

Demographic Detail Report

Post Road Plaza 262 Boston Post Rd, Port Chester, NY 10573

Building Type: **General Retail** Total Available: **3,485 SF**
 Secondary: **Freestanding** % Leased: **94.15%**
 GLA: **59,533 SF** Rent/SF/Yr: **\$35.00**
 Year Built: **1989**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	25,339	74,985	139,645
2024 Estimate	26,609	77,097	142,664
2020 Census	30,801	82,546	148,345
Growth 2024 - 2029	-4.77%	-2.74%	-2.12%
Growth 2020 - 2024	-13.61%	-6.60%	-3.83%
2024 Population by Age			
	26,609	77,097	142,664
Age 0 - 4	1,523 5.72%	4,010 5.20%	7,143 5.01%
Age 5 - 9	1,552 5.83%	4,487 5.82%	8,041 5.64%
Age 10 - 14	1,615 6.07%	5,131 6.66%	9,269 6.50%
Age 15 - 19	1,674 6.29%	5,299 6.87%	10,143 7.11%
Age 20 - 24	1,721 6.47%	4,893 6.35%	9,175 6.43%
Age 25 - 29	1,729 6.50%	4,207 5.46%	7,479 5.24%
Age 30 - 34	1,865 7.01%	4,157 5.39%	7,192 5.04%
Age 35 - 39	2,019 7.59%	4,689 6.08%	8,031 5.63%
Age 40 - 44	2,101 7.90%	5,337 6.92%	9,319 6.53%
Age 45 - 49	1,949 7.32%	5,421 7.03%	9,765 6.84%
Age 50 - 54	1,841 6.92%	5,585 7.24%	10,241 7.18%
Age 55 - 59	1,680 6.31%	5,428 7.04%	10,091 7.07%
Age 60 - 64	1,522 5.72%	5,013 6.50%	9,504 6.66%
Age 65 - 69	1,233 4.63%	4,087 5.30%	8,050 5.64%
Age 70 - 74	931 3.50%	3,151 4.09%	6,366 4.46%
Age 75 - 79	648 2.44%	2,294 2.98%	4,698 3.29%
Age 80 - 84	450 1.69%	1,658 2.15%	3,461 2.43%
Age 85+	557 2.09%	2,249 2.92%	4,695 3.29%
Age 65+	3,819 14.35%	13,439 17.43%	27,270 19.11%
Median Age	39.00	41.60	42.60
Average Age	38.80	40.50	41.30

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Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	26,609		77,097		142,664	
White	8,862	33.30%	45,023	58.40%	91,382	64.05%
Black	1,305	4.90%	2,419	3.14%	4,561	3.20%
Am. Indian & Alaskan	477	1.79%	662	0.86%	916	0.64%
Asian	784	2.95%	4,139	5.37%	9,527	6.68%
Hawaiian & Pacific Island	2	0.01%	13	0.02%	16	0.01%
Other	15,179	57.04%	24,841	32.22%	36,261	25.42%
Population by Hispanic Origin	26,609		77,097		142,664	
Non-Hispanic Origin	10,516	39.52%	52,466	68.05%	107,737	75.52%
Hispanic Origin	16,093	60.48%	24,631	31.95%	34,926	24.48%
2024 Median Age, Male	38.30		40.20		41.00	
2024 Average Age, Male	37.90		39.30		40.00	
2024 Median Age, Female	40.00		42.90		44.20	
2024 Average Age, Female	39.70		41.60		42.60	
2024 Population by Occupation Classification	21,585		62,414		116,196	
Civilian Employed	14,713	68.16%	40,674	65.17%	73,485	63.24%
Civilian Unemployed	476	2.21%	1,465	2.35%	2,511	2.16%
Civilian Non-Labor Force	6,396	29.63%	20,264	32.47%	40,189	34.59%
Armed Forces	0	0.00%	11	0.02%	11	0.01%
Households by Marital Status						
Married	3,934		14,385		27,813	
Married No Children	1,970		7,327		14,630	
Married w/Children	1,964		7,058		13,183	
2024 Population by Education	20,411		57,347		105,482	
Some High School, No Diploma	3,769	18.47%	5,618	9.80%	8,519	8.08%
High School Grad (Incl Equivalency)	4,128	20.22%	9,271	16.17%	15,143	14.36%
Some College, No Degree	4,127	20.22%	9,574	16.69%	15,942	15.11%
Associate Degree	1,887	9.25%	4,070	7.10%	6,589	6.25%
Bachelor Degree	3,967	19.44%	15,134	26.39%	29,757	28.21%
Advanced Degree	2,533	12.41%	13,680	23.85%	29,532	28.00%



