

Demographic Detail Report

Milestone Square Shopping Center

17 North Ave, Pleasant Valley, NY 12569

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **34,371 SF**
 Year Built: **1990**

Total Available: **20,811 SF**
 % Leased: **80.77%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2030 Projection	13,163		41,788		158,784	
2025 Estimate	13,120		41,392		158,301	
2020 Census	13,023		39,921		156,717	
Growth 2025 - 2030	0.33%		0.96%		0.31%	
Growth 2020 - 2025	0.74%		3.68%		1.01%	
2025 Population by Age	13,120		41,392		158,301	
Age 0 - 4	670	5.11%	2,237	5.40%	8,564	5.41%
Age 5 - 9	654	4.98%	2,030	4.90%	7,830	4.95%
Age 10 - 14	709	5.40%	2,127	5.14%	8,164	5.16%
Age 15 - 19	793	6.04%	2,590	6.26%	10,105	6.38%
Age 20 - 24	807	6.15%	3,017	7.29%	11,571	7.31%
Age 25 - 29	753	5.74%	2,811	6.79%	10,732	6.78%
Age 30 - 34	782	5.96%	2,650	6.40%	10,124	6.40%
Age 35 - 39	813	6.20%	2,574	6.22%	9,816	6.20%
Age 40 - 44	857	6.53%	2,623	6.34%	9,989	6.31%
Age 45 - 49	798	6.08%	2,389	5.77%	9,192	5.81%
Age 50 - 54	814	6.20%	2,395	5.79%	9,107	5.75%
Age 55 - 59	898	6.84%	2,626	6.34%	9,941	6.28%
Age 60 - 64	979	7.46%	2,853	6.89%	10,576	6.68%
Age 65 - 69	917	6.99%	2,652	6.41%	9,837	6.21%
Age 70 - 74	747	5.69%	2,181	5.27%	8,244	5.21%
Age 75 - 79	524	3.99%	1,591	3.84%	6,174	3.90%
Age 80 - 84	337	2.57%	1,081	2.61%	4,257	2.69%
Age 85+	268	2.04%	964	2.33%	4,078	2.58%
Age 65+	2,793	21.29%	8,469	20.46%	32,590	20.59%
Median Age	43.40		41.30		41.10	
Average Age	42.40		41.50		41.40	

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Radius	3 Mile		5 Mile		10 Mile	
2025 Population By Race	13,120		41,392		158,301	
White	10,041	76.53%	28,434	68.69%	103,700	65.51%
Black	738	5.63%	3,916	9.46%	18,568	11.73%
Am. Indian & Alaskan	116	0.88%	458	1.11%	1,652	1.04%
Asian	318	2.42%	1,738	4.20%	6,001	3.79%
Hawaiian & Pacific Island	3	0.02%	8	0.02%	55	0.03%
Other	1,904	14.51%	6,838	16.52%	28,326	17.89%
Population by Hispanic Origin	13,120		41,392		158,301	
Non-Hispanic Origin	11,664	88.90%	35,788	86.46%	133,991	84.64%
Hispanic Origin	1,456	11.10%	5,605	13.54%	24,310	15.36%
2025 Median Age, Male	42.50		40.40		40.30	
2025 Average Age, Male	41.80		40.80		40.70	
2025 Median Age, Female	44.20		42.10		41.90	
2025 Average Age, Female	42.90		42.10		42.10	
2025 Population by Occupation Classification	10,929		34,482		131,730	
Civilian Employed	6,887	63.02%	20,748	60.17%	80,139	60.84%
Civilian Unemployed	221	2.02%	714	2.07%	2,614	1.98%
Civilian Non-Labor Force	3,813	34.89%	12,977	37.63%	48,798	37.04%
Armed Forces	8	0.07%	43	0.12%	179	0.14%
Households by Marital Status						
Married	2,630		7,280		26,688	
Married No Children	1,679		4,655		17,061	
Married w/Children	951		2,625		9,627	
2025 Population by Education	10,262		31,548		120,422	
Some High School, No Diploma	483	4.71%	2,018	6.40%	8,898	7.39%
High School Grad (Incl Equivalency)	2,619	25.52%	8,407	26.65%	28,910	24.01%
Some College, No Degree	2,880	28.06%	8,912	28.25%	32,542	27.02%
Associate Degree	775	7.55%	2,158	6.84%	8,355	6.94%
Bachelor Degree	1,748	17.03%	5,326	16.88%	22,862	18.98%
Advanced Degree	1,757	17.12%	4,727	14.98%	18,855	15.66%

