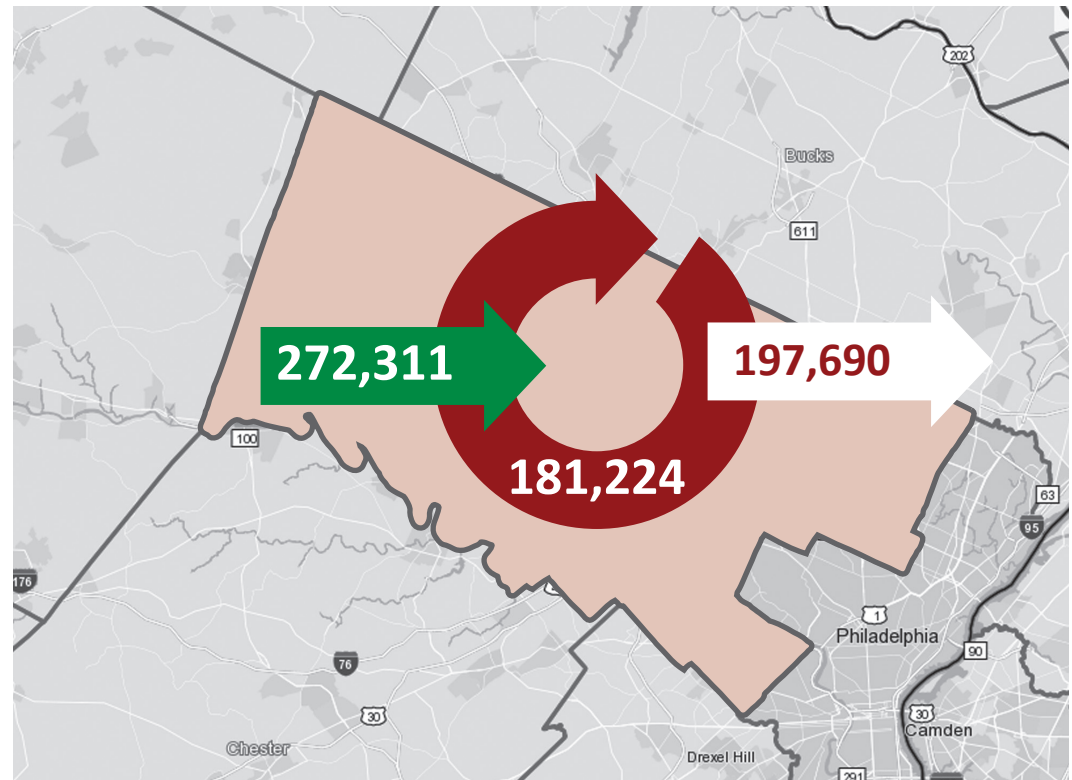
**Figure 40: Inflow/Outflow Job Counts  
Living in Montgomery County**

Living in Montgomery County  
**378,914**



Source: US Census ACS 5 Year 2014

**Figure 41: Montgomery County Inflow/Outflow Primary Jobs**



Source: On the Map

those employed within its borders, 40% live and work inside. For those living in the county, 47.8% both live and work here. **Figures 39 and 40** contain this information. **Figures 38 and 41** (respectively) portray the inflow and outflow of commute patterns in the Township and the County. In the Township, approximately 80% of residents drive alone to work (see **Figure 43**). This number is approximately the same for Conshohocken (85.5%) and Plymouth (82.3%). Lower Merion has a significantly smaller percentage of 65.5%, but a higher percentage of public transportation usage. This is easily explained through the easy access to transit and the close proximity of Lower Merion to Philadelphia. There is also a higher proportion of the population that works from home.

**Figure 42: Upper Merion Travel Time to Work**

TRAVEL TIME TO WORK: Upper Merion (2014)	
Less than 10 minutes	14.4%
10 to 14 minutes	16.6%
15 to 19 minutes	16.8%
20 to 24 minutes	14.0%
25 to 29 minutes	5.6%
30 to 34 minutes	12.0%
35 to 44 minutes	4.5%
45 to 59 minutes	8.5%
60 or more minutes	7.6%
Mean travel time to work (minutes)	23.8

