

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.4531/-74.3744

Dunning Farms Shopping Center - 88 Dunning Rd Middletown, NY 10940	3 mi radius		5 mi radius		7 mi radius	
Population						
Estimated Population (2023)	45,848		70,884		87,661	
Projected Population (2028)	48,940		74,902		92,415	
Census Population (2020)	44,660		69,012		85,233	
Census Population (2010)	41,487		63,725		79,312	
Projected Annual Growth (2023 to 2028)	3,092	1.3%	4,018	1.1%	4,754	1.1%
Historical Annual Growth (2020 to 2023)	1,188	0.9%	1,873	0.9%	2,428	0.9%
Historical Annual Growth (2010 to 2020)	3,172	2.5%	5,286	2.8%	5,921	2.5%
Estimated Population Density (2023)	1,622 psm		903 psm		570 psm	
Trade Area Size	28.3 sq mi		78.5 sq mi		153.9 sq mi	
Households						
Estimated Households (2023)	17,012		26,221		31,887	
Projected Households (2028)	18,249		27,839		33,784	
Census Households (2020)	16,345		25,272		30,722	
Census Households (2010)	14,902		22,861		28,009	
Estimated Households with Children (2023)	5,923	34.8%	8,964	34.2%	11,101	34.8%
Estimated Average Household Size (2023)	2.65		2.63		2.67	
Average Household Income						
Estimated Average Household Income (2023)	\$104,729		\$107,581		\$116,481	
Projected Average Household Income (2028)	\$101,446		\$105,328		\$114,978	
Estimated Average Family Income (2023)	\$115,302		\$122,212		\$131,130	
Median Household Income						
Estimated Median Household Income (2023)	\$85,370		\$88,794		\$95,076	
Projected Median Household Income (2028)	\$82,397		\$86,029		\$92,546	
Estimated Median Family Income (2023)	\$111,811		\$113,750		\$120,223	
Per Capita Income						
Estimated Per Capita Income (2023)	\$39,020		\$40,137		\$42,712	
Projected Per Capita Income (2028)	\$37,977		\$39,471		\$42,356	
Estimated Per Capita Income 5 Year Growth	-\$1,042	-2.7%	-\$666	-1.7%	-\$356	-0.8%
Estimated Average Household Net Worth (2023)	\$985,756		\$1,082,975		\$1,190,531	
Daytime Demos (2023)						
Total Businesses	1,802		2,920		3,268	
Total Employees	19,847		31,784		34,641	
Company Headquarter Businesses	59	3.3%	107	3.7%	118	3.6%
Company Headquarter Employees	5,685	28.6%	7,108	22.4%	7,334	21.2%
Employee Population per Business	11.0		10.9		10.6	
Residential Population per Business	25.4		24.3		26.8	

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Dunning Rd
 Middletown, NY 10940

