

ADR 021 | May 2014

Analytical Data Report

Regional Employment
Centers and Sites, 2010





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Mercer in New Jersey. DVRPC is the federally designated Metropolitan Planning Organization for the Greater Philadelphia Region – leading the way to a better future.



The symbol in our logo is adapted from the official DVRPC seal and is designed as a stylized image of the Delaware Valley. The outer ring symbolizes the region as a whole while the diagonal bar signifies the Delaware River. The two adjoining crescents represent the Commonwealth of Pennsylvania and the State of New Jersey.

DVRPC is funded by a variety of funding sources, including federal grants from the U.S. Department of Transportation's Federal Highway Administration (FHWA) and Federal Transit Administration (FTA); the Pennsylvania and New Jersey departments of transportation; and DVRPC's state and local member governments. The authors, however, are solely responsible for the findings and conclusions herein, which may not represent the official views or policies of the funding agencies.

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Background

DVRPC's "employment centers" are integrated, concentrated areas of non-residential developed land that share transportation and/or land use linkages. These centers form the backbone of the region's economy, affecting both goods movement and communications systems. As primary destinations for journey-to-work trips, they significantly impact the traffic loadings on the region's highways and transit systems.

The size, function, and location of these centers change over time. Every 10 years, a combination of data resources becomes available to refine the center boundaries, identify new centers, and identify changes to location and function. The 2010 employment centers report follows DVRPC's 1980, 1990, and 2000 employment centers reports. The current study follows the assumptions and methodology of the previous reports as closely as possible, but incorporates advancements in mapping and GIS capabilities and uses a different source for employment data.

Employment centers are defined as areas where a number of employers together employ at least 500 employees and have an employment density of at least 2.0 employees per acre. This minimum threshold density is equal to the regional average number of employees per developed acre, and represents an increase from the threshold of 1.0 employee per acre used in previous reports. In addition to employment centers, the current report identifies significant employment sites, where one individual establishment employs 500 or more workers at a single location.

Data Sources

Two sets of information were used to delineate the 2010 employment centers: (1) location-specific employment data from the National Establishments Time Series (NETS) database, and (2) land use data from DVRPC's 2010 land use file.

Employment Data

DVRPC has traditionally relied on employment data from the U.S. Census Bureau's Census Transportation Planning Package (CTPP). Through 2000, the CTPP data was derived from the long-form of the decennial Census of Population and Housing, completed by one in six households nationally. This census questionnaire has since been replaced by the American Community Survey (ACS), which samples fewer households at a given time but is collected monthly and aggregated to achieve statistically significant samples. Future CTPP data will be based on the ACS.

Municipal-level 2010 CTPP data was not available until late in 2013, and even then it was not available for all municipalities in the Greater Philadelphia region. DVRPC's 2040 employment forecasts, however, needed to be developed and adopted by early 2013 to be incorporated in to the *Connections 2040* Long Range Plan, which by statute was required to be completed by mid-2013. In early 2012, DVRPC staff researched and compared several sources of employment data, including both government sources (including ES-202 data, the Quarterly Census of Employment and Wages, the U.S. Bureau of Labor Statistics' Current Employment Statistics, and the U.S. Census Bureau's Local Employment Dynamics (LED) program) and private proprietary sources (such as Dun and

Bradstreet). The National Establishment Time-Series (NETS) database, a proprietary database produced by Walls and Associates, was determined to be superior to other sources in terms of coverage, accuracy, and the provision of locational data.

The NETS database is a revised version of the Dun and Bradstreet database. Using each company's unique Data Universal Numbering System (DUNS) number (or numbers, in cases where separate divisions within a company have unique DUNS numbers), Walls and Associates creates a time series for each business and then screens the data to eliminate duplicates and identify anomalies. If a file contains suspicious information, the data is cross-checked with previous annual records and adjusted or eliminated, as appropriate, based on information collected from other sources (including government and non-profits). Municipal-level employment data from the 2010 NETS database was reviewed by DVRPC staff to eliminate obvious errors (such as duplications). The data was then reviewed by the region's county planning staffs, and further refinements were made based on local knowledge (including errors in location and missing large employers).

Unlike the CTPP, the NETS database used by DVRPC includes the street address and the most current latitude-longitude for individual employers throughout the region, by sector, and provides information about employment at each actual facility—not the headquarters. In addition to assisting with refining center boundaries, this location-specific data enabled DVRPC staff to identify locations outside of centers where one large employer had 500 or more employees.

Unlike government sources of employment data, the NETS database includes sole proprietors, part-time jobs, and farm operations, and has been found to be more accurate in reporting data for small, privately-owned firms and public-sector employers, such as post offices and public schools. Employment totals in the NETS database are therefore generally higher than from other sources.

Land Use Data

The Commission's 2010 land use file is based on digital orthophotography created from aerial surveillance of the region completed in spring 2010. Orthophotography combines the image and characteristics of an aerial photograph with the geometric qualities of a map. Unlike a traditional aerial photograph, distortions due to the camera lens, aircraft altitude, and changes in physical relief (hills, stream valleys, and buildings, for example) are corrected, permitting direct measurement of distances, angles, and areas. All ground features are shown in their actual positions, and detailed portions of ground features that are typically omitted or generalized on traditional maps are evident, allowing more accurate interpretation.

Land uses were categorized into 31 separate categories. All annotation and digitizing was done on-screen ("heads up") using ESRI ArcGIS software at the 1:2400 (one inch = 200 feet) scale. As was done in 1980, 1990, and 2000, the non-residential developed land use data was utilized to create an overlay of "employment-generating" land uses, which included manufacturing, transportation, utilities, commercial uses, community services, military installations, and mining.

Improvements in GIS capabilities have increased DVRPC's ability to identify and map concentrations of specific land uses. In 1980, for example, land uses were generalized and mapped at a scale of

one inch = one mile, and the employment center maps were hand-drawn using conventional ink on Mylar. By 1990, DVRPC had acquired an INTERGRAPH CAM/GIS system, a significant improvement. The use of digital orthophotography, beginning in 2000, as opposed to traditional aerial photography has enabled DVRPC staff to more accurately interpret land uses and to delineate center boundaries. Users should therefore be cautious when comparing the current data with earlier reports.

Method

The 2010 employment center boundaries were delineated using the 2000 center boundaries as a reference and incorporating the 2010 land use data and the 2010 NETS employment data. In some cases, center boundaries were expanded to incorporate additional employment or to capture large employers located in close proximity to the center, while in others, the boundaries may have been tightened. Staff also reviewed 2010 employment by municipality (illustrated in Figure 1) and the absolute and percent change in employment between 2000 and 2010 (illustrated in Figures 2 and 3), to help target areas where existing employment centers may have grown or declined and where new centers may have emerged.

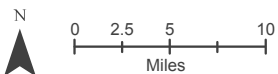
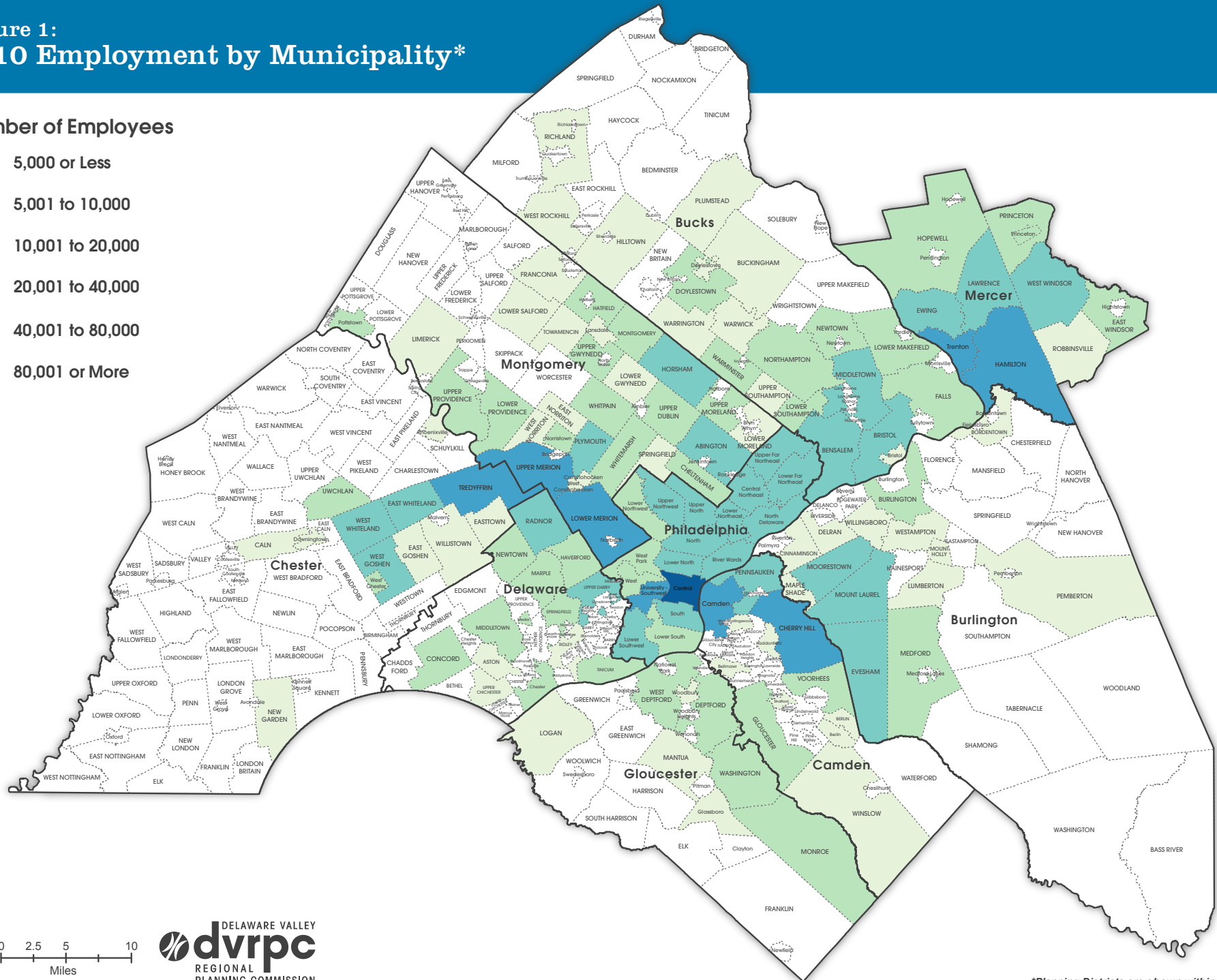
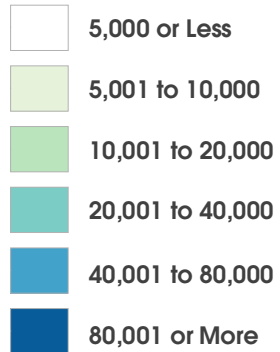
Each center was given a numerical identifier, with the first number being the county identifier and the second number representing the employment center within each county. In order to facilitate comparison, the 2000 center number was used in 2010 whenever practical, although some center names have been changed to better describe their locations within the county. Several of the region's centers cross county boundaries; centers located in two or more counties were assigned and numbered within the county with the highest percent of the center's total employment. Appendix A provides the number and name for each of the 2010 employment centers and compares them with the 2000 employment centers.

Employment density within each of the centers was then checked to ensure that the centers met the 2010 minimum threshold of two employees per acre. Given declining employment in some of the 2000 centers, coupled with the increase in the employment density threshold used in the current report, eight centers identified in 2000 are no longer delineated as regional employment centers:

- Falls Township (center number 1.14) in Bucks County, Pennsylvania, with a 2010 density of 1.3 employees per acre;
- Route 41/Avondale (center number 2.10) in Chester County, Pennsylvania, with a density of 1.3 employees per acre;
- West Grove (center number 2.11) in Chester County, with 1.6 employees per acre;
- Route 30 Bypass/Chester County Airport (center number 2.15) in Chester County, with a density of 1.6;
- Route 322/Brandywine (center number 2.16) in Chester County, with a density of 1.9 and a total of only 460 employees;
- Riverfront/Paulsboro-Greenwich (center number 8.03) in Gloucester County, New Jersey, with a density of 1.0 employee per acre;

**Figure 1:
2010 Employment by Municipality***

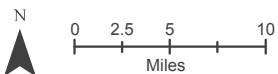
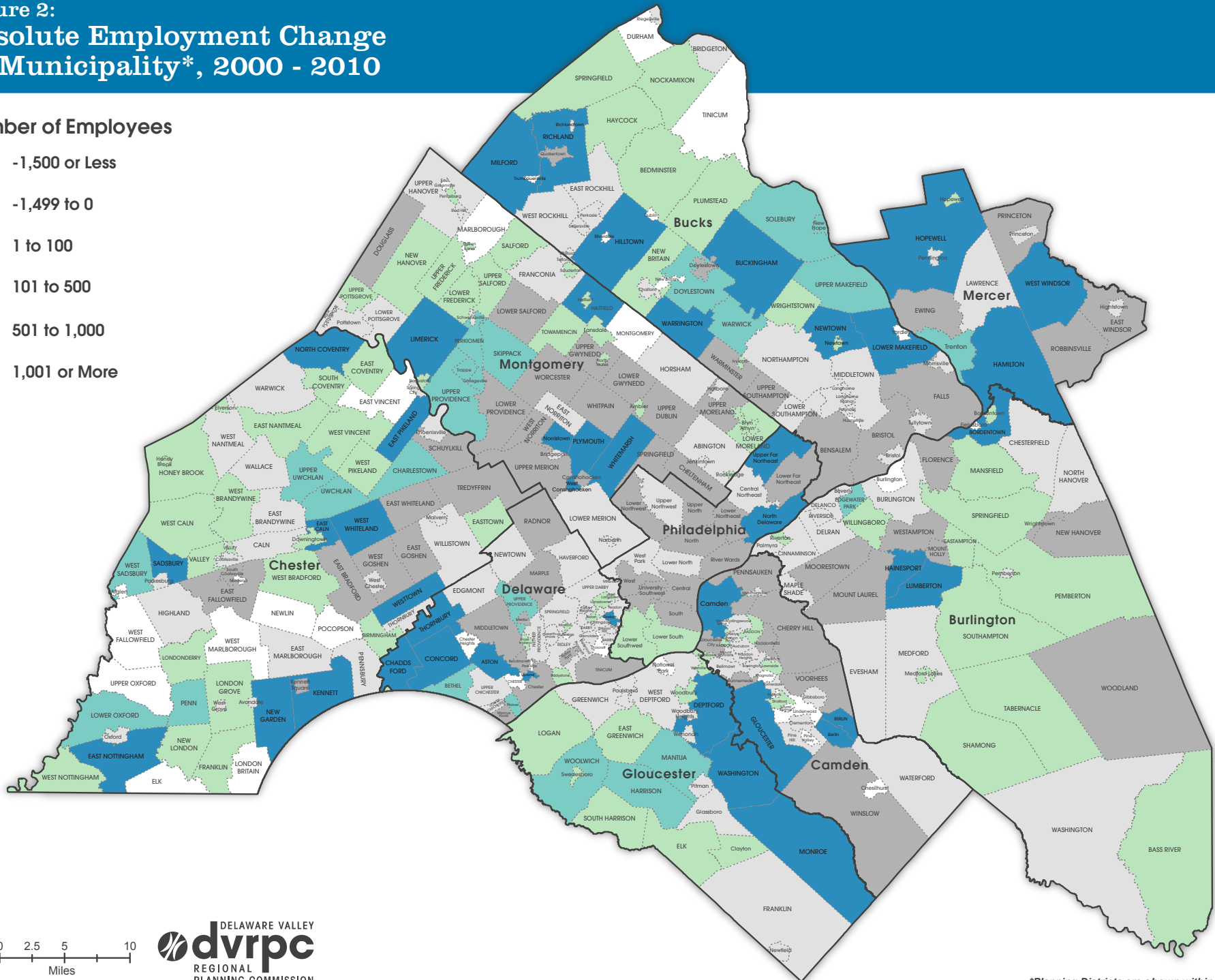
Number of Employees



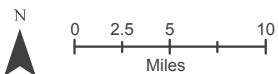
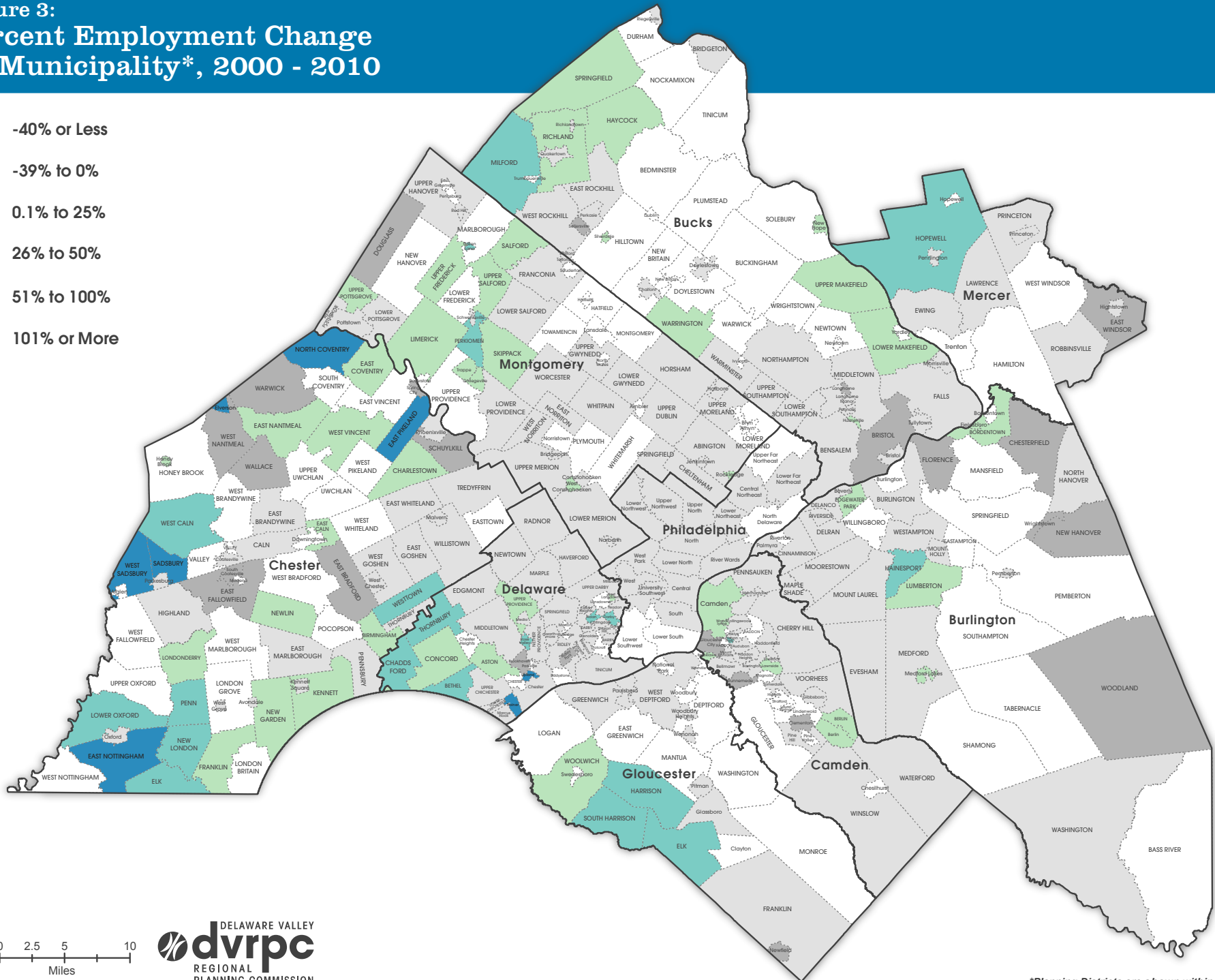
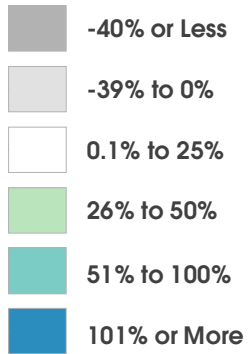
**Figure 2:
Absolute Employment Change
by Municipality*, 2000 - 2010**

Number of Employees

- 1,500 or Less
- 1,499 to 0
- 1 to 100
- 101 to 500
- 501 to 1,000
- 1,001 or More



**Figure 3:
Percent Employment Change
by Municipality*, 2000 - 2010**



- West Deptford/Eagle Point (center number 8.05) in Gloucester County, which had no employees in 2010 after the closing of the Eagle Point Refinery; and
- Route 47/Franklin Township (center number 8.11) in Gloucester County, with a 2010 density of 1.56 employees per acre.

Employment density in areas outside of already identified centers was also checked, to determine if areas not previously identified as centers met the criteria. Based on this review, six new centers were identified and delineated:

- Route 1/Jennersville (center number 2.18) in Chester County, Pennsylvania, with 1,208 employees at a density of 3.6 employees per acre;
- Boyertown-Gilbertsville (center number 4.28) in Montgomery County, Pennsylvania, with 1,646 employees at a density of 3.9 employees per acre;
- Skippack (center number 4.29), also in Montgomery County, with 2,676 employees at a density of 5.2 employees per acre;
- Browns Mills (center number 6.15) in Burlington County, New Jersey, with 1,555 employees at a density of 6.9 employees per acre;
- Route 45/Mullica Hill (center number 8.12) in Gloucester County, New Jersey, with 929 employees and a density of 4.8 employees per acre; and
- Hopewell (center number 9.12) in Mercer County, New Jersey, with 822 employees at a density of 5.5 employees per acre.

The number of employees per center was calculated based on the actual locations of employers provided in the NETS database. This differs from the 2000 report, where underlying traffic analysis zones (TAZs) were assigned to each center and total center employment was determined by aggregating the employment data from the individual TAZs. In cases where two or more centers shared a TAZ, employment was divided as best as possible based on a review of the underlying land uses and CTPP employment data. Using the NETS database to assign employers to each center based on actual location allows a more accurate calculation of the employment within each center. Based on the 2010 employment and land use data, a total of 135 employment centers were identified (87 in Pennsylvania and 48 in New Jersey). Together, these centers comprise just over 328,000 acres, about 13 percent of the region's total land area.

Figures 4 and 5 illustrate centers and sites in Pennsylvania and New Jersey, respectively, and Tables 1 and 2 provide the name of each center. Appendix B provides maps of centers and sites in each of the region's nine counties. Appendix C summarizes employment located in each center by county, aggregated by sector into logical categories based on their two-digit North American Industry Classification System (NAICS) code.

In addition to employment centers, there are locations scattered throughout Greater Philadelphia where one individual establishment is located outside of an identified center but employs 500 or more employees. Like employment centers, these individual locations have obvious impacts on the region's transportation network. Use of the address-specific NETS database allowed DVRPC staff to identify 17 significant employment sites, listed in Table 3 and also illustrated in Figures 4 and 5.

