

Demographic Detail Report

Montgomery Towne Square

99-139 Hawkins Dr, Montgomery, NY 12549

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **100,125 SF**
 Year Built: **1995**

Total Available: **25,109 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2030 Projection	10,950		29,388		162,481	
2025 Estimate	10,758		28,795		159,840	
2020 Census	10,565		27,930		156,867	
Growth 2025 - 2030	1.78%		2.06%		1.65%	
Growth 2020 - 2025	1.83%		3.10%		1.90%	
2025 Population by Age	10,758		28,795		159,840	
Age 0 - 4	615	5.72%	1,637	5.69%	8,948	5.60%
Age 5 - 9	632	5.87%	1,670	5.80%	9,063	5.67%
Age 10 - 14	646	6.00%	1,752	6.08%	9,417	5.89%
Age 15 - 19	669	6.22%	1,850	6.42%	10,049	6.29%
Age 20 - 24	662	6.15%	1,846	6.41%	10,309	6.45%
Age 25 - 29	632	5.87%	1,728	6.00%	9,802	6.13%
Age 30 - 34	630	5.86%	1,706	5.92%	9,724	6.08%
Age 35 - 39	676	6.28%	1,799	6.25%	10,171	6.36%
Age 40 - 44	715	6.65%	1,878	6.52%	10,583	6.62%
Age 45 - 49	681	6.33%	1,817	6.31%	10,218	6.39%
Age 50 - 54	687	6.39%	1,844	6.40%	10,478	6.56%
Age 55 - 59	719	6.68%	1,953	6.78%	10,941	6.84%
Age 60 - 64	717	6.66%	1,945	6.75%	10,671	6.68%
Age 65 - 69	662	6.15%	1,761	6.12%	9,566	5.98%
Age 70 - 74	531	4.94%	1,394	4.84%	7,524	4.71%
Age 75 - 79	396	3.68%	1,021	3.55%	5,577	3.49%
Age 80 - 84	257	2.39%	644	2.24%	3,628	2.27%
Age 85+	232	2.16%	551	1.91%	3,170	1.98%
Age 65+	2,078	19.32%	5,371	18.65%	29,465	18.43%
Median Age	41.50		41.10		41.20	
Average Age	40.90		40.50		40.60	

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Radius	3 Mile		5 Mile		10 Mile
2025 Population By Race	10,758		28,795		159,840
White	7,536	70.05%	20,309	70.53%	94,790 59.30%
Black	1,039	9.66%	2,414	8.38%	20,972 13.12%
Am. Indian & Alaskan	141	1.31%	656	2.28%	4,624 2.89%
Asian	168	1.56%	525	1.82%	4,364 2.73%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0 0.00%
Other	1,873	17.41%	4,892	16.99%	35,090 21.95%
Population by Hispanic Origin	10,758		28,795		159,840
Non-Hispanic Origin	8,547	79.45%	22,835	79.30%	117,355 73.42%
Hispanic Origin	2,211	20.55%	5,960	20.70%	42,485 26.58%
2025 Median Age, Male	40.90		40.40		40.20
2025 Average Age, Male	39.90		39.70		39.70
2025 Median Age, Female	42.10		41.80		42.20
2025 Average Age, Female	41.70		41.30		41.60
2025 Population by Occupation Classification	8,732		23,365		130,398
Civilian Employed	5,314	60.86%	14,352	61.43%	80,049 61.39%
Civilian Unemployed	69	0.79%	411	1.76%	2,914 2.23%
Civilian Non-Labor Force	3,198	36.62%	8,446	36.15%	46,802 35.89%
Armed Forces	151	1.73%	156	0.67%	633 0.49%
Households by Marital Status					
Married	1,853		5,316		28,554
Married No Children	1,118		3,230		17,227
Married w/Children	735		2,086		11,327
2025 Population by Education	7,912		20,876		117,383
Some High School, No Diploma	532	6.72%	1,451	6.95%	10,336 8.81%
High School Grad (Incl Equivalency)	2,480	31.34%	6,170	29.56%	31,445 26.79%
Some College, No Degree	2,514	31.77%	6,468	30.98%	35,321 30.09%
Associate Degree	379	4.79%	838	4.01%	5,329 4.54%
Bachelor Degree	1,225	15.48%	3,538	16.95%	20,401 17.38%
Advanced Degree	782	9.88%	2,411	11.55%	14,551 12.40%

