

Demographic Detail Report

Goshen Plaza

84 Clowes Ave, Goshen, NY 10924

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **90,200 SF**
 Year Built: **2025**

Total Available: **40,707 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2030 Projection	13,516		37,423		195,947	
2025 Estimate	13,257		36,651		191,930	
2020 Census	12,930		35,487		185,891	
Growth 2025 - 2030	1.95%		2.11%		2.09%	
Growth 2020 - 2025	2.53%		3.28%		3.25%	
2025 Population by Age	13,257		36,651		191,930	
Age 0 - 4	667	5.03%	1,966	5.36%	12,409	6.47%
Age 5 - 9	688	5.19%	1,980	5.40%	14,282	7.44%
Age 10 - 14	758	5.72%	2,106	5.75%	14,827	7.73%
Age 15 - 19	811	6.12%	2,253	6.15%	14,810	7.72%
Age 20 - 24	811	6.12%	2,300	6.28%	14,174	7.38%
Age 25 - 29	753	5.68%	2,164	5.90%	12,402	6.46%
Age 30 - 34	743	5.60%	2,117	5.78%	11,238	5.86%
Age 35 - 39	809	6.10%	2,220	6.06%	11,144	5.81%
Age 40 - 44	885	6.68%	2,378	6.49%	11,592	6.04%
Age 45 - 49	899	6.78%	2,392	6.53%	11,286	5.88%
Age 50 - 54	917	6.92%	2,453	6.69%	11,250	5.86%
Age 55 - 59	930	7.02%	2,502	6.83%	11,181	5.83%
Age 60 - 64	892	6.73%	2,453	6.69%	10,747	5.60%
Age 65 - 69	802	6.05%	2,224	6.07%	9,729	5.07%
Age 70 - 74	657	4.96%	1,812	4.94%	7,817	4.07%
Age 75 - 79	504	3.80%	1,393	3.80%	5,833	3.04%
Age 80 - 84	342	2.58%	948	2.59%	3,776	1.97%
Age 85+	391	2.95%	989	2.70%	3,432	1.79%
Age 65+	2,696	20.34%	7,366	20.10%	30,587	15.94%
Median Age	43.30		42.60		35.80	
Average Age	42.20		41.70		37.30	

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Radius	3 Mile		5 Mile		10 Mile
2025 Population By Race	13,257		36,651		191,930
White	9,110	68.72%	21,646	59.06%	115,642 60.25%
Black	1,040	7.84%	4,834	13.19%	21,959 11.44%
Am. Indian & Alaskan	245	1.85%	763	2.08%	4,551 2.37%
Asian	452	3.41%	1,377	3.76%	5,431 2.83%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0 0.00%
Other	2,411	18.19%	8,031	21.91%	44,346 23.11%
Population by Hispanic Origin	13,257		36,651		191,930
Non-Hispanic Origin	10,178	76.77%	26,978	73.61%	145,745 75.94%
Hispanic Origin	3,079	23.23%	9,672	26.39%	46,185 24.06%
2025 Median Age, Male	43.00		41.60		34.60
2025 Average Age, Male	41.50		40.60		36.40
2025 Median Age, Female	43.80		43.70		37.00
2025 Average Age, Female	42.90		42.70		38.30
2025 Population by Occupation Classification	10,983		30,148		147,463
Civilian Employed	6,170	56.18%	18,160	60.24%	89,171 60.47%
Civilian Unemployed	299	2.72%	838	2.78%	3,403 2.31%
Civilian Non-Labor Force	4,503	41.00%	11,068	36.71%	54,660 37.07%
Armed Forces	11	0.10%	82	0.27%	229 0.16%
Households by Marital Status					
Married	2,451		6,503		33,676
Married No Children	1,415		3,870		17,828
Married w/Children	1,036		2,633		15,848
2025 Population by Education	10,041		27,619		127,122
Some High School, No Diploma	1,020	10.16%	2,454	8.89%	13,503 10.62%
High School Grad (Incl Equivalency)	2,648	26.37%	7,504	27.17%	35,883 28.23%
Some College, No Degree	2,276	22.67%	7,225	26.16%	36,950 29.07%
Associate Degree	518	5.16%	1,575	5.70%	5,695 4.48%
Bachelor Degree	2,018	20.10%	5,014	18.15%	21,218 16.69%
Advanced Degree	1,561	15.55%	3,847	13.93%	13,873 10.91%