**Figure 4:
2010 Employment Centers and Sites
(Pennsylvania)**

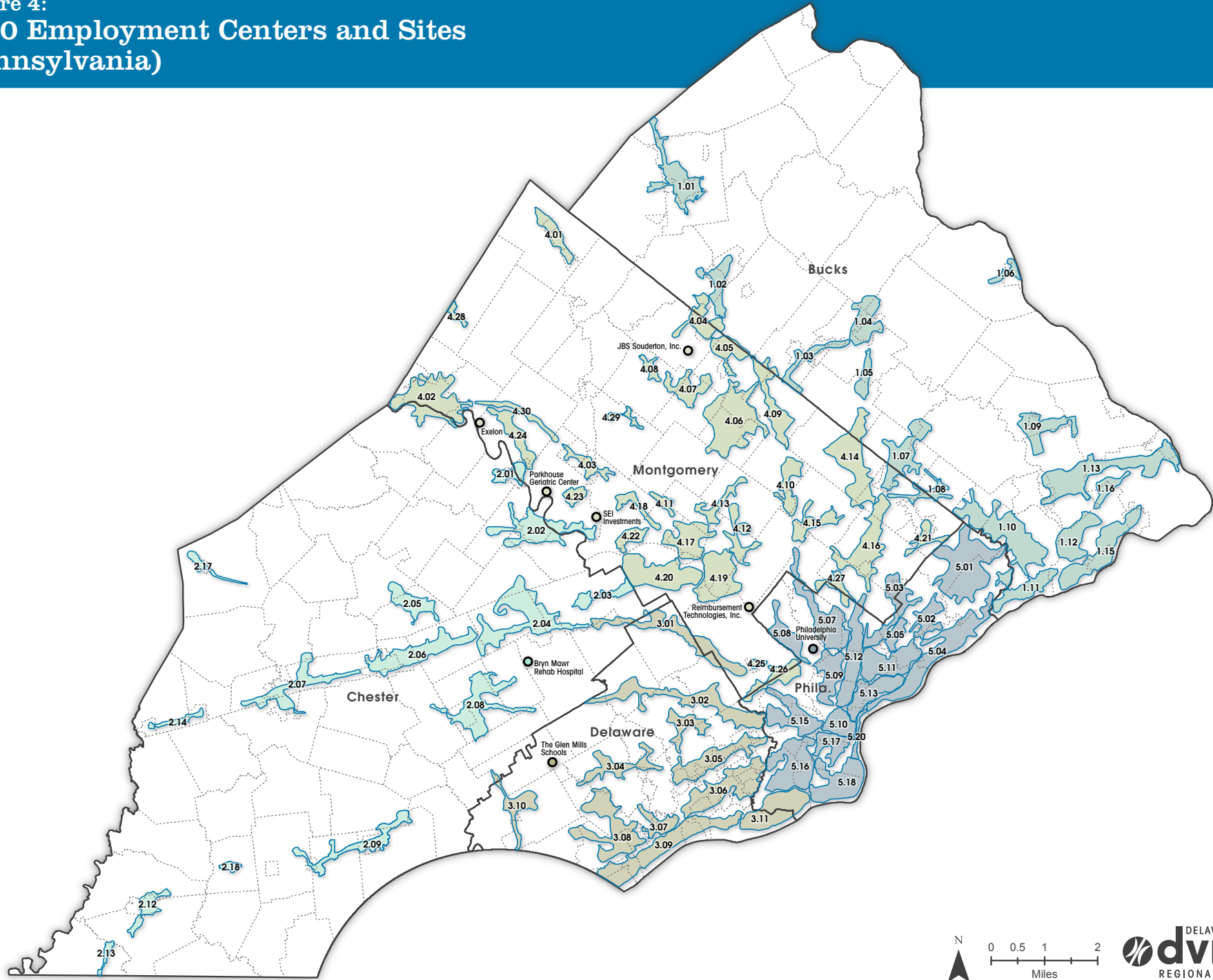


Table 1: Employment Centers in Greater Philadelphia's Pennsylvania Counties

Employment Center	Employment Center	Employment Center
Bucks County	Delaware County	Montgomery County (continued)
1.01 Route 309/Quakertown	3.01 Route 30/Devon-Haverford*	4.19 Conshohocken
1.02 Perkasio-Sellersville-Hilltown	3.02 Route 3/Newtown Square-Upper Darby	4.20 King of Prussia
1.03 Route 202/Chalfont-New Britain	3.03 Springfield	4.21 Huntingdon Valley
1.04 Doylestown	3.04 Route 1/Media Borough	4.22 Route 363/West Norriton
1.05 Route 611/Warrington-Neshaminy Manor Center	3.05 Baltimore Pike/Swarthmore-Yeadon	4.23 Route 422-Route 29 Interchange
1.06 New Hope	3.06 Route 13-MacDade Boulevard	4.24 Route 422/Limerick
1.07 Ivyland-Warminster-Hatboro*	3.07 Route 352/Chester-Upland	4.25 Narberth
1.08 I-276/Upper Southampton*	3.08 Upper Chichester-Aston	4.26 Route 1/City Avenue*
1.09 Newtown	3.09 Route 13-Route 291/Tinicum-Marcus Hook	4.27 Cheltenham-Cedarbrook-West Oak Lane*
1.10 Feasterville-Bensalem	3.10 Route 202/Painters Crossroads*	4.28 Boyertown/Gilbertsville
1.11 Interstate 95/Franklin Mills Mall*	3.11 Philadelphia International Airport*	4.29 Skippack
1.12 Bristol		4.30 West Ridge Pike/Limerick
1.13 Route 1/Levittown-Morrisville	Montgomery County	
1.15 Route 13/Bristol-Tullytown	4.01 East Greenville-Pennsburg-Red Hill	Philadelphia County
1.16 Fairless Hills	4.02 Pottstown*	5.01 Far Northeast
	4.03 Collegeville-Trappe	5.02 Lower Northeast
	4.04 Telford-Souderton*	5.03 Rising Sun Avenue-Route 73/Rockledge*
	4.05 Hatfield*	5.04 Interstate 95 North
Chester County	4.06 Lansdale	5.05 Route 1/Roosevelt-Oxford Avenue
2.01 Spring City-Royersford*	4.07 Kulpville	5.07 Germantown Avenue-Bethlehem Pike*
2.02 Route 23/Phoenixville-Oaks*	4.08 Harleysville	5.08 Manayunk-Roxborough
2.03 Route 202/Chesterbrook	4.09 Route 309/Montgomeryville*	5.09 Nicetown-Tioga-Hunting Park West
2.04 Route 202-Route 30/Great Valley-Malvern	4.10 Route 309/Ambler	5.10 Center City
2.05 Route 100/Eagle-Lionville	4.11 Germantown Pike-Trooper Road	5.11 Feltonville-Frankford
2.06 Route 30/Downingtown-Exton	4.12 Plymouth Meeting	5.12 Route 611/North Broad Street*
2.07 Route 30/Coatesville-Thorndale	4.13 Route 202/Germantown	5.13 Richmond-Kensington-Northern Liberties
2.08 West Chester	4.14 Route 611/Willow Grove-Horsham*	5.15 West Philadelphia-University City
2.09 Route 1/Kennett Square	4.15 Fort Washington	5.16 Southwest Philadelphia
2.12 Route 1/Oxford	4.16 Route 611/Jenkintown-Willow Grove	5.17 Washington-South Broad
2.13 Route 1/Nottingham	4.17 Norristown	5.18 Lower South Philadelphia
2.14 Parkesburg-Atglen	4.18 Jeffersonville-Eagleville	5.20 Center City Waterfront
2.17 Route 322/Honey Brook		
2.18 Route 1/Jennersville		

Note: An asterisk (*) indicates centers located in two or more counties. Source: Delaware Valley Regional Planning Commission, May 2014.

Figure 5:
2010 Employment Centers and Sites
(New Jersey)

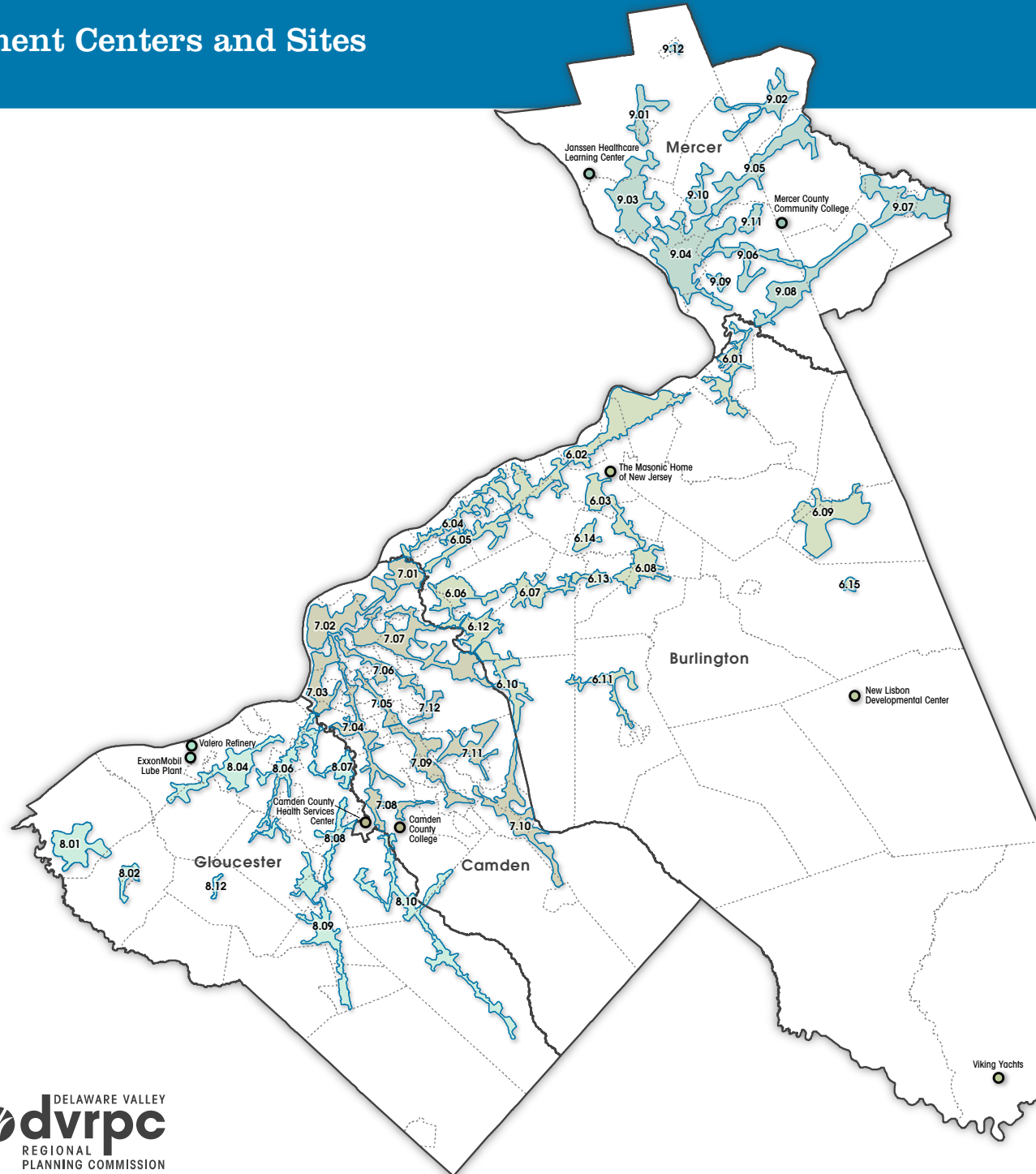


Table 2: Employment Centers in New Jersey Counties

Employment Center	Employment Center	Employment Center
Burlington County	Camden County (continued)	Mercer County
6.01 Route 130-Route 206/Bordentown	7.04 Route 168/Woodlynne-Gloucester Township	9.01 Route 31/Hopewell Township-Pennington
6.02 Route 130/Edgewater Park-Florence	7.05 Route 30/Oaklyn-Barrington	9.02 Princeton
6.03 Route 541/Westampton-Burlington Township	7.06 Route 561/Collingswood-Haddonfield	9.03 Ewing-Mercer County Airport
6.04 Route 543/Palmyra-Riverside	7.07 Route 70/Camden-Cherry Hill	9.04 Trenton-Lawrence
6.05 Route 130/Cinnaminson-Delran	7.08 Route 168/Blackwood	9.05 Route 1 Corridor
6.06 Moorestown-Maple Shade	7.09 Route 30/Magnolia-Clementon	9.06 Route 33-Route 533/Mercerville
6.07 Interstate 295-Route 38/Mt. Laurel	7.10 Route 30-Route 73/Berlin	9.07 Route 130-Route 33/Hightstown
6.08 Mt. Holly	7.11 Route 561/Gibbsboro-Voorhees	9.08 Route 130 North
6.09 Fort Dix-McGuire Air Force Base	7.12 Interstate 295/Woodcrest	9.09 Olden Avenue
6.10 Route 73/Evesham		9.10 Route 206-Princeton Pike
6.11 Route 70/Medford	Gloucester County	9.11 Hamilton Corporate Center
6.12 Mt. Laurel-East Gate	8.01 Interstate 295/Center Square-Pureland	9.12 Hopewell
6.13 Route 537/Hainesport	8.02 Swedesboro-Woolwich	
6.14 Interstate 295/Westampton	8.04 Interstate 295/West Deptford-East Greenwich	
6.15 Browns Mills	8.06 Route 45/Woodbury-Mantua	
	8.07 Route 55/Deptford Mall	
Camden County	8.08 Route 41-Route 47/Five Points	
7.01 Route 130/Pennsauken	8.09 Route 47/Glassboro-Clayton	
7.02 Camden City Metro/East Camden	8.10 Route 322/Turnersville-Williamstown*	
7.03 Gloucester City/South Camden	8.12 Route 45/Mullica Hill	

Note: An asterisk (*) indicates centers located in two or more counties. Source: Delaware Valley Regional Planning Commission, May 2014.

Table 3: Significant Employment Sites, 2010

Employer	Municipality/ City Planning Area	County	Employees
SEI Financial Investments	Upper Providence Township	Montgomery	2,781
New Lisbon Developmental Center	Woodland Township	Burlington	1,543
Mercer County Community College	West Windsor Township	Mercer	1,400
JBS Souderton, Inc.	Franconia Township	Montgomery	1,285
Viking Yachts	Bass River Township	Burlington	1,160
Janssen Healthcare Learning Center	Hopewell Township	Mercer	1,100
Camden County College	Gloucester Township	Camden	1,010
Exelon Power Plant	Limerick Township	Montgomery	826
Reimbursement Technologies, Inc.	Whitemarsh Township	Montgomery	771
Parkhouse Geriatric Center	Upper Providence Township	Montgomery	720
ExxonMobil Lube Plant	Greenwich Township	Gloucester	700
The Masonic Home of New Jersey	Burlington Township	Burlington	608
Camden County Health Services Center	Gloucester Township	Camden	600
Valero Refinery	Paulsboro Borough	Gloucester	550
Bryn Mawr Rehabilitation Hospital	Willistown Township	Chester	550
Philadelphia University	Lower Northwest	Philadelphia	547
The Glen Mills Schools	Thornbury Township	Delaware	520

Source: Delaware Valley Regional Planning Commission, May 2014. Significant sites are locations outside of identified employment centers where one single employer employs 500 or more employees.

Regional Employment Summary

In 2010, total employment in the Greater Philadelphia region was approximately 2.95 million, with 71 percent located within the region’s five Pennsylvania counties (including 24 percent within the City of Philadelphia alone) and the remaining 29 percent located within the region’s four New Jersey counties. Table 4 summarizes the number of employees working within centers or at significant sites by county, and Table 5 summarizes employment by sector. Although centers located in two or more counties were assigned and numbered within the county where the majority of the employment is located, the portion of the center’s employment and land area located within each individual county was calculated and is noted in each county’s data that follows in Appendix C and in Tables 4 and 5.

As indicated in Table 4, 81 percent of the region’s jobs were located within the identified employment centers or at significant stand-alone employment sites, including almost 1.7 million jobs in Pennsylvania and almost 680,000 jobs in New Jersey. Not unexpectedly, counties with the highest percentage of their employment concentrated in employment centers include Philadelphia (where over 92 percent of the employment is located in centers), Mercer County (which includes the City of Trenton, the state capitol), and the region’s older, more densely developed suburban counties.

The 2000 employment centers report, which relied on employment data from the CTPP, stated that over 92 percent of the region’s employment was located in centers. This higher percentage of employment in centers is most likely attributable to the difference in employment data sources. The NETS database identifies many more small employers (including home-based sole proprietors) who

Table 4: Employment Located in Centers or at Significant Sites, 2010

County	Total Employment	Employment Located in Centers	Total Employment Center Acres	Average Employees per Acre	Employment at Significant Sites	Total Employment in Centers or at Sites	Percent in Centers or at Sites
Bucks	293,325	192,135	41,550	4.6	0	192,135	66%
Chester	292,015	212,951	32,028	6.6	550	213,501	73%
Delaware	238,488	191,556	35,225	5.4	520	192,076	81%
Montgomery	542,264	429,888	63,133	6.8	6,383	436,271	80%
Philadelphia	720,837	662,226	52,754	12.6	547	662,773	92%
Five Pennsylvania Counties	2,086,929	1,688,756	224,690	7.5	8,000	1,696,756	81%
Burlington	217,229	155,535	31,999	4.9	3,311	158,846	73%
Camden	263,406	210,612	26,297	8.0	1,610	212,222	81%
Gloucester	116,151	77,339	17,966	4.3	1,250	78,589	68%
Mercer	266,672	227,141	27,323	8.3	2,500	229,641	86%
Four New Jersey Counties	863,458	670,627	103,585	6.5	8,671	679,298	79%
Greater Philadelphia Region	2,950,387	2,359,383	328,275	7.2	16,671	2,376,054	81%

Source: Delaware Valley Regional Planning Commission, May 2014. Significant sites are defined as locations outside of identified employment centers where one single employer employs 500 or more employees.

are more likely to be located outside of the region’s denser centers but were probably not captured by the 2000 CTPP. To maintain comparability, employment located in centers in 2000 was re-calculated by applying the 2000 NETS data to the revised 2010 center boundaries (rather than data from the CTPP). This new calculation revealed that 78 percent of the region’s employment was located within centers in 2000. The increase in employment located in centers (from 78 percent in 2000 to 81 percent in 2010) is attributable to both improvements in the ability to accurately identify employment locations and centralization of the region’s employment.

In general, the employment centers radiate out from the region’s oldest and most densely developed areas along major transportation routes. While the center boundaries have been revised based on employment growth or decline and improved GIS mapping capabilities, the general locations of the vast majority of the region’s centers remain unchanged since 2000. Unlike residential development, which has historically sprawled into new, undeveloped areas of the region, new employers often locate near existing employment uses, drawn to the location by the same amenities that attracted their predecessors, such as transportation and utility infrastructure, and an available labor force.

Employment and Employment Density

Table 6 identifies the employment centers with the most employees in Pennsylvania and New Jersey, and Table 7 ranks the employment centers by density. In the Pennsylvania counties, almost 828,000 employees work within the 15 largest centers (almost 40 percent of the five-county region’s total employment) and in the New Jersey counties, almost 436,000 employees work within the 15 largest centers (over 50 percent of the four-county region’s employment). As expected, Center City Philadelphia is the region’s largest and densest center, with almost a quarter million employees and a density of over 152 employees per acre.

Table 5: Employment in Centers or at Significant Sites by Sector, 2010

County	Employment in Centers or at Significant Sites	Agriculture, Forestry, Fishing, and Hunting/ Mining	Construction	Manufacturing	Transportation and Warehousing/ Utilities	Wholesale Trade	Retail Trade	Finance and Insurance/ Real Estate	Services	Government/ Military
Bucks	192,135	423	10,572	28,221	4,812	13,178	30,628	11,710	90,911	1,680
Chester	213,501	2,417	8,138	28,242	5,640	14,557	27,864	27,121	95,099	4,423
Delaware	192,076	303	10,440	16,157	7,530	7,762	25,074	15,504	97,706	11,600
Montgomery	436,271	288	20,170	52,961	9,547	30,495	49,153	47,689	210,986	14,982
Philadelphia	662,773	172	16,128	38,725	24,637	19,777	52,800	52,415	403,797	54,322
Five Pennsylvania Counties	1,696,756	3,603	65,448	164,306	52,166	85,769	185,519	154,439	898,499	87,007
Burlington	158,846	111	5,567	20,776	5,905	10,090	24,299	12,423	74,120	5,555
Camden	212,222	103	8,093	19,684	13,060	10,006	25,129	10,869	117,151	8,127
Gloucester	78,589	100	4,162	8,937	2,258	7,951	16,698	2,982	31,483	4,018
Mercer	229,641	118	7,080	14,721	5,126	5,387	19,912	19,481	112,782	45,034
Four New Jersey Counties	679,298	432	24,902	64,118	26,349	33,434	86,038	45,755	335,536	62,734
Greater Philadelphia Region	2,376,054	4,035	90,350	228,424	78,515	119,203	271,557	200,194	1,234,035	149,741

Source: Delaware Valley Regional Planning Commission, May 2014. Significant sites are defined as locations outside of identified employment centers where one single employer employs 500 or more employees.

Table 6: Centers Ranked by Total Employment, 2010

Pennsylvania Employment Center		Center Employment	New Jersey Employment Center		Center Employment
5.10	Center City	249,317	9.04	Trenton-Lawrence	83,431
5.15	West Philadelphia-University City	79,377	7.07	Route 70/Camden-Cherry Hill	57,234
4.20	King of Prussia	52,694	9.05	Route 1 Corridor	42,851
2.04	Route 202-Route 30/Great Valley-Malvern	49,325	7.02	Camden City Metro/East Camden	38,159
3.01	Route 30/Devon-Haverford*	43,723	6.10	Route 73/Evesham	25,389
5.01	Far Northeast	42,894	9.02	Princeton	22,871
2.08	West Chester	39,626	9.03	Ewing-Mercer County Airport	22,223
5.12	Route 611/North Broad Street*	39,386	7.06	Route 561/Collingswood-Haddonfield	21,155
4.14	Route 611/Willow Grove-Horsham*	36,289	6.02	Route 130/Edgewater Park-Florence	19,599
4.16	Route 611/Jenkintown-Willow Grove	35,955	6.12	Mt. Laurel-East Gate	18,506
3.02	Route 3/Newtown Square-Upper Darby	33,413	8.10	Route 322/Turnersville-Williamstown*	17,859
4.06	Lansdale	32,669	8.06	Route 45/Woodbury-Mantua	17,705
1.10	Feasterville-Bensalem	32,574	9.07	Route 130-Route 33/Hightstown	16,994
2.03	Route 202/Chesterbrook	30,413	6.06	Moorestown-Maple Shade	16,507
4.19	Conshohocken	29,998	6.07	Interstate 295-Route 38/Mt. Laurel	15,479

Note: An asterisk (*) indicates centers located in two or more counties. Source: Delaware Valley Regional Planning Commission, May 2014.

Table 7: Centers Ranked by Employment Density, 2010

Pennsylvania Employment Center		Employees per Acre	New Jersey Employment Center		Employees per Acre
5.10	Center City	152.2	7.06	Route 561/Collingswood-Haddonfield	15.3
5.15	West Philadelphia-University City	26.0	7.02	Camden City Metro/East Camden	13.3
2.03	Route 202/Chesterbrook	25.1	9.04	Trenton-Lawrence	13.3
4.26	Route 1/City Avenue*	16.2	9.05	Route 1 Corridor	12.5
5.05	Route 1/Roosevelt-Oxford Avenue	14.8	6.12	Mt. Laurel-East Gate	12.2
4.12	Plymouth Meeting	13.6	6.10	Route 73/Evesham	11.8
5.17	Washington-South Broad	13.4	7.07	Route 70/Camden-Cherry Hill	11.4
4.20	King of Prussia	11.7	9.02	Princeton	11.2
4.25	Narberth	11.6	9.11	Hamilton Corporate Center	9.5
5.12	Route 611/North Broad Street*	11.2	6.07	Interstate 295-Route 38/Mt. Laurel	8.9
5.13	Richmond-Kensington-Northern Liberties	10.8	8.07	Route 55/Deptford Mall	7.9
5.20	Center City Waterfront	10.8	9.06	Route 33-Route 533/Mercerville	7.9
3.04	Route 1/Media Borough	10.8	7.05	Route 30/Oaklyn-Barrington	7.8
3.01	Route 30/Devon-Haverford*	10.1	7.11	Route 561/Gibbsboro-Voorhees	7.6
4.23	Route 422-Route 29 Interchange	9.9	7.01	Route 130/Pennsauken	7.5

Note: An asterisk (*) indicates centers located in two or more counties. Source: Delaware Valley Regional Planning Commission, May 2014.

