

Demographic Detail Report

Lake Plaza Shopping Center

987-1001 Route 6, Mahopac, NY 10541

Building Type: **General Retail**

Secondary: -

GLA: **166,456 SF**

Year Built: **1985**

Total Available: **8,165 SF**

% Leased: **98.1%**

Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	21,598		56,091		161,459	
2024 Estimate	21,564		56,222		162,849	
2020 Census	21,753		56,259		164,578	
Growth 2024 - 2029	0.16%		-0.23%		-0.85%	
Growth 2020 - 2024	-0.87%		-0.07%		-1.05%	
2024 Population by Age	21,564		56,222		162,849	
Age 0 - 4	1,049	4.86%	2,470	4.39%	7,398	4.54%
Age 5 - 9	1,106	5.13%	2,694	4.79%	8,058	4.95%
Age 10 - 14	1,191	5.52%	2,992	5.32%	9,144	5.62%
Age 15 - 19	1,308	6.07%	3,238	5.76%	9,855	6.05%
Age 20 - 24	1,383	6.41%	3,316	5.90%	9,838	6.04%
Age 25 - 29	1,205	5.59%	2,860	5.09%	8,382	5.15%
Age 30 - 34	1,211	5.62%	2,877	5.12%	8,313	5.10%
Age 35 - 39	1,176	5.45%	2,863	5.09%	8,611	5.29%
Age 40 - 44	1,318	6.11%	3,226	5.74%	9,668	5.94%
Age 45 - 49	1,325	6.14%	3,320	5.91%	9,895	6.08%
Age 50 - 54	1,475	6.84%	3,770	6.71%	11,177	6.86%
Age 55 - 59	1,649	7.65%	4,218	7.50%	12,413	7.62%
Age 60 - 64	1,734	8.04%	4,499	8.00%	13,138	8.07%
Age 65 - 69	1,389	6.44%	3,836	6.82%	11,302	6.94%
Age 70 - 74	1,149	5.33%	3,352	5.96%	9,214	5.66%
Age 75 - 79	805	3.73%	2,536	4.51%	6,522	4.00%
Age 80 - 84	531	2.46%	1,871	3.33%	4,553	2.80%
Age 85+	562	2.61%	2,284	4.06%	5,367	3.30%
Age 65+	4,436	20.57%	13,879	24.69%	36,958	22.69%
Median Age	44.40		47.40		46.10	
Average Age	42.60		44.80		43.70	

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Radius	3 Mile		5 Mile		10 Mile	
2024 Population By Race	21,564		56,222		162,849	
White	16,982	78.75%	44,387	78.95%	124,493	76.45%
Black	512	2.37%	1,392	2.48%	5,151	3.16%
Am. Indian & Alaskan	19	0.09%	53	0.09%	274	0.17%
Asian	526	2.44%	1,559	2.77%	5,479	3.36%
Hawaiian & Pacific Island	0	0.00%	5	0.01%	33	0.02%
Other	3,526	16.35%	8,827	15.70%	27,420	16.84%
Population by Hispanic Origin	21,564		56,222		162,849	
Non-Hispanic Origin	18,104	83.95%	47,628	84.71%	136,612	83.89%
Hispanic Origin	3,461	16.05%	8,594	15.29%	26,237	16.11%
2024 Median Age, Male	42.90		45.20		44.30	
2024 Average Age, Male	41.60		43.30		42.50	
2024 Median Age, Female	46.00		49.80		48.00	
2024 Average Age, Female	43.60		46.20		45.00	
2024 Population by Occupation Classification	17,960		47,418		136,285	
Civilian Employed	11,593	64.55%	28,865	60.87%	86,682	63.60%
Civilian Unemployed	300	1.67%	777	1.64%	2,389	1.75%
Civilian Non-Labor Force	6,067	33.78%	17,776	37.49%	47,200	34.63%
Armed Forces	0	0.00%	0	0.00%	14	0.01%
Households by Marital Status						
Married	4,625		12,214		35,138	
Married No Children	2,815		7,759		21,341	
Married w/Children	1,811		4,455		13,797	
2024 Population by Education	16,117		43,211		124,380	
Some High School, No Diploma	954	5.92%	2,435	5.64%	6,746	5.42%
High School Grad (Incl Equivalency)	3,938	24.43%	9,372	21.69%	24,794	19.93%
Some College, No Degree	4,522	28.06%	10,753	24.88%	28,010	22.52%
Associate Degree	588	3.65%	1,699	3.93%	5,824	4.68%
Bachelor Degree	3,615	22.43%	10,275	23.78%	31,715	25.50%
Advanced Degree	2,500	15.51%	8,677	20.08%	27,291	21.94%

