

Demographic Detail Report

Fleetwood Plaza

850 Bronx River Rd, Yonkers, NY 10708

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **30,000 SF**
 Year Built: **1976**

Total Available: **700 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	39,829		338,072		838,279	
2025 Estimate	39,808		342,938		849,593	
2020 Census	40,781		368,523		893,347	
Growth 2025 - 2030	0.05%		-1.42%		-1.33%	
Growth 2020 - 2025	-2.39%		-6.94%		-4.90%	
2025 Population by Age	39,808		342,938		849,593	
Age 0 - 4	2,268	5.70%	19,927	5.81%	49,141	5.78%
Age 5 - 9	2,002	5.03%	19,472	5.68%	48,108	5.66%
Age 10 - 14	1,865	4.68%	20,437	5.96%	50,667	5.96%
Age 15 - 19	1,960	4.92%	21,432	6.25%	52,696	6.20%
Age 20 - 24	2,166	5.44%	21,469	6.26%	52,676	6.20%
Age 25 - 29	2,334	5.86%	21,318	6.22%	52,428	6.17%
Age 30 - 34	2,575	6.47%	22,156	6.46%	54,714	6.44%
Age 35 - 39	2,666	6.70%	22,343	6.52%	55,082	6.48%
Age 40 - 44	2,779	6.98%	22,840	6.66%	55,167	6.49%
Age 45 - 49	2,699	6.78%	22,197	6.47%	53,347	6.28%
Age 50 - 54	2,641	6.63%	21,964	6.40%	52,987	6.24%
Age 55 - 59	2,634	6.62%	21,996	6.41%	53,467	6.29%
Age 60 - 64	2,687	6.75%	21,740	6.34%	53,680	6.32%
Age 65 - 69	2,468	6.20%	19,306	5.63%	48,703	5.73%
Age 70 - 74	2,122	5.33%	15,837	4.62%	40,473	4.76%
Age 75 - 79	1,608	4.04%	11,757	3.43%	31,016	3.65%
Age 80 - 84	1,140	2.86%	8,287	2.42%	22,024	2.59%
Age 85+	1,195	3.00%	8,461	2.47%	23,216	2.73%
Age 65+	8,533	21.44%	63,648	18.56%	165,432	19.47%
Median Age	43.70		40.60		40.80	
Average Age	42.80		40.50		40.80	



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Radius	1 Mile		3 Mile		5 Mile
2025 Population By Race	39,808		342,938		849,593
White	17,463	43.87%	109,137	31.82%	249,087 29.32%
Black	9,109	22.88%	107,581	31.37%	251,738 29.63%
Am. Indian & Alaskan	280	0.70%	3,997	1.17%	10,611 1.25%
Asian	1,855	4.66%	14,534	4.24%	45,291 5.33%
Hawaiian & Pacific Island	39	0.10%	229	0.07%	677 0.08%
Other	11,062	27.79%	107,460	31.34%	292,190 34.39%
Population by Hispanic Origin	39,808		342,938		849,593
Non-Hispanic Origin	29,620	74.41%	231,009	67.36%	535,246 63.00%
Hispanic Origin	10,188	25.59%	111,929	32.64%	314,347 37.00%
2025 Median Age, Male	42.50		38.90		38.90
2025 Average Age, Male	41.50		39.10		39.20
2025 Median Age, Female	44.90		42.30		42.70
2025 Average Age, Female	44.00		41.80		42.30
2025 Population by Occupation Classification	33,282		278,821		691,134
Civilian Employed	21,911	65.83%	171,592	61.54%	410,942 59.46%
Civilian Unemployed	956	2.87%	7,237	2.60%	19,172 2.77%
Civilian Non-Labor Force	10,385	31.20%	99,846	35.81%	260,534 37.70%
Armed Forces	30	0.09%	146	0.05%	486 0.07%
Households by Marital Status					
Married	6,056		46,732		112,017
Married No Children	3,861		26,790		63,309
Married w/Children	2,195		19,942		48,707
2025 Population by Education	31,309		254,682		631,876
Some High School, No Diploma	3,240	10.35%	40,056	15.73%	101,189 16.01%
High School Grad (Incl Equivalency)	5,878	18.77%	59,928	23.53%	142,179 22.50%
Some College, No Degree	6,996	22.35%	55,731	21.88%	137,896 21.82%
Associate Degree	1,761	5.62%	14,480	5.69%	35,572 5.63%
Bachelor Degree	6,910	22.07%	46,022	18.07%	114,459 18.11%
Advanced Degree	6,524	20.84%	38,465	15.10%	100,581 15.92%