Employment Center Magnitude

Reviewing each center’s total employment and employment density allows comparisons between all employment centers in Greater Philadelphia. Considering total employment and density alone, however, may not adequately illustrate the relative significance of each center within its respective sub-region. Some centers in New Jersey, for example, may be considered medium or even small centers overall, but are very significant compared to other New Jersey centers in the context of their home region.

To illustrate the relative importance of each center within its sub-region, this report also considers the center’s magnitude, similar to the method used in DVRPC’s 2000 report. Center magnitude is equal to the percentage of employment that the center contributes to its sub-region’s total employment. For the purposes of this report, two sub-regions are identified: DVRPC’s five southeastern Pennsylvania counties, and the region’s four New Jersey counties. Table 8 ranks the region’s centers by magnitude, and Appendix D lists both density and magnitude for each of the region’s 135 employment centers.

Table 8: Centers Ranked by Center Magnitude, 2010

Employment Center	County	Magnitude	Employment	Employees per Acre
5.10 Center City	Philadelphia	11.95	249,317	152.2
9.04 Trenton-Lawrence	Mercer	9.66	83,431	13.3
7.07 Route 70/Camden-Cherry Hill	Camden	6.63	57,234	11.4
9.05 Route 1 Corridor	Mercer	4.96	42,851	12.5
7.02 Camden City Metro/East Camden	Camden	4.42	38,159	13.3
5.15 West Philadelphia-University City	Philadelphia	3.80	79,377	26.0
6.10 Route 73/Evesham	Burlington	2.94	25,389	11.8
9.02 Princeton	Mercer	2.65	22,871	11.2
9.03 Ewing-Mercer County Airport	Mercer	2.57	22,223	5.4
4.20 King of Prussia	Montgomery	2.52	52,694	11.7
7.06 Route 561/Collingswood-Haddonfield	Camden	2.45	21,155	15.3
2.04 Route 202-Route 30/Great Valley-Malvern	Chester	2.36	49,325	8.5
6.02 Route 130/Edgewater Park-Florence	Burlington	2.27	19,599	2.6
6.12 Mt. Laurel-East Gate	Burlington	2.14	18,506	12.2
3.01 Route 30/Devon-Haverford*	Delaware	2.10	43,723	10.1
8.10 Route 322/Turnersville-Williamstown*	Gloucester	2.07	17,859	4.1
5.01 Far Northeast	Philadelphia	2.06	42,894	6.4
8.06 Route 45/Woodbury-Mantua	Gloucester	2.05	17,705	7.1
9.07 Route 130-Route 33/Hightstown	Mercer	1.97	16,994	5.0
6.06 Moorestown-Maple Shade	Burlington	1.91	16,507	6.9

Note: An asterisk (*) indicates centers located in two or more counties. Center magnitude is defined as the percentage of employment that the center contributes to its sub-region’s total employment. For the purposes of this report, two sub-regions are defined: (1) DVRPC’s five Pennsylvania counties, and (2) DVRPC’s four New Jersey counties.

Source: Delaware Valley Regional Planning Commission, May 2014.

The employment center magnitude also reflects the relative significance of a center within any given county. In Bucks County, for example, employment center 1.10 (Feasterville-Bensalem) is the county's most significant employment destination (with a magnitude of 1.56), followed by employment center 1.13 (Route 1/Levittown-Morrisville) with a magnitude of 1.24, and center number 1.07 (Ivylind-Warminster-Hatboro), with a magnitude of 1.01. In Gloucester County, employment center 8.10 (Route 322/Turnersville-Williamstown) is the county's most significant center with a magnitude of 2.07, followed closely by center 8.06 (Route 45/Woodbury-Mantua) with a magnitude of 2.05, and center 8.09 (Route 47/Glassboro-Clayton), with a magnitude of 1.39.

Employment by Sectoral Grouping

To identify the general characteristics of each center, sectoral employment data was combined into four major employment categories: industry, which includes construction, manufacturing, mining, and transportation/utilities; trade, which combines the wholesale and retail sectors; services; and government, which combines public administration and military employment. Appendix E lists the percentage of the center's employment that falls within these groupings. Centers where one category represents half or more of the center's employment are categorized as being of that type. Employment centers where no single category is represented by at least half of the employment are categorized as having "multiple sectors." Table 9 summarizes this categorization of employment centers, by county.

Of the region's identified centers, 88 are primarily service oriented, five are primarily industrial, one is primarily trade oriented (the Route 55/Deptford Mall center in Gloucester County), and one (the Route 1/Oxford-Roosevelt Avenue center in Philadelphia) is primarily public administration. Forty centers are categorized as having multiple sectors, with two or more sectors having a significant percentage of employees. In the vast majority of these multi-purpose centers, services constitute a significant percentage of the center's total employment.

As expected, these categorizations illustrate a continued regional shift away from the industrial sector toward a more service-oriented economy. Appendix F provides the percentage of each of several different types of service sector employment in the region's employment centers. Overall, 60 percent of the region's employees work in the service sector. Twenty-three percent of the region's service sector employees work in health care and social assistance occupations, followed by professional, scientific, and technical services, and education.

Agriculture and mining are not included in the four primary sectoral categorizations. Neither is considered a major employment sector, with only 10,538 agricultural workers and 1,285 employees working in mining or excavation regionwide in 2010. Agricultural employment is also by nature more dispersed than other sectors, with only 34 percent of the region's agricultural and mining employment concentrated in centers, compared to 80 percent of the overall employment. Although agriculture is not the primary sector in any of the region's employment centers, the Route 1/Kennett Square (center 2.09 in Chester County, Pennsylvania) had over 1,500 agricultural workers in 2010 (approximately 14 percent of its total employment).

Table 9: Employment Centers by Primary Sector, 2010

County	Industry	Trade	Services	Public Administration	Multiple Sectors
Bucks	0	0	9	0	6
Chester	2	0	8	0	4
Delaware	0	0	9	0	2
Montgomery	2	0	20	0	8
Philadelphia	0	0	12	1	4
Five Pennsylvania Counties	4	0	60	1	22
Burlington	0	0	7	0	8
Camden	1	0	8	0	3
Gloucester	0	1	6	0	2
Mercer	0	0	7	0	5
Four New Jersey Counties	1	1	28	0	18
Greater Philadelphia Region	5	1	88	1	40

Source: Delaware Valley Regional Planning Commission, May 2014.

Changes in Employment, Employment Density, and the Percent of Employment Located in Centers, 2000-2010

Table 10 summarizes changes in total employment and employment density between 2000 and 2010, and compares changes in the Pennsylvania and New Jersey counties to the region as a whole. In 2010, 80 percent of the region's employment was concentrated in centers occupying just over 13 percent of the region's total acres, compared to 78 percent in 2000. Employment density in the region's centers decreased from 8.2 to 7.2, due primarily to the regional decline in employment attributable to the national economic recession.

Table 11 identifies the employment centers that realized the most significant increases in employment between 2000 and 2010, in absolute numbers and by percentage increase. Camden City/East Camden realized the largest absolute increase in employment, gaining over 9,300 employees over the decade, followed by the Ewing-Mercer County Airport center in Mercer County (which gained almost 5,000 employees) and Conshohocken in Montgomery County (gaining over 4,100 employees). Swedesboro, in Gloucester County, saw the largest percentage increase, followed by the Interstate 295/Center Square-Pureland center in Gloucester County and the Route 1/Nottingham center in Delaware County. Appendix G provides changes in employment between 2000 and 2010 for each of the region's 135 employment centers.

Summary

This report has identified 135 employment centers in Greater Philadelphia (defined as integrated, concentrated areas of non-residential developed land that share transportation and/or land use linkages) and 17 significant employment sites (defined as individual employers located outside of centers with 500 or more employees). Together, centers occupy 13 percent of the region's land area but contain 80 percent of the region's total employment, and an additional one percent of the region's employment is located at significant stand-alone employment sites. The region's

employment centers and sites form the backbone of the region's economy and affect goods movement and communications systems. As primary destinations for journey-to-work trips, these centers significantly impact the traffic loadings on the region's highway and transit systems.

Table 10: Employment, Employment Density, and Percent of Total Employment Located in Centers, 2000-2010

	Five Pennsylvania Counties	Four New Jersey Counties	Nine-County DVRPC Region
Total Acres	1,407,806	1,031,616	2,439,422
Acres in Employment Centers	224,690	103,584	328,274
Percent of Total Acres in Centers	16%	10%	13%
Total Employment, 2000	2,455,064	980,057	3,435,121
Total Employment, 2010	2,086,929	863,458	2,950,387
Absolute Change, 2000-2010	-368,135	-116,599	-484,734
Percent Change, 2000-2010	-15%	-12%	-14%
Employment in Centers, 2000	1,914,816	765,088	2,679,904
Employment in Centers, 2010	1,688,756	670,627	2,359,383
Absolute Change, 2000-2010	-226,060	-94,461	-320,521
Percent Change, 2000-2010	-12%	-12%	-12%
Employees per Acre in Centers, 2000	8.5	7.4	8.2
Employees per Acre in Centers, 2010	7.5	6.5	7.2
Percent of Total Employment in Centers, 2000	78%	78%	78%
Percent of Total Employment in Centers, 2010	81%	78%	80%

Source: Delaware Valley Regional Planning Commission, May 2014.

Table 11: Greatest Absolute and Percentage Increases in Employment, 2000-2010

Employment Center	Absolute Increase	Employment Center	Percent Increase
7.02 Camden City Metro/East Camden	9,321	8.02 Swedesboro-Woolwich	101%
9.03 Ewing-Mercer County Airport	4,956	8.01 Interstate 295/Center Square-Pureland	73%
4.19 Conshohocken	4,143	2.13 Route 1/Nottingham	66%
1.09 Newtown	3,924	6.13 Route 537/Hainesport	63%
2.06 Route 30/Downingtown-Exton	3,723	3.10 Route 202/Painters Crossroads*	48%
3.10 Route 202/Painters Crossroads*	3,570	4.24 Route 422/Limerick	47%
8.01 Interstate 295/Center Square-Pureland	3,157	6.14 Interstate 295/Westampton	39%
3.08 Upper Chichester-Aston	2,511	8.12 Route 45/Mullica Hill	37%
9.05 Route 1 Corridor	2,077	2.18 Route 1/Jennersville	34%
2.03 Route 202/Chesterbrook	1,778	7.02 Camden City Metro/East Camden	32%
4.24 Route 422/Limerick	1,749	1.05 Route 611/Warrington-Neshaminy Manor Center	32%
7.06 Route 561/Collingswood-Haddonfield	1,652	9.10 Route 206-Princeton Pike	30%
8.10 Route 322/Turnersville-Williamstown*	1,324	9.03 Ewing-Mercer County Airport	29%
4.13 Route 202/Germantown	1,299	4.18 Jeffersonville-Eagleville	28%
9.10 Route 206-Princeton Pike	1,213	1.09 Newtown	27%

Source: Delaware Valley Regional Planning Commission, May 2014.

**Appendix A: Employment Centers Comparison,
2010 versus 2000**

Appendix A: Employment Centers Comparison, 2010 versus 2000

2010 Center ID Number/Name	2000 Center ID Number/Name	Total 2010 Employment
Bucks County, Pennsylvania		
1.01 Route 309/Quakertown	1.01 Quakertown	10,067
1.02 Sellersville-Perkasie-Hilltown	1.02 Sellersville-Perkasie-Hilltown	7,389
1.03 Route 202/Chalfont-New Britain	1.03 Chalfont-New Britain	5,129
1.04 Doylestown	1.04 Doylestown	16,728
1.05 Route 611/Warrington-Neshaminy Manor Center	1.05 Warrington-Neshaminy Manor Center	3,130
1.06 New Hope	1.06 New Hope/Lower York Road	2,850
1.07 Ivyland-Warminster-Hatboro	1.07 Warwick-Ivyland-Hatboro	20,810
1.08 I-276/Upper Southampton	1.08 I-276/Upper Southampton	11,130
1.09 Newtown	1.09 Newtown	18,429
1.10 Feasterville-Bensalem	1.10 Lower Southampton-Bensalem	32,574
1.11 Interstate 95/Franklin Mills Mall	1.11 I-95/Franklin Mills Mall	15,132
1.12 Bristol	1.12 I-95/I-276/Bristol	8,765
1.13 Route 1/Levittown-Morrisville	1.13 Route 1 Business	25,968
1.14 Deleted in 2010	1.14 Falls Township	----
1.15 Route 13/Bristol-Tullytown	1.15 Route 13/Bristol-Tullytown	14,043
1.16 Fairless Hills	1.16 New Falls-Oxford Valley Roads/Levittown	4,262
Chester County, Pennsylvania		
2.01 Spring City-Royersford	2.01 Spring City-Royersford	2,574
2.02 Route 23/Phoenixville-Oaks	2.02 Route 23/Phoenixville-Oaks	12,403
2.03 Route 202/Chesterbrook	2.03 Route 202/Chesterbrook	30,413
2.04 Route 202-Route 30/Great Valley-Malvern	2.04 Route 202-Route 30/Great Valley-Malvern	49,325
2.05 Route 100/Eagle/Lionville	2.05 Route 100/Eagle/Lionville	12,739
2.06 Route 30/Downingtown-Exton	2.06 Downingtown/Exton	27,662
2.07 Route 30/Coatesville-Thorndale	2.07 Coatesville/Thorndale	9,926
2.08 West Chester	2.08 West Chester	39,626
2.09 Route 1/Kennett Square	2.09 Route 1/Kennett Square	12,944
2.10 Deleted in 2010	2.10 Route 41/Avondale	----
2.11 Deleted in 2010	2.11 West Grove	----
2.12 Route 1/Oxford	2.12 Oxford	2,732
2.13 Route 1/Nottingham	2.13 Baltimore Pike/Nottingham	955
2.14 Parkesburg-Atglen	2.14 Parkesburg-Atglen	1,292
2.15 Deleted in 2010	2.15 Route 30 Bypass/Chester County Airport	----
2.16 Deleted in 2010	2.16 Route 322/Brandywine	----
2.17 Route 322/Honey Brook	2.17 Route 322/Honey Brook	1,730
2.18 Route 1/Jennersville	2.18 Added in 2010	1,208
Delaware County, Pennsylvania		
3.01 Route 30/Devon-Haverford	3.01 Route 30/Devon-Haverford	43,723
3.02 Route 3/Newtown Square-Upper Darby	3.02 Route 3/Newtown Square-Upper Darby	33,413
3.03 Springfield	3.03 Springfield	9,879
3.04 Route 1/Media Borough	3.04 Baltimore Pike/Media Borough	24,918
3.05 Baltimore Pike/Swarthmore-Yeadon	3.05 Baltimore Pike/Swarthmore-Yeadon	21,325
3.06 Route 13-MacDade Boulevard	3.06 MacDade Boulevard-Route 13	22,837
3.07 Route 352/Chester-Upland	3.07 Route 352/Chester-Upland	7,433
3.08 Upper Chichester-Aston	3.08 Route 322-Route 452	13,627
3.09 Route 13-Route 291/Tinicum-Marcus Hook	3.09 Route 13-Route 291/Tinicum-Marcus Hook	25,497
3.10 Route 202/Painters Crossroads	3.10 Route 202/Painters Crossroads	11,078
3.11 Philadelphia International Airport	3.11 Philadelphia International Airport	9,323

2010 Center ID Number/Name	2000 Center ID Number/Name	Total 2010 Employment
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Montgomery County, Pennsylvania

4.01 East Greenville-Pennsburg-Red Hill	4.01 Pennsburg-Red Hill-East Greenville	4,743
4.02 Pottstown	4.02 Pottstown	18,104
4.03 Collegeville-Trappe	4.03 Collegeville-Trappe	4,551
4.04 Telford-Souderton	4.04 Telford-Souderton	6,840
4.05 Hatfield	4.05 Hatfield	6,021
4.06 Lansdale	4.06 Lansdale	32,669
4.07 Kulpsville	4.07 Kulpsville	8,378
4.08 Harleysville	4.08 Harleysville	3,804
4.09 Route 309/Montgomeryville	4.09 Route 309/Montgomeryville	17,555
4.10 Route 309/Ambler	4.10 Route 309/Ambler	9,242
4.11 Germantown Pike-Trooper Road	4.11 Germantown Pike-Trooper Road	2,442
4.12 Plymouth Meeting	4.12 Plymouth Meeting	23,517
4.13 Route 202/Germantown	4.13 Route 202/Germantown	8,727
4.14 Route 611/Willow Grove-Horsham	4.14 Willow Grove/Horsham	36,289
4.15 Fort Washington	4.15 Fort Washington	13,598
4.16 Route 611/Jenkintown-Willow Grove	4.16 Jenkintown-Willow Grove	35,955
4.17 Norristown	4.17 Norristown	19,447
4.18 Jeffersonville-Eagleville	4.18 Jeffersonville-Eagleville	4,392
4.19 Conshohocken	4.19 Conshohocken	29,998
4.20 King of Prussia	4.20 King of Prussia	52,694
4.21 Huntingdon Valley	4.21 Huntingdon Valley	8,192
4.22 Route 363/West Norriton	4.22 Route 363/West Norriton	8,533
4.23 Route 422-Route 29 Interchange	4.23 Route 422/Route 29 Interchange	7,227
4.24 Route 422/Limerick	4.24 Linfield/Limerick	5,509
4.25 Narberth	4.25 Narberth	2,375
4.26 Route 1/City Avenue	4.26 City Avenue	29,544
4.27 Cheltenham-Cedarbrook-West Oak Lane	4.27 Cheltenham-Cedarbrook-West Oak Lane	8,262
4.28 Boyertown/Gilbertsville	4.28 <i>Added in 2010</i>	1,646
4.29 Skippack	4.29 <i>Added in 2010</i>	2,676
4.30 West Ridge Pike/Limerick	4.30 <i>Added in 2010</i>	3,391

Philadelphia County Pennsylvania

5.01 Far Northeast	5.01 Far Northeast	42,894
5.02 Lower Northeast	5.02 Lower Northeast	12,856
5.03 Rising Sun Avenue-Route 73/Rockledge	5.03 Rising Sun Avenue-Route 73/Rockledge	19,174
5.04 Interstate 95 North	5.04 Route I-95 North	28,464
5.05 Route 1/Roosevelt-Oxford Avenue	5.05 Roosevelt-Oxford Avenue	12,037
5.07 Germantown Avenue-Bethlehem Pike	5.07 Germantown Avenue-Chestnut Hill Avenue	23,626
5.08 Manayunk-Roxborough	5.08 Manayunk-Roxborough	9,532
5.09 Nicetown-Tioga-Hunting Park West	5.09 Nicetown-Tioga/Hunting Park West	12,988
5.10 Center City	5.10 Center City	249,317
5.11 Feltonville-Frankford	5.11 Feltonville-Frankford	21,943
5.12 Route 611/North Broad Street	5.12 North Broad Street	39,386
5.13 Richmond-Kensington-Northern Liberties	5.13 Richmond-Kensington-Northern Liberties	28,359
5.15 West Philadelphia-University City	5.15 West Philadelphia-University City	79,377
5.16 Southwest Philadelphia	5.16 Southwest Philadelphia	20,708
5.17 Washington-South Broad	5.17 Washington-South Broad	21,611
5.18 Lower South Philadelphia	5.18 Lower South Philadelphia	20,614
5.20 Center City Waterfront	5.20 Center City Waterfront	4,561

Burlington County, New Jersey

2010 Center ID Number/Name	2000 Center ID Number/Name	Total 2010 Employment
6.01 Route 130-Route 206/Bordentown	6.01 Route 206-Route 130/Bordentown	5,633
6.02 Route 130/Edgewater Park-Florence	6.02 Route 130/Edgewater Park-Florence	19,599
6.03 Route 541/Westampton-Burlington Township	6.03 Route 541/Westampton-Burlington Township	9,693
6.04 Route 543/Palmyra-Riverside	6.04 Broad Street/Palmyra-Riverside	6,602
6.05 Route 130/Cinnaminson-Delran	6.05 Route 130/Cinnaminson-Delran	9,568
6.06 Moorestown-Maple Shade	6.06 Moorestown-Maple Shade	16,507
6.07 Interstate 295-Route 38/Mt. Laurel	6.07 Mt. Laurel-Route 38-Route 295	15,479
6.08 Mt. Holly	6.08 Mt. Holly	11,490
6.09 Fort Dix-McGuire Air Force Base	6.09 McGuire-Dix-Lakehurst	3,019
6.10 Route 73/Evesham	6.10 Route 73/Evesham	25,389
6.11 Route 70/Medford	6.11 Route 70/Medford	6,820
6.12 Mt. Laurel-East Gate	6.12 Mt. Laurel-East Gate	18,506
6.13 Route 537/Hainesport	6.13 Marne Highway/Hainesport	1,850
6.14 Interstate 295/Westampton	6.14 Route 295/Westampton	3,825
6.15 Browns Mills	6.15 <i>Added in 2010</i>	1,555
Camden County, New Jersey		
7.01 Route 130/Pennsauken	7.01 Route 130/Pennsauken	13,990
7.02 Camden City Metro-East Camden	7.02 Camden City/East Camden	38,159
7.03 Gloucester City-Woodlynne	7.03 Gloucester City/South Camden	8,240
7.04 Route 168/Woodlynne-Gloucester Township	7.04 Black Horse Pike/Woodlynne-Gloucester Township	12,552
7.05 Route 30/Oaklyn-Barrington	7.05 White Horse Pike/Oaklyn-Barrington	6,283
7.06 Route 561/Collingswood-Haddonfield	7.06 Haddon Avenue-Kresson Road	21,155
7.07 Route 70/Camden-Cherry Hill	7.07 Route 70/Camden-Cherry Hill	57,234
7.08 Route 168/Blackwood	7.08 Black Horse Pike-Blackwood	5,684
7.09 Route 30/Magnolia-Clementon	7.09 White Horse Pike/Magnolia-Clementon	14,146
7.10 Route 30-Route 73/Berlin	7.10 White Horse Pike-Route 73	14,200
7.11 Route 561/Gibbsboro-Voorhees	7.11 Evesham Road/Voorhees	14,587
7.12 Interstate 295/Woodcrest	7.12 Woodcrest	2,728
Gloucester County, New Jersey		
8.01 Interstate 295/Center Square-Pureland	8.01 Center Square/Pureland	7,460
8.02 Swedesboro-Woolwich	8.02 Swedesboro	1,688
8.03 <i>Deleted in 2010</i>	8.03 Riverfront/Paulsboro-Greenwich	----
8.04 Interstate 295/West Deptford-East Greenwich	8.04 Route 295/West Deptford-East Greenwich	9,729
8.05 <i>Deleted in 2010</i>	8.05 West Deptford/Eagle Point	----
8.06 Route 45/Woodbury-Mantua	8.06 Route 45/Woodbury-Mantua	17,705
8.07 Route 55/Deptford Mall	8.07 Route 55/Deptford Mall	8,211
8.08 Route 41-Route 47/Five Points	8.08 Route 41-Route 47/Five Points	3,379
8.09 Route 47/Glassboro-Clayton	8.09 Glassboro-Clayton	12,033
8.10 Route 322/Turnersville-Williamstown	8.10 Black Horse Pike/Turnersville-Williamstown	17,859
8.11 <i>Deleted in 2010</i>	8.11 Route 47/Franklin Township	----
8.12 Route 45/Mullica Hill	8.12 <i>Added in 2010</i>	929
Mercer County, New Jersey		
9.01 Route 31/Hopewell Township-Pennington	9.01 Route 31/Hopewell Township-Pennington	3,280
9.02 Princeton	9.02 Princeton	22,871
9.03 Ewing-Mercer County Airport	9.03 Mercer County Airport-Ewing	22,223
9.04 Trenton-Lawrence	9.04 Trenton-Lawrence	83,431
9.05 Route 1 Corridor	9.05 Route 1 Corridor	42,851
9.06 Route 33-Route 533/Mercerville	9.06 Route 33-Route 533/Mercerville	14,248
9.07 Route 130-Route 33/Hightstown	9.07 Route 130-Route 33/Hightstown	16,994

