

## Demographic Detail Report

### CVS Pharmacy

84 Clowes Ave, Goshen, NY 10924

Building Type: **General Retail**  
 Secondary: **Drug Store**  
 GLA: **14,698 SF**  
 Year Built: **2021**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	13,654		36,517		193,050	
2024 Estimate	13,376		35,797		189,381	
2020 Census	13,023		35,052		186,263	
Growth 2024 - 2029	2.08%		2.01%		1.94%	
Growth 2020 - 2024	2.71%		2.13%		1.67%	
2024 Population by Age	13,376		35,797		189,381	
Age 0 - 4	643	4.81%	1,838	5.13%	12,839	6.78%
Age 5 - 9	656	4.90%	1,819	5.08%	14,032	7.41%
Age 10 - 14	798	5.97%	2,121	5.93%	14,871	7.85%
Age 15 - 19	855	6.39%	2,309	6.45%	15,075	7.96%
Age 20 - 24	814	6.09%	2,254	6.30%	13,799	7.29%
Age 25 - 29	746	5.58%	2,090	5.84%	11,873	6.27%
Age 30 - 34	750	5.61%	2,045	5.71%	10,729	5.67%
Age 35 - 39	870	6.50%	2,300	6.43%	11,547	6.10%
Age 40 - 44	889	6.65%	2,318	6.48%	11,394	6.02%
Age 45 - 49	918	6.86%	2,361	6.60%	11,140	5.88%
Age 50 - 54	941	7.03%	2,454	6.86%	11,291	5.96%
Age 55 - 59	945	7.06%	2,480	6.93%	11,053	5.84%
Age 60 - 64	903	6.75%	2,441	6.82%	10,746	5.67%
Age 65 - 69	764	5.71%	2,058	5.75%	9,145	4.83%
Age 70 - 74	642	4.80%	1,707	4.77%	7,421	3.92%
Age 75 - 79	489	3.66%	1,317	3.68%	5,527	2.92%
Age 80 - 84	315	2.35%	844	2.36%	3,340	1.76%
Age 85+	439	3.28%	1,041	2.91%	3,561	1.88%
Age 65+	2,649	19.80%	6,967	19.46%	28,994	15.31%
Median Age	43.10		42.40		35.60	
Average Age	42.10		41.60		37.00	

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<b>CVS Pharmacy</b> <b>84 Clowes Ave, Goshen, NY 10924</b>					
Radius	3 Mile		5 Mile		10 Mile
<b>2024 Population By Race</b>	<b>13,376</b>		<b>35,797</b>		<b>189,381</b>
White	9,166	68.53%	21,313	59.54%	112,873 59.60%
Black	1,138	8.51%	4,890	13.66%	22,822 12.05%
Am. Indian & Alaskan	59	0.44%	175	0.49%	1,079 0.57%
Asian	459	3.43%	1,347	3.76%	5,417 2.86%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0 0.00%
Other	2,553	19.09%	8,072	22.55%	47,190 24.92%
<b>Population by Hispanic Origin</b>	<b>13,376</b>		<b>35,797</b>		<b>189,381</b>
Non-Hispanic Origin	10,373	77.55%	26,768	74.78%	145,310 76.73%
Hispanic Origin	3,002	22.44%	9,029	25.22%	44,070 23.27%
<b>2024 Median Age, Male</b>	<b>42.80</b>		<b>41.70</b>		<b>34.70</b>
<b>2024 Average Age, Male</b>	<b>41.40</b>		<b>40.70</b>		<b>36.20</b>
<b>2024 Median Age, Female</b>	<b>43.60</b>		<b>43.20</b>		<b>36.50</b>
<b>2024 Average Age, Female</b>	<b>42.80</b>		<b>42.50</b>		<b>37.80</b>
<b>2024 Population by Occupation Classification</b>	<b>11,109</b>		<b>29,559</b>		<b>144,625</b>
Civilian Employed	6,189	55.71%	17,245	58.34%	86,789 60.01%
Civilian Unemployed	195	1.76%	591	2.00%	2,531 1.75%
Civilian Non-Labor Force	4,718	42.47%	11,651	39.42%	54,947 37.99%
Armed Forces	7	0.06%	72	0.24%	358 0.25%
<b>Households by Marital Status</b>					
Married	2,460		6,355		33,056
Married No Children	1,422		3,780		17,519
Married w/Children	1,038		2,575		15,538
<b>2024 Population by Education</b>	<b>10,138</b>		<b>26,919</b>		<b>124,372</b>
Some High School, No Diploma	1,042	10.28%	2,406	8.94%	13,111 10.54%
High School Grad (Incl Equivalency)	2,680	26.44%	7,346	27.29%	35,034 28.17%
Some College, No Degree	2,297	22.66%	7,059	26.22%	36,201 29.11%
Associate Degree	527	5.20%	1,464	5.44%	5,606 4.51%
Bachelor Degree	2,023	19.95%	4,878	18.12%	20,799 16.72%
Advanced Degree	1,569	15.48%	3,766	13.99%	13,621 10.95%