Source: US Census ACS 5 Year 2014

**Figure 43: Upper Merion Means of Transportation to Work**

Upper Merion Means of Transportation to Work	Total	Percent
Workers 16 years and over	15,254	100%
Car, truck, or van	13,288	87.1%
Drove alone	12,232	80.2%
Carpooled	1,056	6.9%
Public transportation (excluding taxicab)	761	5.0%
Walked	241	1.6%
Bicycle, taxicab, motorcycle, or other means	35	0.2%
Worked at home	929	6.1%

Source: US Census ACS 5 Year 2014



*Traffic on the PA Turnpike*

**Figure 44: Means of Transportation to Work: Nearby Municipalities**

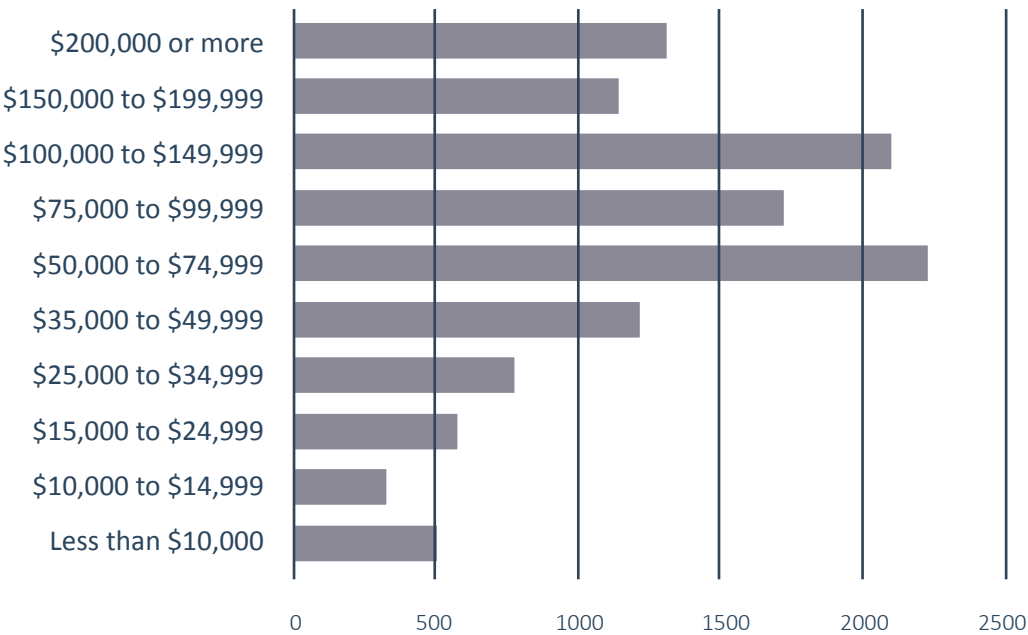
Employment Status: Nearby Municipalities	Conshohocken		Lower Merion		Plymouth		Tredyffrin	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Workers 16 years and over	4,978	100%	27,798	100%	8,783	100%	14,850	100%
Car, truck, or van	4,251	85.4%	19,737	71.0%	7,755	88.3%	11,821	79.6%
Drove alone	4,042	81.2%	18,319	65.9%	7,044	80.2%	11,123	74.9%
Carpooled	204	4.1%	1,418	5.1%	711	8.1%	698	4.7%
Public transportation (excluding taxicab)	329	6.6%	3,086	11.1%	351	4.0%	1,277	8.6%
Walked	224	4.5%	2,085	7.5%	193	2.2%	401	2.7%
Bicycle, taxicab, motorcycle, or other means	5	0.1%	195	0.7%	-	0.0%	30	0.2%
Taxicab, motorcycle, or other means	20	0.4%	111	0.4%	26	0.3%	104	0.7%
Worked at home	154	3.1%	2,530	9.1%	457	5.2%	1,233	8.3%

Source: US Census ACS 5 Year 2014

# INCOME

Upper Merion Township has a median household income of \$80,068, based on 2014 US Census ACS 5-Year Estimates. This is slightly higher than Montgomery County’s median household income of \$79,926. Approximately half (50.8%) of the population has an income between \$50,000 and \$149,000 (adjusted for inflation). **Figures 45 and 46** contain information regarding income levels of residents of the Township. **Figures 47 and 48** show the total number of residents who fall within each income group for Montgomery County overall. Conshohocken and Plymouth Township have median household incomes of \$75,280 and \$76,863, respectively. Lower Merion and Tredyffrin have significantly higher median household incomes of \$115,657 and \$114,125. These numbers can be seen in **Figure 49**.