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Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	46,128		367,342		916,602	
Real Estate & Finance	2,394	5.19%	13,746	3.74%	34,349	3.75%
Professional & Management	12,923	28.02%	86,708	23.60%	209,078	22.81%
Public Administration	717	1.55%	6,871	1.87%	16,928	1.85%
Education & Health	6,656	14.43%	54,940	14.96%	138,024	15.06%
Services	3,537	7.67%	36,949	10.06%	97,546	10.64%
Information	944	2.05%	4,423	1.20%	9,666	1.05%
Sales	4,366	9.46%	35,568	9.68%	84,292	9.20%
Transportation	5,969	12.94%	50,921	13.86%	153,659	16.76%
Retail	1,362	2.95%	15,273	4.16%	37,172	4.06%
Wholesale	594	1.29%	3,626	0.99%	7,915	0.86%
Manufacturing	925	2.01%	6,155	1.68%	13,255	1.45%
Production	1,517	3.29%	16,820	4.58%	38,081	4.15%
Construction	1,723	3.74%	14,019	3.82%	26,602	2.90%
Utilities	966	2.09%	11,201	3.05%	26,183	2.86%
Agriculture & Mining	95	0.21%	464	0.13%	1,063	0.12%
Farming, Fishing, Forestry	0	0.00%	149	0.04%	671	0.07%
Other Services	1,440	3.12%	9,509	2.59%	22,118	2.41%
2025 Worker Travel Time to Job	19,604		157,984		376,558	
<30 Minutes	8,982	45.82%	69,903	44.25%	139,362	37.01%
30-60 Minutes	6,400	32.65%	51,918	32.86%	129,420	34.37%
60+ Minutes	4,222	21.54%	36,163	22.89%	107,776	28.62%
2020 Households by HH Size	17,134		135,776		332,043	
1-Person Households	6,215	36.27%	39,528	29.11%	100,277	30.20%
2-Person Households	5,005	29.21%	35,765	26.34%	87,415	26.33%
3-Person Households	2,654	15.49%	23,656	17.42%	56,590	17.04%
4-Person Households	1,821	10.63%	19,536	14.39%	46,434	13.98%
5-Person Households	886	5.17%	10,077	7.42%	23,994	7.23%
6-Person Households	351	2.05%	4,275	3.15%	10,330	3.11%
7 or more Person Households	202	1.18%	2,939	2.16%	7,003	2.11%
2025 Average Household Size	2.20		2.60		2.60	
Households						
2030 Projection	16,962		124,214		310,211	
2025 Estimate	16,904		126,045		314,721	
2020 Census	17,133		135,776		332,043	
Growth 2025 - 2030	0.34%		-1.45%		-1.43%	
Growth 2020 - 2025	-1.34%		-7.17%		-5.22%	



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Fleetwood Plaza 850 Bronx River Rd, Yonkers, NY 10708					
Radius	1 Mile		3 Mile		5 Mile
2025 Households by HH Income	16,904		126,044		314,720
<\$25,000	2,271	13.43%	23,544	18.68%	63,286 20.11%
\$25,000 - \$50,000	2,018	11.94%	18,682	14.82%	49,625 15.77%
\$50,000 - \$75,000	2,053	12.15%	16,958	13.45%	46,187 14.68%
\$75,000 - \$100,000	2,361	13.97%	12,917	10.25%	33,185 10.54%
\$100,000 - \$125,000	1,958	11.58%	12,321	9.78%	29,321 9.32%
\$125,000 - \$150,000	1,382	8.18%	7,706	6.11%	18,741 5.95%
\$150,000 - \$200,000	2,050	12.13%	12,627	10.02%	27,225 8.65%
\$200,000+	2,811	16.63%	21,289	16.89%	47,150 14.98%
2025 Avg Household Income	\$123,215		\$114,605		\$107,153
2025 Med Household Income	\$97,341		\$82,428		\$74,063
2025 Occupied Housing	16,903		126,045		314,720
Owner Occupied	8,902	52.67%	55,839	44.30%	122,972 39.07%
Renter Occupied	8,001	47.33%	70,206	55.70%	191,748 60.93%
2020 Housing Units	18,446		144,735		365,170
1 Unit	4,756	25.78%	46,727	32.28%	95,750 26.22%
2 - 4 Units	3,627	19.66%	36,953	25.53%	67,319 18.43%
5 - 19 Units	1,673	9.07%	17,102	11.82%	34,848 9.54%
20+ Units	8,390	45.48%	43,953	30.37%	167,253 45.80%
2025 Housing Value	8,903		55,840		122,972
<\$100,000	402	4.52%	2,450	4.39%	12,612 10.26%
\$100,000 - \$200,000	1,692	19.00%	5,913	10.59%	11,010 8.95%
\$200,000 - \$300,000	1,336	15.01%	4,921	8.81%	10,842 8.82%
\$300,000 - \$400,000	1,141	12.82%	4,513	8.08%	8,649 7.03%
\$400,000 - \$500,000	636	7.14%	4,549	8.15%	8,873 7.22%
\$500,000 - \$1,000,000	3,092	34.73%	27,955	50.06%	53,361 43.39%
\$1,000,000+	604	6.78%	5,539	9.92%	17,625 14.33%
2025 Median Home Value	\$389,526		\$599,696		\$589,016
2025 Housing Units by Yr Built	18,561		145,290		366,403
Built 2010+	1,294	6.97%	9,849	6.78%	34,267 9.35%
Built 2000 - 2010	268	1.44%	3,830	2.64%	11,238 3.07%
Built 1990 - 1999	577	3.11%	4,050	2.79%	9,566 2.61%
Built 1980 - 1989	629	3.39%	4,797	3.30%	12,353 3.37%
Built 1970 - 1979	1,090	5.87%	9,939	6.84%	27,484 7.50%
Built 1960 - 1969	2,188	11.79%	16,453	11.32%	51,852 14.15%
Built 1950 - 1959	3,134	16.88%	24,563	16.91%	59,009 16.10%
Built <1949	9,381	50.54%	71,809	49.42%	160,634 43.84%
2025 Median Year Built	1949		1949		1953