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Radius	3 Mile		5 Mile		10 Mile	
2025 Population by Occupation	11,844		34,414		171,157	
Real Estate & Finance	333	2.81%	1,032	3.00%	4,984	2.91%
Professional & Management	3,300	27.86%	9,067	26.35%	42,412	24.78%
Public Administration	426	3.60%	1,095	3.18%	5,054	2.95%
Education & Health	1,959	16.54%	5,179	15.05%	25,494	14.90%
Services	1,281	10.82%	3,165	9.20%	15,167	8.86%
Information	114	0.96%	369	1.07%	2,200	1.29%
Sales	1,229	10.38%	4,093	11.89%	20,769	12.13%
Transportation	408	3.44%	1,045	3.04%	5,599	3.27%
Retail	738	6.23%	2,502	7.27%	11,142	6.51%
Wholesale	173	1.46%	489	1.42%	3,233	1.89%
Manufacturing	379	3.20%	993	2.89%	5,664	3.31%
Production	497	4.20%	1,993	5.79%	10,206	5.96%
Construction	424	3.58%	1,519	4.41%	8,181	4.78%
Utilities	240	2.03%	976	2.84%	5,801	3.39%
Agriculture & Mining	114	0.96%	219	0.64%	1,099	0.64%
Farming, Fishing, Forestry	62	0.52%	73	0.21%	538	0.31%
Other Services	167	1.41%	605	1.76%	3,614	2.11%
2025 Worker Travel Time to Job	5,526		16,818		82,295	
<30 Minutes	2,872	51.97%	9,038	53.74%	45,908	55.78%
30-60 Minutes	1,075	19.45%	3,255	19.35%	18,838	22.89%
60+ Minutes	1,579	28.57%	4,525	26.91%	17,549	21.32%
2020 Households by HH Size	4,355		12,522		60,508	
1-Person Households	1,058	24.29%	3,039	24.27%	13,417	22.17%
2-Person Households	1,290	29.62%	3,781	30.19%	17,095	28.25%
3-Person Households	747	17.15%	2,209	17.64%	10,334	17.08%
4-Person Households	754	17.31%	1,953	15.60%	9,368	15.48%
5-Person Households	330	7.58%	914	7.30%	4,913	8.12%
6-Person Households	103	2.37%	369	2.95%	2,306	3.81%
7 or more Person Households	73	1.68%	257	2.05%	3,075	5.08%
2025 Average Household Size	2.60		2.60		2.90	
Households						
2030 Projection	4,628		13,347		63,985	
2025 Estimate	4,525		13,046		62,630	
2020 Census	4,354		12,522		60,508	
Growth 2025 - 2030	2.28%		2.31%		2.16%	
Growth 2020 - 2025	3.93%		4.18%		3.51%	



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Radius	3 Mile	5 Mile	10 Mile
2025 Households by HH Income	4,526	13,047	62,628
<\$25,000	320 7.07%	1,216 9.32%	7,025 11.22%
\$25,000 - \$50,000	496 10.96%	1,220 9.35%	8,244 13.16%
\$50,000 - \$75,000	646 14.27%	2,015 15.44%	9,620 15.36%
\$75,000 - \$100,000	636 14.05%	1,900 14.56%	8,126 12.98%
\$100,000 - \$125,000	410 9.06%	1,454 11.14%	6,998 11.17%
\$125,000 - \$150,000	357 7.89%	916 7.02%	5,007 7.99%
\$150,000 - \$200,000	556 12.28%	2,027 15.54%	8,463 13.51%
\$200,000+	1,105 24.41%	2,299 17.62%	9,145 14.60%
2025 Avg Household Income	\$144,136	\$131,293	\$119,710
2025 Med Household Income	\$110,061	\$102,966	\$94,766
2025 Occupied Housing	4,526	13,045	62,630
Owner Occupied	3,181 70.28%	8,915 68.34%	39,892 63.69%
Renter Occupied	1,345 29.72%	4,130 31.66%	22,738 36.31%
2020 Housing Units	4,871	13,950	67,383
1 Unit	3,602 73.95%	10,453 74.93%	46,263 68.66%
2 - 4 Units	491 10.08%	1,123 8.05%	6,301 9.35%
5 - 19 Units	316 6.49%	1,483 10.63%	10,427 15.47%
20+ Units	462 9.48%	891 6.39%	4,392 6.52%
2025 Housing Value	3,181	8,916	39,891
<\$100,000	42 1.32%	269 3.02%	1,365 3.42%
\$100,000 - \$200,000	52 1.63%	645 7.23%	2,139 5.36%
\$200,000 - \$300,000	218 6.85%	1,154 12.94%	5,699 14.29%
\$300,000 - \$400,000	762 23.95%	2,092 23.46%	9,271 23.24%
\$400,000 - \$500,000	733 23.04%	1,542 17.29%	7,685 19.26%
\$500,000 - \$1,000,000	1,230 38.67%	2,924 32.79%	12,024 30.14%
\$1,000,000+	144 4.53%	290 3.25%	1,708 4.28%
2025 Median Home Value	\$470,463	\$419,325	\$419,147
2025 Housing Units by Yr Built	4,936	14,192	68,245
Built 2010+	430 8.71%	1,872 13.19%	9,055 13.27%
Built 2000 - 2010	448 9.08%	1,409 9.93%	8,541 12.52%
Built 1990 - 1999	649 13.15%	1,465 10.32%	7,986 11.70%
Built 1980 - 1989	634 12.84%	2,211 15.58%	8,717 12.77%
Built 1970 - 1979	837 16.96%	1,742 12.27%	9,220 13.51%
Built 1960 - 1969	609 12.34%	1,386 9.77%	6,362 9.32%
Built 1950 - 1959	394 7.98%	1,164 8.20%	5,016 7.35%
Built <1949	935 18.94%	2,943 20.74%	13,348 19.56%
2025 Median Year Built	1975	1978	1979