Figure 46: Upper Merion Income and Benefits Chart (Households)



Source: US Census ACS 5 Year 2014

Figure 45: Upper Merion Income and Benefits

Income and Benefits (In 2014 Inflation-Adjusted Dollars): Upper Merion Twp.	Total	Percent
Total households	11,988	100%
Less than \$10,000	503	4.2%
\$10,000 to \$14,999	334	2.8%
\$15,000 to \$24,999	584	4.9%
\$25,000 to \$34,999	789	6.6%
\$35,000 to \$49,999	1,223	10.2%
\$50,000 to \$74,999	2,243	18.7%
\$75,000 to \$99,999	1,737	14.5%
\$100,000 to \$149,999	2,108	17.6%
\$150,000 to \$199,999	1,152	9.6%
\$200,000 or more	1,315	11%
Median Household Income	80,068	(X)
Mean Household Income	108,191	(X)

Source: US Census ACS 5 Year 2014

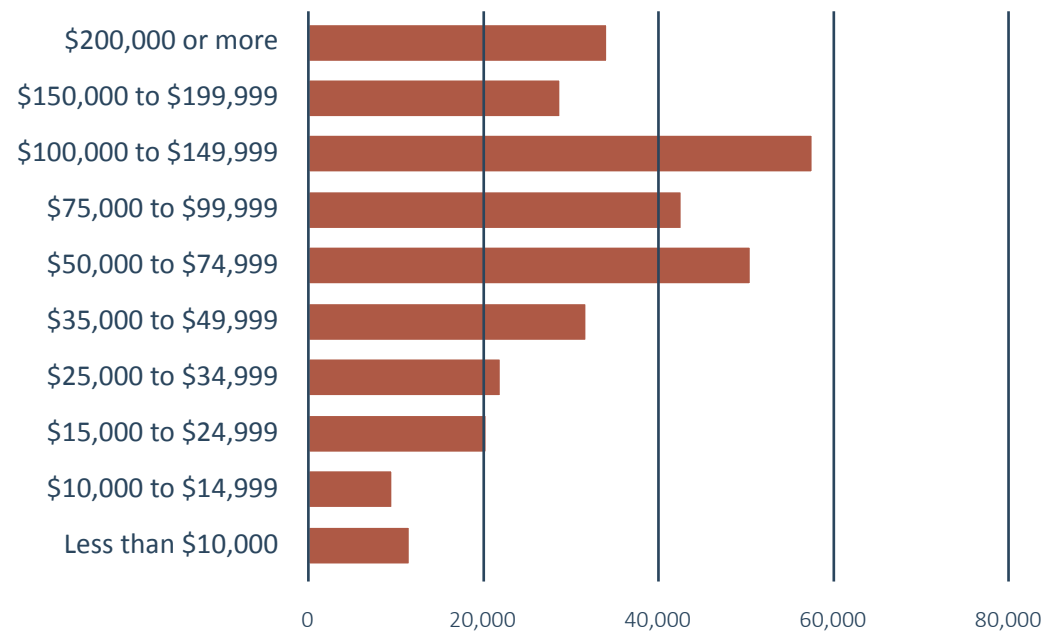
**Figure 47: Montgomery County Income and Benefits**

Income and Benefits (In 2014 Inflation-Adjusted Dollars): Montgomery County	Total	Percent
Total households	307,953	307,953
Less than \$10,000	11,396	3.7%
\$10,000 to \$14,999	9,566	3.1%
\$15,000 to \$24,999	20,214	6.6%
\$25,000 to \$34,999	21,827	7.1%
\$35,000 to \$49,999	31,806	10.3%
\$50,000 to \$74,999	50,397	16.4%
\$75,000 to \$99,999	42,402	13.8%
\$100,000 to \$149,999	57,519	18.7%
\$150,000 to \$199,999	28,824	9.4%
\$200,000 or more	34,002	11.0%
Median Household Income	80,068	(X)
Mean Household Income	108,191	(X)