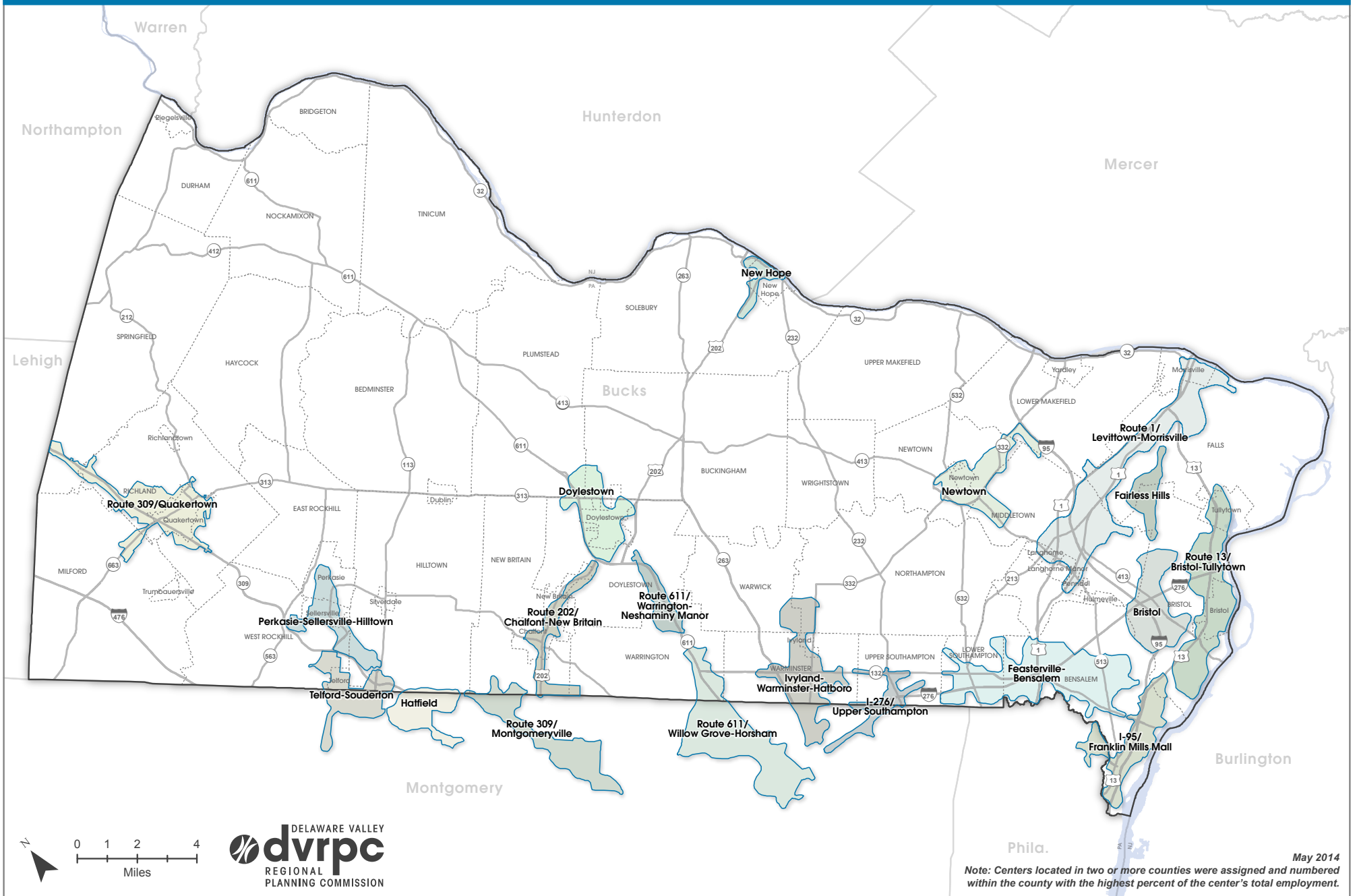
2010 Center ID Number/Name	2000 Center ID Number/Name	Total 2010 Employment
9.08 Route 130 North	9.08 Route 130 North	8,426
9.09 Olden Avenue	9.09 Olden Avenue	1,481
9.10 Route 206-Princeton Pike	9.10 Princeton Pike-Route 206	5,197
9.11 Hamilton Corporate Center	9.11 Hamilton Corporate Center	5,317
9.12 Hopewell	9.12 <i>Added in 2010</i>	822

Note: The 1990 Philadelphia employment centers numbered 5.06 (Cheltenham-Cedarbrook-West Oak Lane) and 5.14 (City Avenue) were previously re-numbered as Montgomery County centers 4.27 and 4.26, respectively, because over half of their employment is located in Montgomery County. Similarly, center 5.19 (Philadelphia International Airport) was previously re-numbered as a Delaware County center (3.11).

Source: Delaware Valley Regional Planning Commission, April 2014.

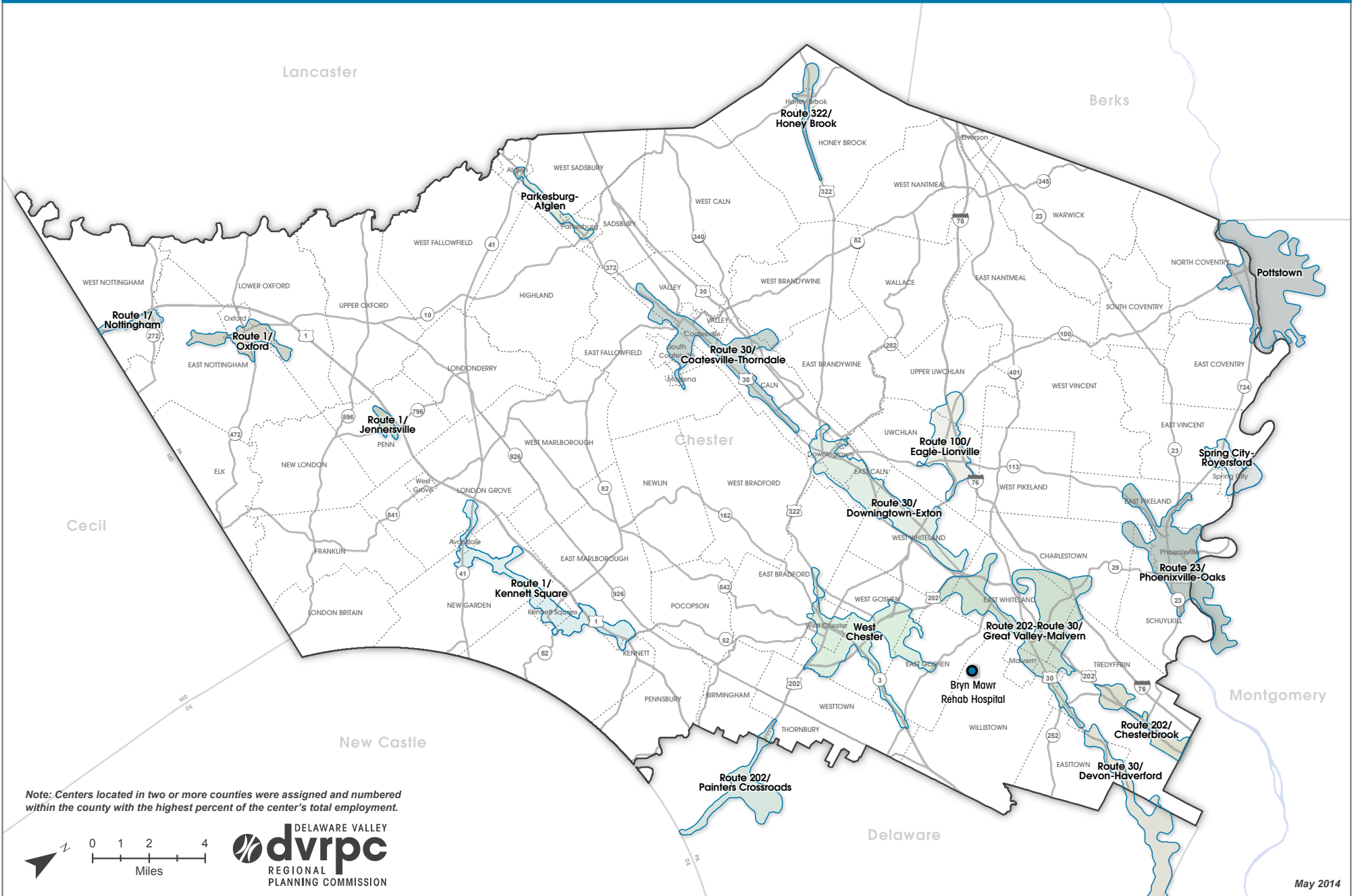
Appendix B: Maps of 2010 Employment Centers and Sites by County

**Figure B1:
Bucks County, Pennsylvania**

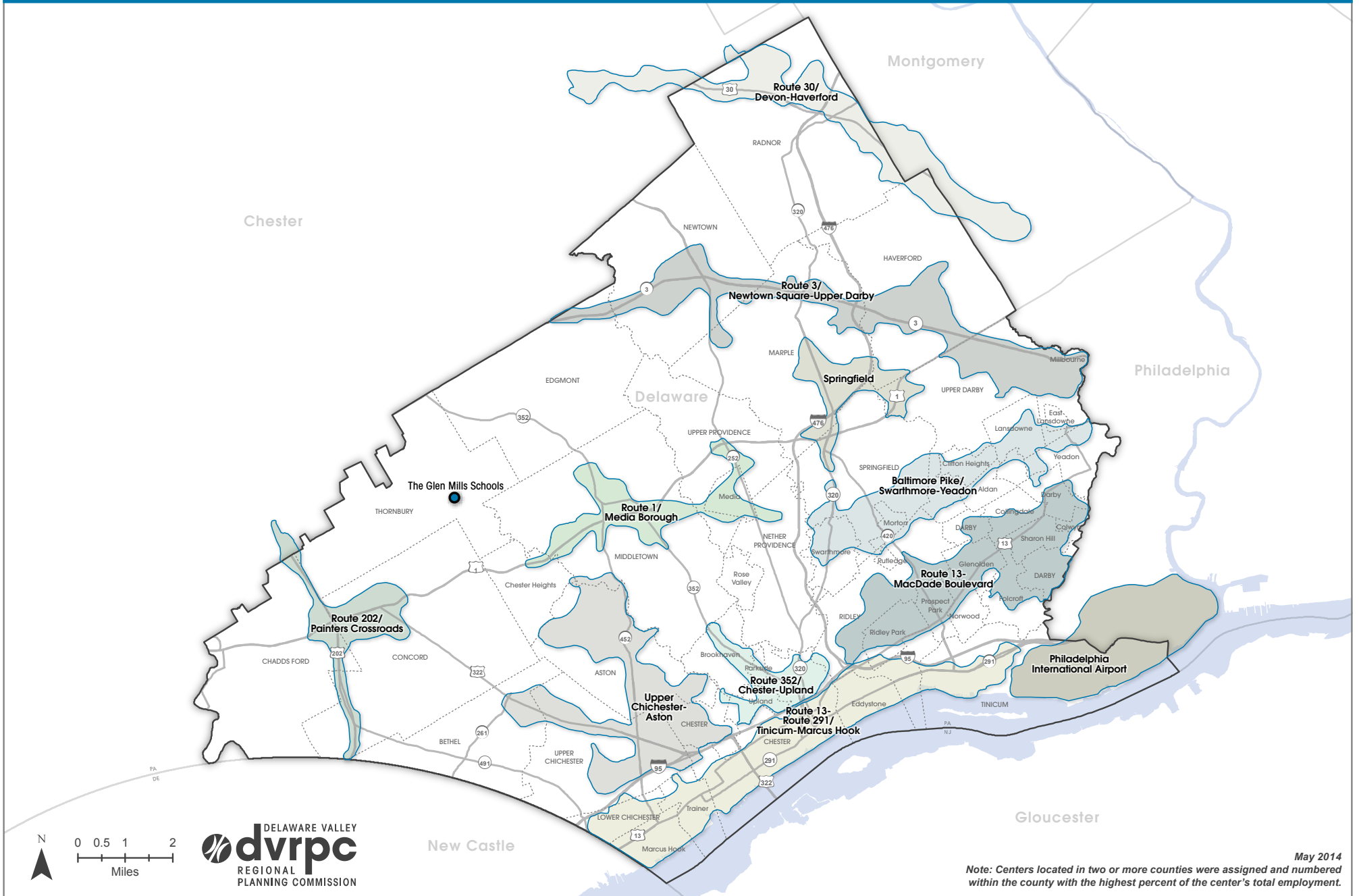


Note: Centers located in two or more counties were assigned and numbered within the county with the highest percent of the center's total employment. May 2014

**Figure B2:
Chester County, Pennsylvania**

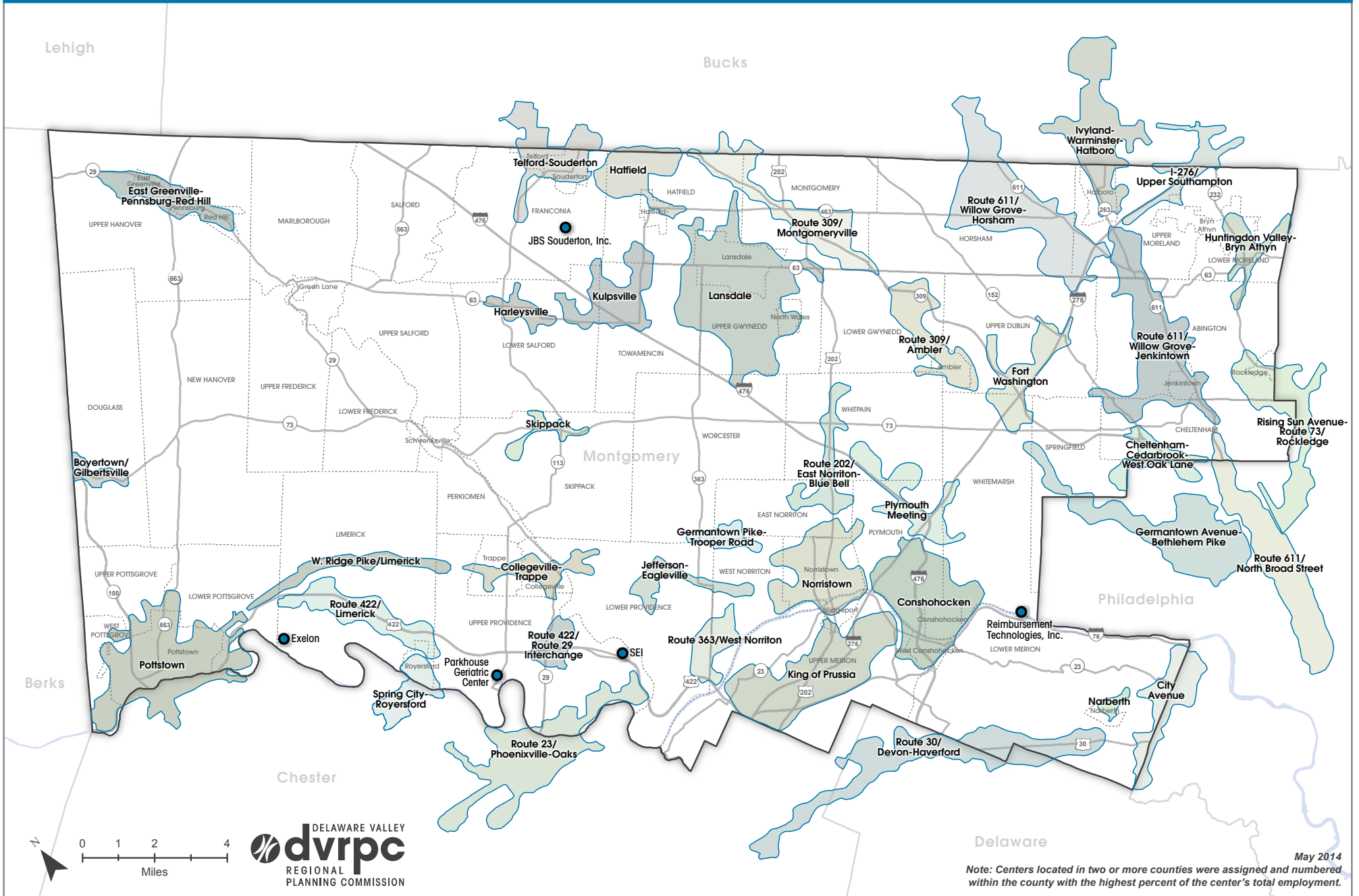


**Figure B3:
Delaware County, Pennsylvania**

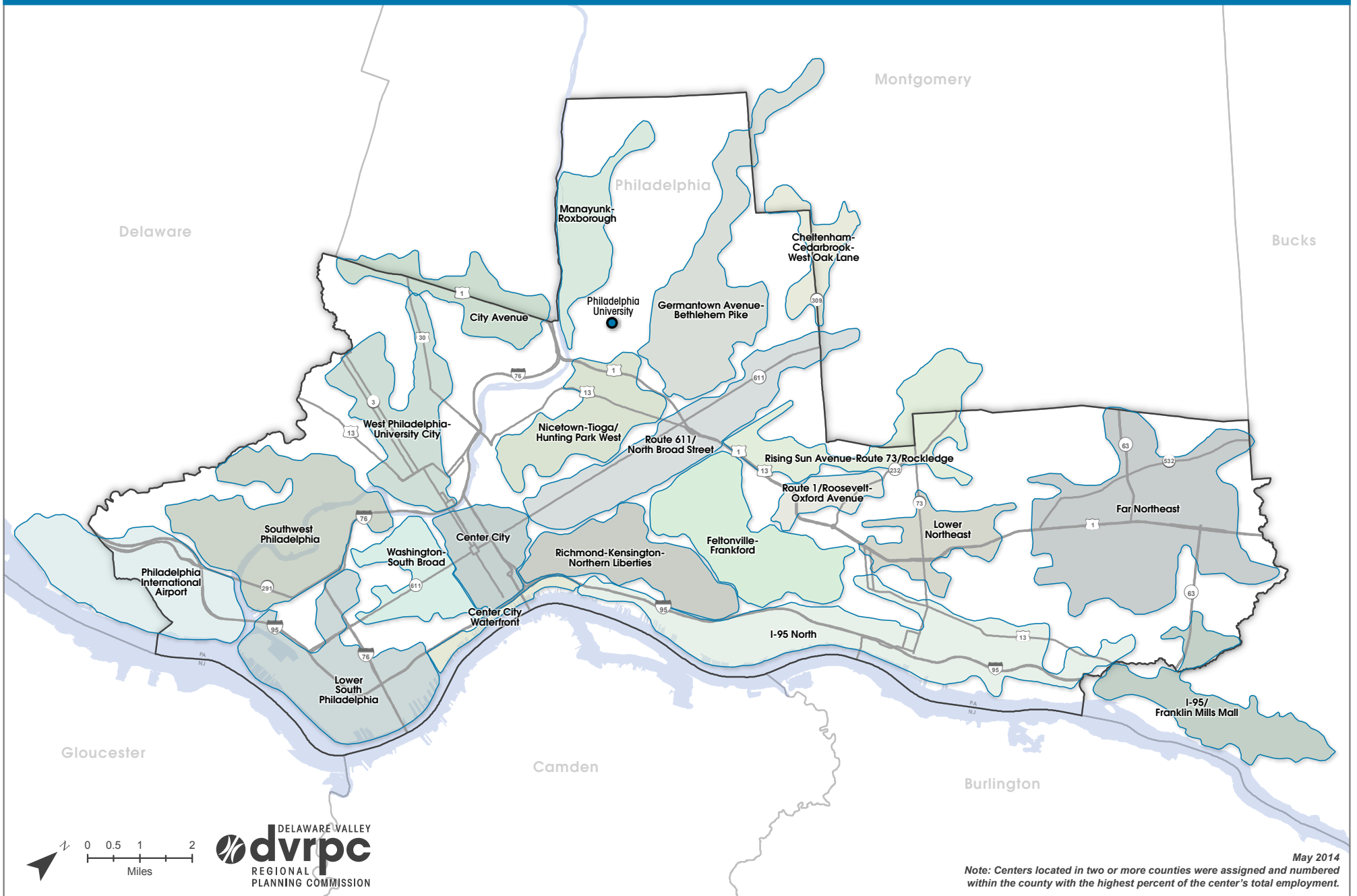


Note: Centers located in two or more counties were assigned and numbered within the county with the highest percent of the center's total employment.