3 mi radius 5 mi radius 7 mi radius

Race & Ethnicity						
White (2023)	20,060	43.8%	34,521	48.7%	46,906	53.5%
Black or African American (2023)	11,110	24.2%	16,367	23.1%	17,803	20.3%
American Indian or Alaska Native (2023)	397	0.9%	536	0.8%	595	0.7%
Asian (2023)	2,233	4.9%	3,159	4.5%	3,683	4.2%
Hawaiian or Pacific Islander (2023)	19	-	26	-	27	-
Other Race (2023)	7,123	15.5%	9,290	13.1%	10,311	11.8%
Two or More Races (2023)	4,908	10.7%	6,986	9.9%	8,337	9.5%
Not Hispanic or Latino Population (2023)	30,620	66.8%	49,836	70.3%	63,553	72.5%
Hispanic or Latino Population (2023)	15,228	33.2%	21,048	29.7%	24,108	27.5%
Not Hispanic or Latino Population (2028)	32,730	66.9%	52,647	70.3%	66,985	72.5%
Hispanic or Latino Population (2028)	16,210	33.1%	22,255	29.7%	25,430	27.5%
Not Hispanic or Latino Population (2020)	27,414	61.4%	45,587	66.1%	58,742	68.9%
Hispanic or Latino Population (2020)	17,246	38.6%	23,425	33.9%	26,492	31.1%
Not Hispanic or Latino Population (2010)	27,382	66.0%	45,331	71.1%	59,061	74.5%
Hispanic or Latino Population (2010)	14,105	34.0%	18,394	28.9%	20,251	25.5%
Projected Hispanic Annual Growth (2023 to 2028)	982	1.3%	1,207	1.1%	1,322	1.1%
Historic Hispanic Annual Growth (2010 to 2023)	1,124	0.6%	2,654	1.1%	3,857	1.5%
Age Distribution (2023)						
Age Under 5	2,937	6.4%	4,303	6.1%	5,087	5.8%
Age 5 to 9 Years	2,856	6.2%	4,330	6.1%	5,322	6.1%
Age 10 to 14 Years	3,123	6.8%	4,810	6.8%	6,017	6.9%
Age 15 to 19 Years	3,204	7.0%	4,797	6.8%	5,949	6.8%
Age 20 to 24 Years	3,198	7.0%	4,796	6.8%	5,797	6.6%
Age 25 to 29 Years	3,426	7.5%	4,943	7.0%	5,695	6.5%
Age 30 to 34 Years	3,035	6.6%	4,575	6.5%	5,351	6.1%
Age 35 to 39 Years	2,989	6.5%	4,642	6.5%	5,708	6.5%
Age 40 to 44 Years	2,791	6.1%	4,427	6.2%	5,581	6.4%
Age 45 to 49 Years	2,674	5.8%	4,227	6.0%	5,371	6.1%
Age 50 to 54 Years	2,982	6.5%	4,692	6.6%	5,978	6.8%
Age 55 to 59 Years	3,111	6.8%	4,898	6.9%	6,271	7.2%
Age 60 to 64 Years	2,743	6.0%	4,382	6.2%	5,564	6.3%
Age 65 to 74 Years	4,052	8.8%	6,547	9.2%	8,248	9.4%
Age 75 to 84 Years	1,891	4.1%	3,124	4.4%	3,899	4.4%
Age 85 Years or Over	836	1.8%	1,390	2.0%	1,823	2.1%
Median Age	36.3		37.5		38.4	
Gender Age Distribution (2023)						
Female Population	23,041	50.3%	35,518	50.1%	43,789	50.0%
Age 0 to 19 Years	5,907	25.6%	8,850	24.9%	10,779	24.6%
Age 20 to 64 Years	13,345	57.9%	20,453	57.6%	25,217	57.6%
Age 65 Years or Over	3,789	16.4%	6,215	17.5%	7,793	17.8%
Female Median Age	37.5		39.2		40.1	
Male Population	22,807	49.7%	35,366	49.9%	43,872	50.0%
Age 0 to 19 Years	6,213	27.2%	9,390	26.6%	11,597	26.4%
Age 20 to 64 Years	13,604	59.6%	21,130	59.7%	26,098	59.5%
Age 65 Years or Over	2,990	13.1%	4,846	13.7%	6,177	14.1%
Male Median Age	35.0		35.9		36.7	

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Dunning Farms Shopping Center - 88

Dunning Rd
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3 mi radius 5 mi radius 7 mi radius

