

Demographic Detail Report

Dunning Farms Shopping Center

88 Dunning Rd, Middletown, NY 10940

Building Type: **General Retail**
 Secondary: -
 GLA: **307,665 SF**
 Year Built: **1989**

Total Available: **96,354 SF**
 % Leased: **87.23%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile	5 Mile	10 Mile
Population			
2030 Projection	47,934	72,542	135,141
2025 Estimate	47,184	71,215	132,990
2020 Census	46,771	69,710	131,424
Growth 2025 - 2030	1.59%	1.86%	1.62%
Growth 2020 - 2025	0.88%	2.16%	1.19%
2025 Population by Age			
	47,184	71,215	132,990
Age 0 - 4	2,812 5.96%	4,176 5.86%	7,497 5.64%
Age 5 - 9	2,816 5.97%	4,150 5.83%	7,698 5.79%
Age 10 - 14	2,917 6.18%	4,305 6.05%	8,077 6.07%
Age 15 - 19	3,072 6.51%	4,559 6.40%	8,520 6.41%
Age 20 - 24	3,180 6.74%	4,708 6.61%	8,608 6.47%
Age 25 - 29	3,085 6.54%	4,560 6.40%	8,100 6.09%
Age 30 - 34	3,019 6.40%	4,477 6.29%	7,947 5.98%
Age 35 - 39	3,104 6.58%	4,607 6.47%	8,251 6.20%
Age 40 - 44	3,228 6.84%	4,799 6.74%	8,755 6.58%
Age 45 - 49	3,105 6.58%	4,661 6.54%	8,597 6.46%
Age 50 - 54	3,052 6.47%	4,651 6.53%	8,794 6.61%
Age 55 - 59	2,968 6.29%	4,606 6.47%	8,969 6.74%
Age 60 - 64	2,805 5.94%	4,398 6.18%	8,740 6.57%
Age 65 - 69	2,531 5.36%	3,954 5.55%	7,873 5.92%
Age 70 - 74	2,066 4.38%	3,200 4.49%	6,229 4.68%
Age 75 - 79	1,563 3.31%	2,417 3.39%	4,615 3.47%
Age 80 - 84	1,007 2.13%	1,572 2.21%	2,995 2.25%
Age 85+	854 1.81%	1,415 1.99%	2,724 2.05%
Age 65+	8,021 17.00%	12,558 17.63%	24,436 18.37%
Median Age	39.30	40.10	41.00
Average Age	39.40	39.90	40.50

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Radius	3 Mile	5 Mile	10 Mile
2025 Population By Race	47,184	71,215	132,990
White	16,524 35.02%	29,729 41.75%	73,391 55.19%
Black	10,613 22.49%	14,735 20.69%	19,845 14.92%
Am. Indian & Alaskan	2,288 4.85%	2,858 4.01%	3,751 2.82%
Asian	1,869 3.96%	2,751 3.86%	4,423 3.33%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	15,889 33.67%	21,142 29.69%	31,581 23.75%
Population by Hispanic Origin	47,184	71,215	132,990
Non-Hispanic Origin	27,470 58.22%	44,994 63.18%	94,634 71.16%
Hispanic Origin	19,714 41.78%	26,220 36.82%	38,357 28.84%
2025 Median Age, Male	38.40	39.00	40.30
2025 Average Age, Male	38.40	38.80	39.60
2025 Median Age, Female	40.20	41.10	41.90
2025 Average Age, Female	40.40	41.00	41.30
2025 Population by Occupation Classification	38,027	57,677	108,021
Civilian Employed	23,222 61.07%	35,331 61.26%	66,324 61.40%
Civilian Unemployed	1,212 3.19%	1,661 2.88%	2,518 2.33%
Civilian Non-Labor Force	13,539 35.60%	20,626 35.76%	38,950 36.06%
Armed Forces	54 0.14%	59 0.10%	229 0.21%
Households by Marital Status			
Married	6,721	10,823	22,740
Married No Children	4,074	6,597	13,716
Married w/Children	2,647	4,226	9,025
2025 Population by Education	34,374	52,098	97,356
Some High School, No Diploma	4,407 12.82%	5,816 11.16%	9,023 9.27%
High School Grad (Incl Equivalency)	10,593 30.82%	15,070 28.93%	27,618 28.37%
Some College, No Degree	9,993 29.07%	15,694 30.12%	29,535 30.34%
Associate Degree	1,988 5.78%	2,782 5.34%	4,767 4.90%
Bachelor Degree	4,630 13.47%	7,908 15.18%	16,022 16.46%
Advanced Degree	2,763 8.04%	4,828 9.27%	10,391 10.67%