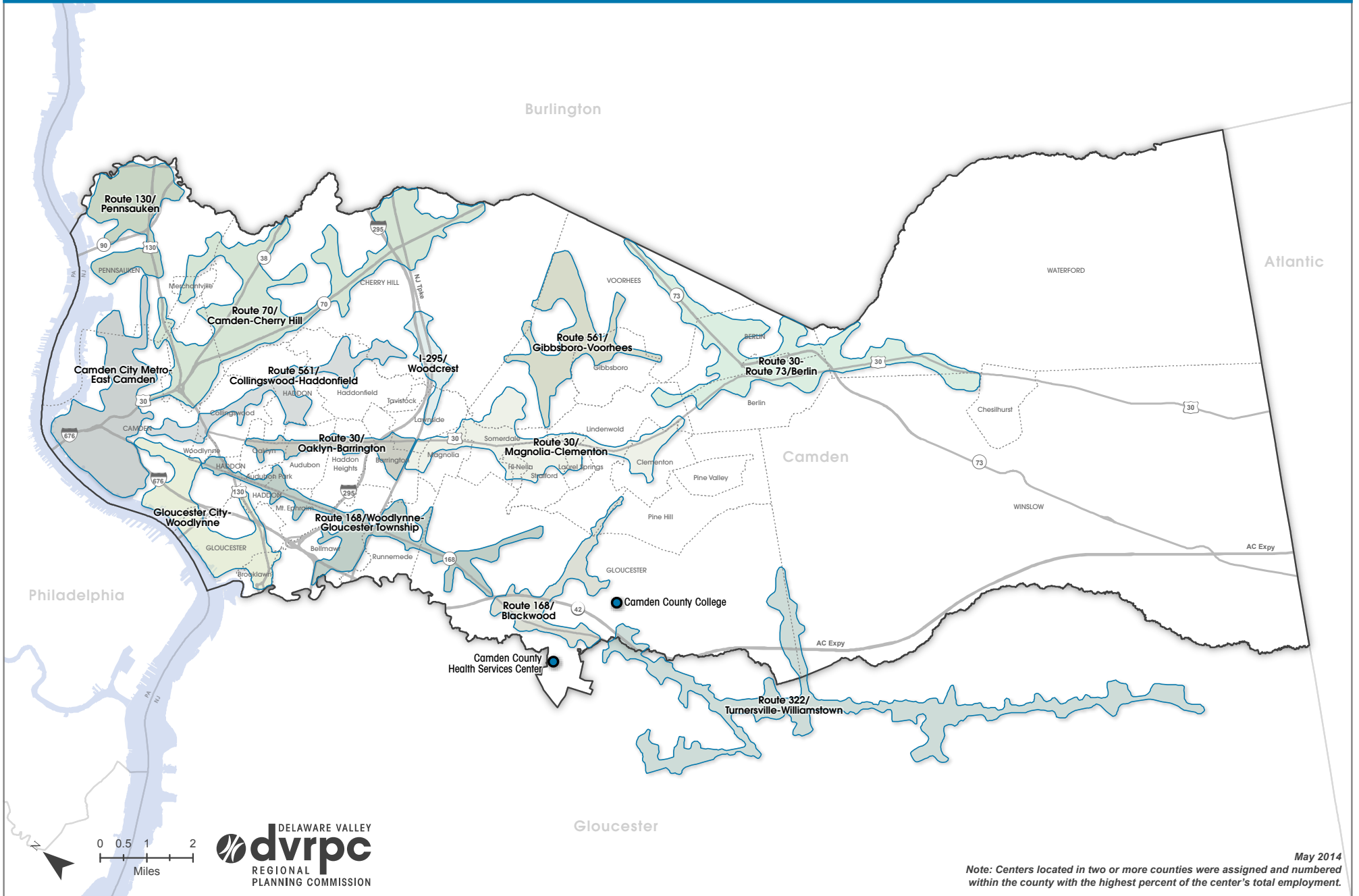
**Figure B4:
Montgomery County, Pennsylvania**



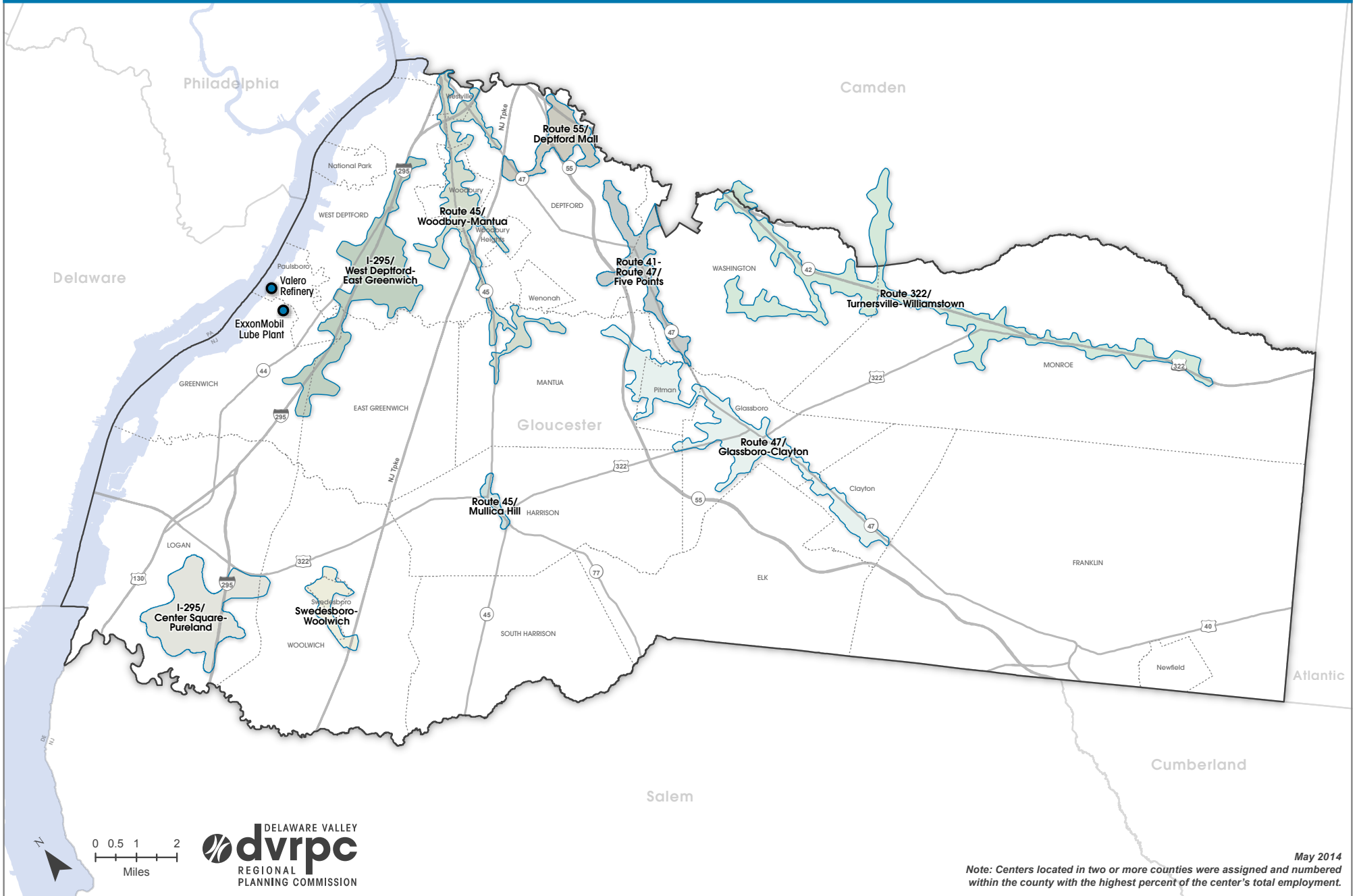
**Figure B5:
Philadelphia, Pennsylvania**



**Figure B7:
Camden County, New Jersey**

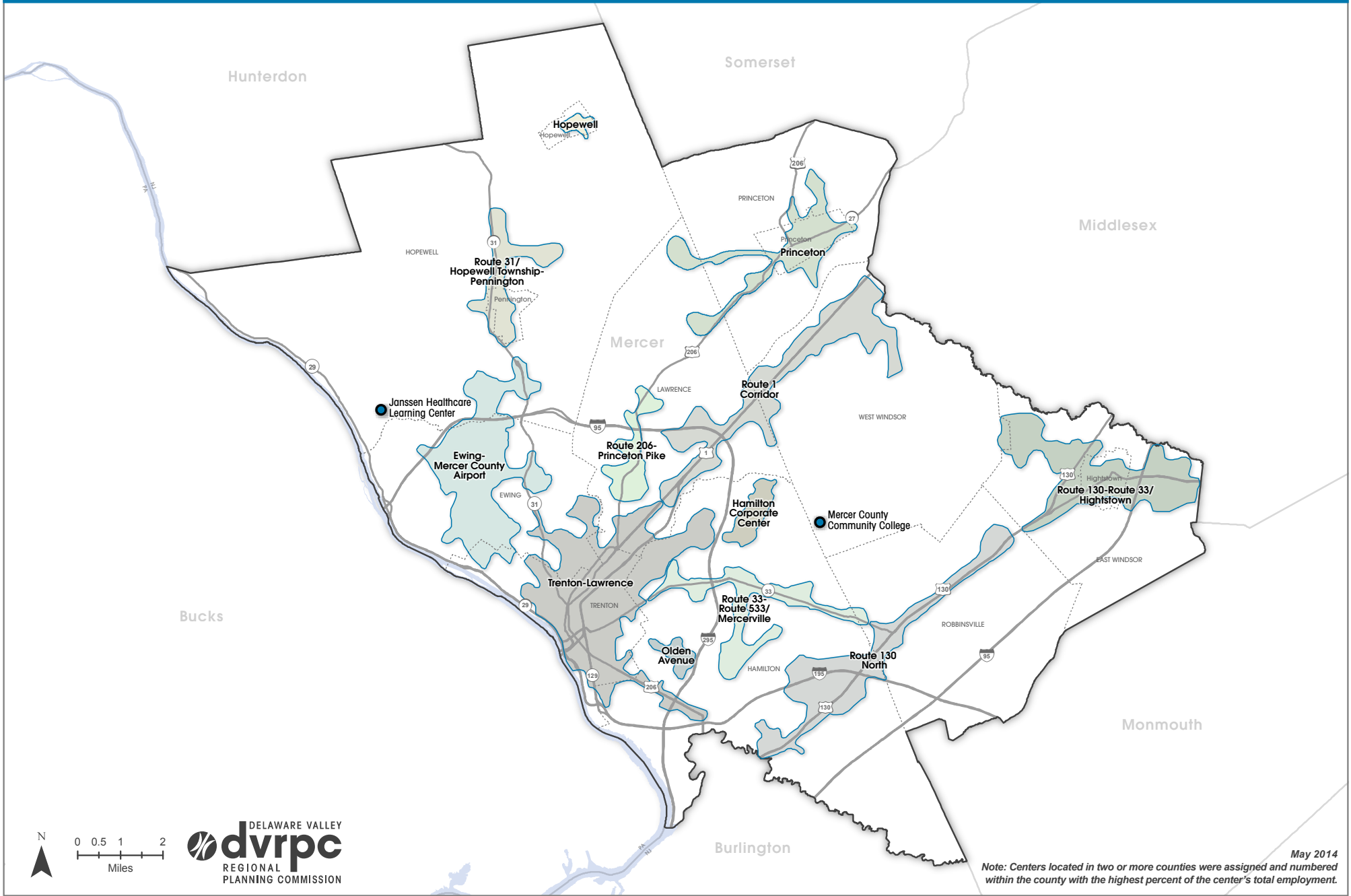


**Figure B8:
Gloucester County, New Jersey**



Note: Centers located in two or more counties were assigned and numbered within the county with the highest percent of the center's total employment.

**Figure B9:
Mercer County, New Jersey**



Note: Centers located in two or more counties were assigned and numbered within the county with the highest percent of the center's total employment.
May 2014

Appendix C: Employment in Centers by Sector, 2010

Appendix C: Employment in Centers by Sector, 2010

Employment Center	Total County Employment	Employment in Centers	Land Area in Centers (Acres)	Agriculture, Forestry, Fishing, and Hunting/ Mining	Construction	Manufacturing	Transportation and Warehousing/ Utilities			Retail Trade	Finance and Insurance/ Real Estate	Services (except Public Administration)	Public Administration/ Military
							Wholesale Trade						
Bucks County, Pennsylvania	293,325	192,135	41,549.6	423	10,572	28,221	4,812	13,178	30,628	11,710	90,911	1,680	
1.01 Route 309/Quakertown		10,067	3,532.4	11	335	1,743	196	401	2,798	610	3,841	132	
1.02 Perkasio-Sellersville-Hilltown		7,389	1,833.3	2	298	1,640	403	372	433	203	3,962	76	
1.03 Route 202/Chalfont-New Britain		5,129	1,484.4	7	218	531	74	225	742	332	2,979	21	
1.04 Doylestown		16,728	2,509.6	14	808	623	269	653	2,010	1,361	7,087	3,903	
1.05 Route 611/Warrington-Neshaminy Manor Center		3,130	1,001.8	8	101	44	78	99	801	176	1,815	8	
1.06 New Hope		2,850	604.5	11	22	46	171	57	622	158	1,738	25	
1.07 Ivyland-Warminster-Hatboro*		16,957	2,798.7	183	1,444	4,436	259	2,056	1,762	662	6,149	6	
1.08 I-276/Upper Southampton*		7,080	681.1	5	419	1,288	241	396	905	748	2,998	80	
1.09 Newtown		18,429	2,487.4	38	432	2,450	144	705	1,544	1,713	11,369	34	
1.10 Feasterville-Bensalem		32,574	5,983.1	7	1,953	3,879	516	2,470	5,125	2,850	15,514	260	
1.11 Interstate 95/Franklin Mills Mall*		10,823	2,124.7	6	978	1,929	476	1,184	2,346	510	3,382	12	
1.12 Bristol		8,765	2,674.5	1	446	2,042	219	1,000	833	218	3,904	102	
1.13 Route 1/Levittown-Morrisville		25,968	6,311.5	87	963	2,978	931	1,463	6,006	1,369	11,781	390	
1.15 Route 13/Bristol-Tullytown		14,043	4,271.9	20	1,201	3,124	558	1,254	1,397	443	5,944	102	
1.16 Fairless Hills		4,262	1,039.9	1	180	54	157	19	987	203	2,612	49	
<i>Bucks County Employment in Centers Assigned to Other Counties:</i>													
4.04 Telford-Souderton		2,840	941.8	22	290	482	45	458	596	49	898	0	
4.05 Hatfield		311	147.9	0	31	3	49	2	97	33	96	0	
4.09 Route 309/Montgomeryville		1,021	258.2	0	114	320	2	151	277	10	147	0	
4.14 Route 611/Willow Grove/Horsham		3,769	863.0	0	339	609	24	213	1,347	62	1,095	80	
<i>Bucks County Centers Deleted in 2010:</i>													
1.14 Falls Township		1,739	1,313.0										
Chester County, Pennsylvania	292,015	212,951	32,028.2	2,417	8,138	28,242	5,640	14,557	27,864	27,121	94,549	4,423	
2.01 Spring City-Royersford*		1,494	669.6	0	105	477	91	75	82	89	563	12	
2.02 Route 23/Phoenixville-Oaks*		9,835	3,183.0	5	417	748	189	467	1,666	646	5,593	104	
2.03 Route 202/Chesterbrook		30,413	1,213.7	1	197	2,443	982	2,912	2,431	5,972	15,303	172	
2.04 Route 202-Route 30/Great Valley-Malvern		49,325	5,777.6	323	1,420	9,622	520	3,058	2,566	13,393	18,265	158	
2.05 Route 100/Eagle-Lionville		12,739	1,967.8	45	534	2,593	160	1,213	1,157	1,720	5,039	278	
2.06 Route 30/Downingtown-Exton		27,662	4,076.4	63	1,002	3,767	327	2,582	6,260	1,072	12,275	314	
2.07 Route 30/Coatesville-Thorndale		9,926	3,068.5	76	232	1,599	276	489	1,508	349	5,055	342	
2.08 West Chester		39,626	4,336.6	46	2,458	3,777	1,692	2,451	6,520	2,350	17,986	2,346	
2.09 Route 1/Kennett Square		12,944	2,721.0	1,554	914	871	1,030	690	1,845	429	5,388	223	
2.12 Route 1/Oxford		2,732	1,259.1	135	50	287	166	58	520	117	1,148	251	
2.13 Route 1/Nottingham		955	364.4	0	12	814	10	19	30	1	69	0	

Employment Center	Total County Employment	Employment in Centers	Land Area in Centers (Acres)	Agriculture, Forestry, Fishing, and Hunting/	Construction	Manufacturing	Transportation and			Finance and Insurance/ Real Estate	Services (except Public Administration)	Public Administration/ Military
				Mining			Warehousing/ Utilities	Wholesale Trade	Retail Trade			
2.14 Parkesburg-Atglen		1,292	607.3	7	300	386	68	57	59	73	253	89
2.17 Route 322/Honey Brook		1,730	618.3	9	90	557	39	182	122	82	588	61
2.18 Route 1/Jennersville (added in 2010)		1,208	334.5	1	10	16	1	159	103	54	847	17
Chester County Employment in Centers Assigned to Other Counties:												
3.01 Route 30/Devon-Haverford		7,201	722.7	150	290	231	16	112	1,046	658	4,663	35
3.10 Route 202/Painters Crossroads		905	134.1	0	77	8	0	0	368	18	434	0
4.02 Pottstown		2,964	973.7	2	30	46	73	33	1,581	98	1,080	21
Chester County Centers Deleted in 2010:												
2.10 Route 41/Avondale		2,714	2,023.0									
2.11 West Grove		1,026	654.0									
2.15 Route 30 Bypass/Chester County Airport		1,888	1,168.5									
2.16 Route 322/Brandywine		460	231.0									
Delaware County, Pennsylvania	238,488	191,556	35,224.8	303	10,440	16,157	7,530	7,762	25,074	15,504	97,186	11,600
3.01 Route 30/Devon-Haverford*		19,336	2,215.5	21	617	278	182	1,165	1,559	2,545	12,793	176
3.02 Route 3/Newtown Square-Upper Darby		33,413	5,127.8	14	1,957	762	839	1,049	4,165	3,235	19,894	1,498
3.03 Springfield		9,879	1,569.0	1	586	576	144	449	2,112	540	5,468	3
3.04 Route 1/Media Borough		24,918	2,303.9	6	418	615	261	328	2,867	2,653	14,017	3,753
3.05 Baltimore Pike/Swarthmore-Yeadon		21,325	3,586.4	7	1,689	1,585	540	565	4,512	965	11,094	368
3.06 Route 13-MacDade Boulevard		22,837	4,786.8	19	1,563	1,629	1,544	1,353	3,388	1,081	11,344	916
3.07 Route 352/Chester-Upland		7,433	1,294.0	1	286	1,083	23	139	853	233	4,314	501
3.08 Upper Chichester-Aston		13,627	4,981.9	62	1,342	2,240	483	1,022	1,680	1,384	5,181	233
3.09 Route 13-Route 291/Tinicum-Marcus Hook		25,497	5,717.3	169	1,440	4,964	2,025	1,271	2,301	807	8,520	4,000
3.10 Route 202/Painters Crossroads*		10,173	1,736.1	3	392	2,244	77	409	1,582	1,773	3,683	10
3.11 Philadelphia International Airport*		3,118	1,906.1	0	150	181	1,412	12	55	288	878	142
Montgomery County, Pennsylvania	542,264	429,888	63,132.7	288	20,170	51,676	8,721	30,495	49,153	44,137	210,266	14,982
4.01 East Greenville-Pennsburg-Red Hill		4,743	1,473.8	4	266	1,809	204	111	739	162	1,375	73
4.02 Pottstown*		15,140	4,388.5	15	602	2,047	462	536	1,885	1,715	7,578	300
4.03 Collegeville-Trappe		4,551	1,142.3	2	326	700	35	129	601	317	2,354	87
4.04 Telford-Souderton*		4,000	1,202.3	3	274	425	28	303	630	739	1,475	123
4.05 Hatfield*		5,710	1,570.0	32	269	2,708	717	405	337	96	1,075	71
4.06 Lansdale		32,669	6,486.6	9	896	4,465	382	12,559	1,729	1,400	10,901	328
4.07 Kulpsville		8,378	2,003.1	2	502	3,968	93	293	1,057	555	1,908	0
4.08 Harleysville		3,804	597.6	0	246	130	43	71	610	1,764	817	123
4.09 Route 309/Montgomeryville*		16,534	2,542.5	19	727	3,950	466	887	4,626	565	5,257	37
4.10 Route 309/Ambler		9,242	1,837.0	4	503	269	99	407	821	1,166	5,794	179
4.11 Germantown Pike-Trooper Road		2,442	565.1	1	433	299	50	209	222	97	1,131	0

Employment Center	Total County Employment	Employment in Centers	Land Area in Centers (Acres)	Agriculture, Forestry, Fishing, and Mining	Construction	Manufacturing	Transportation and			Finance and Insurance/ Real Estate	Services (except Public Administration)	Public Administration/ Military
				Hunting/			Warehousing/ Utilities	Wholesale Trade	Retail Trade			
4.12 Plymouth Meeting		23,517	1,732.9	13	1,786	1,925	222	641	1,361	3,848	13,677	44
4.13 Route 202/Germantown		8,727	1,153.4	2	224	55	83	267	1,610	532	5,829	125
4.14 Route 611/Willow Grove-Horsham*		32,520	4,163.2	18	2,145	4,284	79	1,666	2,124	6,109	11,739	4,356
4.15 Fort Washington		13,598	1,721.0	14	449	2,292	74	851	853	2,324	6,631	110
4.16 Route 611/Jenkintown-Willow Grove		35,955	4,295.7	8	1,798	3,380	561	1,482	5,367	3,030	19,460	869
4.17 Norristown		19,447	2,900.5	9	858	1,247	480	1,046	940	935	10,868	3,064
4.18 Jeffersonville-Eagleville		4,392	919.0	0	248	77	24	59	876	222	1,988	898
4.19 Conshohocken		29,998	3,962.9	36	2,367	3,896	534	1,882	3,332	3,306	14,190	455
4.20 King of Prussia		52,694	4,488.4	45	1,529	4,835	583	3,035	7,606	4,553	29,662	846
4.21 Huntingdon Valley		8,192	963.9	2	651	700	109	257	272	772	5,232	197
4.22 Route 363/West Norriton		8,533	1,000.7	4	123	1,283	666	618	827	451	4,331	230
4.23 Route 422-Route 29 Interchange		7,227	727.2	0	16	0	422	422	0	125	6,189	53
4.24 Route 422/Limerick		5,509	1,912.8	3	137	950	725	298	1,290	286	1,820	0
4.25 Narberth		2,375	205.0	3	177	22	46	39	351	443	1,268	26
4.26 Route 1/City Avenue*		19,294	863.3	5	335	277	282	498	904	4,985	11,946	62
4.27 Cheltenham-Cedarbrook-West Oak Lane*		6,256	730.4	3	93	2,031	14	27	1,751	245	1,613	479
4.28 Boyertown/Gilbertsville		1,646	421.7	0	27	317	66	63	505	93	514	61
4.29 Skippack		2,676	471.1	3	415	497	11	15	140	149	484	962
4.30 West Ridge Pike/Limerick (added in 2010)		3,391	1,071.6	0	204	141	161	112	844	252	1,605	72
Montgomery County Employment in Centers Assigned to Other Counties:												
1.07 Ivyland-Warminster-Hatboro		3,853	640.2	1	323	513	51	205	505	192	1,978	85
1.08 I-276/Upper Southampton		4,050	532.7	2	165	1,053	175	352	572	329	1,402	0
2.01 Spring City-Royersford		1,080	390.8	1	101	190	49	69	41	39	543	47
2.02 Route 23/Phoenixville-Oaks		2,568	1,059.9	7	144	523	161	330	324	120	927	32
3.01 Route 30/Devon-Haverford		17,186	1,405.8	13	430	229	520	240	2,703	1,724	10,862	465
5.03 Rising Sun Avenue-Route 73/Rockledge		4,059	984.6	5	188	117	28	65	302	306	2,973	75
5.07 Germantown Avenue-Bethlehem Pike		2,799	441.3	0	156	42	16	14	422	109	2,005	35
5.12 Route 611/North Broad Street		1,133	164.0	0	37	30	0	32	74	82	865	13
Philadelphia County, Pennsylvania	720,837	662,226	52,754.5	172	16,128	38,725	24,637	19,777	52,800	52,415	403,250	54,322
5.01 Far Northeast		42,894	6,750.1	7	2,209	7,845	5,029	3,561	5,107	1,880	16,251	1,005
5.02 Lower Northeast		12,856	1,619.5	4	288	152	154	160	2,945	930	8,006	217
5.03 Rising Sun Avenue-Route 73/Rockledge*		15,115	1,730.9	9	1,543	705	262	337	1,511	474	10,221	53
5.04 Interstate 95 North		28,464	5,519.9	6	978	2,985	954	1,807	3,067	865	10,280	7,522
5.05 Route 1/Roosevelt-Oxford Avenue		12,037	814.7	0	42	466	8	97	868	43	1,557	8,956
5.07 Germantown Avenue-Bethlehem Pike*		20,827	3,549.1	3	787	394	598	369	2,007	997	15,411	261
5.08 Manayunk-Roxborough		9,532	1,761.2	17	300	412	196	410	1,528	418	6,061	190
5.09 Nicetown-Tioga-Hunting Park West		12,988	2,458.3	12	556	946	248	440	1,088	311	8,222	1,165
5.10 Center City		249,317	1,637.7	40	2,927	8,107	8,936	3,237	10,741	36,257	156,454	22,618