Source: US Census ACS 5 Year 2014



**Figure 48: Montgomery County Income and Benefits Chart (Households)**



Source: US Census ACS 5 Year 2014



**Figure 49: Nearby Municipalities Income and Benefits**

Income and Benefits (In 2014 Inflation-Adjusted Dollars): Conshohocken Borough	Conshohocken		Lower Merion		Plymouth		Tredyffrin	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Total households	3,845	100%	22,070	100%	6,581	100%	11,996	100%
Less than \$10,000	163	4.20%	745	3.40%	135	2.10%	278	2.30%
\$10,000 to \$14,999	198	5.10%	482	2.20%	142	2.20%	291	2.40%
\$15,000 to \$24,999	348	9.10%	883	4.00%	371	5.60%	600	5.00%
\$25,000 to \$34,999	233	6.10%	1,026	4.60%	545	8.30%	507	4.20%
\$35,000 to \$49,999	322	8.40%	1,720	7.80%	890	13.50%	790	6.60%
\$50,000 to \$74,999	652	17.00%	2,914	13.20%	1,127	17.10%	1,267	10.60%
\$75,000 to \$99,999	765	19.90%	2,108	9.60%	968	14.70%	1,375	11.50%
\$100,000 to \$149,999	638	16.60%	3,482	15.80%	1,230	18.70%	2,476	20.60%
\$150,000 to \$199,999	300	7.80%	2,223	10.10%	605	9.20%	1,535	12.80%
\$200,000 or more	226	5.90%	6,487	29.40%	568	8.60%	2,877	24.00%
Median household income (dollars)	75,280	(X)	115,657	(X)	76,863	(X)	114,125	(X)
Mean household income (dollars)	85,552	(X)	189,857	(X)	94,710	(X)	150,930	(X)

Source: US Census ACS 5 Year 2014



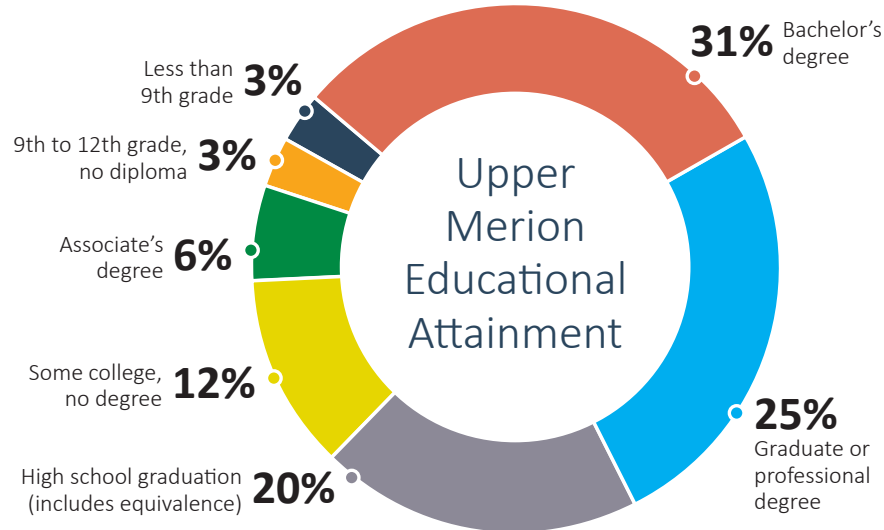


## EDUCATIONAL ATTAINMENT

Upper Merion Township has a highly educated population, with 25% of the population over 25 having a graduate degree and 31% a bachelor's degree. See **Figure 50** for a total breakdown of educational attainment in the Township. This is slightly higher than Montgomery County overall, with 20% having a graduate degree and 26% a bachelor's degree, based on ACS 2014 5 Year estimates (see **Figure 51**). This goes hand in hand with the overall trend in the Township of a low unemployment rate and high median household income. Conshohocken Borough shows a similar proportion of highly educated people, while 45.2% of Lower Merion's population has a graduate or professional degree and 30.3% has a Bachelor's degree. In Tredyffrin, 40.1% of the population has a Bachelor's degree and 35.8% a graduate or professional degree.