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Radius	3 Mile		5 Mile		10 Mile	
2025 Population by Occupation	12,710		38,724		150,779	
Real Estate & Finance	325	2.56%	1,101	2.84%	4,215	2.80%
Professional & Management	3,940	31.00%	10,507	27.13%	41,718	27.67%
Public Administration	308	2.42%	1,029	2.66%	3,705	2.46%
Education & Health	1,999	15.73%	5,898	15.23%	23,985	15.91%
Services	1,188	9.35%	3,528	9.11%	16,171	10.72%
Information	119	0.94%	307	0.79%	1,281	0.85%
Sales	1,164	9.16%	4,702	12.14%	17,302	11.48%
Transportation	144	1.13%	545	1.41%	3,025	2.01%
Retail	683	5.37%	2,584	6.67%	9,316	6.18%
Wholesale	141	1.11%	452	1.17%	1,287	0.85%
Manufacturing	578	4.55%	1,204	3.11%	4,943	3.28%
Production	463	3.64%	1,612	4.16%	6,942	4.60%
Construction	806	6.34%	2,257	5.83%	6,651	4.41%
Utilities	343	2.70%	1,252	3.23%	4,512	2.99%
Agriculture & Mining	155	1.22%	352	0.91%	950	0.63%
Farming, Fishing, Forestry	35	0.28%	126	0.33%	414	0.27%
Other Services	319	2.51%	1,268	3.27%	4,362	2.89%
2025 Worker Travel Time to Job	6,321		18,870		72,494	
<30 Minutes	3,562	56.35%	11,842	62.76%	44,821	61.83%
30-60 Minutes	1,605	25.39%	4,219	22.36%	17,495	24.13%
60+ Minutes	1,154	18.26%	2,809	14.89%	10,178	14.04%
2020 Households by HH Size	5,073		15,048		58,807	
1-Person Households	1,264	24.92%	4,199	27.90%	16,966	28.85%
2-Person Households	1,755	34.59%	5,012	33.31%	18,974	32.26%
3-Person Households	888	17.50%	2,534	16.84%	9,637	16.39%
4-Person Households	713	14.05%	1,940	12.89%	7,731	13.15%
5-Person Households	302	5.95%	874	5.81%	3,508	5.97%
6-Person Households	84	1.66%	307	2.04%	1,290	2.19%
7 or more Person Households	67	1.32%	182	1.21%	701	1.19%
2025 Average Household Size	2.50		2.40		2.40	
Households						
2030 Projection	5,104		15,717		59,436	
2025 Estimate	5,088		15,562		59,232	
2020 Census	5,073		15,048		58,806	
Growth 2025 - 2030	0.31%		1.00%		0.34%	
Growth 2020 - 2025	0.30%		3.42%		0.72%	

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Radius	3 Mile		5 Mile	
2025 Households by HH Income	5,088		15,564	
<\$25,000	309	6.07%	1,621	10.42%
\$25,000 - \$50,000	542	10.65%	2,140	13.75%
\$50,000 - \$75,000	679	13.35%	2,326	14.94%
\$75,000 - \$100,000	587	11.54%	2,068	13.29%
\$100,000 - \$125,000	500	9.83%	1,427	9.17%
\$125,000 - \$150,000	759	14.92%	1,716	11.03%
\$150,000 - \$200,000	938	18.44%	2,156	13.85%
\$200,000+	774	15.21%	2,110	13.56%
2025 Avg Household Income	\$134,247		\$119,277	
2025 Med Household Income	\$121,349		\$95,490	
2025 Occupied Housing	5,088		15,562	
Owner Occupied	3,617	71.09%	10,590	68.05%
Renter Occupied	1,471	28.91%	4,972	31.95%
2020 Housing Units	5,197		15,922	
1 Unit	4,153	79.91%	11,696	73.46%
2 - 4 Units	495	9.52%	1,799	11.30%
5 - 19 Units	500	9.62%	1,736	10.90%
20+ Units	49	0.94%	691	4.34%
2025 Housing Value	3,617		10,590	
<\$100,000	212	5.86%	1,108	10.46%
\$100,000 - \$200,000	167	4.62%	786	7.42%
\$200,000 - \$300,000	549	15.18%	2,000	18.89%
\$300,000 - \$400,000	926	25.60%	2,790	26.35%
\$400,000 - \$500,000	963	26.62%	2,007	18.95%
\$500,000 - \$1,000,000	726	20.07%	1,659	15.67%
\$1,000,000+	74	2.05%	240	2.27%
2025 Median Home Value	\$395,085		\$350,215	
2025 Housing Units by Yr Built	5,484		16,887	
Built 2010+	386	7.04%	1,670	9.89%
Built 2000 - 2010	488	8.90%	1,241	7.35%
Built 1990 - 1999	571	10.41%	1,442	8.54%
Built 1980 - 1989	850	15.50%	2,128	12.60%
Built 1970 - 1979	843	15.37%	2,821	16.71%
Built 1960 - 1969	566	10.32%	2,447	14.49%
Built 1950 - 1959	563	10.27%	1,895	11.22%
Built <1949	1,217	22.19%	3,243	19.20%
2025 Median Year Built	1974		1972	
			1968	