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Radius	3 Mile			5 Mile		10 Mile		
2024 Population by Occupation	21,975			55,556		168,112		
Real Estate & Finance	1,041	4.74%		2,493	4.49%	7,850	4.67%	
Professional & Management	6,229	28.35%		17,277	31.10%	56,353	33.52%	
Public Administration	605	2.75%		1,359	2.45%	4,197	2.50%	
Education & Health	3,526	16.05%		9,563	17.21%	26,220	15.60%	
Services	1,760	8.01%		4,460	8.03%	13,117	7.80%	
Information	167	0.76%		625	1.12%	2,529	1.50%	
Sales	2,995	13.63%		6,234	11.22%	17,346	10.32%	
Transportation	670	3.05%		1,916	3.45%	6,565	3.91%	
Retail	970	4.41%		2,468	4.44%	7,592	4.52%	
Wholesale	343	1.56%		690	1.24%	2,037	1.21%	
Manufacturing	529	2.41%		1,432	2.58%	4,497	2.68%	
Production	735	3.34%		1,703	3.07%	5,287	3.14%	
Construction	1,059	4.82%		2,421	4.36%	6,421	3.82%	
Utilities	725	3.30%		1,569	2.82%	3,779	2.25%	
Agriculture & Mining	80	0.36%		97	0.17%	427	0.25%	
Farming, Fishing, Forestry	16	0.07%		16	0.03%	30	0.02%	
Other Services	525	2.39%		1,233	2.22%	3,865	2.30%	
2024 Worker Travel Time to Job			10,580		26,007		76,941	
<30 Minutes	4,364	41.25%		10,129	38.95%	30,055	39.06%	
30-60 Minutes	3,720	35.16%		10,292	39.57%	29,891	38.85%	
60+ Minutes	2,496	23.59%		5,586	21.48%	16,995	22.09%	
2020 Households by HH Size			7,737		21,285		60,115	
1-Person Households	1,596	20.63%		5,202	24.44%	13,341	22.19%	
2-Person Households	2,379	30.75%		6,776	31.83%	18,790	31.26%	
3-Person Households	1,355	17.51%		3,523	16.55%	10,423	17.34%	
4-Person Households	1,437	18.57%		3,498	16.43%	10,684	17.77%	
5-Person Households	656	8.48%		1,536	7.22%	4,554	7.58%	
6-Person Households	227	2.93%		516	2.42%	1,537	2.56%	
7 or more Person Households	87	1.12%		234	1.10%	786	1.31%	
2024 Average Household Size			2.70		2.60		2.70	
Households								
2029 Projection	7,680			21,321		58,863		
2024 Estimate	7,669			21,374		59,402		
2020 Census	7,738			21,285		60,115		
Growth 2024 - 2029	0.14%			-0.25%		-0.91%		
Growth 2020 - 2024	-0.89%			0.42%		-1.19%		

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Radius	3 Mile	5 Mile	10 Mile
2024 Households by HH Income	7,669	21,375	59,401
<\$25,000	720 9.39%	2,340 10.95%	5,931 9.98%
\$25,000 - \$50,000	919 11.98%	2,781 13.01%	6,558 11.04%
\$50,000 - \$75,000	1,022 13.33%	2,471 11.56%	6,020 10.13%
\$75,000 - \$100,000	799 10.42%	1,904 8.91%	5,139 8.65%
\$100,000 - \$125,000	798 10.41%	2,165 10.13%	5,828 9.81%
\$125,000 - \$150,000	840 10.95%	2,119 9.91%	5,568 9.37%
\$150,000 - \$200,000	852 11.11%	2,779 13.00%	8,558 14.41%
\$200,000+	1,719 22.41%	4,816 22.53%	15,799 26.60%
2024 Avg Household Income	\$138,683	\$138,747	\$150,845
2024 Med Household Income	\$111,732	\$113,758	\$126,008
2024 Occupied Housing	7,669	21,374	59,402
Owner Occupied	6,321 82.42%	17,764 83.11%	49,312 83.01%
Renter Occupied	1,348 17.58%	3,610 16.89%	10,090 16.99%
2020 Housing Units	8,212	23,269	64,622
1 Unit	6,977 84.96%	20,082 86.30%	55,283 85.55%
2 - 4 Units	393 4.79%	1,292 5.55%	4,300 6.65%
5 - 19 Units	495 6.03%	1,122 4.82%	2,669 4.13%
20+ Units	347 4.23%	773 3.32%	2,370 3.67%
2024 Housing Value	6,322	17,764	49,313
<\$100,000	52 0.82%	321 1.81%	758 1.54%
\$100,000 - \$200,000	274 4.33%	760 4.28%	1,691 3.43%
\$200,000 - \$300,000	562 8.89%	1,981 11.15%	5,563 11.28%
\$300,000 - \$400,000	1,718 27.17%	4,114 23.16%	10,106 20.49%
\$400,000 - \$500,000	1,764 27.90%	4,193 23.60%	10,984 22.27%
\$500,000 - \$1,000,000	1,883 29.78%	6,162 34.69%	18,250 37.01%
\$1,000,000+	69 1.09%	233 1.31%	1,961 3.98%
2024 Median Home Value	\$431,462	\$440,686	\$459,527
2024 Housing Units by Yr Built	8,222	23,378	64,818
Built 2010+	379 4.61%	1,858 7.95%	3,373 5.20%
Built 2000 - 2010	585 7.12%	1,986 8.50%	4,859 7.50%
Built 1990 - 1999	779 9.47%	2,451 10.48%	5,615 8.66%
Built 1980 - 1989	709 8.62%	3,353 14.34%	8,942 13.80%
Built 1970 - 1979	1,564 19.02%	4,202 17.97%	10,609 16.37%
Built 1960 - 1969	1,632 19.85%	3,060 13.09%	9,543 14.72%
Built 1950 - 1959	1,129 13.73%	2,520 10.78%	9,255 14.28%
Built <1949	1,445 17.57%	3,948 16.89%	12,622 19.47%
2024 Median Year Built	1968	1974	1970

