

# 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: **11,950 SF**  
 % Leased: **95.83%**  
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2030 Projection	21,586	56,487	166,332
2025 Estimate	21,618	56,369	165,543
2020 Census	21,799	56,311	164,446
Growth 2025 - 2030	-0.15%	0.21%	0.48%
Growth 2020 - 2025	-0.83%	0.10%	0.67%
<b>2025 Population by Age</b>			
	<b>21,618</b>	<b>56,369</b>	<b>165,543</b>
Age 0 - 4	1,101 5.09%	2,619 4.65%	7,796 4.71%
Age 5 - 9	1,009 4.67%	2,496 4.43%	7,705 4.65%
Age 10 - 14	1,110 5.13%	2,827 5.02%	8,802 5.32%
Age 15 - 19	1,229 5.69%	3,117 5.53%	9,718 5.87%
Age 20 - 24	1,276 5.90%	3,163 5.61%	9,665 5.84%
Age 25 - 29	1,249 5.78%	2,991 5.31%	8,845 5.34%
Age 30 - 34	1,319 6.10%	3,105 5.51%	8,886 5.37%
Age 35 - 39	1,236 5.72%	2,983 5.29%	8,837 5.34%
Age 40 - 44	1,362 6.30%	3,323 5.90%	9,914 5.99%
Age 45 - 49	1,287 5.95%	3,256 5.78%	9,900 5.98%
Age 50 - 54	1,431 6.62%	3,659 6.49%	10,930 6.60%
Age 55 - 59	1,708 7.90%	4,317 7.66%	12,535 7.57%
Age 60 - 64	1,643 7.60%	4,306 7.64%	12,772 7.72%
Age 65 - 69	1,341 6.20%	3,722 6.60%	11,290 6.82%
Age 70 - 74	1,194 5.52%	3,420 6.07%	9,816 5.93%
Age 75 - 79	1,009 4.67%	2,946 5.23%	7,781 4.70%
Age 80 - 84	609 2.82%	2,019 3.58%	5,170 3.12%
Age 85+	504 2.33%	2,099 3.72%	5,181 3.13%
Age 65+	4,657 21.54%	14,206 25.20%	39,238 23.70%
<b>Median Age</b>	<b>44.70</b>	<b>47.40</b>	<b>46.30</b>
<b>Average Age</b>	<b>43.20</b>	<b>45.00</b>	<b>44.10</b>

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Radius	3 Mile	5 Mile	10 Mile
<b>2025 Population By Race</b>	<b>21,618</b>	<b>56,369</b>	<b>165,543</b>
White	16,703 77.26%	43,768 77.65%	124,621 75.28%
Black	378 1.75%	1,086 1.93%	4,667 2.82%
Am. Indian & Alaskan	7 0.03%	32 0.06%	270 0.16%
Asian	475 2.20%	1,460 2.59%	5,374 3.25%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	11 0.01%
Other	4,055 18.76%	10,025 17.78%	30,600 18.48%
<b>Population by Hispanic Origin</b>	<b>21,618</b>	<b>56,369</b>	<b>165,543</b>
Non-Hispanic Origin	17,788 82.28%	46,895 83.19%	136,694 82.57%
Hispanic Origin	3,830 17.72%	9,474 16.81%	28,849 17.43%
<b>2025 Median Age, Male</b>	<b>43.70</b>	<b>45.70</b>	<b>44.90</b>
<b>2025 Average Age, Male</b>	<b>42.30</b>	<b>43.80</b>	<b>43.00</b>
<b>2025 Median Age, Female</b>	<b>45.60</b>	<b>48.90</b>	<b>47.70</b>
<b>2025 Average Age, Female</b>	<b>44.00</b>	<b>46.20</b>	<b>45.20</b>
<b>2025 Population by Occupation Classification</b>	<b>18,154</b>	<b>47,807</b>	<b>139,299</b>
Civilian Employed	11,349 62.52%	28,957 60.57%	88,280 63.37%