Employment Center	Total County Employment	Employment in Centers	Land Area in Centers (Acres)	Agriculture, Forestry, Fishing, and Mining	Construction	Manufacturing	Transportation and			Finance and Insurance/ Real Estate	Services (except Public Administration)	Public Administration/ Military
				Hunting/			Warehousing/ Utilities	Wholesale Trade	Retail Trade			
5.11 Feltonville-Frankford		21,943	3,457.4	9	850	5,184	1,062	1,396	1,672	688	10,686	396
5.12 Route 611/North Broad Street*		38,253	3,359.4	10	461	1,035	2,212	465	1,829	1,165	29,301	1,775
5.13 Richmond-Kensington-Northern Liberties		28,359	2,614.9	32	1,350	3,087	880	1,894	3,595	1,075	13,835	2,611
5.15 West Philadelphia-University City		79,377	3,050.4	1	1,120	602	254	528	2,311	2,612	70,884	1,065
5.16 Southwest Philadelphia		20,708	4,679.3	1	1,165	3,889	944	1,491	3,681	715	8,439	383
5.17 Washington-South Broad		21,611	1,617.9	18	1,021	869	528	748	3,177	1,189	13,454	607
5.18 Lower South Philadelphia		20,614	3,854.8	2	265	1,254	1,116	2,297	2,775	360	7,648	4,897
5.20 Center City Waterfront		4,561	421.5	0	110	125	245	118	764	210	2,772	217
Philadelphia Employment in Centers Assigned to Other Counties:												
1.11 Interstate 95/Franklin Mills Mall		4,309	436.0	0	9	121	2	40	2,462	36	1,639	0
3.11 Philadelphia International Airport		6,205	2,117.6	0	0	442	953	183	297	690	3,273	367
4.26 Route 1/City Avenue		10,250	956.5	1	105	86	36	174	1,074	1,324	7,433	17
4.27 Cheltenham-Cedarbrook-West Oak Lane		2,006	347.3	0	42	19	20	25	301	176	1,423	0
Burlington County, New Jersey	217,229	155,535	31,999.1	111	5,567	19,616	5,905	10,090	24,299	12,423	71,969	5,555
6.01 Route 130-Route 206/Bordentown		5,633	1,993.4	20	161	848	101	409	1,104	331	2,253	406
6.02 Route 130/Edgewater Park-Florence		19,599	7,589.9	23	718	1,843	1,406	1,136	4,613	657	8,519	684
6.03 Route 541/Westampton-Burlington Township		9,693	1,983.5	4	585	318	420	486	2,201	638	4,806	235
6.04 Route 543/Palmyra-Riverside		6,602	1,522.0	2	524	2,185	109	485	790	194	2,118	195
6.05 Route 130/Cinnaminson-Delran		9,568	1,949.9	3	659	1,242	475	608	1,884	523	3,953	221
6.06 Moorestown-Maple Shade		16,507	2,388.1	25	479	3,236	1,005	2,419	1,802	1,020	6,291	230
6.07 Interstate 295-Route 38/Mt. Laurel		15,479	1,746.4	18	188	6,052	52	278	1,447	1,943	5,057	444
6.08 Mt. Holly		11,490	1,899.3	2	152	704	317	689	1,530	384	5,789	1,923
6.09 Fort Dix-McGuire Air Force Base		3,019	4,369.3	0	152	691	103	12	473	106	1,022	460
6.10 Route 73/Evesham		25,389	2,143.5	7	684	986	304	812	3,456	3,564	15,185	391
6.11 Route 70/Medford		6,820	1,315.7	4	362	319	81	578	1,228	423	3,719	106
6.12 Mt. Laurel-East Gate		18,506	1,519.5	1	641	739	425	1,365	3,462	2,210	9,537	126
6.13 Route 537/Hainesport		1,850	622.9	1	233	64	68	189	81	66	1,148	0
6.14 Interstate 295/Westampton		3,825	728.8	0	27	387	1,010	611	15	318	1,360	97
6.15 Browns Mills		1,555	227.0	1	2	2	29	13	213	46	1,212	37
Camden County, New Jersey	263,406	210,612	26,296.6	103	8,093	19,684	13,060	10,006	25,129	10,869	115,541	8,127
7.01 Route 130/Pennsauken		13,990	1,872.1	5	741	5,286	1,000	1,911	1,551	730	2,654	112
7.02 Camden City Metro/East Camden		38,159	2,858.5	2	328	2,431	1,298	593	932	685	27,760	4,130
7.03 Gloucester City/South Camden		8,240	1,969.6	19	334	1,413	1,126	753	845	238	3,136	376
7.04 Route 168/Woodlynne-Gloucester Township		12,552	2,115.6	5	648	1,239	435	1,111	2,894	501	4,966	753
7.05 Route 30/Oaklyn-Barrington		6,283	806.4	1	379	665	138	280	1,140	438	2,816	426
7.06 Route 561/Collingswood-Haddonfield		21,155	1,384.4	0	500	438	87	665	2,224	1,304	15,177	760
7.07 Route 70/Camden-Cherry Hill		57,234	5,020.9	17	1,729	3,818	6,812	2,770	7,859	4,047	29,658	524

Employment Center	Total County Employment	Employment in Centers	Land Area in Centers (Acres)	Agriculture, Forestry, Fishing, and Mining	Construction	Manufacturing	Transportation and			Finance and Insurance/ Real Estate	Services (except Public Administration)	Public Administration/ Military
				Hunting/			Warehousing/ Utilities	Wholesale Trade	Retail Trade			
7.08 Route 168/Blackwood		5,684	1,161.1	3	318	663	156	153	1,497	338	2,483	73
7.09 Route 30/Magnolia-Clementon		14,146	2,504.3	1	497	924	402	289	1,903	468	9,272	390
7.10 Route 30-Route 73/Berlin		14,200	3,451.3	28	1,891	1,577	424	829	2,407	916	5,789	339
7.11 Route 561/Gibbsboro-Voorhees		14,587	1,929.9	0	465	539	793	338	1,218	1,099	9,923	212
7.12 Interstate 295/Woodcrest		2,728	561.3	0	75	635	387	74	86	54	1,397	20
Camden County Employment in Centers Assigned to Other Counties:												
8.10 Route 322/Turnersville-Williamstown		1,654	661.4	22	188	56	2	240	573	51	510	12
Gloucester County, New Jersey	116,151	77,339	17,965.9	100	4,162	7,687	2,258	7,951	16,698	2,982	31,483	4,018
8.01 Interstate 295/Center Square-Pureland		7,460	2,581.4	6	150	1,613	635	3,022	497	34	1,503	0
8.02 Swedesboro-Woolwich		1,688	584.1	13	233	228	75	116	90	80	778	75
8.04 Interstate 295/West Deptford-East Greenwich		9,729	2,968.3	10	654	2,615	495	2,684	391	226	2,316	338
8.06 Route 45/Woodbury-Mantua		17,705	2,493.2	47	1,061	1,233	529	1,246	2,613	820	8,444	1,712
8.07 Route 55/Deptford Mall		8,211	1,033.6	0	29	78	82	150	4,901	132	2,620	219
8.08 Route 41-Route 47/Five Points		3,379	1,234.8	0	675	181	144	134	254	212	1,542	237
8.09 Route 47/Glassboro-Clayton		12,033	3,180.1	10	781	1,086	145	261	3,077	318	5,803	552
8.10 Route 322/Turnersville-Williamstown*		16,205	3,697.4	14	559	633	131	336	4,697	1,065	7,915	855
8.12 Route 45/Mullica Hill		929	193.1	0	20	20	22	2	178	95	562	30
Gloucester County Centers Deleted in 2010:												
8.03 Riverfront/Paulsboro-Greenwich		3,472	3,465.7									
8.05 West Deptford/Eagle Point		0	744.0									
8.11 Route 47/Franklin Township		1,152	738.2									
Mercer County, New Jersey	266,672	227,141	27,322.8	118	7,080	14,721	5,126	5,387	19,912	19,481	110,282	45,034
9.01 Route 31/Hopewell Township-Pennington		3,280	1,280.3	2	104	246	15	85	555	386	1,787	100
9.02 Princeton		22,871	2,036.8	0	188	870	59	477	1,405	1,410	18,256	206
9.03 Ewing-Mercer County Airport		22,223	4,122.4	4	242	816	298	339	708	7,922	6,759	5,135
9.04 Trenton-Lawrence		83,431	6,258.4	51	2,139	3,079	1,668	1,825	3,727	2,902	32,910	35,130
9.05 Route 1 Corridor		42,851	3,427.9	11	2,198	2,347	1,727	1,520	6,537	3,527	24,929	55
9.06 Route 33-Route 533/Mercerville		14,248	1,804.6	7	316	206	406	111	2,128	829	9,671	574
9.07 Route 130-Route 33/Hightstown		16,994	3,411.6	18	488	5,639	361	309	2,418	678	6,827	256
9.08 Route 130 North		8,426	3,062.0	21	956	889	387	558	1,854	580	3,078	103
9.09 Olden Avenue		1,481	297.1	0	232	143	44	39	101	254	458	210
9.10 Route 206-Princeton Pike		5,197	914.6	4	75	15	9	23	70	105	3,314	1,582
9.11 Hamilton Corporate Center		5,317	557.9	0	54	464	139	96	288	787	1,842	1,647
9.12 Hopewell		822	149.2	0	88	7	13	5	121	101	451	36

Employment Center	Total County Employment	Employment in Centers	Land Area in Centers (Acres)	Agriculture, Forestry, Fishing, and Hunting/ Mining	Construction	Manufacturing	Transportation and Warehousing/ Utilities	Wholesale Trade	Retail Trade	Finance and Insurance/ Real Estate	Services (except Public Administration)	Public Administration/ Military
Five Pennsylvania Counties	2,086,929	1,688,756	224,689.8	3,603	65,448	163,021	51,340	85,769	185,519	150,887	896,162	87,007
Four New Jersey Counties	863,458	670,627	103,584.4	432	24,902	61,708	26,349	33,434	86,038	45,755	329,275	62,734
Nine County DVRPC Region	2,950,387	2,359,383	328,274.2	4,035	90,350	224,729	77,689	119,203	271,557	196,642	1,225,437	149,741

Notes: Several of the region's employment centers cross county boundaries; centers located in two or more centers were assigned and numbered within the county with the highest percent of the center's total employment. An asterisk (*) indicates centers located in two or more counties.

Source: Delaware Valley Regional Planning Commission, May 2014.

Appendix D: Employment Center Density and Magnitude, 2010

Appendix D: Employment Center Density and Magnitude, 2010

Employment Center	Total Center Employment	Land Area (Acres)	Employment Density (Employees per Acre)	Center Magnitude (Percentage of Sub-Region's Employment)
Bucks County, Pennsylvania				
1.01 Route 309/Quakertown	10,067	3,532.4	2.8	0.48
1.02 Perkasio-Sellersville-Hilltown	7,389	1,833.3	4.0	0.35
1.03 Route 202/Chalfont-New Britain	5,129	1,484.4	3.5	0.25
1.04 Doylestown	16,728	2,509.6	6.7	0.80
1.05 Route 611/Warrington-Neshaminy Manor Center	3,130	1,001.8	3.1	0.15
1.06 New Hope	2,850	604.5	4.7	0.14
1.07 Ivyland-Warminster-Hatboro*	20,810	3,438.9	6.1	1.00
1.08 I-276/Upper Southampton*	11,130	1,213.8	9.2	0.53
1.09 Newtown	18,429	2,487.4	7.4	0.88
1.10 Feasterville-Bensalem	32,574	5,983.1	5.4	1.56
1.11 Interstate 95/Franklin Mills Mall*	15,132	2,560.7	5.9	0.73
1.12 Bristol	8,765	2,674.5	3.3	0.42
1.13 Route 1/Levittown-Morrisville	25,968	6,311.5	4.1	1.24
1.15 Route 13/Bristol-Tullytown	14,043	4,271.9	3.3	0.67
1.16 Fairless Hills	4,262	1,039.9	4.1	0.20
Chester County, Pennsylvania				
2.01 Spring City-Royersford*	2,574	1,060.4	2.4	0.12
2.02 Route 23/Phoenixville-Oaks*	12,403	4,242.9	2.9	0.59
2.03 Route 202/Chesterbrook	30,413	1,213.7	25.1	1.46
2.04 Route 202-Route 30/Great Valley-Malvern	49,325	5,777.6	8.5	2.36
2.05 Route 100/Eagle-Lionville	12,739	1,967.8	6.5	0.61
2.06 Route 30/Downingtown-Exton	27,662	4,076.4	6.8	1.33
2.07 Route 30/Coatesville-Thorndale	9,926	3,068.5	3.2	0.48
2.08 West Chester	39,626	4,336.6	9.1	1.90
2.09 Route 1/Kennett Square	12,944	2,721.0	4.8	0.62
2.12 Route 1/Oxford	2,732	1,259.1	2.2	0.13
2.13 Route 1/Nottingham	955	364.4	2.6	0.05
2.14 Parkesburg-Atglen	1,292	607.3	2.1	0.06
2.17 Route 322/Honey Brook	1,730	618.3	2.8	0.08
2.18 Route 1/Jennersville	1,208	334.5	3.6	0.06
Delaware County, Pennsylvania				
3.01 Route 30/Devon-Haverford*	43,723	4,344.0	10.1	2.10
3.02 Route 3/Newtown Square-Upper Darby	33,413	5,127.8	6.5	1.60
3.03 Springfield	9,879	1,569.0	6.3	0.47
3.04 Route 1/Media Borough	24,918	2,303.9	10.8	1.19
3.05 Baltimore Pike/Swarthmore-Yeadon	21,325	3,586.4	5.9	1.02
3.06 Route 13-MacDade Boulevard	22,837	4,786.8	4.8	1.09

Employment Center		Total Center Employment	Land Area (Acres)	Employment Density (Employees per Acre)	Center Magnitude (Percentage of Sub-Region's Employment)
3.07	Route 352/Chester-Upland	7,433	1,294.0	5.7	0.36
3.08	Upper Chichester-Aston	13,627	4,981.9	2.7	0.65
3.09	Route 13-Route 291/Tinicum-Marcus Hook	25,497	5,717.3	4.5	1.22
3.10	Route 202/Painters Crossroads*	11,078	1,870.2	5.9	0.53
3.11	Philadelphia International Airport*	9,323	4,023.7	2.3	0.45
Montgomery County, Pennsylvania					
4.01	East Greenville-Pennsburg-Red Hill	4,743	1,473.8	3.2	0.23
4.02	Pottstown*	18,104	5,362.2	3.4	0.87
4.03	Collegetown-Trappe	4,551	1,142.3	4.0	0.22
4.04	Telford-Souderton*	6,840	2,144.1	3.2	0.33
4.05	Hatfield*	6,021	1,718.0	3.5	0.29
4.06	Lansdale	32,669	6,486.6	5.0	1.57
4.07	Kulpsville	8,378	2,003.1	4.2	0.40
4.08	Harleysville	3,804	597.6	6.4	0.18
4.09	Route 309/Montgomeryville*	17,555	2,800.7	6.3	0.84
4.10	Route 309/Ambler	9,242	1,837.0	5.0	0.44
4.11	Germantown Pike-Trooper Road	2,442	565.1	4.3	0.12
4.12	Plymouth Meeting	23,517	1,732.9	13.6	1.13
4.13	Route 202/Germantown	8,727	1,153.4	7.6	0.42
4.14	Route 611/Willow Grove-Horsham*	36,289	5,026.2	7.2	1.74
4.15	Fort Washington	13,598	1,721.0	7.9	0.65
4.16	Route 611/Jenkintown-Willow Grove	35,955	4,295.7	8.4	1.72
4.17	Norristown	19,447	2,900.5	6.7	0.93
4.18	Jeffersonville-Eagleview	4,392	919.0	4.8	0.21
4.19	Conshohocken	29,998	3,962.9	7.6	1.44
4.20	King of Prussia	52,694	4,488.4	11.7	2.52
4.21	Huntingdon Valley	8,192	963.9	8.5	0.39
4.22	Route 363/West Norriton	8,533	1,000.7	8.5	0.41
4.23	Route 422-Route 29 Interchange	7,227	727.2	9.9	0.35
4.24	Route 422/Limerick	5,509	1,912.8	2.9	0.26
4.25	Narberth	2,375	205.0	11.6	0.11
4.26	Route 1/City Avenue*	29,544	1,819.8	16.2	1.42
4.27	Cheltenham-Cedarbrook-West Oak Lane*	8,262	1,077.7	7.7	0.40
4.28	Boyertown/Gilbertsville	1,646	421.7	3.9	0.08
4.29	Skippack	2,676	471.1	5.7	0.13
4.30	West Ridge Pike/Limerick	3,391	1,071.6	3.2	0.16
Philadelphia County, Pennsylvania					
5.01	Far Northeast	42,894	6,750.1	6.4	2.06
5.02	Lower Northeast	12,856	1,619.5	7.9	0.62
5.03	Rising Sun Avenue-Route 73/Rockledge*	19,174	2,715.6	7.1	0.92

Employment Center	Total Center Employment	Land Area (Acres)	Employment Density (Employees per Acre)	Center Magnitude (Percentage of Sub-Region's Employment)
5.04 Interstate 95 North	28,464	5,519.9	5.2	1.36
5.05 Route 1/Roosevelt-Oxford Avenue	12,037	814.7	14.8	0.58
5.07 Germantown Avenue-Bethlehem Pike*	23,626	3,990.3	5.9	1.13
5.08 Manayunk-Roxborough	9,532	1,761.2	5.4	0.46
5.09 Nicetown-Tioga-Hunting Park West	12,988	2,458.3	5.3	0.62
5.10 Center City	249,317	1,637.7	152.2	11.95
5.11 Feltonville-Frankford	21,943	3,457.4	6.3	1.05
5.12 Route 611/North Broad Street*	39,386	3,523.4	11.2	1.89
5.13 Richmond-Kensington-Northern Liberties	28,359	2,614.9	10.8	1.36
5.15 West Philadelphia-University City	79,377	3,050.4	26.0	3.80
5.16 Southwest Philadelphia	20,708	4,679.3	4.4	0.99
5.17 Washington-South Broad	21,611	1,617.9	13.4	1.04
5.18 Lower South Philadelphia	20,614	3,854.8	5.3	0.99
5.20 Center City Waterfront	4,561	421.5	10.8	0.22

Burlington County, New Jersey

6.01 Route 130-Route 206/Bordentown	5,633	1,993.4	2.8	0.65
6.02 Route 130/Edgewater Park-Florence	19,599	7,589.9	2.6	2.27
6.03 Route 541/Westampton-Burlington Township	9,693	1,983.5	4.9	1.12
6.04 Route 543/Palmyra-Riverside	6,602	1,522.0	4.3	0.76
6.05 Route 130/Cinnaminson-Delran	9,568	1,949.9	4.9	1.11
6.06 Moorestown-Maple Shade	16,507	2,388.1	6.9	1.91
6.07 Interstate 295-Route 38/Mt. Laurel	15,479	1,746.4	8.9	1.79
6.08 Mt. Holly	11,490	1,899.3	6.0	1.33
6.09 Fort Dix-McGuire Air Force Base	3,019	4,369.3	0.7	0.35
6.10 Route 73/Evesham	25,389	2,143.5	11.8	2.94
6.11 Route 70/Medford	6,820	1,315.7	5.2	0.79
6.12 Mt. Laurel-East Gate	18,506	1,519.5	12.2	2.14
6.13 Route 537/Hainesport	1,850	622.9	3.0	0.21
6.14 Interstate 295/Westampton	3,825	728.8	5.2	0.44
6.15 Browns Mills	1,555	227.0	6.9	0.18

Camden County, New Jersey

7.01 Route 130/Pennsauken	13,990	1,872.1	7.5	1.62
7.02 Camden City Metro/East Camden	38,159	2,858.5	13.3	4.42
7.03 Gloucester City/South Camden	8,240	1,969.6	4.2	0.95
7.04 Route 168/Woodlynne-Gloucester Township	12,552	2,115.6	5.9	1.45
7.05 Route 30/Oaklyn-Barrington	6,283	806.4	7.8	0.73
7.06 Route 561/Collingswood-Haddonfield	21,155	1,384.4	15.3	2.45
7.07 Route 70/Camden-Cherry Hill	57,234	5,020.9	11.4	6.63
7.08 Route 168/Blackwood	5,684	1,161.1	4.9	0.66
7.09 Route 30/Magnolia-Clementon	14,146	2,504.3	5.6	1.64

Employment Center		Total Center Employment	Land Area (Acres)	Employment Density (Employees per Acre)	Center Magnitude (Percentage of Sub-Region's Employment)
7.10	Route 30-Route 73/Berlin	14,200	3,451.3	4.1	1.64
7.11	Route 561/Gibbsboro-Voorhees	14,587	1,929.9	7.6	1.69
7.12	Interstate 295/Woodcrest	2,728	561.3	4.9	0.32
Gloucester County, New Jersey					
8.01	Interstate 295/Center Square-Pureland	7,460	2,581.4	2.9	0.86
8.02	Swedesboro-Woolwich	1,688	584.1	2.9	0.20
8.04	Interstate 295/West Deptford-East Greenwich	9,729	2,968.3	3.3	1.13
8.06	Route 45/Woodbury-Mantua	17,705	2,493.2	7.1	2.05
8.07	Route 55/Deptford Mall	8,211	1,033.6	7.9	0.95
8.08	Route 41-Route 47/Five Points	3,379	1,234.8	2.7	0.39
8.09	Route 47/Glassboro-Clayton	12,033	3,180.1	3.8	1.39
8.10	Route 322/Turnersville-Williamstown*	17,859	4,358.8	4.1	2.07
8.12	Route 45/Mullica Hill	929	193.1	4.8	0.11
Mercer County, New Jersey					
9.01	Route 31/Hopewell Township-Pennington	3,280	1,280.3	2.6	0.38
9.02	Princeton	22,871	2,036.8	11.2	2.65
9.03	Ewing-Mercer County Airport	22,223	4,122.4	5.4	2.57
9.04	Trenton-Lawrence	83,431	6,258.4	13.3	9.66
9.05	Route 1 Corridor	42,851	3,427.9	12.5	4.96
9.06	Route 33-Route 533/Mercerville	14,248	1,804.6	7.9	1.65
9.07	Route 130-Route 33/Hightstown	16,994	3,411.6	5.0	1.97
9.08	Route 130 North	8,426	3,062.0	2.8	0.98
9.09	Olden Avenue	1,481	297.1	5.0	0.17
9.10	Route 206-Princeton Pike	5,197	914.6	5.7	0.60
9.11	Hamilton Corporate Center	5,317	557.9	9.5	0.62
9.12	Hopewell	822	149.2	5.5	0.10

Note: An asterisk (*) indicates centers located in two or more counties. Center magnitude is defined as the percentage of employment that the center contributes to its sub-region's total employment. For the purposes of this report, two sub-regions are defined: one comprised of the five southeastern Pennsylvania counties and another comprised of the region's four southern New Jersey counties.

Source: Delaware Valley Regional Planning Commission, May 2014.