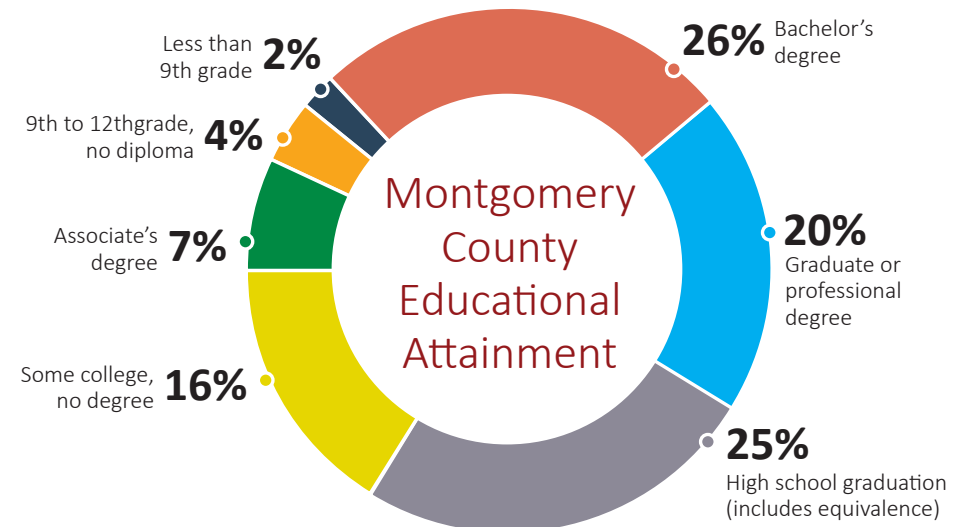


**Figure 50: Upper Merion Educational Attainment**



Source: US Census ACS 2014 5 Year (Population over 25)

**Figure 51: Montgomery County Educational Attainment**



Source: US Census ACS 2014 5 Year (Population over 25)

## HOUSING

Upper Merion Township has a median housing value of \$312,700. This falls higher than the county overall, where the median housing value is \$290,800. Upper Merion has relatively affordable housing when comparing to the median household incomes of surrounding municipalities. Lower Merion has the highest median household value of \$546,600 followed by Tredyffrin's of \$465,500. Plymouth and Conshohocken also provide more of a range of affordable housing values with median household values of \$305,600 and \$271,600, respectively.



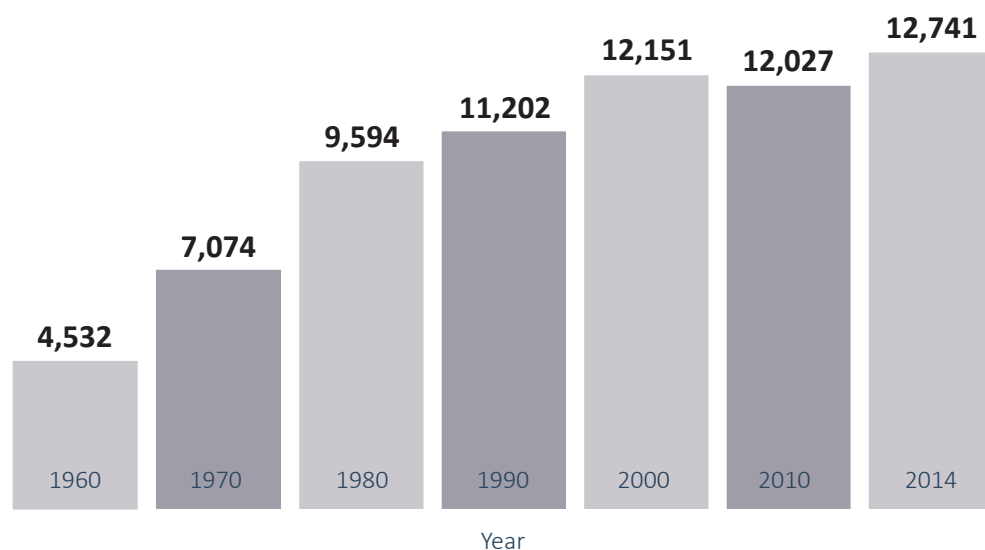
**Figure 52: Upper Merion Household Value**

Upper Merion Housing Value (2014)	Total	Percent
Owner-occupied units	7,934	7,934
Less than \$50,000	195	2.5%
\$50,000 to \$99,999	107	1.3%
\$100,000 to \$149,999	225	2.8%
\$150,000 to \$199,999	617	7.8%
\$200,000 to \$299,999	2,530	31.9%
\$300,000 to \$499,999	3,324	41.9%
\$500,000 to \$999,999	688	8.7%
\$1,000,000 or more	248	3.1%
Median Household Value	312,700	

Source: US Census 2014 5 Year

**Figure 52** contains the total number of household units that fall within each value group. Upper Merion has very recently experienced a jump in housing development in the Township. Between 2000 and 2010, there was actually a 1% net loss in housing that was followed by a 5.6% positive percent change between 2010 and 2014. All years other than 2014 are US Census Decadal data. The year 2014 is US Census ACS 5 Year Estimates. This