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Radius	3 Mile		5 Mile		10 Mile	
2025 Population by Occupation	43,978		67,063		125,621	
Real Estate & Finance	1,258	2.86%	1,972	2.94%	3,807	3.03%
Professional & Management	8,915	20.27%	15,126	22.55%	29,917	23.82%
Public Administration	1,421	3.23%	2,143	3.20%	4,510	3.59%
Education & Health	6,285	14.29%	10,014	14.93%	18,782	14.95%
Services	4,910	11.16%	7,260	10.83%	12,926	10.29%
Information	738	1.68%	1,000	1.49%	1,479	1.18%
Sales	5,461	12.42%	7,924	11.82%	14,375	11.44%
Transportation	949	2.16%	1,517	2.26%	2,590	2.06%
Retail	3,220	7.32%	4,681	6.98%	8,499	6.77%
Wholesale	759	1.73%	1,088	1.62%	1,886	1.50%
Manufacturing	1,570	3.57%	2,091	3.12%	3,921	3.12%
Production	3,622	8.24%	4,820	7.19%	8,160	6.50%
Construction	1,675	3.81%	2,668	3.98%	5,980	4.76%
Utilities	1,700	3.87%	2,384	3.55%	4,786	3.81%
Agriculture & Mining	262	0.60%	460	0.69%	863	0.69%
Farming, Fishing, Forestry	231	0.53%	295	0.44%	385	0.31%
Other Services	1,002	2.28%	1,620	2.42%	2,755	2.19%
2025 Worker Travel Time to Job	22,097		33,216		61,908	
<30 Minutes	13,110	59.33%	19,647	59.15%	35,325	57.06%
30-60 Minutes	4,604	20.84%	7,020	21.13%	14,213	22.96%
60+ Minutes	4,383	19.84%	6,549	19.72%	12,370	19.98%
2020 Households by HH Size	16,844		25,437		46,548	
1-Person Households	4,690	27.84%	7,041	27.68%	11,317	24.31%
2-Person Households	4,705	27.93%	7,343	28.87%	13,937	29.94%
3-Person Households	2,916	17.31%	4,349	17.10%	8,077	17.35%
4-Person Households	2,379	14.12%	3,609	14.19%	7,131	15.32%
5-Person Households	1,166	6.92%	1,732	6.81%	3,528	7.58%
6-Person Households	562	3.34%	782	3.07%	1,462	3.14%
7 or more Person Households	426	2.53%	581	2.28%	1,096	2.35%
2025 Average Household Size	2.60		2.60		2.70	
Households						
2030 Projection	17,361		26,700		48,193	
2025 Estimate	17,072		26,171		47,360	
2020 Census	16,844		25,436		46,547	
Growth 2025 - 2030	1.69%		2.02%		1.76%	
Growth 2020 - 2025	1.35%		2.89%		1.75%	



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Radius	3 Mile	5 Mile	10 Mile
2025 Households by HH Income	17,072	26,171	47,358
<\$25,000	2,288 13.40%	3,313 12.66%	5,188 10.95%
\$25,000 - \$50,000	2,126 12.45%	3,184 12.17%	5,103 10.78%
\$50,000 - \$75,000	3,009 17.63%	4,604 17.59%	7,281 15.37%
\$75,000 - \$100,000	2,735 16.02%	3,906 14.92%	6,700 14.15%
\$100,000 - \$125,000	2,146 12.57%	3,140 12.00%	5,673 11.98%
\$125,000 - \$150,000	1,372 8.04%	2,217 8.47%	4,078 8.61%
\$150,000 - \$200,000	1,889 11.06%	2,955 11.29%	6,335 13.38%
\$200,000+	1,507 8.83%	2,852 10.90%	7,000 14.78%
2025 Avg Household Income	\$103,444	\$108,909	\$122,028
2025 Med Household Income	\$85,173	\$87,701	\$97,786
2025 Occupied Housing	17,072	26,171	47,361
Owner Occupied	8,771 51.38%	14,127 53.98%	30,608 64.63%
Renter Occupied	8,301 48.62%	12,044 46.02%	16,753 35.37%
2020 Housing Units	18,482	28,200	50,912
1 Unit	11,670 63.14%	18,222 64.62%	37,514 73.68%
2 - 4 Units	2,762 14.94%	3,338 11.84%	4,962 9.75%
5 - 19 Units	2,708 14.65%	4,156 14.74%	5,277 10.36%
20+ Units	1,342 7.26%	2,484 8.81%	3,159 6.20%
2025 Housing Value	8,771	14,128	30,608
<\$100,000	407 4.64%	587 4.15%	1,258 4.11%
\$100,000 - \$200,000	961 10.96%	1,230 8.71%	1,990 6.50%
\$200,000 - \$300,000	2,104 23.99%	3,025 21.41%	5,468 17.86%
\$300,000 - \$400,000	2,633 30.02%	4,109 29.08%	7,854 25.66%
\$400,000 - \$500,000	1,381 15.75%	2,337 16.54%	5,780 18.88%
\$500,000 - \$1,000,000	1,025 11.69%	2,323 16.44%	7,213 23.57%
\$1,000,000+	260 2.96%	517 3.66%	1,045 3.41%
2025 Median Home Value	\$334,694	\$354,076	\$383,880
2025 Housing Units by Yr Built	18,653	28,545	52,254
Built 2010+	2,178 11.68%	3,911 13.70%	6,142 11.75%
Built 2000 - 2010	1,615 8.66%	2,833 9.92%	6,031 11.54%
Built 1990 - 1999	1,478 7.92%	2,672 9.36%	5,337 10.21%
Built 1980 - 1989	2,041 10.94%	3,038 10.64%	6,617 12.66%
Built 1970 - 1979	3,101 16.62%	4,307 15.09%	7,605 14.55%
Built 1960 - 1969	1,802 9.66%	2,756 9.65%	4,790 9.17%
Built 1950 - 1959	1,278 6.85%	2,162 7.57%	4,090 7.83%
Built <1949	5,160 27.66%	6,866 24.05%	11,642 22.28%
2025 Median Year Built	1973	1975	1976