Appendix E: Employment Centers by Type, 2010

Appendix E: Employment Centers by Type, 2010

Employment Center Number/Name	Percent of Center Employment				Center Type
	Industry	Trade	Services	Government	
Bucks County, Pennsylvania					
1.01 Route 309/Quakertown	23%	32%	44%	1%	Multiple Sectors
1.02 Perkasie-Sellersville-Hilltown	32%	11%	56%	1%	Services
1.03 Route 202/Chalfont-New Britain	16%	19%	65%	0%	Services
1.04 Doylestown	10%	16%	51%	23%	Services
1.05 Route 611/Warrington-Neshaminy Manor Center	7%	29%	64%	0%	Services
1.06 New Hope	8%	24%	67%	1%	Services
1.07 Ivyland-Warminster-Hatboro*	34%	22%	43%	0%	Multiple Sectors
1.08 I-276/Upper Southampton*	30%	20%	49%	1%	Multiple Sectors
1.09 Newtown	16%	12%	71%	0%	Services
1.10 Feasterville-Bensalem	19%	23%	56%	1%	Services
1.11 Interstate 95/Franklin Mills Mall*	23%	40%	37%	0%	Multiple Sectors
1.12 Bristol	31%	21%	47%	1%	Multiple Sectors
1.13 Route 1/Levittown-Morrisville	19%	29%	51%	2%	Services
1.15 Route 13/Bristol-Tullytown	35%	19%	45%	1%	Multiple Sectors
1.16 Fairless Hills	9%	24%	66%	1%	Services
Chester County, Pennsylvania					
2.01 Spring City-Royersford*	39%	10%	48%	2%	Multiple Sectors
2.02 Route 23/Phoenixville-Oaks*	18%	22%	59%	1%	Services
2.03 Route 202/Chesterbrook	12%	18%	70%	1%	Services
2.04 Route 202-Route 30/Great Valley-Malvern	23%	11%	64%	0%	Services
2.05 Route 100/Eagle-Lionville	26%	19%	53%	2%	Services
2.06 Route 30/Downingtown-Exton	18%	32%	48%	1%	Multiple Sectors
2.07 Route 30/Coatesville-Thorndale	21%	20%	54%	3%	Services
2.08 West Chester	20%	23%	51%	6%	Services
2.09 Route 1/Kennett Square	22%	20%	45%	2%	Multiple Sectors
2.12 Route 1/Oxford	18%	21%	46%	9%	Multiple Sectors
2.13 Route 1/Nottingham	88%	5%	7%	0%	Industry
2.14 Parkesburg-Atglen	58%	9%	25%	7%	Industry
2.17 Route 322/Honey Brook	40%	18%	39%	4%	Multiple Sectors
2.18 Route 1/Jennersville	2%	22%	75%	1%	Services
Delaware County, Pennsylvania					
3.01 Route 30/Devon-Haverford*	6%	16%	76%	2%	Services
3.02 Route 3/Newtown Square-Upper Darby	11%	16%	69%	4%	Services
3.03 Springfield	13%	26%	61%	0%	Services
3.04 Route 1/Media Borough	5%	13%	67%	15%	Services
3.05 Baltimore Pike/Swarthmore-Yeadon	18%	24%	57%	2%	Services
3.06 Route 13-MacDade Boulevard	21%	21%	54%	4%	Services
3.07 Route 352/Chester-Upland	19%	13%	61%	7%	Services
3.08 Upper Chichester-Aston	30%	20%	48%	2%	Multiple Sectors
3.09 Route 13-Route 291/Tinicum-Marcus Hook	33%	14%	37%	16%	Multiple Sectors
3.10 Route 202/Painters Crossroads*	25%	21%	53%	0%	Services
3.11 Philadelphia International Airport*	34%	6%	55%	5%	Services

Employment Center Number/Name	Percent of Center Employment				Center Type
	Industry	Trade	Services	Government	

Montgomery County, Pennsylvania

4.01 East Greenville-Pennsburg-Red Hill	48%	18%	32%	2%	Multiple Sectors
4.02 Pottstown*	18%	22%	58%	2%	Services
4.03 Collegeville-Trappe	23%	16%	59%	2%	Services
4.04 Telford-Souderton*	23%	29%	46%	2%	Multiple Sectors
4.05 Hatfield*	63%	14%	22%	1%	Industry
4.06 Lansdale	18%	44%	38%	1%	Multiple Sectors
4.07 Kulpsville	54%	16%	29%	0%	Industry
4.08 Harleysville	11%	18%	68%	3%	Services
4.09 Route 309/Montgomeryville*	32%	34%	34%	0%	Multiple Sectors
4.10 Route 309/Ambler	9%	13%	75%	2%	Services
4.11 Germantown Pike-Trooper Road	32%	18%	50%	0%	Services
4.12 Plymouth Meeting	17%	9%	75%	0%	Services
4.13 Route 202/Germantown	4%	22%	73%	1%	Services
4.14 Route 611/Willow Grove-Horsham*	21%	15%	52%	12%	Services
4.15 Fort Washington	21%	13%	66%	1%	Services
4.16 Route 611/Jenkintown-Willow Grove	16%	19%	63%	2%	Services
4.17 Norristown	13%	10%	61%	16%	Services
4.18 Jeffersonville-Eagleville	8%	21%	50%	20%	Services
4.19 Conshohocken	23%	17%	58%	2%	Services
4.20 King of Prussia	13%	20%	65%	2%	Services
4.21 Huntingdon Valley	18%	6%	73%	2%	Services
4.22 Route 363/West Norriton	24%	17%	56%	3%	Services
4.23 Route 422-Route 29 Interchange	6%	6%	87%	1%	Services
4.24 Route 422/Limerick	33%	29%	38%	0%	Multiple Sectors
4.25 Narberth	10%	16%	72%	1%	Services
4.26 Route 1/City Avenue*	4%	9%	87%	0%	Services
4.27 Cheltenham-Cedarbrook-West Oak Lane*	27%	25%	42%	6%	Multiple Sectors
4.28 Boyertown/Gilbertsville	25%	35%	37%	4%	Multiple Sectors
4.29 Skippack	34%	6%	24%	36%	Multiple Sectors
4.30 West Ridge Pike/Limerick	15%	28%	55%	2%	Services

Philadelphia County, Pennsylvania

5.01 Far Northeast	35%	20%	42%	2%	Multiple Sectors
5.02 Lower Northeast	5%	24%	70%	2%	Services
5.03 Rising Sun Avenue-Route 73/Rockledge*	15%	12%	73%	1%	Services
5.04 Interstate 95 North	17%	17%	39%	26%	Multiple Sectors
5.05 Route 1/Roosevelt-Oxford Avenue	4%	8%	13%	74%	Public Administration
5.07 Germantown Avenue-Bethlehem Pike*	8%	12%	78%	1%	Services
5.08 Manayunk-Roxborough	10%	20%	68%	2%	Services
5.09 Nicetown-Tioga-Hunting Park West	13%	12%	66%	9%	Services
5.10 Center City	8%	6%	77%	9%	Services
5.11 Feltonville-Frankford	32%	14%	52%	2%	Services
5.12 Route 611/North Broad Street*	10%	6%	80%	5%	Services
5.13 Richmond-Kensington-Northern Liberties	19%	19%	53%	9%	Services
5.15 West Philadelphia-University City	2%	4%	93%	1%	Services
5.16 Southwest Philadelphia	29%	25%	44%	2%	Multiple Sectors
5.17 Washington-South Broad	11%	18%	68%	3%	Services

Employment Center Number/Name	Percent of Center Employment				Center Type
	Industry	Trade	Services	Government	
5.18 Lower South Philadelphia	13%	25%	39%	24%	Multiple Sectors
5.20 Center City Waterfront	11%	19%	65%	5%	Services
Burlington County, New Jersey					
6.01 Route 130-Route 206/Bordentown	20%	27%	46%	7%	Multiple Sectors
6.02 Route 130/Edgewater Park-Florence	20%	29%	47%	3%	Multiple Sectors
6.03 Route 541/Westampton-Burlington Township	14%	28%	56%	2%	Services
6.04 Route 543/Palmyra-Riverside	43%	19%	35%	3%	Multiple Sectors
6.05 Route 130/Cinnaminson-Delran	25%	26%	47%	2%	Multiple Sectors
6.06 Moorestown-Maple Shade	29%	26%	44%	1%	Multiple Sectors
6.07 Interstate 295-Route 38/Mt. Laurel	41%	11%	45%	3%	Multiple Sectors
6.08 Mt. Holly	10%	19%	54%	17%	Services
6.09 Fort Dix-McGuire Air Force Base	31%	16%	37%	15%	Multiple Sectors
6.10 Route 73/Evesham	8%	17%	74%	2%	Services
6.11 Route 70/Medford	11%	26%	61%	2%	Services
6.12 Mt. Laurel-East Gate	10%	26%	63%	1%	Services
6.13 Route 537/Hainesport	20%	15%	66%	0%	Services
6.14 Interstate 295/Westampton	37%	16%	44%	3%	Multiple Sectors
6.15 Browns Mills	2%	15%	81%	2%	Services
Camden County, New Jersey					
7.01 Route 130/Pennsauken	50%	25%	24%	1%	Industry
7.02 Camden City Metro/East Camden	11%	4%	75%	11%	Services
7.03 Gloucester City/South Camden	35%	19%	41%	5%	Multiple Sectors
7.04 Route 168/Woodlynne-Gloucester Township	18%	32%	44%	6%	Multiple Sectors
7.05 Route 30/Oaklyn-Barrington	19%	23%	52%	7%	Services
7.06 Route 561/Collingswood-Haddonfield	5%	14%	78%	4%	Services
7.07 Route 70/Camden-Cherry Hill	22%	19%	59%	1%	Services
7.08 Route 168/Blackwood	20%	29%	50%	1%	Services
7.09 Route 30/Magnolia-Clementon	13%	15%	69%	3%	Services
7.10 Route 30-Route 73/Berlin	27%	23%	47%	2%	Multiple Sectors
7.11 Route 561/Gibbsboro-Voorhees	12%	11%	76%	1%	Services
7.12 Interstate 295/Woodcrest	40%	6%	53%	1%	Services
Gloucester County, New Jersey					
8.01 Interstate 295/Center Square-Pureland	32%	47%	21%	0%	Multiple Sectors
8.02 Swedesboro-Woolwich	32%	12%	51%	4%	Services
8.04 Interstate 295/West Deptford-East Greenwich	39%	32%	26%	3%	Multiple Sectors
8.06 Route 45/Woodbury-Mantua	16%	22%	52%	10%	Services
8.07 Route 55/Deptford Mall	2%	62%	34%	3%	Trade
8.08 Route 41-Route 47/Five Points	30%	11%	52%	7%	Services
8.09 Route 47/Glassboro-Clayton	17%	28%	51%	5%	Services
8.10 Route 322/Turnersville-Williamstown*	9%	33%	53%	5%	Services
8.12 Route 45/Mullica Hill	7%	19%	71%	3%	Services
Mercer County, New Jersey					
9.01 Route 31/Hopewell Township-Pennington	11%	20%	66%	3%	Services
9.02 Princeton	5%	8%	86%	1%	Services

Employment Center Number/Name	Percent of Center Employment				Center Type
	Industry	Trade	Services	Government	
9.03 Ewing-Mercer County Airport	6%	5%	66%	23%	Services
9.04 Trenton-Lawrence	8%	7%	43%	42%	Multiple Sectors
9.05 Route 1 Corridor	15%	19%	66%	0%	Services
9.06 Route 33-Route 533/Mercerville	7%	16%	74%	4%	Services
9.07 Route 130-Route 33/Hightstown	38%	16%	44%	2%	Multiple Sectors
9.08 Route 130 North	26%	29%	43%	1%	Multiple Sectors
9.09 Olden Avenue	28%	9%	48%	14%	Multiple Sectors
9.10 Route 206-Princeton Pike	2%	2%	66%	30%	Services
9.11 Hamilton Corporate Center	12%	7%	49%	31%	Multiple Sectors
9.12 Hopewell	13%	15%	67%	4%	Services

Note: An asterisk (*) indicates those centers located in two or more counties. Services include all service sector employment plus finance, insurance, and real estate (F.I.R.E.). Government combines public administration and military employment.

Source: Delaware Valley Regional Planning Commission, May 2014.

**Appendix F: Type of Service Sector Employment,
2010**

Appendix F: Type of Service Sector Employment, 2010

Employment Center Number/Name	Total Service Employees	Percent of Total Employment	Type of Service Occupation								
			Accommodation and Food Services/Arts, Entertainment, and Recreation	Administrative and Support/Waste Management and Remediation Services	Educational Services	Finance, Insurance, and Real Estate	Health Care and Social Assistance	Information	Management of Companies and Enterprises	Professional, Scientific, and Technical Services	Other Services (except Public Administration)
Bucks County, Pennsylvania											
1.01 Route 309/Quakertown	4,451	44%	18%	11%	9%	14%	25%	3%	1%	12%	9%
1.02 Perkasio-Sellersville-Hilltown	4,165	56%	6%	8%	5%	5%	57%	1%	0%	11%	8%
1.03 Route 202/Chalfont-New Britain	3,311	65%	10%	8%	16%	10%	30%	3%	0%	16%	8%
1.04 Doylestown	8,448	51%	8%	6%	5%	11%	43%	3%	1%	15%	7%
1.05 Route 611/Warrington-Neshaminy Manor Center	1,991	64%	17%	9%	16%	9%	21%	1%	0%	20%	7%
1.06 New Hope	1,896	67%	32%	5%	11%	8%	6%	5%	0%	23%	10%
1.07 Ivyland-Warminster-Hatboro*	8,981	43%	10%	14%	7%	10%	22%	5%	0%	21%	11%
1.08 I-276/Upper Southampton*	5,477	49%	10%	13%	1%	20%	24%	3%	0%	19%	11%
1.09 Newtown	13,082	71%	9%	4%	9%	13%	37%	6%	1%	16%	4%
1.10 Feasterville-Bensalem	18,364	56%	25%	11%	6%	16%	12%	8%	0%	15%	7%
1.11 Interstate 95/Franklin Mills Mall*	5,567	37%	28%	12%	6%	10%	13%	3%	0%	16%	12%
1.12 Bristol	4,122	47%	15%	11%	19%	5%	8%	7%	1%	16%	18%
1.13 Route 1/Levittown-Morrisville	13,150	51%	24%	9%	10%	10%	22%	2%	0%	12%	10%
1.15 Route 13/Bristol-Tullytown	6,387	45%	13%	13%	7%	7%	23%	13%	0%	10%	15%
1.16 Fairless Hills	2,815	66%	14%	9%	37%	7%	12%	6%	0%	3%	12%
Chester County, Pennsylvania											
2.01 Spring City-Royersford*	1,234	48%	8%	17%	4%	10%	15%	6%	1%	15%	25%
2.02 Route 23/Phoenixville-Oaks*	7,286	59%	17%	7%	8%	11%	32%	3%	0%	13%	11%
2.03 Route 202/Chesterbrook	21,275	70%	4%	25%	1%	28%	2%	12%	0%	24%	2%
2.04 Route 202-Route 30/Great Valley-Malvern	31,658	64%	8%	5%	2%	42%	12%	4%	0%	22%	3%
2.05 Route 100/Eagle-Lionville	6,759	53%	14%	8%	6%	25%	12%	10%	0%	19%	5%
2.06 Route 30/Downingtown-Exton	13,347	48%	15%	9%	10%	8%	22%	9%	0%	20%	6%
2.07 Route 30/Coatesville-Thorndale	5,404	54%	9%	4%	15%	6%	52%	1%	0%	3%	9%
2.08 West Chester	20,336	51%	8%	10%	12%	12%	19%	3%	0%	21%	15%
2.09 Route 1/Kennett Square	5,817	45%	11%	13%	7%	7%	34%	1%	0%	14%	13%
2.12 Route 1/Oxford	1,265	46%	12%	9%	19%	9%	28%	1%	0%	11%	10%
2.13 Route 1/Nottingham	70	7%	49%	17%	0%	1%	3%	0%	0%	6%	24%
2.14 Parkesburg-Atglen	326	25%	8%	8%	0%	22%	13%	14%	0%	8%	26%
2.17 Route 322/Honey Brook	670	39%	13%	2%	0%	12%	62%	1%	0%	4%	5%
2.18 Route 1/Jennersville	901	75%	8%	9%	0%	6%	70%	0%	0%	4%	2%
Delaware County, Pennsylvania											
3.01 Route 30/Devon-Haverford*	33,245	76%	8%	6%	21%	15%	18%	5%	0%	15%	12%
3.02 Route 3/Newtown Square-Upper Darby	23,129	69%	11%	13%	10%	14%	23%	3%	0%	17%	8%
3.03 Springfield	6,008	61%	11%	8%	15%	9%	28%	3%	0%	17%	9%
3.04 Route 1/Media Borough	16,670	67%	8%	8%	13%	16%	32%	1%	0%	18%	5%
3.05 Baltimore Pike/Swarthmore-Yeadon	12,059	57%	14%	9%	16%	8%	31%	6%	0%	7%	8%
3.06 Route 13-MacDade Boulevard	12,425	54%	13%	17%	15%	9%	24%	3%	0%	8%	12%
3.07 Route 352/Chester-Upland	4,547	61%	9%	12%	29%	5%	28%	1%	0%	6%	9%
3.08 Upper Chichester-Aston	6,565	48%	13%	12%	16%	21%	9%	2%	0%	15%	13%
3.09 Route 13-Route 291/Tinicum-Marcus Hook	9,327	37%	12%	8%	9%	9%	33%	6%	0%	12%	12%

Employment Center Number/Name	Total Service Employees	Percent of Total Employment	Type of Service Occupation									
			Accommodation and Food Services/Arts, Entertainment, and Recreation	Administrative and Support/Waste Management and Remediation Services	Educational Services	Finance, Insurance, and Real Estate	Health Care and Social Assistance	Information	Management of Companies and Enterprises	Professional, Scientific, and Technical Services	Other Services (except Public Administration)	
3.10 Route 202/Painters Crossroads*	5,908	53%	21%	12%	0%	30%	16%	3%	2%	10%	5%	
3.11 Philadelphia International Airport*	5,129	55%	38%	28%	5%	19%	6%	0%	0%	3%	2%	
Montgomery County, Pennsylvania												
4.01 East Greenville-Pennsburg-Red Hill	1,537	32%	12%	9%	13%	11%	29%	3%	0%	8%	15%	
4.02 Pottstown*	10,471	58%	13%	7%	13%	17%	26%	5%	0%	9%	9%	
4.03 Collegeville-Trappe	2,671	59%	14%	18%	17%	12%	14%	1%	0%	15%	9%	
4.04 Telford-Souderton*	3,161	46%	8%	7%	11%	25%	17%	5%	0%	8%	19%	
4.05 Hatfield*	1,300	22%	11%	19%	0%	10%	10%	1%	0%	37%	11%	
4.06 Lansdale	12,301	38%	9%	7%	10%	11%	31%	3%	0%	15%	14%	
4.07 Kulpsville	2,463	29%	16%	30%	6%	23%	4%	5%	0%	12%	4%	
4.08 Harleysville	2,581	68%	7%	2%	5%	68%	9%	0%	0%	4%	4%	
4.09 Route 309/Montgomeryville*	5,979	34%	26%	20%	2%	10%	9%	4%	0%	21%	7%	
4.10 Route 309/Ambler	6,960	75%	8%	7%	7%	17%	20%	4%	0%	23%	14%	
4.11 Germantown Pike-Trooper Road	1,228	50%	4%	14%	22%	8%	22%	9%	0%	10%	10%	
4.12 Plymouth Meeting	17,525	75%	7%	6%	3%	22%	14%	4%	0%	41%	4%	
4.13 Route 202/Germantown	6,361	73%	20%	4%	23%	8%	26%	1%	0%	10%	7%	
4.14 Route 611/Willow Grove-Horsham*	19,005	52%	8%	19%	4%	32%	10%	3%	1%	17%	5%	
4.15 Fort Washington	8,955	66%	6%	5%	9%	26%	16%	10%	0%	18%	9%	
4.16 Route 611/Jenkintown-Willow Grove	22,490	63%	10%	9%	12%	13%	32%	1%	1%	12%	9%	
4.17 Norristown	11,803	61%	5%	12%	11%	8%	44%	2%	0%	10%	7%	
4.18 Jeffersonville-Eagleville	2,210	50%	22%	17%	7%	10%	24%	1%	0%	8%	10%	
4.19 Conshohocken	17,496	58%	13%	14%	1%	19%	18%	5%	0%	25%	4%	
4.20 King of Prussia	34,215	65%	11%	14%	2%	13%	12%	7%	0%	38%	3%	
4.21 Huntingdon Valley	6,004	73%	4%	4%	6%	13%	57%	1%	0%	8%	7%	
4.22 Route 363/West Norriton	4,782	56%	10%	19%	7%	9%	22%	8%	0%	14%	10%	
4.23 Route 422-Route 29 Interchange	6,314	87%	1%	0%	0%	2%	11%	0%	0%	86%	0%	
4.24 Route 422/Limerick	2,106	38%	22%	12%	4%	14%	16%	1%	0%	22%	9%	
4.25 Narberth	1,711	72%	8%	7%	10%	26%	14%	4%	0%	19%	12%	
4.26 Route 1/City Avenue*	25,688	87%	7%	5%	9%	25%	26%	10%	2%	10%	5%	
4.27 Cheltenham-Cedarbrook-West Oak Lane*	3,457	42%	12%	15%	23%	12%	17%	2%	0%	4%	15%	
4.28 Boyertown/Gilbertsville	607	37%	32%	9%	10%	15%	12%	0%	0%	8%	15%	
4.29 Skippack	633	24%	17%	27%	1%	24%	7%	0%	0%	16%	9%	
4.30 West Ridge Pike/Limerick	1,857	55%	21%	10%	4%	14%	12%	0%	0%	23%	15%	
Philadelphia County, Pennsylvania												
5.01 Far Northeast	18,131	42%	16%	17%	8%	10%	26%	5%	0%	6%	11%	
5.02 Lower Northeast	8,936	70%	14%	7%	10%	10%	43%	1%	2%	6%	7%	
5.03 Rising Sun Avenue-Route 73/Rockledge*	13,974	73%	9%	7%	18%	6%	47%	1%	0%	3%	10%	
5.04 Interstate 95 North	11,145	39%	13%	17%	14%	8%	26%	4%	0%	5%	13%	
5.05 Route 1/Roosevelt-Oxford Avenue	1,600	13%	9%	9%	13%	3%	58%	1%	0%	2%	6%	
5.07 Germantown Avenue-Bethlehem Pike*	18,522	78%	8%	9%	18%	6%	38%	2%	0%	5%	12%	
5.08 Manayunk-Roxborough	6,479	68%	19%	10%	7%	6%	35%	3%	0%	10%	11%	
5.09 Nicetown-Tioga-Hunting Park West	8,533	66%	7%	20%	25%	4%	25%	1%	0%	5%	14%	
5.10 Center City	192,711	77%	10%	6%	4%	19%	14%	17%	0%	24%	5%	

Employment Center Number/Name	Total Service Employees	Percent of Total Employment	Type of Service Occupation									
			Accommodation and Food Services/Arts, Entertainment, and Recreation	Administrative and Support/Waste Management and Remediation Services	Educational Services	Finance, Insurance, and Real Estate	Health Care and Social Assistance	Information	Management of Companies and Enterprises	Professional, Scientific, and Technical Services	Other Services (except Public Administration)	
5.11 Feltonville-Frankford	11,374	52%	8%	12%	18%	6%	41%	1%	0%	3%	11%	
5.12 Route 611/North Broad Street*	31,413	80%	5%	7%	31%	4%	42%	1%	0%	2%	8%	
5.13 Richmond-Kensington-Northern Liberties	14,910	53%	13%	10%	13%	7%	38%	4%	0%	5%	10%	
5.15 West Philadelphia-University City	73,496	93%	4%	7%	38%	4%	35%	2%	0%	7%	3%	
5.16 Southwest Philadelphia	9,154	44%	7%	20%	22%	8%	14%	1%	0%	9%	19%	
5.17 Washington-South Broad	14,643	68%	17%	13%	13%	8%	23%	3%	0%	9%	13%	
5.18 Lower South Philadelphia	8,008	39%	37%	12%	5%	4%	7%	4%	0%	27%	4%	
5.20 Center City Waterfront	2,982	65%	52%	3%	1%	7%	19%	4%	2%	5%	7%	
Burlington County, New Jersey												
6.01 Route 130-Route 206/Bordentown	2,584	46%	33%	4%	8%	13%	12%	4%	0%	14%	12%	
6.02 Route 130/Edgewater Park-Florence	9,176	47%	12%	10%	18%	7%	21%	6%	0%	14%	11%	
6.03 Route 541/Westampton-Burlington Township	5,444	56%	15%	4%	15%	12%	40%	7%	1%	3%	3%	
6.04 Route 543/Palmyra-Riverside	2,312	35%	10%	20%	13%	8%	12%	5%	0%	11%	20%	
6.05 Route 130/Cinnaminson-Delran	4,476	47%	19%	7%	16%	12%	20%	3%	0%	10%	12%	
6.06 Moorestown-Maple Shade	7,311	44%	8%	15%	5%	14%	15%	4%	0%	29%	11%	
6.07 Interstate 295-Route 38/Mt. Laurel	7,000	45%	7%	6%	1%	28%	20%	6%	4%	20%	9%	
6.08 Mt. Holly	6,173	54%	8%	8%	11%	6%	48%	1%	0%	10%	8%	
6.09 Fort Dix-McGuire Air Force Base	1,128	37%	36%	7%	15%	9%	7%	1%	0%	11%	14%	
6.10 Route 73/Evesham	18,749	74%	13%	10%	2%	19%	28%	2%	0%	20%	5%	
6.11 Route 70/Medford	4,142	61%	9%	8%	10%	10%	33%	5%	0%	15%	10%	
6.12 Mt. Laurel-East Gate	11,747	63%	13%	9%	0%	19%	12%	10%	0%	34%	2%	
6.13 Route 537/Hainesport	1,214	66%	16%	13%	0%	5%	43%	2%	0%	10%	11%	
6.14 Interstate 295/Westampton	1,678	44%	31%	6%	11%	19%	18%	0%	0%	1%	15%	
6.15 Browns Mills	1,258	81%	7%	9%	7%	4%	66%	0%	0%	3%	4%	
Camden County, New Jersey												
7.01 Route 130/Pennsauken	3,384	24%	18%	8%	13%	22%	2%	7%	0%	15%	15%	
7.02 Camden City Metro/East Camden	28,445	75%	2%	46%	11%	2%	21%	5%	0%	9%	3%	
7.03 Gloucester City/South Camden	3,374	41%	11%	9%	38%	7%	8%	0%	0%	8%	18%	
7.04 Route 168/Woodlynne-Gloucester Township	5,467	44%	15%	14%	17%	9%	18%	6%	0%	7%	13%	
7.05 Route 30/Oaklyn-Barrington	3,254	52%	13%	8%	6%	13%	24%	2%	0%	22%	11%	
7.06 Route 561/Collingswood-Haddonfield	16,481	78%	6%	24%	8%	8%	30%	2%	0%	15%	7%	
7.07 Route 70/Camden-Cherry Hill	33,705	59%	14%	15%	5%	12%	20%	3%	0%	24%	7%	
7.08 Route 168/Blackwood	2,821	50%	23%	11%	21%	12%	10%	1%	0%	9%	12%	
7.09 Route 30/Magnolia-Clementon	9,740	69%	8%	11%	12%	5%	49%	2%	0%	4%	9%	
7.10 Route 30-Route 73/Berlin	6,705	47%	13%	6%	10%	14%	33%	3%	0%	11%	9%	
7.11 Route 561/Gibbsboro-Voorhees	11,022	76%	9%	5%	7%	10%	51%	1%	0%	12%	5%	
7.12 Interstate 295/Woodcrest	1,451	53%	1%	3%	3%	4%	4%	50%	0%	32%	3%	
Gloucester County, New Jersey												
8.01 Interstate 295/Center Square-Pureland	1,537	21%	10%	15%	0%	2%	16%	1%	0%	50%	5%	
8.02 Swedesboro-Woolwich	858	51%	20%	7%	40%	9%	6%	1%	0%	11%	6%	
8.04 Interstate 295/West Deptford-East Greenwich	2,542	26%	13%	16%	12%	9%	5%	2%	10%	20%	13%	
8.06 Route 45/Woodbury-Mantua	9,264	52%	10%	8%	7%	9%	41%	3%	0%	13%	8%	