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CVS Pharmacy						
84 Clowes Ave, Goshen, NY 10924						
Radius	3 Mile		5 Mile		10 Mile	
2024 Population by Occupation	11,881		32,704		166,391	
Real Estate & Finance	341	2.87%	991	3.03%	4,867	2.93%
Professional & Management	3,322	27.96%	8,734	26.71%	41,265	24.80%
Public Administration	435	3.66%	1,042	3.19%	4,980	2.99%
Education & Health	1,959	16.49%	4,886	14.94%	24,619	14.80%
Services	1,300	10.94%	2,977	9.10%	14,838	8.92%
Information	118	0.99%	360	1.10%	2,176	1.31%
Sales	1,197	10.07%	3,822	11.69%	20,011	12.03%
Transportation	419	3.53%	986	3.01%	5,324	3.20%
Retail	729	6.14%	2,360	7.22%	10,799	6.49%
Wholesale	174	1.46%	464	1.42%	3,112	1.87%
Manufacturing	373	3.14%	963	2.94%	5,526	3.32%
Production	507	4.27%	1,893	5.79%	10,022	6.02%
Construction	426	3.59%	1,444	4.42%	8,026	4.82%
Utilities	244	2.05%	926	2.83%	5,721	3.44%
Agriculture & Mining	113	0.95%	215	0.66%	1,098	0.66%
Farming, Fishing, Forestry	61	0.51%	70	0.21%	515	0.31%
Other Services	163	1.37%	571	1.75%	3,492	2.10%
2024 Worker Travel Time to Job	5,566		15,947		80,292	
<30 Minutes	2,901	52.12%	8,569	53.73%	44,550	55.48%
30-60 Minutes	1,094	19.66%	3,087	19.36%	18,527	23.07%
60+ Minutes	1,571	28.22%	4,291	26.91%	17,215	21.44%
2020 Households by HH Size	4,391		12,355		60,644	
1-Person Households	1,068	24.32%	2,986	24.17%	13,497	22.26%
2-Person Households	1,302	29.65%	3,736	30.24%	17,122	28.23%
3-Person Households	754	17.17%	2,178	17.63%	10,339	17.05%
4-Person Households	758	17.26%	1,935	15.66%	9,368	15.45%
5-Person Households	332	7.56%	904	7.32%	4,913	8.10%
6-Person Households	104	2.37%	363	2.94%	2,309	3.81%
7 or more Person Households	73	1.66%	253	2.05%	3,096	5.11%
2024 Average Household Size	2.60		2.60		2.90	
Households						
2029 Projection	4,653		12,961		62,976	
2024 Estimate	4,546		12,684		61,732	
2020 Census	4,391		12,355		60,645	
Growth 2024 - 2029	2.35%		2.18%		2.02%	
Growth 2020 - 2024	3.53%		2.66%		1.79%	