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Household Income Distribution (2023)						
HH Income \$200,000 or More	1,905	11.2%	3,430	13.1%	4,779	15.0%
HH Income \$150,000 to \$199,999	1,941	11.4%	2,886	11.0%	3,761	11.8%
HH Income \$100,000 to \$149,999	2,835	16.7%	4,701	17.9%	5,887	18.5%
HH Income \$75,000 to \$99,999	2,405	14.1%	3,401	13.0%	4,001	12.5%
HH Income \$50,000 to \$74,999	2,700	15.9%	3,878	14.8%	4,577	14.4%
HH Income \$35,000 to \$49,999	1,345	7.9%	2,030	7.7%	2,350	7.4%
HH Income \$25,000 to \$34,999	866	5.1%	1,510	5.8%	1,703	5.3%
HH Income \$15,000 to \$24,999	1,114	6.5%	1,792	6.8%	1,981	6.2%
HH Income Under \$15,000	1,902	11.2%	2,593	9.9%	2,848	8.9%
HH Income \$35,000 or More	13,130	77.2%	20,326	77.5%	25,355	79.5%
HH Income \$75,000 or More	9,085	53.4%	14,418	55.0%	18,428	57.8%
Housing (2023)						
Total Housing Units	18,561		28,468		34,554	
Housing Units Occupied	17,012	91.7%	26,221	92.1%	31,887	92.3%
Housing Units Owner-Occupied	9,378	55.1%	15,817	60.3%	20,749	65.1%
Housing Units, Renter-Occupied	7,634	44.9%	10,403	39.7%	11,138	34.9%
Housing Units, Vacant	1,549	9.1%	2,247	8.6%	2,667	8.4%
Marital Status (2023)						
Never Married	13,687	37.1%	21,099	36.7%	25,217	35.4%
Currently Married	16,824	45.6%	26,069	45.4%	33,408	46.9%
Separated	1,680	4.5%	2,661	4.6%	3,238	4.5%
Widowed	1,700	4.6%	2,605	4.5%	3,350	4.7%
Divorced	3,042	8.2%	5,006	8.7%	6,022	8.5%
Household Type (2023)						
Population Family	37,510	81.8%	57,653	81.3%	72,182	82.3%
Population Non-Family	7,542	16.4%	11,252	15.9%	12,801	14.6%
Population Group Quarters	796	1.7%	1,978	2.8%	2,678	3.1%
Family Households	11,146	65.5%	17,342	66.1%	21,786	68.3%
Non-Family Households	5,866	34.5%	8,879	33.9%	10,101	31.7%
Married Couple with Children	3,349	19.9%	5,418	20.8%	7,116	21.3%
Average Family Household Size	3.4		3.3		3.3	
Household Size (2023)						
1 Person Households	4,827	28.4%	7,367	28.1%	8,370	26.2%
2 Person Households	5,518	32.4%	8,502	32.4%	10,457	32.8%
3 Person Households	2,655	15.6%	4,142	15.8%	5,201	16.3%
4 Person Households	2,020	11.9%	3,262	12.4%	4,242	13.3%
5 Person Households	1,168	6.9%	1,769	6.7%	2,217	7.0%
6 or More Person Households	824	4.8%	1,180	4.5%	1,400	4.4%
Household Vehicles (2023)						
Households with 0 Vehicles Available	2,033	11.9%	2,705	10.3%	2,944	9.2%
Households with 1 Vehicles Available	6,058	35.6%	9,259	35.3%	10,544	33.1%
Households with 2 or More Vehicles Available	8,921	52.4%	14,256	54.4%	18,399	57.7%
Total Vehicles Available	27,537		44,158		56,271	
Average Vehicles Per Household	1.6		1.7		1.8	

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3 mi radius 5 mi radius 7 mi radius

Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	36,256		56,442		69,977	
Estimated Civilian Employed	21,471	59.2%	33,324	59.0%	41,796	59.7%
Estimated Civilian Unemployed	798	2.2%	1,200	2.1%	1,552	2.2%
Estimated in Armed Forces	118	0.3%	130	0.2%	142	0.2%
Estimated Not in Labor Force	13,870	38.3%	21,789	38.6%	26,488	37.9%
Unemployment Rate	2.2%		2.1%		2.2%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	21,468		33,316		41,786	
Management, Business, Financial Operations	2,749	12.8%	4,582	13.8%	5,807	13.9%
Professional, Related	4,383	20.4%	7,511	22.5%	9,849	23.6%
Service	4,416	20.6%	6,430	19.3%	7,729	18.5%
Sales, Office	5,090	23.7%	7,723	23.2%	9,510	22.8%
Farming, Fishing, Forestry	270	1.3%	377	1.1%	453	1.1%
Construct, Extraction, Maintenance	1,639	7.6%	2,636	7.9%	3,509	8.4%
Production, Transport Material Moving	2,920	13.6%	4,057	12.2%	4,928	11.8%
White Collar Workers	12,223	56.9%	19,816	59.5%	25,167	60.2%
Blue Collar Workers	9,245	43.1%	13,500	40.5%	16,619	39.8%
Consumer Expenditure (2023)						
Total Household Expenditure	\$1.23 B		\$1.94 B		\$2.49 B	
Total Non-Retail Expenditure	\$653.88 M	53.0%	\$1.03 B	53.0%	\$1.32 B	53.0%
Total Retail Expenditure	\$579.16 M	47.0%	\$909.35 M	47.0%	\$1.17 B	47.0%
Apparel	\$44.13 M	3.6%	\$69.3 M	3.6%	\$89.43 M	3.6%
Contributions	\$41.36 M	3.4%	\$65.71 M	3.4%	\$85.65 M	3.4%
Education	\$40.08 M	3.3%	\$63.56 M	3.3%	\$83.36 M	3.3%
Entertainment	\$70.6 M	5.7%	\$111.22 M	5.7%	\$143.96 M	5.8%
Food and Beverages	\$180.55 M	14.6%	\$282.75 M	14.6%	\$362.66 M	14.6%
Furnishings and Equipment	\$43.76 M	3.5%	\$68.88 M	3.6%	\$89.07 M	3.6%
Gifts	\$31.35 M	2.5%	\$49.87 M	2.6%	\$65.05 M	2.6%
Health Care	\$101.84 M	8.3%	\$159.81 M	8.3%	\$204.76 M	8.2%
Household Operations	\$48.86 M	4.0%	\$77.06 M	4.0%	\$99.62 M	4.0%
Miscellaneous Expenses	\$23.4 M	1.9%	\$36.81 M	1.9%	\$47.46 M	1.9%
Personal Care	\$16.56 M	1.3%	\$26 M	1.3%	\$33.45 M	1.3%
Personal Insurance	\$8.94 M	0.7%	\$14.18 M	0.7%	\$18.52 M	0.7%
Reading	\$2.7 M	0.2%	\$4.25 M	0.2%	\$5.48 M	0.2%
Shelter	\$260.99 M	21.2%	\$408.54 M	21.1%	\$524.46 M	21.0%
Tobacco	\$7.01 M	0.6%	\$10.8 M	0.6%	\$13.51 M	0.5%
Transportation	\$222.62 M	18.1%	\$349.49 M	18.1%	\$449.65 M	18.0%
Utilities	\$88.3 M	7.2%	\$137.94 M	7.1%	\$175.8 M	7.1%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	30,530		47,847		59,489	
Elementary (Grade Level 0 to 8)	1,917	6.3%	2,514	5.3%	2,766	4.6%
Some High School (Grade Level 9 to 11)	2,046	6.7%	2,930	6.1%	3,431	5.8%
High School Graduate	9,200	30.1%	13,789	28.8%	16,770	28.2%
Some College	5,789	19.0%	9,383	19.6%	11,431	19.2%
Associate Degree Only	3,661	12.0%	5,672	11.9%	7,276	12.2%
Bachelor Degree Only	4,940	16.2%	8,375	17.5%	10,706	18.0%
Graduate Degree	2,978	9.8%	5,186	10.8%	7,108	11.9%

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3 mi radius 5 mi radius 7 mi radius

Units In Structure (2023)