**Figure 54: Upper Merion Total Number of Households Chart**



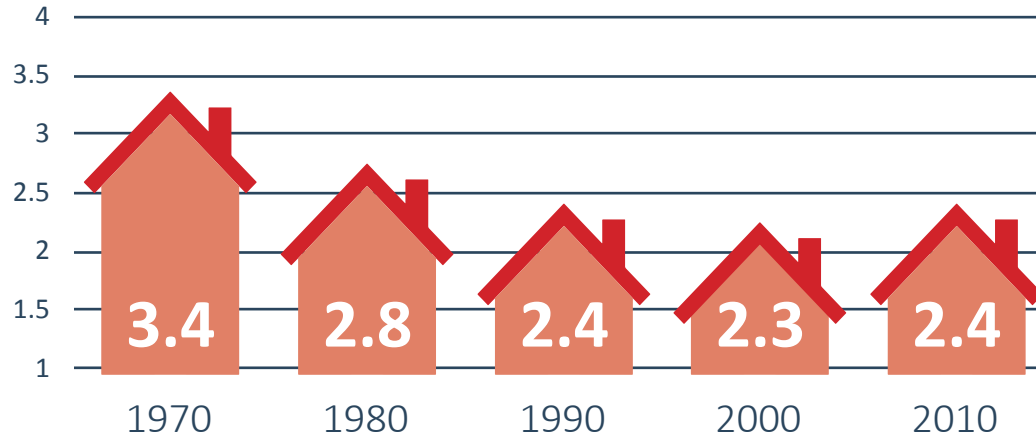
Source: US Census ACS 5 Year 2014

**Figure 53: Upper Merion Total Number of Households**

Upper Merion			
Year	Population	Percent Change	Absolute
1960	4,532		
1970	7,074	2,542	56.1%
1980	9,594	2,520	35.6%
1990	11,202	1,608	16.8%
2000	12,151	949	8.5%
2010	12,027	-124	-1%
2014*	12,741	714	5.6%

Source: US Census decadal data;  
\*ACS 2014 5 Year provided for 2014 numbers

**Figure 55: Upper Merion Household Size (Persons per Household)**



Source: MCPC

**Figure 58: Upper Merion Household Type**

Upper Merion Household Type	Occupied Units	Owner Occupied Units	Renter Occupied Units
Family households	62.70%	73.00%	42.70%
Married-couple family	51.60%	62.80%	29.80%
Other family	11.10%	10.20%	12.90%
Male householder, no wife present	2.70%	2.30%	3.40%
Female householder, no husband present	8.40%	7.90%	9.50%
Nonfamily households	37.30%	27.00%	57.30%
Householder living alone	30.00%	22.40%	44.80%
Householder not living alone	7.20%	4.60%	12.50%

Source: US Census ACS 2014 5 Year

should be kept in mind when evaluating this change. These values can be found in **Figures 53 and 54**.

Household size has remained stable with a minimal increase between 2000 and 2010 (see **Figures 55 and 56**). This can most likely be attributed to societal trends, such as the recession and the pattern of grown children moving back in with their parents. The re-stabilization of the housing market may have also contributed to the minor increase in household size. Over half of all units in the Township are single family detached. Nearly 30% of all housing units are in a building with 5+ units. See **Figure 57** for the total breakdown of housing units in the Township.

**Figure 56: Upper Merion Units in Structure**

Units In Structure: Upper Merion Twp. (2014)	Total	Percent
Total housing units	12,741	100%
Single Family Detached	6,574	51.6%
Single Family Attached	1,855	14.6%
2-4 units	612	4.8%
5+ units	3,649	28.7%
Mobile home	33	0.3%

**Figure 57: Upper Merion Housing Tenure**

Upper Merion Housing Tenure	Total	Percent
Occupied housing units	11,988	100%
Owner-occupied	7,934	66.2%
Renter-occupied	4,054	33.8%

Source: US Census ACS 5 Year 2014

## RENTAL UNITS

Upper Merion has a median gross rent of \$1,197 (monthly) with a total of approximately 3,894 total occupied rental units based on ACS 2014 5 Year estimates. This is right on par with the county overall, with a median gross rent of \$1,146. The county has approximately 80,925 total occupied rental units. In nearby municipalities, Conshohocken has the highest median gross rent of \$1,371. Lower Merion and Tredyffrin are just below at \$1,366 and \$1,345. Plymouth is just above Upper Merion's at \$1,199. See **Figures 59 and 60** for a total breakdown of rent value groups.

