

Demographic Detail Report

4360-4370 Boston Post Rd, Pelham Manor, NY 10803

Building Type: **General Retail** Total Available: **3,000 SF**
 Secondary: **Storefront** % Leased: **53.85%**
 GLA: **6,500 SF** Rent/SF/Yr: **\$55.00**
 Year Built: **2018**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	18,103		338,054		976,464	
2024 Estimate	19,272		363,760		1,045,001	
2020 Census	21,397		419,001		1,148,687	
Growth 2024 - 2029	-6.07%		-7.07%		-6.56%	
Growth 2020 - 2024	-9.93%		-13.18%		-9.03%	
2024 Population by Age	19,272		363,760		1,045,001	
Age 0 - 4	989	5.13%	21,096	5.80%	63,733	6.10%
Age 5 - 9	1,031	5.35%	19,910	5.47%	61,950	5.93%
Age 10 - 14	1,154	5.99%	20,900	5.75%	65,647	6.28%
Age 15 - 19	1,179	6.12%	21,783	5.99%	66,868	6.40%
Age 20 - 24	1,191	6.18%	23,136	6.36%	68,785	6.58%
Age 25 - 29	1,130	5.86%	24,182	6.65%	70,373	6.73%
Age 30 - 34	1,104	5.73%	25,136	6.91%	73,384	7.02%
Age 35 - 39	1,039	5.39%	23,675	6.51%	68,477	6.55%
Age 40 - 44	1,104	5.73%	23,389	6.43%	68,227	6.53%
Age 45 - 49	1,156	6.00%	22,283	6.13%	64,718	6.19%
Age 50 - 54	1,240	6.43%	22,933	6.30%	64,838	6.20%
Age 55 - 59	1,331	6.91%	24,084	6.62%	65,619	6.28%
Age 60 - 64	1,334	6.92%	23,874	6.56%	63,794	6.10%
Age 65 - 69	1,211	6.28%	20,610	5.67%	55,348	5.30%
Age 70 - 74	1,036	5.38%	16,304	4.48%	43,526	4.17%
Age 75 - 79	805	4.18%	12,034	3.31%	31,718	3.04%
Age 80 - 84	612	3.18%	8,771	2.41%	23,083	2.21%
Age 85+	626	3.25%	9,660	2.66%	24,912	2.38%
Age 65+	4,290	22.26%	67,379	18.52%	178,587	17.09%
Median Age	43.70		40.40		38.80	
Average Age	42.60		40.60		39.40	

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Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	19,272		363,760		1,045,001
White	4,777	24.79%	74,481	20.48%	250,082 23.93%
Black	9,706	50.36%	171,428	47.13%	304,259 29.12%
Am. Indian & Alaskan	122	0.63%	2,952	0.81%	14,038 1.34%
Asian	437	2.27%	13,035	3.58%	59,508 5.69%
Hawaiian & Pacific Island	9	0.05%	57	0.02%	244 0.02%
Other	4,220	21.90%	101,807	27.99%	416,870 39.89%
Population by Hispanic Origin	19,272		363,760		1,045,001
Non-Hispanic Origin	14,897	77.30%	256,034	70.39%	577,723 55.28%
Hispanic Origin	4,375	22.70%	107,725	29.61%	467,279 44.72%
2024 Median Age, Male	40.60		37.90		36.70
2024 Average Age, Male	40.60		38.70		37.70
2024 Median Age, Female	46.30		42.80		40.80
2024 Average Age, Female	44.40		42.30		40.90
2024 Population by Occupation Classification	15,864		297,495		840,295
Civilian Employed	9,290	58.56%	176,853	59.45%	489,609 58.27%
Civilian Unemployed	447	2.82%	8,790	2.95%	29,110 3.46%
Civilian Non-Labor Force	6,127	38.62%	111,794	37.58%	321,310 38.24%
Armed Forces	0	0.00%	58	0.02%	266 0.03%
Households by Marital Status					
Married	2,592		42,922		123,161
Married No Children	1,450		25,159		68,035
Married w/Children	1,142		17,763		55,126
2024 Population by Education	14,663		271,922		766,780
Some High School, No Diploma	1,816	12.38%	42,562	15.65%	145,133 18.93%
High School Grad (Incl Equivalency)	4,116	28.07%	69,670	25.62%	184,749 24.09%
Some College, No Degree	2,943	20.07%	64,485	23.71%	175,722 22.92%
Associate Degree	935	6.38%	14,986	5.51%	48,762 6.36%
Bachelor Degree	2,316	15.79%	45,770	16.83%	120,641 15.73%
Advanced Degree	2,537	17.30%	34,449	12.67%	91,773 11.97%