1 Detached Unit	8,191	55.0%	13,759	60.2%	18,519	66.1%
1 Attached Unit	2,191	14.7%	3,059	13.4%	3,228	11.5%
2 to 4 Units	2,597	17.4%	3,249	14.2%	3,487	12.5%
5 to 9 Units	1,575	10.6%	2,077	9.1%	2,156	7.7%
10 to 19 Units	726	4.9%	1,249	5.5%	1,325	4.7%
20 to 49 Units	740	5.0%	1,155	5.1%	1,218	4.3%
50 or More Units	881	5.9%	1,393	6.1%	1,525	5.4%
Mobile Home or Trailer	104	0.7%	266	1.2%	398	1.4%
Other Structure	8	-	14	-	31	0.1%

Homes Built By Year (2023)

Homes Built 2010 or later	1,872	12.6%	3,063	13.4%	3,514	12.5%
Homes Built 2000 to 2009	1,695	11.4%	2,960	12.9%	3,956	14.1%
Homes Built 1990 to 1999	1,305	8.8%	2,219	9.7%	2,915	10.4%
Homes Built 1980 to 1989	2,036	13.7%	3,111	13.6%	3,846	13.7%
Homes Built 1970 to 1979	2,636	17.7%	3,642	15.9%	4,407	15.7%
Homes Built 1960 to 1969	1,781	11.9%	2,742	12.0%	3,404	12.2%
Homes Built 1950 to 1959	1,291	8.7%	2,127	9.3%	2,543	9.1%
Homes Built Before 1949	4,397	29.5%	6,357	27.8%	7,302	26.1%

Home Values (2023)

Home Values \$1,000,000 or More	92	1.0%	172	1.1%	251	1.2%
Home Values \$500,000 to \$999,999	952	10.2%	1,909	12.1%	2,632	12.7%
Home Values \$400,000 to \$499,999	929	9.9%	1,556	9.8%	2,331	11.2%
Home Values \$300,000 to \$399,999	2,117	22.6%	3,808	24.1%	5,111	24.6%
Home Values \$200,000 to \$299,999	2,720	29.0%	4,370	27.6%	5,779	27.9%
Home Values \$150,000 to \$199,999	1,199	12.8%	1,913	12.1%	2,166	10.4%
Home Values \$100,000 to \$149,999	790	8.4%	1,027	6.5%	1,166	5.6%
Home Values \$70,000 to \$99,999	122	1.3%	200	1.3%	232	1.1%
Home Values \$50,000 to \$69,999	72	0.8%	165	1.0%	228	1.1%
Home Values \$25,000 to \$49,999	162	1.7%	237	1.5%	318	1.5%
Home Values Under \$25,000	223	2.4%	461	2.9%	534	2.6%
Owner-Occupied Median Home Value	\$279,606		\$291,535		\$302,596	
Renter-Occupied Median Rent	\$1,265		\$1,269		\$1,267	

Transportation To Work (2023)

Drive to Work Alone	14,928	69.5%	22,941	68.9%	28,885	69.1%
Drive to Work in Carpool	2,747	12.8%	3,688	11.1%	4,216	10.1%
Travel to Work by Public Transportation	829	3.9%	1,318	4.0%	1,542	3.7%
Drive to Work on Motorcycle	6	-	10	-	13	-
Walk or Bicycle to Work	568	2.6%	733	2.2%	812	1.9%
Other Means	150	0.7%	319	1.0%	348	0.8%
Work at Home	2,240	10.4%	4,307	12.9%	5,970	14.3%

Travel Time (2023)

Travel to Work in 14 Minutes or Less	6,031	28.1%	8,821	26.5%	10,363	24.8%
Travel to Work in 15 to 29 Minutes	5,808	27.1%	9,046	27.2%	11,432	27.4%
Travel to Work in 30 to 59 Minutes	4,377	20.4%	6,678	20.0%	8,309	19.9%
Travel to Work in 60 Minutes or More	3,013	14.0%	4,463	13.4%	5,712	13.7%
Average Minutes Travel to Work	22.4		22.0		22.3	

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