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Radius	1 Mile		3 Mile		5 Mile		
2024 Population by Occupation	28,887		82,290		149,389		
Real Estate & Finance	1,151	3.98%	6,096	7.41%	11,952	8.00%	
Professional & Management	6,885	23.83%	26,466	32.16%	51,423	34.42%	
Public Administration	444	1.54%	1,122	1.36%	2,114	1.42%	
Education & Health	3,096	10.72%	8,869	10.78%	16,976	11.36%	
Services	4,390	15.20%	8,040	9.77%	11,829	7.92%	
Information	278	0.96%	1,176	1.43%	2,211	1.48%	
Sales	2,763	9.56%	8,002	9.72%	14,387	9.63%	
Transportation	2,695	9.33%	7,604	9.24%	13,438	9.00%	
Retail	1,157	4.01%	2,754	3.35%	4,937	3.30%	
Wholesale	504	1.74%	1,116	1.36%	1,904	1.27%	
Manufacturing	732	2.53%	1,760	2.14%	3,223	2.16%	
Production	1,665	5.76%	2,746	3.34%	4,158	2.78%	
Construction	1,485	5.14%	2,563	3.11%	4,354	2.91%	
Utilities	529	1.83%	1,192	1.45%	2,165	1.45%	
Agriculture & Mining	116	0.40%	209	0.25%	221	0.15%	
Farming, Fishing, Forestry	81	0.28%	81	0.10%	212	0.14%	
Other Services	916	3.17%	2,494	3.03%	3,885	2.60%	
2024 Worker Travel Time to Job	13,550		35,092		62,088		
<30 Minutes	8,589	63.39%	20,568	58.61%	35,714	57.52%	
30-60 Minutes	3,092	22.82%	7,649	21.80%	13,569	21.85%	
60+ Minutes	1,869	13.79%	6,875	19.59%	12,805	20.62%	
2020 Households by HH Size	10,447		29,111		53,048		
1-Person Households	2,592	24.81%	6,994	24.03%	13,106	24.71%	
2-Person Households	2,501	23.94%	7,606	26.13%	14,577	27.48%	
3-Person Households	1,763	16.88%	4,950	17.00%	8,823	16.63%	
4-Person Households	1,819	17.41%	5,452	18.73%	9,682	18.25%	
5-Person Households	944	9.04%	2,543	8.74%	4,432	8.35%	
6-Person Households	485	4.64%	987	3.39%	1,591	3.00%	
7 or more Person Households	343	3.28%	579	1.99%	837	1.58%	
2024 Average Household Size	2.80		2.80		2.70		
Households							
2029 Projection	8,577		26,378		49,737		
2024 Estimate	9,011		27,125		50,830		
2020 Census	10,447		29,110		53,048		
Growth 2024 - 2029	-4.82%		-2.75%		-2.15%		
Growth 2020 - 2024	-13.75%		-6.82%		-4.18%		



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262 Boston Post Rd, Port Chester, NY 10573						
Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	9,012		27,126		50,829	
<\$25,000	1,380	15.31%	3,013	11.11%	5,187	10.20%
\$25,000 - \$50,000	1,054	11.70%	2,387	8.80%	4,669	9.19%
\$50,000 - \$75,000	1,331	14.77%	2,836	10.45%	4,796	9.44%
\$75,000 - \$100,000	1,076	11.94%	2,429	8.95%	4,262	8.38%
\$100,000 - \$125,000	973	10.80%	2,517	9.28%	4,243	8.35%
\$125,000 - \$150,000	766	8.50%	2,054	7.57%	3,850	7.57%
\$150,000 - \$200,000	1,004	11.14%	2,762	10.18%	5,244	10.32%
\$200,000+	1,428	15.85%	9,128	33.65%	18,578	36.55%
2024 Avg Household Income	\$118,827		\$162,318		\$169,284	
2024 Med Household Income	\$92,216		\$129,637		\$139,659	
2024 Occupied Housing	9,012		27,125		50,830	
Owner Occupied	3,562	39.53%	15,373	56.67%	31,673	62.31%
Renter Occupied	5,450	60.47%	11,752	43.33%	19,157	37.69%
2020 Housing Units	10,624		30,476		56,681	
1 Unit	2,932	27.60%	15,784	51.79%	31,874	56.23%
2 - 4 Units	3,622	34.09%	7,219	23.69%	11,684	20.61%
5 - 19 Units	1,310	12.33%	2,910	9.55%	4,676	8.25%
20+ Units	2,760	25.98%	4,563	14.97%	8,447	14.90%
2024 Housing Value	3,563		15,374		31,673	
<\$100,000	105	2.95%	257	1.67%	466	1.47%
\$100,000 - \$200,000	272	7.63%	526	3.42%	1,002	3.16%
\$200,000 - \$300,000	376	10.55%	541	3.52%	1,053	3.32%
\$300,000 - \$400,000	289	8.11%	608	3.95%	983	3.10%
\$400,000 - \$500,000	428	12.01%	903	5.87%	1,676	5.29%
\$500,000 - \$1,000,000	1,473	41.34%	6,382	41.51%	13,766	43.46%
\$1,000,000+	620	17.40%	6,157	40.05%	12,727	40.18%
2024 Median Home Value	\$605,736		\$880,131		\$887,058	
2024 Housing Units by Yr Built	10,625		30,490		56,704	
Built 2010+	879	8.27%	2,293	7.52%	4,437	7.82%
Built 2000 - 2010	580	5.46%	1,842	6.04%	3,182	5.61%
Built 1990 - 1999	385	3.62%	1,689	5.54%	3,616	6.38%
Built 1980 - 1989	690	6.49%	2,311	7.58%	4,471	7.88%
Built 1970 - 1979	561	5.28%	2,696	8.84%	4,248	7.49%
Built 1960 - 1969	1,412	13.29%	3,849	12.62%	6,956	12.27%
Built 1950 - 1959	1,618	15.23%	5,192	17.03%	10,333	18.22%
Built <1949	4,500	42.35%	10,618	34.82%	19,461	34.32%
2024 Median Year Built	1954		1958		1958	