Employment Center Number/Name	Total Service Employees	Percent of Total Employment	Type of Service Occupation									
			Accommodation and Food Services/Arts, Entertainment, and Recreation	Administrative and Support/Waste Management and Remediation Services	Educational Services	Finance, Insurance, and Real Estate	Health Care and Social Assistance	Information	Management of Companies and Enterprises	Professional, Scientific, and Technical Services	Other Services (except Public Administration)	
8.07 Route 55/Deptford Mall	2,752	34%	62%	5%	2%	5%	15%	4%	0%	3%	5%	
8.08 Route 41-Route 47/Five Points	1,754	52%	8%	11%	26%	12%	10%	5%	0%	17%	11%	
8.09 Route 47/Glassboro-Clayton	6,121	51%	12%	4%	42%	5%	20%	2%	0%	5%	10%	
8.10 Route 322/Turnersville-Williamstown*	9,541	53%	15%	5%	9%	12%	38%	2%	1%	8%	9%	
8.12 Route 45/Mullica Hill	657	71%	10%	3%	36%	14%	15%	6%	3%	5%	9%	
Mercer County, New Jersey												
9.01 Route 31/Hopewell Township-Pennington	2,173	66%	12%	6%	15%	18%	16%	4%	0%	22%	8%	
9.02 Princeton	19,666	86%	6%	8%	42%	7%	19%	5%	0%	8%	5%	
9.03 Ewing-Mercer County Airport	14,681	66%	8%	4%	5%	54%	13%	2%	0%	11%	4%	
9.04 Trenton-Lawrence	35,812	43%	6%	16%	9%	8%	26%	4%	0%	16%	14%	
9.05 Route 1 Corridor	28,456	66%	10%	7%	2%	12%	12%	4%	0%	49%	3%	
9.06 Route 33-Route 533/Mercerville	10,500	74%	13%	12%	6%	8%	44%	1%	0%	9%	8%	
9.07 Route 130-Route 33/Hightstown	7,505	44%	14%	12%	12%	9%	11%	21%	0%	14%	7%	
9.08 Route 130 North	3,658	43%	13%	11%	5%	16%	5%	3%	0%	26%	20%	
9.09 Olden Avenue	712	48%	9%	12%	1%	36%	2%	2%	1%	10%	26%	
9.10 Route 206-Princeton Pike	3,419	66%	5%	3%	55%	3%	28%	0%	0%	3%	2%	
9.11 Hamilton Corporate Center	2,629	49%	23%	7%	2%	30%	17%	5%	0%	11%	5%	
9.12 Hopewell	552	67%	13%	6%	16%	18%	8%	4%	0%	24%	10%	
Five Pennsylvania Counties	1,047,049	62%	11%	10%	12%	14%	23%	6%	0%	16%	8%	
Four New Jersey Counties	375,030	56%	11%	13%	11%	12%	24%	4%	0%	17%	8%	
Nine-County Greater Philadelphia Region	1,422,079	60%	11%	10%	11%	14%	23%	6%	0%	16%	8%	

Note: An asterisk (*) indicates those centers located in two or more counties. Percentages may not add to 100 percent due to rounding.

Source: Delaware Valley Regional Planning Commission, May 2014.

**Appendix G: Employment, Land Area, and
Employment Density, 2000 versus 2010**

Appendix G: Employment, Land Area, and Employment Density, 2000-2010

Employment Center	Acres	Employees 2000	Employees 2010	Change in Employees		Employment Density		Change in Density
				Absolute	Percent	2000	2010	
Bucks County, Pennsylvania								
1.01 Route 309/Quakertown	3,532.4	11,147	10,067	-1,080	-10%	3.2	2.8	-10%
1.02 Perkasio-Sellersville-Hilltown	1,833.3	7,612	7,389	-223	-3%	4.2	4.0	-3%
1.03 Route 202/Chalfont-New Britain	1,484.4	5,373	5,129	-244	-5%	3.6	3.5	-5%
1.04 Doylestown	2,509.6	19,509	16,728	-2,781	-14%	7.8	6.7	-14%
1.05 Route 611/Warrington-Neshaminy Manor Center	1,001.8	2,378	3,130	752	32%	2.4	3.1	32%
1.06 New Hope	604.5	2,542	2,850	308	12%	4.2	4.7	12%
1.07 Ivyland-Warminster-Hatboro*	3,438.9	24,449	20,810	-3,639	-15%	7.1	6.1	-15%
1.08 I-276/Upper Southampton*	1,213.8	14,923	11,130	-3,793	-25%	12.3	9.2	-25%
1.09 Newtown	2,487.4	14,505	18,429	3,924	27%	5.8	7.4	27%
1.10 Feasterville-Bensalem	5,983.1	34,008	32,574	-1,434	-4%	5.7	5.4	-4%
1.11 Interstate 95/Franklin Mills Mall*	2,560.7	20,004	15,132	-4,872	-24%	7.8	5.9	-24%
1.12 Bristol	2,674.5	18,221	8,765	-9,456	-52%	6.8	3.3	-52%
1.13 Route 1/Levittown-Morrisville	6,311.5	40,841	25,968	-14,873	-36%	6.5	4.1	-36%
1.15 Route 13/Bristol-Tullytown	4,271.9	19,689	14,043	-5,646	-29%	4.6	3.3	-29%
1.16 Fairless Hills	1,039.9	3,746	4,262	516	14%	3.6	4.1	14%
Chester County, Pennsylvania								
2.01 Spring City-Royersford*	1,060.4	3,721	2,574	-1,147	-31%	3.5	2.4	-31%
2.02 Route 23/Phoenixville-Oaks*	4,242.9	12,982	12,403	-579	-4%	3.1	2.9	-4%
2.03 Route 202/Chesterbrook	1,213.7	28,635	30,413	1,778	6%	23.6	25.1	6%
2.04 Route 202-Route 30/Great Valley-Malvern	5,777.6	59,257	49,325	-9,932	-17%	10.3	8.5	-17%
2.05 Route 100/Eagle-Lionville	1,967.8	12,391	12,739	348	3%	6.3	6.5	3%
2.06 Route 30/Downingtown-Exton	4,076.4	23,939	27,662	3,723	16%	5.9	6.8	16%
2.07 Route 30/Coatesville-Thorndale	3,068.5	16,336	9,926	-6,410	-39%	5.3	3.2	-39%
2.08 West Chester	4,336.6	49,572	39,626	-9,946	-20%	11.4	9.1	-20%
2.09 Route 1/Kennett Square	2,721.0	13,283	12,944	-339	-3%	4.9	4.8	-3%
2.12 Route 1/Oxford	1,259.1	2,320	2,732	412	18%	1.8	2.2	18%
2.13 Route 1/Nottingham	364.4	576	955	379	66%	1.6	2.6	66%
2.14 Parkesburg-Atglen	607.3	1,406	1,292	-114	-8%	2.3	2.1	-8%
2.17 Route 322/Honey Brook	618.3	1,566	1,730	164	10%	2.5	2.8	10%
2.18 Route 1/Jennersville	334.5	901	1,208	307	34%	2.7	3.6	34%

Employment Center	Acres	Employees 2000	Employees 2010	Change in Employees		Employment Density		Change in Density
				Absolute	Percent	2000	2010	
Delaware County, Pennsylvania								
3.01 Route 30/Devon-Haverford*	4,344.0	53,197	43,723	-9,474	-18%	12.2	10.1	-18%
3.02 Route 3/Newtown Square-Upper Darby	5,127.8	35,346	33,413	-1,933	-5%	6.9	6.5	-5%
3.03 Springfield	1,569.0	12,502	9,879	-2,623	-21%	8.0	6.3	-21%
3.04 Route 1/Media Borough	2,303.9	28,953	24,918	-4,035	-14%	12.6	10.8	-14%
3.05 Baltimore Pike/Swarthmore-Yeadon	3,586.4	21,137	21,325	188	1%	5.9	5.9	1%
3.06 Route 13-MacDade Boulevard	4,786.8	24,266	22,837	-1,429	-6%	5.1	4.8	-6%
3.07 Route 352/Chester-Upland	1,294.0	11,510	7,433	-4,077	-35%	8.9	5.7	-35%
3.08 Upper Chichester-Aston	4,981.9	11,116	13,627	2,511	23%	2.2	2.7	23%
3.09 Route 13-Route 291/Tinicum-Marcus Hook	5,717.3	36,175	25,497	-10,678	-30%	6.3	4.5	-30%
3.10 Route 202/Painters Crossroads*	1,870.2	7,508	11,078	3,570	48%	4.0	5.9	48%
3.11 Philadelphia International Airport*	4,023.7	12,882	9,323	-3,559	-28%	3.2	2.3	-28%
Montgomery County, Pennsylvania								
4.01 East Greenville-Pennsburg-Red Hill	1,473.8	5,311	4,743	-568	-11%	3.6	3.2	-11%
4.02 Pottstown*	5,362.2	17,523	18,104	581	3%	3.3	3.4	3%
4.03 Collegeville-Trappe	1,142.3	3,750	4,551	801	21%	3.3	4.0	21%
4.04 Telford-Souderton*	2,144.1	6,801	6,840	39	1%	3.2	3.2	1%
4.05 Hatfield*	1,718.0	5,651	6,021	370	7%	3.3	3.5	7%
4.06 Lansdale	6,486.6	36,840	32,669	-4,171	-11%	5.7	5.0	-11%
4.07 Kulpsville	2,003.1	8,291	8,378	87	1%	4.1	4.2	1%
4.08 Harleysville	597.6	3,667	3,804	137	4%	6.1	6.4	4%
4.09 Route 309/Montgomeryville*	2,800.7	16,794	17,555	761	5%	6.0	6.3	5%
4.10 Route 309/Ambler	1,837.0	11,693	9,242	-2,451	-21%	6.4	5.0	-21%
4.11 Germantown Pike-Trooper Road	565.1	2,656	2,442	-214	-8%	4.7	4.3	-8%
4.12 Plymouth Meeting	1,732.9	29,701	23,517	-6,184	-21%	17.1	13.6	-21%
4.13 Route 202/Germantown	1,153.4	7,428	8,727	1,299	17%	6.4	7.6	17%
4.14 Route 611/Willow Grove-Horsham*	5,026.2	37,930	36,289	-1,641	-4%	7.5	7.2	-4%
4.15 Fort Washington	1,721.0	18,583	13,598	-4,985	-27%	10.8	7.9	-27%
4.16 Route 611/Jenkintown-Willow Grove	4,295.7	39,960	35,955	-4,005	-10%	9.3	8.4	-10%
4.17 Norristown	2,900.5	21,072	19,447	-1,625	-8%	7.3	6.7	-8%
4.18 Jeffersonville-Eagleville	919.0	3,439	4,392	953	28%	3.7	4.8	28%
4.19 Conshohocken	3,962.9	25,855	29,998	4,143	16%	6.5	7.6	16%
4.20 King of Prussia	4,488.4	57,808	52,694	-5,114	-9%	12.9	11.7	-9%

Employment Center	Acres	Employees 2000	Employees 2010	Change in Employees		Employment Density		Change in Density
				Absolute	Percent	2000	2010	
4.21 Huntingdon Valley	963.9	7,521	8,192	671	9%	7.8	8.5	9%
4.22 Route 363/West Norriton	1,000.7	10,216	8,533	-1,683	-16%	10.2	8.5	-16%
4.23 Route 422-Route 29 Interchange	727.2	8,116	7,227	-889	-11%	11.2	9.9	-11%
4.24 Route 422/Limerick	1,912.8	3,760	5,509	1,749	47%	2.0	2.9	47%
4.25 Narberth	205.0	2,671	2,375	-296	-11%	13.0	11.6	-11%
4.26 Route 1/City Avenue*	1,819.8	29,477	29,544	67	0%	16.2	16.2	0%
4.27 Cheltenham-Cedarbrook-West Oak Lane*	1,077.7	7,746	8,262	516	7%	7.2	7.7	7%
4.28 Boyertown/Gilbertsville	421.7	4,450	1,646	-2,804	-63%	10.6	3.9	-63%
4.29 Skippack	471.1	2,206	2,676	470	21%	4.7	5.7	21%
4.30 West Ridge Pike/Limerick	1,071.6	2,728	3,391	663	24%	2.5	3.2	24%
Philadelphia County, Pennsylvania								
5.01 Far Northeast	6,750.1	53,304	42,894	-10,410	-20%	7.9	6.4	-20%
5.02 Lower Northeast	1,619.5	14,016	12,856	-1,160	-8%	8.7	7.9	-8%
5.03 Rising Sun Avenue-Route 73/Rockledge*	2,715.6	20,421	19,174	-1,247	-6%	7.5	7.1	-6%
5.04 Interstate 95 North	5,519.9	28,222	28,464	242	1%	5.1	5.2	1%
5.05 Route 1/Roosevelt-Oxford Avenue	814.7	15,567	12,037	-3,530	-23%	19.1	14.8	-23%
5.07 Germantown Avenue-Bethlehem Pike*	3,990.3	24,716	23,626	-1,090	-4%	6.2	5.9	-4%
5.08 Manayunk-Roxborough	1,761.2	9,668	9,532	-136	-1%	5.5	5.4	-1%
5.09 Nicetown-Tioga-Hunting Park West	2,458.3	19,529	12,988	-6,541	-33%	7.9	5.3	-33%
5.10 Center City	1,637.7	294,356	249,317	-45,039	-15%	179.7	152.2	-15%
5.11 Feltonville-Frankford	3,457.4	22,554	21,943	-611	-3%	6.5	6.3	-3%
5.12 Route 611/North Broad Street*	3,523.4	46,184	39,386	-6,798	-15%	13.1	11.2	-15%
5.13 Richmond-Kensington-Northern Liberties	2,614.9	33,790	28,359	-5,431	-16%	12.9	10.8	-16%
5.15 West Philadelphia-University City	3,050.4	98,068	79,377	-18,691	-19%	32.1	26.0	-19%
5.16 Southwest Philadelphia	4,679.3	19,592	20,708	1,116	6%	4.2	4.4	6%
5.17 Washington-South Broad	1,617.9	27,873	21,611	-6,262	-22%	17.2	13.4	-22%
5.18 Lower South Philadelphia	3,854.8	22,210	20,614	-1,596	-7%	5.8	5.3	-7%
5.20 Center City Waterfront	421.5	4,678	4,561	-117	-3%	11.1	10.8	-3%
Burlington County, New Jersey								
6.01 Route 130-Route 206/Bordentown	1,993.4	5,706	5,633	-73	-1%	2.9	2.8	-1%
6.02 Route 130/Edgewater Park-Florence	7,589.9	18,879	19,599	720	4%	2.5	2.6	4%
6.03 Route 541/Westampton-Burlington Township	1,983.5	10,274	9,693	-581	-6%	5.2	4.9	-6%

Employment Center	Acres	Employees 2000	Employees 2010	Change in Employees		Employment Density		Change in Density
				Absolute	Percent	2000	2010	
6.04 Route 543/Palmyra-Riverside	1,522.0	9,675	6,602	-3,073	-32%	6.4	4.3	-32%
6.05 Route 130/Cinnaminson-Delran	1,949.9	8,791	9,568	777	9%	4.5	4.9	9%
6.06 Moorestown-Maple Shade	2,388.1	16,102	16,507	405	3%	6.7	6.9	3%
6.07 Interstate 295-Route 38/Mt. Laurel	1,746.4	28,598	15,479	-13,119	-46%	16.4	8.9	-46%
6.08 Mt. Holly	1,899.3	18,129	11,490	-6,639	-37%	9.5	6.0	-37%
6.09 Fort Dix-McGuire Air Force Base	4,369.3	47,285	3,019	-44,266	-94%	10.8	0.7	-94%
6.10 Route 73/Evesham	2,143.5	27,800	25,389	-2,411	-9%	13.0	11.8	-9%
6.11 Route 70/Medford	1,315.7	7,440	6,820	-620	-8%	5.7	5.2	-8%
6.12 Mt. Laurel-East Gate	1,519.5	20,888	18,506	-2,382	-11%	13.7	12.2	-11%
6.13 Route 537/Hainesport	622.9	1,137	1,850	713	63%	1.8	3.0	63%
6.14 Interstate 295/Westampton	728.8	2,744	3,825	1,081	39%	3.8	5.2	39%
6.15 Browns Mills	227.0	3,497	1,555	-1,942	-56%	15.4	6.9	-56%

Camden County, New Jersey

7.01 Route 130/Pennsauken	1,872.1	14,807	13,990	-817	-6%	7.9	7.5	-6%
7.02 Camden City Metro/East Camden	2,858.5	28,838	38,159	9,321	32%	10.1	13.3	32%
7.03 Gloucester City/South Camden	1,969.6	14,268	8,240	-6,028	-42%	7.2	4.2	-42%
7.04 Route 168/Woodlynne-Gloucester Township	2,115.6	15,889	12,552	-3,337	-21%	7.5	5.9	-21%
7.05 Route 30/Oaklyn-Barrington	806.4	6,461	6,283	-178	-3%	8.0	7.8	-3%
7.06 Route 561/Collingswood-Haddonfield	1,384.4	19,503	21,155	1,652	8%	14.1	15.3	8%
7.07 Route 70/Camden-Cherry Hill	5,020.9	70,642	57,234	-13,408	-19%	14.1	11.4	-19%
7.08 Route 168/Blackwood	1,161.1	6,536	5,684	-852	-13%	5.6	4.9	-13%
7.09 Route 30/Magnolia-Clementon	2,504.3	18,130	14,146	-3,984	-22%	7.2	5.6	-22%
7.10 Route 30-Route 73/Berlin	3,451.3	13,220	14,200	980	7%	3.8	4.1	7%
7.11 Route 561/Gibbsboro-Voorhees	1,929.9	15,758	14,587	-1,171	-7%	8.2	7.6	-7%
7.12 Interstate 295/Woodcrest	561.3	3,834	2,728	-1,106	-29%	6.8	4.9	-29%

Gloucester County, New Jersey

8.01 Interstate 295/Center Square-Pureland	2,581.4	4,303	7,460	3,157	73%	1.7	2.9	73%
8.02 Swedesboro-Woolwich	584.1	838	1,688	850	101%	1.4	2.9	101%
8.04 Interstate 295/West Deptford-East Greenwich	2,968.3	9,497	9,729	232	2%	3.2	3.3	2%
8.06 Route 45/Woodbury-Mantua	2,493.2	16,704	17,705	1,001	6%	6.7	7.1	6%
8.07 Route 55/Deptford Mall	1,033.6	8,173	8,211	38	0%	7.9	7.9	0%
8.08 Route 41-Route 47/Five Points	1,234.8	3,307	3,379	72	2%	2.7	2.7	2%

Employment Center	Acres	Employees 2000	Employees 2010	Change in Employees		Employment Density		Change in Density
				Absolute	Percent	2000	2010	
8.09 Route 47/Glassboro-Clayton	3,180.1	12,461	12,033	-428	-3%	3.9	3.8	-3%
8.10 Route 322/Turnersville-Williamstown*	4,358.8	16,535	17,859	1,324	8%	3.8	4.1	8%
8.12 Route 45/Mullica Hill	193.1	676	929	253	37%	3.5	4.8	37%
Mercer County, New Jersey								
9.01 Route 31/Hopewell Township-Pennington	1,280.3	3,396	3,280	-116	-3%	2.7	2.6	-3%
9.02 Princeton	2,036.8	23,994	22,871	-1,123	-5%	11.8	11.2	-5%
9.03 Ewing-Mercer County Airport	4,122.4	17,267	22,223	4,956	29%	4.2	5.4	29%
9.04 Trenton-Lawrence	6,258.4	84,200	83,431	-769	-1%	13.5	13.3	-1%
9.05 Route 1 Corridor	3,427.9	40,774	42,851	2,077	5%	11.9	12.5	5%
9.06 Route 33-Route 533/Mercerville	1,804.6	13,531	14,248	717	5%	7.5	7.9	5%
9.07 Route 130-Route 33/Hightstown	3,411.6	32,716	16,994	-15,722	-48%	9.6	5.0	-48%
9.08 Route 130 North	3,062.0	10,351	8,426	-1,925	-19%	3.4	2.8	-19%
9.09 Olden Avenue	297.1	1,873	1,481	-392	-21%	6.3	5.0	-21%
9.10 Route 206-Princeton Pike	914.6	3,984	5,197	1,213	30%	4.4	5.7	30%
9.11 Hamilton Corporate Center	557.9	4,951	5,317	366	7%	8.9	9.5	7%
9.12 Hopewell	149.2	726	822	96	13%	4.9	5.5	13%
Five Pennsylvania Counties	224,689.8	1,914,816	1,688,756	-226,060	-12%	8.5	7.5	-12%
Four New Jersey Counties	103,584.4	765,088	670,627	-94,461	-12%	7.4	6.5	-12%
Nine County Greater Philadelphia Region	328,274.2	2,679,904	2,359,383	-320,521	-12%	8.2	7.2	-12%

Note: An asterisk (*) indicates centers located in two or more counties. For the purpose of comparison, employment density for both 2000 and 2010 is calculated by dividing the employment in each year by the acres in each employment center in 2010.

Source: Delaware Valley Regional Planning Commission, May 2014.



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