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Radius	3 Mile		5 Mile		10 Mile	
2025 Population by Occupation	9,911		27,006		151,716	
Real Estate & Finance	357	3.60%	728	2.70%	4,735	3.12%
Professional & Management	2,351	23.72%	6,848	25.36%	37,971	25.03%
Public Administration	323	3.26%	953	3.53%	5,988	3.95%
Education & Health	1,186	11.97%	3,722	13.78%	22,604	14.90%
Services	971	9.80%	2,520	9.33%	15,345	10.11%
Information	82	0.83%	257	0.95%	1,617	1.07%
Sales	1,207	12.18%	2,993	11.08%	17,362	11.44%
Transportation	83	0.84%	359	1.33%	3,185	2.10%
Retail	630	6.36%	1,403	5.20%	8,520	5.62%
Wholesale	135	1.36%	525	1.94%	3,087	2.03%
Manufacturing	331	3.34%	705	2.61%	4,339	2.86%
Production	697	7.03%	1,797	6.65%	8,692	5.73%
Construction	557	5.62%	1,640	6.07%	7,838	5.17%
Utilities	704	7.10%	1,594	5.90%	5,554	3.66%
Agriculture & Mining	36	0.36%	202	0.75%	553	0.36%
Farming, Fishing, Forestry	0	0.00%	11	0.04%	131	0.09%
Other Services	261	2.63%	749	2.77%	4,195	2.77%
2025 Worker Travel Time to Job	5,081		13,344		74,476	
<30 Minutes	3,294	64.83%	8,016	60.07%	40,038	53.76%
30-60 Minutes	1,001	19.70%	3,167	23.73%	19,905	26.73%
60+ Minutes	786	15.47%	2,161	16.19%	14,533	19.51%
2020 Households by HH Size	3,835		9,915		55,238	
1-Person Households	1,008	26.28%	2,146	21.64%	12,782	23.14%
2-Person Households	1,111	28.97%	3,056	30.82%	16,829	30.47%
3-Person Households	642	16.74%	1,823	18.39%	9,900	17.92%
4-Person Households	565	14.73%	1,591	16.05%	8,679	15.71%
5-Person Households	311	8.11%	782	7.89%	4,207	7.62%
6-Person Households	117	3.05%	303	3.06%	1,690	3.06%
7 or more Person Households	81	2.11%	214	2.16%	1,151	2.08%
2025 Average Household Size	2.60		2.70		2.70	
Households						
2030 Projection	3,986		10,458		57,367	
2025 Estimate	3,912		10,240		56,385	
2020 Census	3,834		9,914		55,238	
Growth 2025 - 2030	1.89%		2.13%		1.74%	
Growth 2020 - 2025	2.03%		3.29%		2.08%	

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Radius	3 Mile		5 Mile	
2025 Households by HH Income	3,914		10,240	
<\$25,000	483	12.34%	1,143	11.16%
\$25,000 - \$50,000	402	10.27%	1,109	10.83%
\$50,000 - \$75,000	538	13.75%	1,384	13.52%
\$75,000 - \$100,000	559	14.28%	1,437	14.03%
\$100,000 - \$125,000	488	12.47%	1,105	10.79%
\$125,000 - \$150,000	382	9.76%	1,083	10.58%
\$150,000 - \$200,000	417	10.65%	1,326	12.95%
\$200,000+	645	16.48%	1,653	16.14%
2025 Avg Household Income	\$123,842		\$125,635	
2025 Med Household Income	\$98,881		\$101,063	
2025 Occupied Housing	3,912		10,239	
Owner Occupied	2,568	65.64%	7,441	72.67%
Renter Occupied	1,344	34.36%	2,798	27.33%
2020 Housing Units	4,208		10,919	
1 Unit	3,001	71.32%	8,552	78.32%
2 - 4 Units	588	13.97%	1,165	10.67%
5 - 19 Units	345	8.20%	808	7.40%
20+ Units	274	6.51%	394	3.61%
2025 Housing Value	2,568		7,441	
<\$100,000	68	2.65%	214	2.88%
\$100,000 - \$200,000	248	9.66%	453	6.09%
\$200,000 - \$300,000	571	22.24%	1,315	17.67%
\$300,000 - \$400,000	627	24.42%	2,059	27.67%
\$400,000 - \$500,000	526	20.48%	1,422	19.11%
\$500,000 - \$1,000,000	450	17.52%	1,733	23.29%
\$1,000,000+	78	3.04%	245	3.29%
2025 Median Home Value	\$363,317		\$384,433	
2025 Housing Units by Yr Built	4,235		11,116	
Built 2010+	487	11.50%	1,112	10.00%
Built 2000 - 2010	426	10.06%	1,294	11.64%
Built 1990 - 1999	615	14.52%	1,417	12.75%
Built 1980 - 1989	499	11.78%	1,128	10.15%
Built 1970 - 1979	651	15.37%	1,306	11.75%
Built 1960 - 1969	295	6.97%	863	7.76%
Built 1950 - 1959	378	8.93%	1,231	11.07%
Built <1949	884	20.87%	2,765	24.87%
2025 Median Year Built	1978		1974	