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Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	21,374		394,040		1,121,988	
Real Estate & Finance	775	3.63%	12,020	3.05%	36,629	3.26%
Professional & Management	5,006	23.42%	81,912	20.79%	217,930	19.42%
Public Administration	342	1.60%	7,163	1.82%	18,467	1.65%
Education & Health	3,514	16.44%	63,753	16.18%	161,847	14.43%
Services	2,089	9.77%	45,252	11.48%	136,084	12.13%
Information	178	0.83%	3,930	1.00%	10,205	0.91%
Sales	2,143	10.03%	38,054	9.66%	101,281	9.03%
Transportation	4,007	18.75%	65,992	16.75%	220,874	19.69%
Retail	699	3.27%	16,191	4.11%	46,279	4.12%
Wholesale	193	0.90%	3,360	0.85%	8,425	0.75%
Manufacturing	147	0.69%	5,253	1.33%	16,180	1.44%
Production	777	3.64%	16,476	4.18%	50,843	4.53%
Construction	448	2.10%	12,362	3.14%	33,463	2.98%
Utilities	565	2.64%	12,237	3.11%	34,515	3.08%
Agriculture & Mining	0	0.00%	513	0.13%	1,000	0.09%
Farming, Fishing, Forestry	0	0.00%	287	0.07%	752	0.07%
Other Services	491	2.30%	9,285	2.36%	27,214	2.43%
2024 Worker Travel Time to Job	8,587		165,027		454,677	
<30 Minutes	2,394	27.88%	61,305	37.15%	148,722	32.71%
30-60 Minutes	3,092	36.01%	55,463	33.61%	159,319	35.04%
60+ Minutes	3,101	36.11%	48,259	29.24%	146,636	32.25%
2020 Households by HH Size	7,448		155,536		420,093	
1-Person Households	2,034	27.31%	47,961	30.84%	125,859	29.96%
2-Person Households	1,820	24.44%	40,244	25.87%	107,111	25.50%
3-Person Households	1,290	17.32%	26,890	17.29%	72,556	17.27%
4-Person Households	1,183	15.88%	20,616	13.25%	58,310	13.88%
5-Person Households	608	8.16%	11,007	7.08%	31,426	7.48%
6-Person Households	296	3.97%	5,214	3.35%	14,463	3.44%
7 or more Person Households	217	2.91%	3,604	2.32%	10,368	2.47%
2024 Average Household Size	2.70		2.50		2.60	
Households						
2029 Projection	6,412		125,588		354,105	
2024 Estimate	6,838		135,466		380,834	
2020 Census	7,446		155,536		420,092	
Growth 2024 - 2029	-6.23%		-7.29%		-7.02%	
Growth 2020 - 2024	-8.17%		-12.90%		-9.35%	

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Radius	1 Mile		3 Mile		5 Mile
2024 Households by HH Income	6,836		135,465		380,835
<\$25,000	1,217	17.80%	27,444	20.26%	93,684 24.60%
\$25,000 - \$50,000	1,156	16.91%	24,367	17.99%	74,685 19.61%
\$50,000 - \$75,000	653	9.55%	21,778	16.08%	58,867 15.46%
\$75,000 - \$100,000	905	13.24%	16,708	12.33%	42,694 11.21%
\$100,000 - \$125,000	767	11.22%	12,161	8.98%	29,946 7.86%
\$125,000 - \$150,000	277	4.05%	9,200	6.79%	21,003 5.51%
\$150,000 - \$200,000	534	7.81%	10,452	7.72%	25,074 6.58%
\$200,000+	1,327	19.41%	13,355	9.86%	34,882 9.16%
2024 Avg Household Income	\$118,292		\$93,531		\$86,135
2024 Med Household Income	\$85,828		\$68,354		\$58,727
2024 Occupied Housing	6,838		135,466		380,834
Owner Occupied	3,641	53.25%	51,826	38.26%	115,687 30.38%
Renter Occupied	3,197	46.75%	83,640	61.74%	265,147 69.62%
2020 Housing Units	8,434		166,530		451,473
1 Unit	3,208	38.04%	45,921	27.58%	94,872 21.01%
2 - 4 Units	1,929	22.87%	42,487	25.51%	92,894 20.58%
5 - 19 Units	309	3.66%	16,060	9.64%	44,628 9.88%
20+ Units	2,988	35.43%	62,062	37.27%	219,079 48.53%
2024 Housing Value	3,640		51,826		115,687
<\$100,000	552	15.16%	7,883	15.21%	11,981 10.36%
\$100,000 - \$200,000	103	2.83%	4,525	8.73%	10,807 9.34%
\$200,000 - \$300,000	181	4.97%	4,001	7.72%	10,470 9.05%
\$300,000 - \$400,000	435	11.95%	4,338	8.37%	9,387 8.11%
\$400,000 - \$500,000	241	6.62%	5,826	11.24%	11,011 9.52%
\$500,000 - \$1,000,000	1,485	40.80%	22,892	44.17%	52,689 45.54%
\$1,000,000+	643	17.66%	2,361	4.56%	9,342 8.08%
2024 Median Home Value	\$603,703		\$488,671		\$539,738
2024 Housing Units by Yr Built	8,450		167,335		452,898
Built 2010+	1,095	12.96%	13,031	7.79%	33,826 7.47%
Built 2000 - 2010	248	2.93%	6,129	3.66%	15,292 3.38%
Built 1990 - 1999	169	2.00%	4,617	2.76%	12,355 2.73%
Built 1980 - 1989	62	0.73%	5,005	2.99%	14,229 3.14%
Built 1970 - 1979	621	7.35%	12,505	7.47%	31,844 7.03%
Built 1960 - 1969	1,724	20.40%	25,782	15.41%	57,855 12.77%
Built 1950 - 1959	1,083	12.82%	27,387	16.37%	67,284 14.86%
Built <1949	3,448	40.80%	72,879	43.55%	220,213 48.62%
2024 Median Year Built	1956		1953		1950