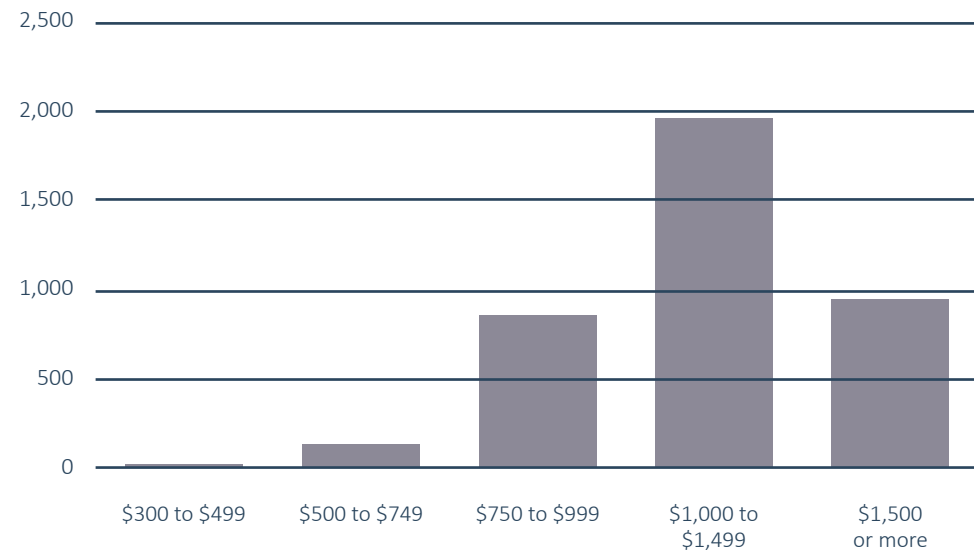


**Figure 59: Upper Merion Gross Rent**

Gross Rent: Upper Merion Twp. (2014)	Total	Percent
Occupied units paying rent	3,894	100%
Less than \$200	0	0.0%
\$200 to \$299	0	0.0%
\$300 to \$499	21	0.5%
\$500 to \$749	138	3.5%
\$750 to \$999	846	21.7%
\$1,000 to \$1,499	1,949	50.1%
\$1,500 or more	940	24.1%
Median (dollars)	1,197	(X)

Source: US Census ACS 5 Year 2014

**Figure 60: Upper Merion Gross Rent Chart (2014)**



Source: US Census ACS 2014 5 Year

## UPPER MERION SCHOOL DISTRICT

Based on birth rate patterns and new housing projections, a projected 783 new students in Upper Merion School District is expected through the year 2025. These projections for each school year are shown in **Figure 61**. Tier 1 numbers represent the default or the baseline standard for enrollment projections and are not adjusted for new housing or changes in existing multifamily student rates. Tier 2 numbers are considered the most likely result at this time. Tier 2 projections are adjusted for new housing and existing student rates. The total students projected for grades K-4 through 2025 is 341, with 247 projected for grades 5-8, and 196 projected for grades 9 through 12. These analyses were done by the County and are contained in a report released in 2015 titled **Upper Merion Area School District Projections**.

**Figure 61: Total District Enrollment Projections**

Year	Tier 1 Base Future Births		Tier 2 New Housing and Existing Multifamily Adjustments	
	Total Students	Annual Change	Total Students	Annual Change
2014-15 (Current)	3,926		3,926	
2015-16	3,937	11	3,959	33
2016-17	3,999	62	4,052	93
2017-18	4,060	61	4,157	105
2018-19	4,163	93	4,339	182
2019-20	4,209	56	4,422	83
2020-21	4,243	34	4,475	53
2021-22	4,326	83	4,566	91
2022-23	4,380	66	4,626	60
2023-24	4,418	38	4,672	46
2024-25	4,448	30	4,709	37
Total Change 2014-2025	522		783	

Source: MCPC









Montgomery County  
Planning Commission

PO Box 311  
Norristown, PA 19404-0311

[www.montcopa.org/planning](http://www.montcopa.org/planning)