Civilian Unemployed	287 1.58%	865 1.81%	2,464 1.77%
Civilian Non-Labor Force	6,518 35.90%	17,977 37.60%	48,476 34.80%
Armed Forces	0 0.00%	8 0.02%	79 0.06%
<b>Households by Marital Status</b>			
Married	4,633	12,231	35,749
Married No Children	2,820	7,740	21,678
Married w/Children	1,813	4,491	14,071
<b>2025 Population by Education</b>	<b>16,475</b>	<b>43,870</b>	<b>127,807</b>
Some High School, No Diploma	970 5.89%	2,476 5.64%	6,902 5.40%
High School Grad (Incl Equivalency)	4,030 24.46%	9,574 21.82%	25,456 19.92%
Some College, No Degree	4,625 28.07%	10,937 24.93%	28,767 22.51%
Associate Degree	582 3.53%	1,722 3.93%	5,949 4.65%
Bachelor Degree	3,695 22.43%	10,414 23.74%	32,628 25.53%
Advanced Degree	2,573 15.62%	8,747 19.94%	28,105 21.99%

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<b>2025 Population by Occupation</b>	<b>21,505</b>		<b>55,699</b>		<b>171,213</b>	
Real Estate & Finance	1,009	4.69%	2,505	4.50%	8,004	4.67%
Professional & Management	6,054	28.15%	17,292	31.05%	57,577	33.63%
Public Administration	594	2.76%	1,359	2.44%	4,258	2.49%
Education & Health	3,477	16.17%	9,675	17.37%	26,786	15.64%
Services	1,741	8.10%	4,527	8.13%	13,337	7.79%
Information	165	0.77%	636	1.14%	2,591	1.51%
Sales	2,894	13.46%	6,151	11.04%	17,585	10.27%
Transportation	664	3.09%	1,891	3.40%	6,666	3.89%
Retail	933	4.34%	2,441	4.38%	7,696	4.49%
Wholesale	336	1.56%	688	1.24%	2,063	1.20%
Manufacturing	521	2.42%	1,451	2.61%	4,621	2.70%
Production	743	3.46%	1,739	3.12%	5,375	3.14%
Construction	1,058	4.92%	2,448	4.40%	6,504	3.80%
Utilities	717	3.33%	1,587	2.85%	3,828	2.24%
Agriculture & Mining	77	0.36%	94	0.17%	441	0.26%
Farming, Fishing, Forestry	14	0.07%	14	0.03%	29	0.02%
Other Services	508	2.36%	1,201	2.16%	3,852	2.25%
<b>2025 Worker Travel Time to Job</b>	<b>10,354</b>		<b>26,070</b>		<b>78,282</b>	
<30 Minutes	4,274	41.28%	10,217	39.19%	30,718	39.24%
30-60 Minutes	3,631	35.07%	10,279	39.43%	30,410	38.85%
60+ Minutes	2,449	23.65%	5,574	21.38%	17,154	21.91%
<b>2020 Households by HH Size</b>	<b>7,757</b>		<b>21,301</b>		<b>60,044</b>	
1-Person Households	1,601	20.64%	5,203	24.43%	13,314	22.17%
2-Person Households	2,386	30.76%	6,782	31.84%	18,762	31.25%
3-Person Households	1,358	17.51%	3,527	16.56%	10,412	17.34%
4-Person Households	1,439	18.55%	3,501	16.44%	10,681	17.79%
5-Person Households	657	8.47%	1,538	7.22%	4,553	7.58%
6-Person Households	228	2.94%	516	2.42%	1,537	2.56%
7 or more Person Households	88	1.13%	234	1.10%	785	1.31%
<b>2025 Average Household Size</b>	<b>2.70</b>		<b>2.60</b>		<b>2.70</b>	
<b>Households</b>						