## Demographic Detail Report

<b>CVS Pharmacy</b> <b>84 Clowes Ave, Goshen, NY 10924</b>			
Radius	3 Mile	5 Mile	10 Mile
<b>2024 Households by HH Income</b>	<b>4,546</b>	<b>12,683</b>	<b>61,732</b>
<\$25,000	487 10.71%	1,772 13.97%	8,838 14.32%
\$25,000 - \$50,000	596 13.11%	1,459 11.50%	8,745 14.17%
\$50,000 - \$75,000	583 12.82%	1,697 13.38%	8,909 14.43%
\$75,000 - \$100,000	413 9.08%	1,382 10.90%	7,342 11.89%
\$100,000 - \$125,000	552 12.14%	1,515 11.95%	6,770 10.97%
\$125,000 - \$150,000	479 10.54%	1,291 10.18%	5,630 9.12%
\$150,000 - \$200,000	508 11.17%	1,846 14.55%	8,151 13.20%
\$200,000+	928 20.41%	1,721 13.57%	7,347 11.90%
<b>2024 Avg Household Income</b>	<b>\$133,595</b>	<b>\$118,946</b>	<b>\$111,259</b>
<b>2024 Med Household Income</b>	<b>\$108,786</b>	<b>\$100,520</b>	<b>\$89,893</b>
<b>2024 Occupied Housing</b>	<b>4,546</b>	<b>12,684</b>	<b>61,732</b>
Owner Occupied	3,201 70.41%	8,713 68.69%	39,151 63.42%
Renter Occupied	1,345 29.59%	3,971 31.31%	22,581 36.58%
<b>2020 Housing Units</b>	<b>4,884</b>	<b>13,592</b>	<b>66,357</b>
1 Unit	3,619 74.10%	10,252 75.43%	45,392 68.41%
2 - 4 Units	488 9.99%	1,071 7.88%	6,252 9.42%
5 - 19 Units	319 6.53%	1,396 10.27%	10,319 15.55%
20+ Units	458 9.38%	873 6.42%	4,394 6.62%
<b>2024 Housing Value</b>	<b>3,202</b>	<b>8,712</b>	<b>39,150</b>
<\$100,000	91 2.84%	308 3.54%	1,512 3.86%
\$100,000 - \$200,000	151 4.72%	1,184 13.59%	4,559 11.64%
\$200,000 - \$300,000	636 19.86%	1,923 22.07%	9,035 23.08%
\$300,000 - \$400,000	1,018 31.79%	2,091 24.00%	10,239 26.15%
\$400,000 - \$500,000	672 20.99%	1,579 18.12%	5,750 14.69%
\$500,000 - \$1,000,000	564 17.61%	1,463 16.79%	7,363 18.81%
\$1,000,000+	70 2.19%	164 1.88%	692 1.77%
<b>2024 Median Home Value</b>	<b>\$371,021</b>	<b>\$345,002</b>	<b>\$343,646</b>
<b>2024 Housing Units by Yr Built</b>	<b>4,950</b>	<b>13,771</b>	<b>67,134</b>
Built 2010+	410 8.28%	1,639 11.90%	7,980 11.89%
Built 2000 - 2010	452 9.13%	1,397 10.14%	8,524 12.70%
Built 1990 - 1999	648 13.09%	1,462 10.62%	7,970 11.87%
Built 1980 - 1989	647 13.07%	2,151 15.62%	8,695 12.95%
Built 1970 - 1979	842 17.01%	1,691 12.28%	9,187 13.68%
Built 1960 - 1969	608 12.28%	1,372 9.96%	6,360 9.47%
Built 1950 - 1959	407 8.22%	1,150 8.35%	4,990 7.43%
Built <1949	936 18.91%	2,909 21.12%	13,428 20.00%
<b>2024 Median Year Built</b>	<b>1975</b>	<b>1978</b>	<b>1979</b>