2030 Projection	7,679		21,398		60,711	
2025 Estimate	7,690		21,342		60,411	
2020 Census	7,757		21,301		60,045	
Growth 2025 - 2030	-0.14%		0.26%		0.50%	
Growth 2020 - 2025	-0.86%		0.19%		0.61%	



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Radius	3 Mile		5 Mile		10 Mile	
<b>2025 Households by HH Income</b>	<b>7,690</b>		<b>21,341</b>		<b>60,409</b>	
<\$25,000	529	6.88%	1,885	8.83%	4,989	8.26%
\$25,000 - \$50,000	735	9.56%	2,146	10.06%	5,726	9.48%
\$50,000 - \$75,000	582	7.57%	1,820	8.53%	4,919	8.14%
\$75,000 - \$100,000	1,150	14.95%	2,374	11.12%	6,154	10.19%
\$100,000 - \$125,000	831	10.81%	2,265	10.61%	5,977	9.89%
\$125,000 - \$150,000	777	10.10%	1,978	9.27%	4,878	8.07%
\$150,000 - \$200,000	1,343	17.46%	3,745	17.55%	9,491	15.71%
\$200,000+	1,743	22.67%	5,128	24.03%	18,275	30.25%
<b>2025 Avg Household Income</b>	<b>\$149,287</b>		<b>\$149,960</b>		<b>\$162,280</b>	
<b>2025 Med Household Income</b>	<b>\$125,579</b>		<b>\$127,281</b>		<b>\$137,502</b>	
<b>2025 Occupied Housing</b>	<b>7,690</b>		<b>21,342</b>		<b>60,411</b>	
Owner Occupied	6,339	82.43%	17,728	83.07%	50,116	82.96%
Renter Occupied	1,351	17.57%	3,614	16.93%	10,295	17.04%
<b>2020 Housing Units</b>	<b>8,266</b>		<b>23,200</b>		<b>65,524</b>	
1 Unit	7,017	84.89%	20,013	86.26%	55,940	85.37%
2 - 4 Units	395	4.78%	1,278	5.51%	4,371	6.67%
5 - 19 Units	502	6.07%	1,131	4.88%	2,757	4.21%
20+ Units	352	4.26%	778	3.35%	2,456	3.75%
<b>2025 Housing Value</b>	<b>6,340</b>		<b>17,729</b>		<b>50,116</b>	
<\$100,000	125	1.97%	409	2.31%	992	1.98%
\$100,000 - \$200,000	166	2.62%	432	2.44%	1,024	2.04%
\$200,000 - \$300,000	285	4.50%	1,087	6.13%	3,125	6.24%
\$300,000 - \$400,000	929	14.65%	2,637	14.87%	7,073	14.11%
\$400,000 - \$500,000	1,866	29.43%	4,350	24.54%	10,048	20.05%
\$500,000 - \$1,000,000	2,792	44.04%	8,366	47.19%	25,246	50.38%
\$1,000,000+	177	2.79%	448	2.53%	2,608	5.20%
<b>2025 Median Home Value</b>	<b>\$489,227</b>		<b>\$498,838</b>		<b>\$555,375</b>	
<b>2025 Housing Units by Yr Built</b>	<b>8,274</b>		<b>23,311</b>		<b>65,724</b>	
Built 2010+	416	5.03%	1,672	7.17%	3,997	6.08%
Built 2000 - 2010	586	7.08%	1,996	8.56%	4,857	7.39%
Built 1990 - 1999	780	9.43%	2,458	10.54%	5,631	8.57%
Built 1980 - 1989	715	8.64%	3,380	14.50%	9,000	13.69%
Built 1970 - 1979	1,564	18.90%	4,226	18.13%	10,683	16.25%
Built 1960 - 1969	1,629	19.69%	3,066	13.15%	9,596	14.60%
Built 1950 - 1959	1,133	13.69%	2,536	10.88%	9,299	14.15%
Built <1949	1,451	17.54%	3,977	17.06%	12,661	19.26%
<b>2025 Median Year Built</b>	<b>1969</b>		<b>1974</b>		<b>1970</b>	

